

Objection 1

From: eliza chereau

Sent: 05 November 2024 13:59

To: Licensing Section <licensingsection@tendingdc.gov.uk>

Subject: FAO: Kim Black - Representation Against Alcohol License Application for Wyvernwood

FAO: Kim Black

Representation Against Alcohol License Application for Wyvernwood

To Whom It May Concern,

I am writing to formally **object** to the application for an alcohol license for the family visitor attraction located within our residential estate, Wyvernwood. My concerns are grounded in several key issues that I believe warrant serious consideration under the Licensing Act 2003.

- 1. Family-Centric Nature of the Attraction:** This attraction is designed specifically for families with children aged 2-12. It is completely inappropriate for the premises to serve alcohol, especially from 9 AM, when even pubs typically do not start serving until later in the day. The presence of alcohol in an environment focused on family activities contradicts its core mission and may create a mixed atmosphere that could negatively impact children and their parents.
- 2. Residential Context and Risk of Anti-Social Behavior:** The attraction is situated within a residential estate, where many private residences are in close proximity. The addition of alcohol service poses a significant risk of anti-social behavior, crime, and property damage. According to the Essex Police data for postcode CO7 8ES in August, there were alarming statistics: 80 incidents of Violence and Sexual Offences, 16 Criminal Damage and Arson offences, 12 Public Order offences, and 10 Theft offences. Notably, there was a previous incident of arson at Wyvernwood, where someone attempted to burn down the castle. This serves as clear evidence of the risk of serious crime in the area, posing a direct threat to life and safety. Granting this license could exacerbate these issues, putting the safety and wellbeing of local residents at considerable risk.
- 3. Safety Hazards from Alcohol Consumption:** The estate features a busy road, and the potential for visitors under the influence of alcohol poses a grave risk to both pedestrian safety and vehicular traffic. There is no lighting whatsoever on any of the roads within the estate, including the internal residential roads and the access road from the B1027. This lack of illumination significantly increases the likelihood of accidents, which could lead to serious injuries or fatalities.
- 4. Protecting Children from Harm:** A specific criterion of the Licensing Act is to protect children from harm. This attraction caters primarily to families and young children and includes physical play equipment that could lead to serious injuries if a fall occurs. If parents or guardians are not in a fit state to monitor their children's wellbeing due to alcohol consumption, the risk of accidents increases significantly, compromising the safety of the very demographic the attraction aims to serve.
- 5. Risks from B1027:** The access road to the attraction is from the B1027, a high-speed road where the encouragement of alcohol consumption could result in serious road traffic accidents. This poses a significant threat to the lives of visitors, their children, and

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other users of this busy road. According to Essex County Council, there have been 7 fatal road traffic accidents on the B1027 since September 2019. Allowing alcohol on the premises could exacerbate this already dangerous situation.

6. **Impact on Local Residents and Work Environment:** Local residents work from home and rely on a peaceful environment to conduct their daily activities. The attraction has previously received public nuisance complaints. Allowing alcohol consumption would likely lead to increased noise, litter, public nuisance, and further degradation of local amenity, which would be unacceptable for those living in the vicinity.

Given these concerns, I urge the licensing committee to reconsider the application for an alcohol license for this family visitor attraction. The potential risks to children, local residents, and overall community safety are too great to overlook.

Thank you for considering my representation.

Sincerely,

Eliza Chereau

Hall Cottage, Ford Lane, Alresford, CO7 8AY

Objection 2

From: Cheryl Fitton _____

Sent: 05 November 2024 11:24

To: Licensing Section <licensingsection@tendringdc.gov.uk>

Subject: Wyvernwood Premises License

05/11/2024

FAO Kim Black

I am writing to object to the application for an alcohol license for Wyvernwood, the family visitor attraction located within our residential estate. My concerns are grounded in several key areas that I believe warrant serious consideration under the Licensing Act 2003.

1. **Family-Centric Nature of the Attraction** This attraction is designed specifically for families with children aged 2 - 12. It is completely inappropriate for the premises to serve alcohol. The presence of alcohol in an environment focused on family activities contradicts its core mission and may create a mixed atmosphere that could negatively impact on children and their parents.

