

Byewaters Estate Management Company Limited

A resident of the estate has asked us to share this letter. It can also be viewed here <https://www.byewaters.co.uk/MUGA-Objection.pdf>

Subject: URGENT - Licence application by Croxley Park

This morning I noticed a notice attached to the lamppost by the River Gill outside 15 Gill Close regarding an application for sporting, music and entertainment events on the field opposite Croxley Park. The application is for alcohol sales, live and recorded music between 0800-2300 Mon-Sun. I have read the application, which incorrectly states it is not near residential zones, and the plan does not indicate the proximity of the houses and simply shows trees where hundreds of residents actually live. I believe this application is not only a huge concern to residents, but also not an honest representation of the situation.

The application can be found here <https://www3.threerivers.gov.uk/online-applications/licencingApplicationDetails.do?activeTab=summary&keyVal=TKHDKMQF0FF00>

Any objections need to be sent by the **25th September, so it is urgent** that residents are informed and this is stopped because there will be continual disruption across the estate, not just the adjacent properties, and because of the location and the expanse of the moor, the sound will travel and disrupt others much further away.

At present, Croxley Park hosts community events that are very disruptive, but residents do not complain as they are rare events and good-natured. However, when these events are held, such as outdoor cinema evenings, they are extremely disruptive, to the point that I could not hold a conversation or watch TV in the house because the volume is too loud. Again, a one-off is fine, but this is asking for the possibility of 7 days a week until 2300. This is unacceptable. We are never consulted about the community events, and I'm sure we won't be for these prospective events. Everyone will have individual circumstances that may prompt objections to this, so I have compiled a useful template for people to use, along with considerations relevant to them.

Please can we urgently come together and share this across the whole estate so that the committee is fully aware of the impact and public nuisance this will cause, because the application at present does not give that picture at all.

A potential email/letter to share with residents, and below is a template for residents to utilise.

Urgent: Objection to Licence Application 26/00583/LAPL01 (Field/MUGA across the river) — Deadline 25 Sept

Dear Neighbours,

I am contacting you regarding a premises licence application submitted to Three Rivers District Council (**Ref: 26/00583/LAPL01**) for the outdoor Multi-Use Games Area/field at Croxley Green Business Park, located directly across the river from our homes.

If granted, this licence will allow regular outdoor events with amplified sound, music, and large gatherings. Past daytime events on this field have already been loudly audible inside our properties; making this a permanent arrangement will severely disrupt our neighbourhood.

Crucially, **the application claims the site is not near any residential properties**. This is completely inaccurate. Our homes are only metres away, separated only by the river. Because the applicant failed to acknowledge our existence, their application contains **no noise controls or protections for local residents**.

How to Object (Deadline: Midnight, 25 September 2026)

Under licensing law, the council can only consider objections ("**representations**") that link to the **Licensing Objectives**:

1. The Prevention of Public Nuisance

2. **Public Safety**
3. **The Protection of Children from Harm**
4. **The Prevention of Crime and Disorder**

Note: Please do not base objections on planning issues like loss of property value or general street parking, as the council legally cannot consider those.

How to submit:

- **Email:** licensing.team@threerivers.gov.uk (or via the council's online planning/licensing portal)
- **Must include:** Reference 26/00583/LAPL01, your **full name**, and your **full home address with postcode** (anonymous objections are rejected).

Key Points to Include (Tailor to Your Household)

To have the biggest impact, please put your objection in your own words. Pick the points below that apply to your living situation:

- **The False Claim of Isolation:** Point out that you live approximately [X] metres directly across the river. Because the applicant claimed there are no nearby residences, their noise management plan is invalid.
- **The Open River & Moorland Acoustics:** Water and open moorland have very low background noise and zero acoustic barriers. Bass, PA systems, and crowd noise travel straight across the water into our living rooms, gardens, and bedrooms.
- **Impact on Children (Protection of Children from Harm / Public Nuisance):**
 - If you have babies, toddlers, or school-age children, state how daytime or evening noise and heavy bass will disrupt daytime naps, early bedtimes, and study routines.
- **Impact on Elderly or Vulnerable Residents (Public Nuisance):**
 - Mention if members of your household are elderly, work shifts, work from home, or have health conditions requiring quiet rest, which would be shattered by ongoing outdoor events.
- **Impact on Pets & Domestic Animals (Public Nuisance):**
 - Explain if you have dogs or other pets distressed by sudden PA announcements, loud crowds, or heavy, continuous bass vibration directly across the water.
- **Moorland & River Safety (Public Safety / Crime & Disorder):**
 - The site borders the river and unlit, open moorland. Event crowds, especially if alcohol is involved, pose serious safety risks along the water bank, as well as risks of litter, broken glass, and anti-social behaviour spilling onto public footpaths.

Sample Template You Can Customise

To: licensing.team@threerivers.gov.uk

Subject: Objection to Licence Application 26/00583/LAPL01

Reference: 26/00583/LAPL01 — MUGA / Field, Croxley Green Business Park

Name: [Your Name]

Address: [Your Full Address and Postcode]

I am writing to formally object to the premises licence application 26/00583/LAPL01 on the grounds of **The Prevention of Public Nuisance, Public Safety, and The Protection of Children from Harm**.

My home directly faces the proposed site across the river corridor, approximately [insert distance, e.g. 30–50 metres] away.

1. **Inaccurate Application Premises:** The application asserts that the venue is not close to residential premises. This is false. The river provides no acoustic buffer, and the open moorland creates a natural acoustic corridor straight into our properties. Because the applicant disregarded our homes, their operating schedule provides no adequate noise mitigation.
2. **Severe Noise Disturbance (Public Nuisance):** Past events at this location have proven that outdoor amplified music and PA systems penetrate our double glazing and disrupt normal indoor conversation and rest. Granting a permanent licence will create intolerable, repeated disruption.
3. **Direct Impact on My Household:** [Choose what applies: *Our young children go to bed early and will be unable to sleep due to bass vibration / An elderly family member requires quiet rest during the day / Our household pets are severely distressed by outdoor loudspeaker systems / Working from home will be impossible during events.*]
4. **Safety and Moorland Overspill (Public Safety):** The site borders an open riverbank and unlit moorland. There is insufficient provision to prevent attendees from congregating along the unlit waterways or causing litter and anti-social behaviour along the river paths.

I urge the Licensing Sub-Committee to **refuse** this licence. If minded to approve any part of it, the committee must strictly prohibit outdoor amplified sound/music, impose an early daytime curfew, and mandate independent noise-limiting equipment monitored by Environmental Health.

Yours sincerely,

[Your Name]

Please take 5 minutes to submit your individual email before **25 September 2026**. Multiple unique submissions from individual households carry far more weight with the committee than a shared petition.

Thank you for helping protect our neighbourhood.