

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: 12 February 2026 19:40

To: MCC - Licensing <Licensing@monmouthshire.gov.uk>; Edwards, Christopher <ChristopherEdwards@monmouthshire.gov.uk>

Subject: Proposed event at Piercefield Park

Good evening,

I wish to protest against the proposed application by Jungle Syndicate to hold a late multi night event at Piercefield Park.

The venue is not suitable. The proposal is too late for a residential community which leaves our road congested and inaccessible. The litter post event is atrocious and there is little culpability from organisers.

I had hoped to escape the chaos this year with the removal of the Balter Festival which has blighted our community for the past few years.

I urge you not to allow this proposal to go ahead. I have copied in our local ward councillor who is fully aware of the problems which events at this venue of this nature pose.

Please let me know if to need to object via a formal application.

Kind regards,

██████████

19:30



www.monmouthshire.gov.uk

Facebook

Jungle Syndicate Ltd is applying for a premises licence for Piercefield Park, Chepstow, Monmouthshire

The Licence if granted, is for the following licensable activities:

Four consecutive days (Thursday to Sunday) in May each year.

Plays (Indoor & Outdoor): Thursday-12:00-23:00 Friday-Saturday – 12:00-02:00 & Sunday – 12:00-00:00

Provision of Films (Indoor & Outdoor): Thursday 12:00-23:00

**Monmouthshire Licensing Authority
Licensing Act 2003**

REPRESENTATION FORM FROM OTHER PERSONS

This representation is made by an Other Person

Your name/organisation name/name of body you represent (see note 3)	██████████
Organisation name/name of body you represent (if appropriate) (see note 3)	
Postal and email address	██
Contact telephone number	██████████

Name of the premises you are making a representation about	Piercefield Park
Address of the premises you are making a representation about	Piercefield Park, Chepstow

Your representation must relate to one of the four Licensing Objectives (see note 4)

Licensing Objective	Yes or No	Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary
To prevent crime and disorder	Yes	Please see below
Public safety	Yes	Parking is unregulated. Attendees choose not to pay the additional amounts set by the racecourse and instead park along Welsh Street and Piercefield Avenue. Should emergency vehicles wish to enter, they would often be obstructed. Vehicles are often left for days and access routes are impacted. Roads become one way only.
To prevent public nuisance	Yes	Attendees at previous events are often drunk and there has been evidence of both drinking and drug misuse left behind after the events. Local shops have also experienced shop lifting. The surrounding residential community is quiet and family orientated. For those with young children or older children sitting exams, the noise is too loud and too late.
To protect children from harm		

Please suggest any conditions that could be added to license to remedy your representation or other	Do not allow the event. We thought that the cancellation of the Balter Festival was a positive move. We have previously attended meeting at
--	---

suggestions you would like the Licensing Sub committee to take into account. **	the racecourse, where they suggest they will maintain access and safety. This has not happened. The proposal is for an annual event which would become an unacceptable blight on the calendar.
--	--

Signed:



Date: 18/2/26

NOTES

1. If you do make a representation you will be expected to attend a meeting of the Licensing Authority's Committee and any subsequent appeal proceeding. If you do not attend, the Committee will consider any representations that you have made.
2. This form must be returned within the statutory period of 28 days from the date the application was displayed on the premises of the date given to the public notice in a local newspaper or other local publication.
3. These can only relate to the four licensing objectives.
4. Your representation will be passed to the applicant, to allow them the opportunity of addressing your concerns. Your representations will be published in the report available to the Licensing committee, which will be publicly available. Names will only be withheld from the Committee report at your request.
5. Please return this form when completed to:

Monmouthshire Licensing Section
County Hall
Usk
Monmouthshire
NP15 1GA

Or:

Licensing@monmouthshire.gov.uk

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: 17 February 2026 12:42

To: MCC - Licensing <Licensing@monmouthshire.gov.uk>

Cc: Edwards, Christopher <ChristopherEdwards@monmouthshire.gov.uk>; FOOKES, Catherine (MP) <catherine.fookes.mp@parliament.uk>

Subject: Objection to Premises Licence Application – Jungle Syndicate Ltd, Piercefield Park

Dear Sir/Madam,

I am writing to formally object to the premises licence application submitted by Jungle Syndicate Ltd for Piercefield Park.

As a resident living approximately five minutes from the park, I have serious concerns regarding the proposed operational hours and the wider impact this event would have on the local community.

The application seeks permission for licensable activities, including live and recorded music, performance of dance, late night refreshment, and the sale of alcohol, until 2:00am on Thursday and Sunday, and as late as 4:00am on Friday and Saturday. These hours are excessive for a rural residential area and would inevitably result in significant noise disturbance.