2. **Residential Context and Risk of Anti-Social Behaviour** The attraction is situated within a residential estate, where many private houses are in close proximity. There is no supervision of visitors to the attraction when they are walking across fields and in woodland near to the residential properties. The addition of alcohol consumption poses a significant risk of anti-social behaviour, crime and property damage. According to Essex Police data for postcode area CO7 8ES in August there were alarming statistics: 80 incidents of Violence and Sexual Offences, 16 Criminal Damage and Arson Offences, 12 Public Order Offences and 10 Theft Offences. Notably there was a previous incident of arson at Wyvernwood. This serves as clear evidence of the risk of serious crime in the area, posing a direct threat to safety. Granting this license could exacerbate these issues putting the safety and well-being of local residents at considerable risk.

3. **Safety Hazards from Alcohol Consumption** Wyvernwood is on a busy road and the potential for visitors under the influence of alcohol poses a grave risk to both pedestrian safety and vehicular traffic. There is no lighting on any of the roads within the estate or the access road from the B1027. This lack of illumination significantly increases the likelihood of accidents.

4. Protecting Children from Harm

A specific criterion of the Licensing Act is to protect children from harm. This attraction caters for families and young children and includes physical play equipment and serious injuries could occur if children were not properly supervised.

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I urge the Licensing Committee to reject this application given the potential risks to children, local residents and the overall community.

Yours sincerely

Cheryl Fitton

West Cottage

Ford Lane

Alresford

CO7 8AY

Objection 3

From: James Folger _____
Sent: 04 November 2024 13:47
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: Formal representation - Wyvernwood premises license

FAO: Kim Black

Objection to proposed Premises license

Wyvernwood is a seasonal attraction catering to young families with children aged 2-12. The current Premises application seeks permission to sell alcohol from 9am-9pm, year-round, i.e. all day, every day, anywhere across the site.

Granting the license on this basis creates unacceptable risks to local residents, and would likely lead to direct breaches of the four licensing objectives. Furthermore the application is out of keeping with the characteristics of a family visitor attraction.

Our primary concerns around a Premises licence being granted to Wyvernwood are the following:

1) Public nuisance: our property is located adjacent to the field between the "Dragon Trail" and "Castle Grounds" areas of the attraction. We have previously been affected by visitors shouting and screaming, and by amplified noise. The granting of such a wide ranging Premises licence is of particular concern as we frequently work from home. Alcohol consumption will create further public nuisance with additional noise, litter, and general disturbance. The licence as proposed will negatively impact our ability to work from home, and further damage residential amenity.

2) Anti-social behaviour: our property is located in the heart of the Alresford Hall estate (a semi-rural location shared by c.10 private residences as well as the attraction). The licence as proposed has no restrictions as to where alcohol will be able to be served and consumed within the attraction, and therefore it creates an unacceptable risk that we will be exposed to anti-social behaviour such as vandalism, theft, arson, etc.

3) Public safety: The vast majority of visitors visit the attraction via private car. Access is via the busy B1027. Encouraging the use of alcohol is likely to lead to further road accidents and risks fatalities.

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We are seeking a reasonable balance between the attractions desire to serve alcohol to visitors vs. the potential negative impact on local residents and our environment. The following restrictions should be in place at a minimum:

i) alcohol only to be served 12-5pm, on days when the attraction is open - to ensure that residents are not exposed to endless public nuisance. It cannot be right that the attraction is able to serve alcohol all day, every day, there have to be reasonable constraints to protect residents

ii) alcohol only to be sold and consumed in the main "Castle Grounds" site, monitored by staff - to minimise the public nuisance impact, ensure the safety and welfare of visitors and their children, and mitigate against anti-social behaviour and crime risks. The attraction has very few physical barriers between the site and residential areas - visitors under the influence of alcohol are much more likely to leave the designated attraction areas (this already happens), exposing residents to Public Nuisance, anti social behaviour and Crime

3) visitors are not able to bring their own alcohol, only the attraction can sell and serve alcohol - to ensure visitors are behaviour appropriately and their wellbeing can be monitored by staff

In summary, the application in its current form would enable the applicant to serve alcohol all day, every day, anywhere across the site. This is unacceptable to local residents, and there needs to be reasonable restrictions that balance the rights of residents and the requirement to satisfy licensing objectives vs the commercial ambitions of the attraction.

