

**From:** [CW Jon Bryant](#)  
**To:** RE: Reference: LI/22/0524  
**Subject:** 05 May 2022 09:17:35  
**Date:** [image002.png](#)  
**Attachments:**

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Thank your for all your help, much appreciated.

----- Original Message -----

From: "Jon Bryant" <Jon.Bryant@midsussex.gov.uk>  
To: "CW" <Redacted> Sent: Thursday, 5 May, 22 At 08:48  
Subject: RE: Reference: LI/22/0524

Dear Camilla Witheridge,

Thank you for your further representation.

Having carefully read through it I can confirm that there are matters that you raise that are relevant in respect of Licensing Applications.

Firstly, to clarify, the application is for a new Premises Licence, not a variation of the current one. The current licence is unaffected by this application and is not under consideration, however if the new application is successful then the old licence will be surrendered so there are not two running at the same time.

Your comments in respect of public nuisance are accepted as relevant in so far as they apply to the music events. Tannoy announcements and noise from trains are not regulated entertainment and therefore cannot be considered.

I can accept you comments in respect of the acoustics of the area and the potential consequences of the grant of the new licence.

Your comments surrounding disorder and public safety are not relevant. Unfortunately these comments do not have substance and are assumptions and there is no evidence to support this would be the likely effect of the grant of this new licence.

The comments around Public Safety are again not relevant in respect of licensing applications. Increase in traffic and the type of roads to the venue are not relevant in Licensing Applications.

I appreciate that there are a number of issues that cause concern to both yourself

and nearby residents and that there is a strength of feeling in respect of this application and there are issues that you raise that could be considered in other applications but in respect of Licensing Applications my discretion is limited by the Legislation and Statutory Guidance as to what can be accepted.

However as stated above I do accept your comments surrounding the potential for excessive noise from the venue causing disturbance due to the requested increase in events.

I will pass your comments onto the applicant to seek their response to see if they can modify their application or offer conditions which may satisfy your representation. If the representations are not resolved then the application will be determined by the Licensing Panel, they will have possession of your emails and correspondence but can only take account of relevant parts of the representations in respect of their decision.

I will be in touch in due course with any response from the applicant of a potential date for the Panel hearing.

Kind regards

Jon Bryant

Jon Bryant

Senior Licensing Officer

Mid Sussex District Council

Environmental Health

01444 477428

Redacted

[jon.bryant@midsussex.gov.uk](mailto:jon.bryant@midsussex.gov.uk)

[www.midsussex.gov.uk](http://www.midsussex.gov.uk)



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**From:** CAMILLA WITHERIDGE <Redacted> **Sent:** 05 May 2022  
07:19

**To:** Jon Bryant <Jon.Bryant@midsussex.gov.uk>; licensing  
<licensing@midsussex.gov.uk>

**Subject:** Reference: LI/22/0524

Dear Jon and Team,

Please let me know if this objection is on the correct basis.

Regards,

Camilla Witheridge

Reference: LI/22/0524  
Horsted Keynes Railway Station  
RH17 7BB  
Objections by 6th May 2022

Dear Sir,

Please do not extend the Bluebell Railway license so that they can increase the capacity and frequency of their events.

**The Bluebell events are and will be a public nuisance** because of the noise they generate. During the events staged by the Bluebell railway in summer 2021 we could hear revellers, loud music, announcements and general noise.

1. The bands were playing music in the open air with amplifiers and no sound proofing. The music was audible inside our house.
2. The compere was shouting into the microphone. You could hear individual words. I heard him say "we are in the middle of f\*\*\*\*\* nowhere". Which is a problem because it is not true.
3. The diesel driving tasters included the freedom for members of the public to honk the horns on the locomotives all day.
4. There were non-stop platform announcements.

The acoustics of the valley that the Horsted Keynes Railway station is situated in does not lend itself to the dissipation of sound. Horsted House is 700m away but the sound is clearly audible. Our garden is filled with noise and you cannot get away from it unless you go inside and close the windows. It would not be so bad if these events happened in the winter but in the summer it makes it difficult to get to sleep.

If you extend the license, there will not be a single Saturday to enjoy the peace because 18 days would license the Bluebell Railway to disturb every weekend all summer (18 days equals four Saturdays a month for three and a half months, ie. from end May till mid September)

**The Bluebell events will lead to disorder locally.** Hosting such a large number of people will lead to trespass, litter and damage to property. We border the Bluebell Railway site to the North and West and own the adjacent woods and fields. There is no boundary fence. They are likely to trespass and leave litter. They and their dogs are likely to distress our sheep and pheasants and the wild life.

The lighting the Bluebell will have to install on site to make the events safe will also be a public nuisance to us as it is visible from our house.

**The Bluebell events will reduce public safety.** Horsted Lane, Station Approach and roads in the area are narrow, with sharp bends and have no verge or street lighting. They are already dangerous as they are used by horse riders, farm traffic and heavy construction vehicles that use it as a short cut. Adding additional traffic would be dangerous.

The current license should be revoked not extended. In 2021, I wrote to the council to complain about the Horstedfest held on 6/7 August 2021. I also telephoned and complained about the private events hosted for the benefactors of the Bluebell railway.