Noise is widely recognised as antisocial behaviour when it is persistent, unreasonable, and causes harassment, alarm, or distress. It becomes a statutory nuisance when it significantly interferes with the enjoyment of one's home or impacts health. Key indicators include noise lasting more than 30 minutes on consecutive days or occurring during designated night hours (11:00pm–7:00am). The proposed hours fall well within these sensitive night time periods.

Events of this nature typically involve loud music, amplified sound systems, crowd noise, and increased vehicle movement late into the night. Such disturbance would prevent residents from sleeping, negatively affect family life, and undermine the peaceful character of our rural town.

I am also concerned about parking and traffic management. Similar events have resulted in residential roads becoming congested and, at times, gridlocked. Attendees often park in surrounding streets, leading to obstruction, noise, and disruption at antisocial hours as people arrive and depart. This not only impacts residents' quality of life but also raises potential safety concerns.

Additionally, past events of this type have resulted in significant litter both on-site and in nearby residential areas, including bottles, food waste, and occasionally drug-related paraphernalia. This places an unfair burden on the local community and local services.

As a family living nearby, we find events of this scale and duration wholly out of keeping with the character of Chepstow. The cumulative impact of excessive noise, late licensing hours, parking congestion, and environmental damage would be extremely disruptive to family life.

For these reasons, my family and I strongly oppose this application and respectfully request that the licensing authority give careful consideration to the suitability of the event, particularly the proposed operating hours.

Thank you for taking the time to consider our objection.

Yours faithfully,

[Redacted signature]

[Redacted address]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

From: [REDACTED]

Sent: 17 February 2026 22:46

To: MCC - Licensing <Licensing@monmouthshire.gov.uk>

Subject: Jungle Syndicate Ltd is applying for a premises licence for Piercefield Park, Chepstow, Monmouthshire

As a resident of Welsh street close to Chepstow Racecourse I'm very concerned to see this application for a festival and alcohol licence for Thurs to Sunday in May. The hours of the license seem to be completely inappropriate for a residential area with many families and school aged children.

We have had numerous concerts held at Chepstow Racecourse & Piercefield park and the local residents have been subjected to high noise levels however many of those finished at 22:00 hours or earlier, none have finished at 02:00 hours. The application infers this is an acoustic amphitheatre and noise from music, bands etc can be contained. This is not the case at all, music can be clearly heard inside our properties on Welsh Street and at considerable decibels.

We have also been subject to traffic and parking chaos from other similar events with Cars, vans etc illegally parked on Welsh street and The Danes for days creating hazardous roads, congested corners and reduced visibility immediately adjacent to both a secondary school and a primary school.

Events requiring such licensing for music and alcohol should surely be held in remote areas where there are no residents to be directly affected. I feel it is inappropriate to license such events immediately next to schools, care homes and residential family areas.

Sent from my iPhone

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: 18 February 2026 17:50

To: MCC - Licensing <Licensing@monmouthshire.gov.uk>

Subject: Jungle Syndicate Piercefield Park NP16 6BE

Hello

I am writing to object to the above application for the following reasons :-

1. Parking in Piercefield Avenue.

Whenever an event is held in Piercefield Park, the residents of Piercefield Avenue are subjected to their street being used as a car park and all the inconvenience this brings including access for emergency vehicles being blocked by bad parking and the noise of people returning to their vehicles late at night/in the early hours.

2. Noise

Again, the residents of Piercefield Avenue are repeatedly subjected to the noise from music events in Piercefield Park. Recent events in the racecourse have been better but this event is in Piercefield Park and so is nearer. Also being in the summer, windows are likely to be open so increasing the disturbance.

3. Deliveries to/from the site.

Access to the site for delivery/removal of equipment, etc is via a narrow & winding track through the woods which is also a public right of way used by dog walkers, parents with children, etc. In the past we have had traffic, including HGVs, driving along the track at excessive speeds causing a danger to the previously mentioned track users.

I hope this application will be turned down

Kind Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: 18 February 2026 13:55

To: MCC - Licensing <Licensing@monmouthshire.gov.uk>

Subject: Objection to licence application at Piercefield Pk Chepstow May 2026 by Jungle Syndicate Ltd

I wish to object to this application:

There are sufficient days already licenced at Chepstow Racecourse. The hours of music and licence under this application are unreasonable to local residents in a two mile radius who have to endure illegal self regulated noise levels. ENVIRONMENTAL considerations preclude granting this application. The sanitary arrangements are not sufficient. There is a footpath that ought to remain open at all times within the application site within the Wye Valley AONB. Previous attendance at these open air events have fostered illegal use and pushing of banned drugs. The site is remote when emergency services had to be called at this site. There is poor access to the site along single narrow tracks through woodland. Users of the Wye Valley walk are inconvenienced and tourism adversely affected. This application and objections should be raised at Committee level and the venue denied as dangerous and inappropriate.