Sincerely,

James Folger

1 Hall Farm Cottage, Ford Lane, Alresford, CO7 8AY

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From: _____
Sent: 08 November 2024 20:54
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: Supplementary Representation - Wyvernwood CO7

To the Licensing Committee,

Wyvernwood's application for a Premises license is of great concern to us and in our view in contradiction to many of the licensing objectives.

An additional area of significant concern is that with a standard Premises license, the attraction would have an exemption that will allow them to play live and amplified music, without requiring further permission.

This creates an intolerable risk to residents with regards to public nuisance and noise pollution. The attraction is wide ranging, and covers an area including the main "Castle Grounds" site as well as open fields where private residences are located and leading up to Alresford village (Wivenhoe Road).

If the attraction had the ability to amplify noise with no restrictions on the location of where it could be amplified from and the times (beyond the standard inadequate constraints), this would cause significant public nuisance. As the attraction is outdoors, there is no sound barrier at all.

The last time that the attraction amplified noise outside of the main "Castle Grounds" site, this caused us significant disturbance. The noise was so loud during the day, it could easily be heard inside even when all windows were closed, it ruined our ability to take calls while working from home, and caused significant distress to our pets - video evidence attached.

To summarise, if there are not significant restrictions on the license with regards to its ability to create noise pollution this will wreck our ability to work from home and enjoy our lives and it would be a clear contravention of the license objective to avoid public nuisance.

Sincerely,

James

 [IMG_3624.MOV](#)

Objection 4

From: Jonathan Fitton _____
Sent: 05 November 2024 18:07
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: Premises Licence Wyvernwood Limited

5/11/24

Attention of Kim Black

I am writing to object to the application for an alcohol license for Wyvernwood as a resident of the Alresford Hall Estate living in close proximity to the attraction. My concerns are set out below.

Nature of the Attraction: Wyvernwood is a play area for families with young children. Therefore I feel it is inappropriate for the premises to serve alcohol because the consumption of alcohol could negatively impact on the ability of parents to supervise their children safely.

Residential Context and Risk of Anti-Social Behavior: Ours is one of several dwellings situated within the Alresford Hall Estate. I am concerned about the increased risk of anti-social behaviour and our security. We have already been negatively affected by the excessive noise coming from the main site and surrounding fields and woodland. We feel this could be exacerbated by the sale and consumption of alcohol. Some residents of the estate work from home and rely on a peaceful environment to conduct their daily activities. The attraction has previously received public nuisance complaints. Allowing alcohol consumption would be likely to lead to increased noise and public nuisance.

Safety Hazards from Alcohol Consumption: The vast majority of visitors to the attraction arrive by car. The potential for visitors under the influence of alcohol poses a serious risk to both pedestrian safety and vehicles exiting onto the B1027.

In conclusion I feel it is irresponsible for Wyvernwood to encourage the consumption of alcohol in a child-centred environment and therefore object to this application.

Jonathan Fitton

West Cottage

Ford Lane

Alresford

CO7 8AY

Objection 5

From: c.wingar

Sent: 06 November 2024 20:13

To: Licensing Section <licensingsection@tendringdc.gov.uk>

Subject: FAO Kim Black re Wyvernwood Ltd

Re: Wyvernwood Ltd

Tenpenny Hill

St Osyths Road

Alresford

Colchester

Essex

CO7 8AP

Premises Licence Application

As residents on the perimeter of Wyvernwood Ltd amusement and theme park I am concerned and would like to voice my objections regarding the recently applied for premises licence.

The area is a place for families to come and visit with their children, meet like minded people and for the children to interact with each other and also the park characters. The need to provide alcohol would seem to me to be in direct conflict with what the area is supposed to represent. A fun family day out doesn't require alcohol to be available to adults accompanying their children. I feel that to grant such a licence negates the ethos of the experiences portrayed and offered by Wyvernwood.

I would suggest that the provision of alcohol would provide for

1 - An increase in the possibility of harm to children. An adult having consumed alcohol is in a less stable position to properly supervise and ensure the safety of children in their care. It is a known fact that alcohol impairs reaction times, which need to be very quick in the case of children playing on the park attractions, and walking through the woods just by way of an couple of examples.