The Bluebell Railway managers and employees show contempt to their neighbours when approached on the subject of noise. When I went to the station to ask them to stop honking the horn I was told by the staff on the platform that I was mistaken that there was no honking sound coming from the station. They only looked shame faced when the honking noise resumed while I was standing there in front of them. I do not trust them to take our welfare into consideration. It feels as though we are second class citizens to be steam rolled over.

Yours faithfully,  
Camilla Witheridge  
Redacted  
Redacted  
Redacted  
Redacted  
Redacted  
Redacted

**From:** [Jon Bryant](#)  
**To:** [CAMILLA WITHERIDGE](#)  
**Cc:** [licensing](#)  
**Subject:** RE: Events License for Horsted Keynes Railway Station RH17 7BB  
**Date:** 03 May 2022 14:32:00  
**Attachments:** [image001.jpg](#)  
[image002.png](#)

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Dear Camila Witheridge,

Thank you for your email making representations in respect of the application by the Bluebell Railway for a new Premises Licence at Horsted Keynes Station.

In respect of Licensing Applications I can only take into account “relevant representations”. The issues that you have raised may be considered in other types of applications; however, in Licensing Applications a representation is only “relevant” if it relates to the likely effect of the grant of the licence on the promotion of at least one of the Licensing Objectives. I am not permitted to accept any representations that are not considered to be relevant under the Act.

As stated, to be relevant representations must relate to one or more of the four licensing objectives of crime prevention, public safety, public nuisance and child protection and *must* be about the likely effect of granting the licence, on the promotion of at least one of the four licensing objectives. The four licensing objectives are:

1. The prevention of crime and disorder. This relates to any crime, disorder or anti-social behaviour at the premises or related to the management of the premises. A licence holder/applicant cannot generally be held responsible for the conduct of individuals once they leave the premises;
2. Public safety. This relates to the safety of the public on the premises, i.e. fire safety, electrical circuitry, lighting, building safety or capacity, and first aid.
3. Prevention of public nuisance. This can relate to issues such as hours of operation, noise emanating from the premises, vibrations, lighting and litter.
4. Protection of children from harm. This relates to protecting children from the activities carried out on the premises whilst they are there. The law already provides special protections for children under 18 to buy alcohol.

Unlike Planning consultations, comments and representations cannot be considered if they relate to anything else, such as planning permission, the need for the premises, trade competition, the effect on house prices, parking etc. In other words, representations should relate to the impact of licensable activities carried on from premises on the objectives. You need to give as much detail as possible so that the Licensing Authority can assess the relevance of your representation

You may be aware that there is a Premises Licence currently granted at Horsted Keynes Railway Station which does allow for the sale of alcohol and also regulated entertainment. You will see from the new application that the new Premises Licence being applied for is to expand the current licensable area and increase the number of times events could potentially be held in the car park/adjacent field.

The general points that you raise would not be considered relevant under the four licensing

objectives, however the issue that you mention at

*2. the events staged by the Bluebell railway last summer were audible from inside our house. Last summer we heard the compere at the Bluebell railway shouting into the microphone "we are in the middle of f\*\*\*\*\* nowhere" potentially could amount to a relevant representation under the licensing objective of the Prevention of a Public Nuisance which does include a public nuisance caused by excessive noise.*

Are you able to confirm that this comment is in relation to this objective and can you provide further information about the likely effect of the grant of the new licence in this respect to support your representation.

If a relevant representation is made and it cannot be resolved then the application will be determined by the Licensing Sub Committee. All parties who have submitted a representation will be able to address the Sub-Committee. No new grounds of objection may be raised or introduced at this stage and parties are limited to speaking to matters outlined in their original representation although detail provided may be expanded upon.

Unfortunately, currently, I am unable to accept your email as a valid representation, however I look forward to receiving any further information you may have in support of your representation.

Kind regards

Jon Bryant

Jon Bryant  
Senior Licensing Officer  
Mid Sussex District Council  
Environmental Health  
01444 477428  
Redacted

[jon.bryant@midsussex.gov.uk](mailto:jon.bryant@midsussex.gov.uk)

[www.midsussex.gov.uk](http://www.midsussex.gov.uk)



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**From:** CAMILLA WITHERIDGE <Redacted>  
**Sent:** 03 May 2022 12:23  
**To:** licensing <licensing@midsussex.gov.uk>  
**Subject:** Events License for Horsted Keynes Railway Station RH17 7BB

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Horsted Keynes Railway Station

RH17 7BB

Objections by 6th May 2022

Dear Sir,

I note the application made by the Bluebell Railway to provide live and recorded music to their customers. Please do not grant them the license.

We live 700m away from the Bluebell Railway station and currently,

1. all the platform announcements made at the station can be heard distinctly from our garden.
2. the events staged by the Bluebell railway last summer were audible from inside our house. Last summer we heard the compere at the Bluebell railway shouting into the microphone "we are in the middle of f\*\*\*\*\* nowhere".

This is not the middle of nowhere, it is an area of outstanding natural beauty enjoyed by:

1. walkers seeking to escape the urban environment / noise pollution



2. wildlife

3. residents.

These three groups co-exist happily but are continually under pressure from:

a) the Bluebell Railway

b) the Ravenswood Hotel

c) the South of England Show Ground

d) any landowners wanting to host weddings

If you allow these four to make noise, then the many landowners hosting campsites will not be able to control their clients.

Please keep the peace and do not license anyone in the valley to make a noise.

Yours faithfully,

Camilla Witheridge

Redacted contact details