Yours,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

From: [REDACTED]

Sent: 19 February 2026 17:34

To: MCC - Licensing <Licensing@monmouthshire.gov.uk>

Cc: [REDACTED]

Subject: Jungle Syndicate festival 01/01/2026 four day festival

Dear Sirs

This festival applies to replace the long running Balter Festival, now no longer happening, at Chepstow Racecourse

We have been subjected to the noise levels from the Balter Festival for some years and the unsuccessful attempts to control the sound levels - they were monitored from my house some 400 meters across from the racecourse and shown to exceed the proscribed limits on many an occasion. This did not have much effect on the noise which depended more on the wind direction than the attempts to control.

The prospect of a festival that plans live or recorded music to up to 0200 hrs and the anticipation that continuing alcohol and refreshment to up to 0400 hours expecting noise levels to be in acceptable limits for several days is unrealistic and unachievable and is therefore totally unacceptable

The disruption to us would be horrendous as before — the advice to move out for the duration was unsurprisingly badly received.

I note that the use of Sub Whoofers is mentioned as being controllable - given the trend towards “Bass And Drums” for the dancing fraternity and the proposed use of multiple stages has to be questioned as low frequency music of this kind inevitably projects 360 degrees and cannot be contained - This was established when low frequency noise was used as a weapon directed they thought towards the enemy in war zones but the result was equal casualties to both sides!!!

In addition while sound monitoring on each stage may be in acceptable limits the sum of the simultaneous use of more than one stage adds up to exceed the proscribed sound limits as demonstrated from my house during the Balter festival by the monitoring sound engineer — despite real time radio communications to moderate the sound we were told that the acts concerned threatened to walk out if the sound was turned down so they were unable to restrain the noise

There is a further effect on animals — I do not know what the effects upon wildlife are but the dawn chorus stopped for several days and we saw no deer for weeks

On my domestic pets however the effect was much more real. My dogs broke out in to barking episodes far more that normal my cat took refuge in the house

The sub woofer caused my 100 year old windows to rattle and on hot nights we had to close all the windows and even then were unable to sleep until the music had finished and on several occasions because festival goers in the camp sites had brought their own equipment loud music went on until much later.

With regard to we humans — I have cancer and both my wife and I are elderly and become compromised when deprived of sleep, which we can ill afford.

Some of our immediate neighbours have young and very young children who will be disrupted by the noise.

For all these reasons we object to the proposal on the grounds of unreasonable intrusion and lack of ability by the organisers to control the noise levels irrespective of their proposals and the length of time of the event.

The festival represents an infringement of our reasonable right to enjoy the amenity of our property and right to reasonable rest.

Yours sincerely

[Redacted signature]

[Redacted address]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

From: [REDACTED]

Sent: 19 February 2026 08:43

To: MCC - Licensing <Licensing@monmouthshire.gov.uk>

Cc: [REDACTED]

Subject: Jungle Syndicate Ltd, Piercefield Park, Chepstow Racecourse, Chepstow NP16 6BE

To whom it may concern,

We write to lodge our objection to the above licence application.

We have no objection to events, we understand the revenue requirement and it is also beneficial to the local economy. We do however have an issue with the finish times, in particular 2am and most alarmingly 4am. This is totally unacceptable for an area with residential dwellings close by.

Our immediate neighbours are in their 80s, we have a 1 year old and will have a newborn by the Autumn. Previously during late events at the racecourse the bass of the music has been so heavy we haven't been able to put our daughter to sleep and the sound vibrates throughout the house and the garden.

We urge you to consider this and take into account feelings of those living in the immediate surrounding areas.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]

[REDACTED] 23 February 2026 10:13

To: MCC - Licensing <Licensing@monmouthshire.gov.uk>

Subject: Objection to licence application at Piercefield Pk Chepstow May 2026 by Jungle Syndicate Ltd

Sent from my iPad

As a resident of Chepstow, in close vicinity of The Racecourse for over 46 years, I wish to object to this application:
There are sufficient days already licenced at Chepstow Racecourse. I am constantly subjected not only to unwelcome loud music but also all the illegal parking and the abuse that accompanies it. I am fed up of being told by local politicians that we must not complain as, if the racecourse loses bookings and attractions the land will be sold for housing! The hours of music and licence under this application are unreasonable to local residents in a two mile radius who have to endure illegal self regulated noise levels. ENVIRONMENTAL considerations preclude granting this application. The sanitary arrangements are not sufficient. There is a footpath that ought to remain open at all times within the application site within the Wye Valley AONB. Previous attendance at these open air events have fostered illegal use and pushing of banned drugs. The site is remote when emergency services had to be called at this site and due to aforementioned parking problems emergency services cannot access. There is poor access to the site along single narrow

tracks through woodland. Users of the Wye Valley walk are inconvenienced and tourism adversely affected. This application and objections should be raised at Committee level and the venue denied as dangerous and inappropriate.