2 - Once alcohol is consumed inhibitions and common sense diminish. The residents surrounding the park are at greater risk of visitors to the park causing a nuisance by trespassing onto their properties and not adhering to the parks designated areas. The homeowners in the direct vicinity will be at greater risk of unwanted visitors interfering with their right to peace, quiet and privacy. The availability of alcohol so early in the day could potentially attract the wrong kind of visitors to the play area who would be coming for the alcohol alone.

3 - With alcohol the risk of crime is considerably increased. As there are residential properties directly adjacent to the park, the risk of trespassing increases, as reason and common sense diminish following the consumption of alcohol. This could in turn lend itself to vandalism, theft and criminal damage which is an unacceptable increased risk.

4 - The park cannot easily be accessed on foot (there is no direct footpath) therefore all visitors (or the vast majority) will be visiting by car. As a population we are told to not drink and drive, so why would alcohol be necessary at a children's play area that is largely only accessible by car. The children cannot drink, it is only the accompanying adults who can, and they have to drive the children home at the end of their visit.

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The hours requested under the application from 9am to 9pm covering the whole area are excessive. Why would drink need to be available first thing in the morning before the park is even open (excepting the very odd occasion at Christmas)? Even pubs cannot serve alcohol before 11.30am, at the very earliest, so why would a children's play area need to?

A premises licence authorises the use of any premises for licensable activities defined under the licensing act 2003. It is my strong belief that the request for a licence is a precursor for other events to be held on the premises, not those related to children and the play area. Any other activities requiring a premises licence would be totally in conflict with the area and the surrounding properties having a detrimental effect on their quality of life and in addition the value of their properties. Noise carries, and other events such as concerts would be heard in surrounding areas.

Above are the primary reasons why I believe that there is no need for a premises licence to be granted to Wyvernwood Ltd. Any financial gains to them as a children's theme park are negligible in comparison to the increased risks to not only local residents, but in addition the general public, once a driver gets behind the wheel of a car having consumed alcohol. "Don't drink and drive!"

Yours sincerely

Tina Wingar
Lodge Cottage
Ford Lane
Alresford
Colchester
CO7 8AZ

Objection 6

From: PublicAccess.Comments@tendringdc.gov.uk
<PublicAccess.Comments@tendringdc.gov.uk>
Sent: 07 November 2024 14:02
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: Comments for Licensing Application 24/00581/PREMGR

Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 07/11/2024 2:02 PM from Mr Matt Cooke.

Application Summary

Address: Wyvernwood St Osyth Road Alresford Essex CO7 8ES

Proposal: Premises Licence Grant

Case Officer: Kim Black

[Click for further information](#)

Customer Details

Name: Mr Matt Cooke

Email: alresfordpc@outlook.com

Address: Alresford Parish Council The Pavilion, Ford Lane Alresford

Comments Details

Commenter
Type: Parish or Town Council

Stance: Customer objects to the Licensing Application

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Reasons for - Opening Hours
comment: - Protection of Children from Harm
- Public Safety

Comments:

07/11/2024 2:02 PM Following the meeting of November 6th 2024, it was proposed seconded and carried by councillors present unanimously to suspend non statutory standing orders under S-10A subsection 15, Standing order S9B was suspended to

allow the matter of application 24/00581/PREMGR to be debated by full council, which was not included on the published agenda.

Council proposed to Object to the application as submitted, this was carried by 9 votes for, 1 abstention.

Councillors questioned the venues requirement for 9am to 9pm opening, the sale of alcohol at a venue in which public transport links are at best limited, whose primary market target is for 2yr olds to 12yr olds.

Council were surprised there had been no prior dialogue or consultation, and asked why 365 days a year were being sought or required.

Councillors made comparison with other venues in the region whose demographic is wider and whose location allows for other events to take place; questioning if this was an application to precede changes of use and working hours?

Specific points made against the three above criteria were:

The application appears to encourage drink driving - a Public Safety issue; that with the age of the children the venue supports - protection of Children from Harm - is there a wider agenda relating to change of use and events being run; the blanket 365 day 9am until 9pm application was worrying -Opening Hours.

Councillors made comparisons with public house brewery chains offering similar opening times and the clientele that these attract.