Yours, Resident of Piercefield Avenue, Chepstow.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: 17 February 2026 22:54

To: MCC - Licensing <Licensing@monmouthshire.gov.uk>

Cc: [REDACTED]

Subject: Licensing application by Jungle Syndicate Ltd for multi-day event in Piercefield Park

To Monmouthshire County Council Licensing

We have noted the content of the licence application from Jungle Syndicate Ltd for a premises licence for Piercefield Park.

As we live close to Piercefield Park, we have a number of concerns regarding the application:

1. The licence notice says that if granted, the licence covers four consecutive days in May **each year**. If the licence is granted and there are issues when it runs for the first time, there should be measures available to either remove the licence completely or change its conditions for future years.
2. The section on prevention of public nuisance does not contain any information about traffic management and parking in local streets. Every year there are issues with traffic and parking with The Green Gathering which is a similar multi-day event with camping. Local streets such as Piercefield Avenue become clogged with people parking for the event, usually leaving their cars there for multiple days. Last year Green Gathering parking all along Welsh Street from the Lions Gate roundabout to Kingsmark Lane caused traffic holdups with cars unable to pass each other (see attached photos). The organisers may say that dedicated car parking is available but this does not work if a) it is charged for as an extra and b) people find that parking in local streets is much closer than leaving their car in a designated car park (as happens with the Green Gathering). Without a robust plan for traffic and parking management that concentrates on reducing nuisance to local residents, the application should be refused.
3. A public footpath runs across the defined premises boundary but the application does not acknowledge this. The applicant should describe how they are going to manage access to the footpath including access from Piercefield Park to the Wye Valley Walk.

4. Live and recorded music, dance, plays and films are requested up to 2.00am on the Friday and Saturday and midnight on the Sunday. I think this is much later than previous events in Piercefield Park. The areas of St Kingsmark, St Arvans and Tutshill can all be badly affected by music from park events depending on the wind direction. Therefore cessation of music at midnight on the Friday and Saturday and 23.00 on the Sunday would be more acceptable. In particular, May is exam season and depending on the date of the event, young local residents could be taking important exams on the Monday and therefore need undisturbed sleep.
5. Late night refreshment/sale of alcohol is requested up to 2.00am on the Thursday and Sunday and 4.00am on the Friday and Saturday. Again I think this is much later than previous events and potentially could lead to nuisance for local residents.

If you have any queries regarding the comments above, please let us know.

[REDACTED]

[REDACTED]





[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: 18 February 2026 10:22

To: MCC - Licensing <Licensing@monmouthshire.gov.uk>

Cc: Edwards, Christopher <ChristopherEdwards@monmouthshire.gov.uk>

Subject: Representation Against Premises Licence Application – JUNGLE SYNDICATE LTD (Piercefield Park)

RE: Representation Against Premises Licence

Application – JUNGLE SYNDICATE LTD (Piercefield Park)

Application Reference: Jungle Syndicate

To the Licensing Committee,

I wish to formally submit my representation opposing the premises licence application submitted by JUNGLE SYNDICATE LTD for the site at Piercefield Park, Chepstow Racecourse, NP16 6BE.

As a local resident, I have significant concerns regarding the impact this festival will have on the area, specifically regarding the prevention of public nuisance, public safety, and the protection of children from harm.

Please find attached a completed Monmouthshire Licensing Authority Licencing Act 2003 Representation Form from Other Persons.

My objections are based on the following grounds:

1. Prevention of Public Nuisance (Noise and Operational Hours)

The application seeks to provide regulated entertainment, including live and recorded music, until 02:00 on Friday and Saturday nights, and until 00:00 on Sunday. Furthermore, late-night refreshment and the supply of alcohol are requested until 04:00 on Friday and Saturday.

* Late-Night Disturbance: While the applicant notes natural acoustic containment, the proposal for amplified music until 02:00 and alcohol sales until 04:00 is entirely inappropriate for a site situated within a Grade I registered historic parkland and the Wye Valley Area of Outstanding Natural Beauty (AONB).