It was suggested that should the licence be granted that a compromise be sought through restrictions on days and hours of operation being placed onto the venue and applicant, either restricted to specific events being run, or later opening hours for the licence to be in operation such as 5-9pm.

Kind regards

Objection 7

From: PublicAccess.Comments@tendringdc.gov.uk
<PublicAccess.Comments@tendringdc.gov.uk>
Sent: 07 November 2024 15:32
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: Comments for Licensing Application 24/00581/PREMGR

Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 07/11/2024 3:31 PM from Mrs Nicky Springett.

Application Summary

Address: Wyvernwood St Osyth Road Alresford Essex CO7 8ES

Proposal: Premises Licence Grant

Case Officer: Kim Black

[Click for further information](#)

Customer Details

Name: Mrs Nicky Springett

Email: _____

Address: 141 Chapel Road Brightlingsea Colchester Essex

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Licensing Application

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Reasons for comment: - Crime and Disorder
 - Noise Disturbance
 - Opening Hours
 - Safety of Premises

Comments:

07/11/2024 3:31 PM I strongly object to the application to serve alcohol at Wyvernwood. I see no good reason why this is necessary at a facility aimed at young children. We have serious concerns about the security of our private property adjoining the premises and the potential for criminal activity. We have not been consulted or made aware of the owners intentions even out of courtesy to us as owners of neighbouring property. We keep livestock in close proximity to Wyvernwood and the threat of trespass and disturbance is a constant worry. This latest application only serves to increase this.

Kind regards

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Objection 8

From: hannah sellers

Sent: 07 November 2024 15:52

To: Licensing Section <licensingsection@tendringdc.gov.uk>

Subject: Application for Alcohol license at Wyvernwood Ltd

Dear sirs,

I am writing this email to object to the application for an alcohol license at Wyvernwood Ltd.

I own one of the closest neighbouring fields to Wyvernwood, which has my horses on it. The road to Wyvernwood runs along two sides of my field and the entrance is right next door. If Wyvernwood are able to provide alcohol to the public it opens up risks to my horses and fields, with the public, under the influence of alcohol and probably drugs, trespassing on to my property causing damage to my property and horses. It will also mean that Wyvernwood will be even louder, especially if music events are going to be held there, including fireworks, going off right above my horses field. Majority of the people attending Wyvernwood that are going to drink alcohol will have to get a taxi or walk. Which means even more increase on people walking past my fields and horses, instead of driving past and parking at wyvernwood. These people walking past my fields will be intoxicated and increases the chances of them throwing rubbish into my grazing paddocks, throwing cigarette butts increasing the chance of fires in the summer, as Wyvernwood has lots of neighbouring crop fields. Not to mention the other risks to my horses due to this. The security of my stables and fields will be jeopardised, due to increased potential vandalism from drunks passing by. And the safety of my horses will also be jeopardised! Not to mention the safety of myself and my family, when up the field enjoying my horses. Often I am late at the field due to having young children, to sort my horses and in the dark and knowing there's potentially drunk people next door to me affects my safety and mental health due to the anxiety and worry of something happening to me, my horses or my property. Wyvernwood is a children's play park, there is no need for alcohol to be served to family's with young children.

I want to be invited to the committee meeting held on 25th November in order to have my say on this application.

My address:

60 Seaview Road, Brightlingsea Co70pr

Kind regards,

Hannah Hardy

Sent from my iPhone

Objection 9

From: John Boulton _____
Sent: 07 November 2024 17:14
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: Alcohol licence 24/00581/PRMGR

For attention of Ms Kim Black

Please accept this objection to the above listed application.

I am seriously objecting to this proposal for the prime reason that the whole idea of selling alcohol, at any of the times stated ,to the guardians or parents while in charge of young children in this adventure playground is wrong.

This theme park was based on the principals of clean air, healthy woodland walks, innocent and appropriate themes and a splendid way to remove children from their digital devices for at least a few hours.

If parents and guardians need alcohol while in such a responsible position, maybe they should not be there.

Will they be allocated one drink each over the period of several hours, 2 drinks ? If they appear to be consuming too much, are the staff meant to confront them ? And if they get back in their cars - ring the police? Would the Wyvernwood insurance cover damage or injury through alcohol consumption?

It must be envisaged that a very dangerous situation may easily arise when a car with parent/guardian in drink and with children on board drives out of the site after dark on to the extremely dangerous B1027 which is known for serious and fatal accidents.

This could end with unfortunate circumstances.

If this whole application is being applied for in relation to some other future plan for Wyvernwood, it is surely not conducive to the correct and honest principals of the Planning and Licencing authorities of Tendring Council to insert it into the constraints of a childrens' playground.

Yours sincerely

John.G.Boulton
The Quarters House CO78AY

Objection 10

From: Mandy Sainty _____
Sent: 07 November 2024 18:54
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: Wyvernwood Limited

To whom it may concern

I would like to notify you of my objection to Wyvernwood Limited application for the sale of alcohol during trading hours.

I personally keep my horses within metres of Wyvernwood and I was under the impression that this is a children's adventure play park so why is the sale of alcohol justified? Where will this then lead to? Festivals? Fireworks etc? The noise impact this would have to the countryside and the animals surrounding it is unfair and unacceptable. Why, would the council grant a licence to allow alcohol to be consumed whilst being in charge of minors? Not to mention also the probability of people consuming alcohol, then being in control of a vehicle on the already dangerous main road in Alresford. I have been witness to many an accident on that road including a fatality!

Since this park has opened, myself and others have had people feeding our horses unwanted food which can prove to be fatal as well as all the extra traffic this causes.

I personally feel that this application was not made public, only posted onto a side road which is only passed by a handful of people.

I hope that you will read my objection and await to hear a response.

Kind regards

Mrs Mandy Sainty

Objection 11

From: Yasmin Ticquet _____
Sent: 07 November 2024 19:21
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: Wyvernwood Alcohol licence application

To whom it may concern,

We are writing to formally object to the alcohol licence application made by Wyvernwood ltd.

We are landowners who keeps horses in the adjacent Cemex/fisheries lane. When planning was granted for Wyvernwood we were assured this was to be a non mechanised mythical playground with dressed up characters and story tellers appealing to families with young children and particularly to children with learning difficulties. Noise does emanate from Wyvernwood at peak times which is a concern to the local wildlife in the surrounding ancient woodland. The opening hours have already been extended as have the opening days per year.

We are frankly shocked that a licence to sell alcohol has been applied for as this is in our opinion wholly inappropriate in such a children's playground and family setting.

We can certainly see this as a precursor to Wyvernwood proposing to hold other events at which alcohol would be necessary and a noise nuisance would be of great concern here as would further extended opening days and hours. The wildlife has already been adversely affected, we rarely see the black deer since Wyvernwood opened. We have concerns for ours and the many horses kept within a very close proximity of Wyvernwood, due to noise disturbing them and incase for example fireworks were to be used.

The original planning was always for a child centred park and to now introduce an alcohol licence in our opinion would be wholly inappropriate and detrimental and moving away from the original planning and promises.

Regards,

Yasmin & David Ticquet

Objection 12

From: Philippa Leak _____
Sent: 07 November 2024 20:16
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: 24/00581/PREMGR

For the attention of Ms Kim Black

Dear Sir/ Madam,

I am writing to object to the application from Wyvernwood Limited for a Premises Licence for the Sale of Alcohol only from 9am until 9pm every day, at Wyvernwood, St Osyth Road, Alresford, Near Colchester, Essex, CO7 8ES.

My objections are based on my concerns that this new licence may increase the possibility of:

1. Child harm, and;
2. Public nuisance for the immediate and wider residential dwellings, and;
3. Crime and disorder, and;
4. Public safety.

1. Child Harm

Wyvernwood, whose policy is to accept two (2) to twelve (12) year olds, is a children's themed outdoor play park centred about an immersive story-led experience for families where visitors are encouraged to leave their worries behind when they step through a Magic Portal and enter a Magical Kingdom to experience an enchanting story about dragons, fairies, wizards, goblins, unicorns a captain and a princess.

Permitting alcohol to be sold at an attraction aimed solely for the enjoyment of 2 - 12-year-olds is not in keeping with the intended purpose and has the potential to cause child harm.

Young children may be put at risk if they are not properly supervised and/ or are exposed to adults who have become intoxicated, thereby placing them in danger, for example from sexual predators and abuse from those who choose to exploit children.