* Residential Impact: The "natural amphitheater" described may cause sound to travel further toward sensitive residential receptors than anticipated. A 02:00 finish for music is a significant deviation from standard noise thresholds for the local community.

* Operational Noise: Noisy "build and break" phases are scheduled from 08:00 to 20:00, extending the period of industrial-level noise in a protected greenfield space.

2. Protection of the Wye Valley AONB and Grade I Heritage Assets

* Impact on Natural Beauty: The scale of the "large-scale outdoor festivals" proposed, including the installation of multiple access points and temporary structures, is fundamentally at odds with the statutory purpose of the AONB.

* Acoustic Intrusion into Wildlife: The use of "cardioid subwoofer arrays" and music until 02:00 will cause significant ecological disturbance to the "dense, mature woodland" during the sensitive spring season in May.

* Heritage Preservation: Heavy machinery and "on-site parking and camping facilities" threaten the "integrity of the historic parkland".

3. Alcohol Management and Public Safety

* Incongruity of Alcohol Hours: The applicant requests the supply of alcohol until 04:00 on Friday and Saturday, despite music ending at 02:00. This two-hour gap increases the risk of vertical drinking and disorder as patrons linger on-site.

* Challenge 25 Vulnerability: While a Challenge 25 policy is proposed, the reliability of this protocol is severely compromised after midnight in a high-capacity festival environment where staff are susceptible to fatigue.

* Traffic and Access: The influx of attendees for a four-day event poses a substantial risk to local road safety on the routes serving Chepstow Racecourse.

4. Protection of Children from Harm

* Risk of Proxy Purchasing: Although the event is strictly for those aged 18 and over, the request for late-night alcohol sales until 04:00 creates an environment that is difficult to police, increasing the risk of "proxy purchasing".

Conclusion

While the applicant has outlined management plans (EMP and NMP), the requested activities—specifically the 04:00 AM alcohol and refreshment limit—are excessive for this location. I urge the Licensing Authority to refuse this application or significantly curtail the permitted hours to protect the local environment and community.

Yours faithfully,

**Monmouthshire Licensing Authority
Licensing Act 2003**

REPRESENTATION FORM FROM OTHER PERSONS

This representation is made by an Other Person

Your name/organisation name/name of body you represent (see note 3)	[REDACTED]
Organisation name/name of body you represent (if appropriate) (see note 3)	
Postal and email address	[REDACTED] [REDACTED] [REDACTED]
Contact telephone number	[REDACTED]

Name of the premises you are making a representation about	Piercefield Park, Chepstow, Monmouthshire
Address of the premises you are making a representation about	Piercefield Park, Chepstow, Monmouthshire

Your representation must relate to one of the four Licensing Objectives (see note 4)

Licensing Objective	Yes or No	Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary
To prevent crime and disorder	Yes	The request for alcohol sales until 04:00, two hours after regulated entertainment ends at 02:00, creates a high risk of "vertical drinking" and alcohol-related disorder. The proposed "Challenge 25" and "refusals register" are insufficient for a large-scale festival operating into the early morning hours.
Public safety	Yes	The influx of attendees for a four-day event poses a significant risk to road safety on the A466. Furthermore, the installation of "temporary demountable structures" and camping facilities on Grade I registered historic parkland places an unsustainable strain on local infrastructure and emergency services.
To prevent public nuisance	Yes	A 02:00 finish for amplified music is entirely inappropriate for a site within the Wye Valley AONB. The "cardioid subwoofer arrays" will cause significant ecological disturbance to the

		surrounding woodland. Additionally, the 08:00 to 20:00 build/break noise will disrupt the peace of the local community for an extended period.
To protect children from harm	Yes	While the event is 18+, the late-night nature of the license and the proximity of alcohol sales until 04:00 increases the risk of "proxy purchasing" and the exposure of local youth to a festival environment in a sensitive public park setting.

Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the Licensing Sub committee to take into account. **	<p>Curtailment of Hours: Reduce the terminal hour for regulated entertainment to 23:00 and the supply of alcohol to 23:30 to align with standard community thresholds.</p> <p>2. Alcohol Cut-off: Ensure that the supply of alcohol ceases at the same time as regulated entertainment to prevent disorder.</p> <p>3. Environmental Protection: Prohibit the use of high-decibel low-frequency audio equipment that disturbs the local AONB wildlife.</p> <p>4. Operational Restrictions: Restrict "build and break" noise to between 09:00 and 17:00 on weekdays only.</p>
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Signed: [REDACTED]

Date: 18/02/2026

NOTES

1. If you do make a representation you will be expected to attend a meeting of the Licensing Authority's Committee and any subsequent appeal proceeding. If you do not attend, the Committee will consider any representations that you have made.
2. This form must be returned within the statutory period of 28 days from the date the application was displayed on the premises of the date given to the public notice in a local newspaper or other local publication.
3. These can only relate to the four licensing objectives.