Additionally, not only can children be dangerously intoxicated by quite small quantities of alcohol, older children within the maximum 12-year-old age bracket may also attempt to consume alcohol causing them to become vulnerable because their judgement is impaired – whether in the company of alcohol impaired adults, or not.

All children are at risk of adults who are viewed as a danger to them, and it is my opinion that adult “drinking” entertainment within the confines of a themed children's play park is not suitable for children and the application should be refused on this ground.

2. Public Nuisance

Of concern is the potential for further heightened noise nuisance to immediate and wider residential dwelling-holders.

Noise is already an intrusive issue for residents surrounding the **outdoor** play park and further afield, and whether tents/ other shelter structures are erected or not, noise travels easily.

The consumption of alcohol invariably brings with it raised noise levels, and the possibility of low-level disorder and the application should be refused on this ground.

3. Crime and Disorder

Drinking can lead to disruptive noise, which in turn can escalate into aggressive, violent or lewd behaviour, such as intimidation or verbal abuse, fighting or urinating in public.

All the above are offences which should not be witnessed by 2 – 12-year-old children.

Accordingly, the application for a licence to sell alcohol should be refused on this ground.

4. Public Safety

Wyvernwood is entered and exited from the B1027 close to a bend where vehicular traffic (motor cars, vans, lorries of all sizes) travel at speed. Whilst speeds of up to a permitted fifty (50) miles per hour (mph) may be the norm, the numerous accidents that have occurred along this stretch of road have, very sadly, resulted in fatalities through loss of control as a result of speeding or otherwise.

Drivers in charge of minors attending Wyvernwood, and who, should a licence to sell alcohol be granted, do consume alcohol, may drive with any level of impaired ability thus putting children's (and the general public) lives at risk.

The application for a licence to sell alcohol should be refused on this ground.

Yours faithfully,

Philippa Leak (Ms)

The Quarters House,
Ford Lane
Alresford
Near Colchester
Essex
CO7 8AY

Objection 13

From: Dave Wendon _____
Sent: 08 November 2024 00:03
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: Licencing App 24/00581/PREMGR for Wyvernwood

Hi

I object to this application.

Wyvernwood is targeted to be of interest to children up to the age of 12 years old with opening hours and days restricted by its planning consent in 19/01856/FUL and 22/01306/VOC for the Schedule of Seasonal events dated 28th September 2022.

A licence valid for the the sale of alcohol of alcohol on the premises 9am-9pm every day is unreasonable, unnecessary and unacceptable.

Currently residents in the eastern section of Wivenhoe Road are subjected to shouting and screaming by adults (mainly male) in the wood, not their children. Allowing alcohol on site will further fuel these excitable fired up adults.

This application lacks any explanation for the reason for these hours and one can only assume that 9am to 9pm everyday is to allow for further increases in opening hours.

If it is deemed right to approve a licence it must be limited to the sale of alcohol on the open days and opening hours approved in the planning consent of 19/01856/FUL and 22/01306/VOC . Additionally the alcohol licence should be restricted alcohol being sold with a meal within a specific catering venue, and it's vicinity, to be consumed at that location and not around the site like a take-away coffee. Similarly visitors must not be allowed to take in and consume their own alcohol.

Regards

Dave Wendon
Wivenhoe Road, Alresford

Objection 14

From: Susie Boulton _____
Sent: 08 November 2024 17:39
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: Wyvernwood alcohol license application 24/00581/PRMGR

For the attention of Kim Black re Wyvernwood Premises License

Formal objection to Wyvernwood's new application for an alcohol license.

As the sister of John Boulton, who lives at The Quarters, which is very close to Wyvernwood, I am writing to object strongly to the application for an alcohol license.

When the original application was made for permission for this attraction, emphasis was put on its potential value for children - importantly of tender years - as a recreational and educational facility in a beautiful and peaceful, rural setting. Grant of the present application risks attracting people to the site for the sole or primary purpose of imbibing alcohol. If this occurred it would lower, minimize or even forcibly destroy the site's value for these original, laudable purposes. It could also foreseeably cause harm to young children in the process of its decline.

There is also a strong risk that the potential increase in noise would create a nuisance for neighbours who have an historic entitlement to a quiet, rural existence.

Kind regards

Susan Harrison
4 Hedgerley Close
Cambridge CB3 0EW

Objection 15

From: PublicAccess.Comments@tendringdc.gov.uk

<PublicAccess.Comments@tendringdc.gov.uk>

Sent: 08 November 2024 18:00

To: Licensing Section <licensingsection@tendringdc.gov.uk>

Subject: Comments for Licensing Application 24/00581/PREMGR

Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 08/11/2024 5:59 PM from Mrs Sarah Wright.

Application Summary

Address: Wyvernwood St Osyth Road Alresford Essex CO7 8ES

Proposal: Premises Licence Grant

Case Officer: Kim Black

[Click for further information](#)

Customer Details

Name: Mrs Sarah Wright

Email: _____

Address: Brook Farmhouse Colchester Main Road Alresford Colchester Esse

Comments Details

Commenter Type: Member of the Public

Stance: Customer objects to the Licensing Application

Item B - Appendix B

- Reasons for comment:
- Crime and Disorder
 - Crime and Disorder and Public Nuisance
 - Noise Disturbance
 - Opening Hours
 - Protection of Children from Harm
 - Public Nuisance
 - Public Safety
 - Public Safety and Public Nuisance

Comments:

08/11/2024 5:59 PM I strongly object to this application for the above reasons as I am the house owner closest to the entrance of this site on the busy B1027 stretch of road, where there have been numerous accidents over the last 15 years I have lived here. I also feel that the application states just alcohol being given out - one glass for an event, but then references the sale of alcohol. This is unacceptable for the above reasons. Since the opening of this site, there has already been total disruption, noise and traffic implications, and with this new application, it will only increase the problems that exist. There is a discrepancy with Wyvernwood advertising the application with a complimentary glass of mulled wine and then requesting the sale of alcohol between 9am - 9pm. This is meant to be a children's play site where they should be safe, not an adult site for them to consume alcohol with children and I have grave concerns about the safeguarding of children and of course adults.

Kind regards

Objection 16

From: Karen Beale _____
Sent: 08 November 2024 14:42
To: Licensing Section <licensingsection@tendringdc.gov.uk>
Subject: FAO KIM BLACK

Dear Ms Black

WYVERNWOOD ALRESFORD APPLICATION FOR ALCOHOL LICENSE

With regards to the above application I would like to lodge the following comments to be taken into consideration please:

1. That should the license be granted it has restrictions applied so that the license cannot be expanded without further application/consultation.
2. There appears to be a discrepancy with the Wyvernwood advertising and the application. The website advertises “a complimentary glass of mulled wine”, i.e. not the sale of alcohol. However, the application is requesting the sale of alcohol?
3. Have the applicants satisfactorily addressed the following?
 - a. *Prevention of crime and disorder*
 - b. *Prevention of public nuisance*
 - c. *Public safety*
 - d. *Protection of children from harm*
3. If the license is granted for the sale of unlimited alcohol surely this contravenes the whole purpose of Wyvernwood as a children’s wonderland? Their whole ethos is aimed at children.
4. The increased traffic this could bring to this already dangerous and fast moving stretch of the B1027 is of concern and perhaps should be considered should the license be granted?

I look forward to acknowledgement of this email by return.

Kind regards

KAREN BEALE
THE OLD STABLES
MAIN RD
ALRESFORD
CO7 8AP

Item B - Appendix B

Objection 17

Sent: 08 November 2024 12:55

To: Licensing Section <licensingsection@tendringdc.gov.uk>

Cc: Cllr. Ann Wiggins <cllr.awiggins@tendringdc.gov.uk>

Subject: Licensing Application for Wyvenwood Ltd. 24/00581/PREMGR

Hello Licensing Team,

Following my conversation with Anna this morning (who was very helpful) I am sending an email to you so that my objections can be noted. I have had to use my own email address copying on my Alresford PC and Cllr. addresses as I do not have my TDC laptop with me.

At the Alresford Parish Council meeting this application was discussed but I did not take part and did not voted.

In my view this application should not be approved as there is no information on how the alcohol is to be sold, which parts of the venue are to be used, reasoning behind it being available from 9.00 am at a attraction for children and every day.

Thank you for help on this matter.

Best wishes,

Ann

Sent from my iPhone