4. Your representation will be passed to the applicant, to allow them the opportunity of addressing your concerns. Your representations will be published in the report available to the Licensing committee, which will be publicly available. Names will only be withheld from the Committee report at your request.

5. Please return this form when completed to:

Monmouthshire Licensing Section
County Hall
Usk
Monmouthshire
NP15 1GA

Or:

Licensing@monmouthshire.gov.uk

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

From: [Redacted]

Sent: 15 February 2026 12:33

To: MCC - Licensing <Licensing@monmouthshire.gov.uk>

Subject: License Objection - Jungle Syndicate Ltd

Good morning,

I would like to raise an objection to the above license application by the Jungle Syndicate Ltd for a premise licence for Piercefield Park, Chepstow. I am a resident of Edmond Locard Court which is severely impacted by the nuisance created by the large events hosted at Chepstow Racecourse. I acknowledge this licence concerns the adjacent Piercefield Park, however this new application appears to be just a direct replacement for the previous Balter Festival which ended in 2025.

It is unacceptable to be considering an alcohol licence until 4.00 am as we already experience event goers using the Usk Road and surrounding areas as toilets! We have witnessed half naked jugglers practicing their skills on the children's play area and indeed my wife has even returned home previously to find a random person on our driveway. A move which has prompted her to get a panic alarm!

It is also a matter of fact that there is insufficient parking for these events which leads to fly parking in the near neighbourhood as show on the photograph below; this causes a nuisance to the local residents like myself in Edmond Locard Court. In fact these instances mean that due to the narrow width of our street I cannot take my motor home off my drive if I wanted to.

Finally, it is also a matter of record that the Monmouthshire Event Safety Advisory Group are not fit for purpose and in particular in respect of traffic management. I attach a further photograph below showing the junction of the Usk Road with the A466 outside of Spar as an example of this, during one of the events hosted at the racecourse.

I also ask one simple question what provision had the Event Safety Advisory Group put in place to ensure that should an emergency vehicle have needed to attend Edmond Locard Court during this event, it could have done so. I suggest that during this event there was a significantly increased risk of harm to anyone on our street requiring emergency attention! I don't therefore believe it is unreasonable for those granting licences to these events or managing the safety around them, should need to consider this eventuality, including consulting with and informing the residents affected of their decisions.

Regards,







**Monmouthshire Licensing Authority
Licensing Act 2003**

REPRESENTATION FORM FROM OTHER PERSONS

This representation is made by an Other Person

Your name/organisation name/name of body you represent (see note 3)	[REDACTED]
Organisation name/name of body you represent (if appropriate) (see note 3)	N/A
Postal and email address	[REDACTED]
Contact telephone number	[REDACTED]

Name of the premises you are making a representation about	Jungle Syndicate
Address of the premises you are making a representation about	PRM333 - Piercefield Park Chepstow

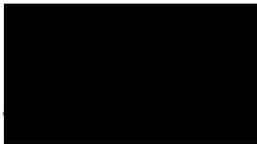
Your representation must relate to one of the four Licensing Objectives (see note 4)

Licensing Objective	Yes or No	Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary
To prevent crime and disorder	Yes	We have seen for various events staged in the adjacent Chepstow Racecourse site that people attending these events leave the confines of the venue. In doing this they use the Usk Road as a toilet, with a particular favourite being the field next to the substation on the Usk Road, which is opposite our house. My wife has also found someone loitering on our driveway a move that made her fear unsafe and resulted in us buying a panic alarm linked to our house alarm
Public safety	Yes	As detailed in my attached email, these venues along with the Event Safety Advisory Group are unable to put in place an adequate Traffic Management Plans that prevents the adjacent roads becoming completely gridlocked, an example of which is shown on the attached photograph of the Usk Road junction outside of Spar. A consequence of this is that emergency vehicles are unable to access Edmond Locard Court and would therefore put in danger the safety of any residents in our road needing emergency treatment.
To prevent public nuisance	Yes	As detailed in my attached email, these venues along with the Event Safety Advisory Group are unable to put in place an adequate Traffic Management Plans that prevents the adjacent roads being used as car parking for these events, an example of which is shown on the attached photograph of Edmond Locard Court during a recent event at Chepstow Racecourse. The result of this fly parking in a narrow residential street with a no parking covenant in place means

		that I am unable to take my motorhome out of my own driveway for the duration of any fly parking and making it extremely difficult for my car an Audi A8 to manoeuvre on & off my driveway. In extreme cases at Chepstow racecourse events we have come across members of the public using our driveways as temporary parking for pick up or drop off purposes.
To protect children from harm	No	

Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the Licensing Sub committee to take into account. **	A requirement to put in place and provide personal to positively manage traffic in the surrounding areas. A steward should be placed on Edmond Locard Court and Piercefield Avenue to prevent non residents accessing the street. In addition a strictly enforced temporary restriction should be placed on the A466 and B4235 Usk Road, along with Itton Road.
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Signed:



Date:

22nd February 2026

NOTES

1. If you do make a representation you will be expected to attend a meeting of the Licensing Authority's Committee and any subsequent appeal proceeding. If you do not attend, the Committee will consider any representations that you have made.
2. This form must be returned within the statutory period of 28 days from the date the application was displayed on the premises of the date given to the public notice in a local newspaper or other local publication.
3. These can only relate to the four licensing objectives.
4. Your representation will be passed to the applicant, to allow them the opportunity of addressing your concerns. Your representations will be published in the report available to the Licensing committee, which will be publicly available. Names will only be withheld from the Committee report at your request.
5. Please return this form when completed to:

Monmouthshire Licensing Section
 County Hall
 Usk
 Monmouthshire
 NP15 1GA

Or:

Licensing@monmouthshire.gov.uk



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: 23 February 2026 11:50

To: MCC - Licensing <Licensing@monmouthshire.gov.uk>

Subject: Licensing Application for Jungle Syndicate Ltd in Chepstow

I wish to object to this application for the following reasons.

1. I live in an adjacent road to Piercefield Park (Piercefield Ave) and although I have no strong opinion on the music festival itself, the inconsiderate and dangerous parking in and around where I live is unacceptable. There are a number of similar events throughout the year and the Racecourse management always promise to manage the parking but they just provide an illusion that they do. Whatever they promise to do they don't do it. There are a large number of elderly people in the area and on some occasions cars have been parked across peoples drives.

Also on a number of occasions the old cars and vans that attendees drive leave large oil stains in the road. I could go on.

2. Many attendees regularly visit the local shops for food/drink but then think it's ok to throw unwanted litter and food either in the street or into people's gardens. Locals like me then have to pick it up.

Some people also sleep in their cars/vans and think it's ok to urinate in the street.

3. Many cars also park in and around Welsh St causing congestion which is bad enough around this area without that. This also results in parking on the green space at the end of Piercefield Ave which the local community causing damage that has to be repaired. The Racecourse management have repaired this area on a number of occasions.

In Summary, if all future festivals continue to have licences granted then the racecourse management have to put forward plausible costed plans forward to show how they are going to manage the events and then be held to account if they don't deliver.

I think that this event should not be granted a licence as locals have to put up with a number of other similar events already for the reasons already explained.

Regards

A black rectangular redaction box covering the signature of the sender.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: 23 February 2026 20:58

To: MCC - Licensing <Licensing@monmouthshire.gov.uk>

Cc: Edwards, Christopher <ChristopherEdwards@monmouthshire.gov.uk>; [REDACTED]

Subject: OBJECTION to Premises License Application for Jungle Syndicate, Piercefield Park, Chepstow

Dear Sir/Madam,

I write to object to the Premises License Application, in its current form, made by Jungle Syndicate (Adam Mahmood) for a 4-day event at Piercefield Park, Chepstow.

It is noted that the event is already being publicised, with tickets having been sold; I would welcome your confirmation that agreement to grant a licence has not already been inferred from pre-application conversations, please.

The reasons for this objection are due to:

1. Concerns about mis-representation (lack of clarity) of the nature of the event in the application, and no end date for the licence.
2. Concerns about the high probability of illegal drug use on site and the impact of that on the local community.
3. Impracticable reassurances provided about the limitation on disturbance to nearby residences.
4. Unreasonable finish times for amplified music and the sale of alcohol.
5. Lack of consultation with affected local residents and insufficient, ineffective notices of the application due to their locations being away from those most likely to be affected.

6. Lack of information on any closure of the Public Right of Way passing through the proposed site.
7. No identified net positive contribution to the local community.

More detail on each reason:

1. The applicant has a focus on specific types of events, the type of music at which (i.e. jungle, drum & bass and similar) is known to cause disturbance to nearby residents due to the strong low frequencies (bass) and high frequency repetition of the music. This type of music is especially pervasive and causes significantly more nuisance than other types with less heavy bass sounds. The application should be carefully and specifically considered in this respect as it is quite distinct to other music genres that cause less of a problem due to different sound characteristics. Generally negative residents' views on the previous (broadly comparable) Balter festival should be referenced by the Council. Additionally, no end date is specified on the licence application - as this is a new event for this location, should it be allowed to take place at all, it ought to be on a trial basis with the licence granted for a single event only, with residents' feedback actively sought ahead of the granting of a licence renewal.
2. It would be naïve to suggest that the event would not attract the sale and consumption of illegal drugs, regardless of what cursory searches may be undertaken by venue staff. Given the well-documented drug production and dealing problems that exist in Chepstow already, and the reasonably foreseeable likelihood that this event would attract heightened dealing operations negatively impacting on public safety and increasing crime and disorder, the council must insist that a zero-tolerance, *effectively enforced* policy, actively involving local law enforcement on site, is implemented as a condition of the granting of any licence.
3. Experience of other music events at the same venue has shown that it is common for consented noise levels outside the site boundary to be breached, with little effective adjustment possible (or implemented) during the event, despite efforts of the acoustic consultants and their feedback to event operators. The comments in the application about the natural topography serving to guard against noise leakage are misleading and unlikely to be demonstrable through acoustic modelling and analysis. The prevailing weather (especially cloud cover and wind) cause a significant difference to the experience at nearby sensitive receptors. Furthermore, sound from the site reflects off nearby exposed rock faces along the river, effectively causing noise to be projected further. When these effects take place late at night, they become more discernible due to the lack of other ambient noise, hence the music causing a nuisance to residents is highly likely. Furthermore, it must be recognised that at the time of year proposed for the event, residents are likely to want to sleep (and enjoy their homes/gardens peacefully) with windows open, and they should not feel compelled to close windows or remain indoors due to nuisance noise during the day or at night. At-source mitigation has been tried at events in this location in the past, with variable efficacy. Hence any reassurances offered in the application, such as suspended sound systems, speaker selection and real-time adjustment following external level breaches, must be made an enforceable condition of any licence granted, then pre-tested and demonstrated to remain below the consented levels during those representative tests before the event is allowed to start.

4. The finishing times applied for are unreasonably late, especially on a Sunday night when many local residents will need to be heading to work early the following morning. Sunday night should finish by 11pm, in common with the proposal for Thursday night (also a work night for many). There is no reason given for playing amplified music until 2am on Friday and Saturday nights either - why not finish at midnight? The cumulative impact of this level of noise over four days must be considered in respect of the impact on public wellbeing. Additionally, given the proposed finishing times each night, there is no justification for the ongoing sale of alcohol until 4am - it is therefore reasonable to assume that the applicant is expecting the event to continue, in some form, for much longer than stated, causing further noise disturbance to residents, with a heightened risk of antisocial behaviour in the community. The sale of alcohol ought to conclude at the same time as the amplified music, if not before, to encourage an end to the event at the times stated in the licence application.
5. The few notices advertising the licence application were placed too far from those residents likely to be affected to be reasonably expected to be seen, in order that they might have chance to raise any concerns. While policy may require notices to be posted on the site boundary, given the location of the site this level of advertising is clearly insufficient - it is unreasonable to expect those most likely to be affected to see them. Further consultation ought to be undertaken, with direct letter drops made to those properties at which the event's acoustic consultants predict a risk of nuisance noise arising - this ought to be standard practice if the wellbeing of residents is being suitably prioritised.
6. The application does not mention any temporary closure of the popular and well-used Public Right of Way (PRoW) reference 379/68/1. It is assumed therefore that this must remain open for the duration of any event. This would however appear to be undesirable for the organisers, and contrary to key licencing objectives to prevent disorder, uphold public safety and protect children from harm. If a subsequent application is made to temporarily close the PRoW, a notice of diversion must be posted in relevant locations (and publications) to allow the public time to comment on that proposal. As no such notice has been posted, the licence for this event cannot be granted at this time with any explicit/implied permission to block the above-mentioned PRoW.
7. Finally, the organisers of an event of this type should be held responsible for giving something positive back to the community that they use for their own gain. It is suggested that a reasonable contribution is made to Chepstow Town Council by the organisers, for its investment in projects that directly benefit the local community. With the event taking place in what is being described as a self-contained site, there is minimal opportunity for local businesses to derive any economic benefit.

Thank you for reading and considering each of these concerns in relation to a potential granting of a licence. I look forward to your considered response to each point made. This email has been copied to the County Councillor for St Kingsmark, for visibility.

Kind regards,



St Kingsmark Ward resident