

Licensing Panel (Licensing Act 2003 Functions)

Date: **6 February 2026**

Time: **1.00pm**

Venue **Microsoft Teams**

Members: **Councillors:** Cattell, Parrott and Pickett

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<i>Ward Affected:</i> <i>West Hill & North Laine</i>	

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FURTHER INFORMATION

For further details and general enquiries about this meeting contact Francis Mitchell, (01273 294183, email Francis.Mitchell@brighton-hove.gov.uk) or email democratic.services@brighton-hove.gov.uk

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2 February 2026

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To Whom it May

Concern;

We are writing to make support license application 1445/3/2025/09110/LAPREN, particularly in reference to the Brighton Fringe and Caravanserai outdoor venue that is planning to be on the North of St Peter's site from 17 April to 5 June - live from 1 May - 31 May 2026.

Brighton Fringe is the largest open-access arts festival in England and the third largest in the world. The festival is annual and runs for a four-week festival of theatre, comedy, music, circus, cabaret and live events each May. In 2025, we welcomed over 400,000 people, engaging local, national and international artists with diverse audiences across a wide variety of venues and performance spaces. We hosted over 800 shows and events across 150 different venues with 77,747 tickets sold (this does not include the events that were free and un-ticketed.) With North Laine and Westhill being one of the highest selling ticket areas along with Preston Park and Fiveways.

To enable our artists to present work to the best of their ability, it is absolutely critical that we have a wide range of venues to support this. From the very small 20-seater room above a pub, to permanent brick-built theatres, through to outdoor pop-up venues that provide 250-500 seats to accommodate large-scale touring shows. Several of our venues find the festival period vital not only for their programming but also as a crucial source of annual income, with significant increases in ticket sales and associated revenue from bars, merchandise and other sales. Several venues are dependent on Brighton Fringe for their survival.

Larger outdoor venues offer opportunities to audiences in the local area and beyond to experience shows and events at an affordable price that they may not normally be able to access. They go beyond this too, by offering employment, working with, and purchasing from local businesses, and engaging with local community groups and charities. Hotels and restaurants benefit from the May uplift in bookings. This is evidenced by increased dynamic prices in May. They are also financially vital to Brighton Fringe through

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artists registration fees and box office commission; particularly at a time when the arts funding landscape is very bleak and we have had to turn to more commercial means to remain afloat. The city has not funded us for many years. These venues provide3 income that is vital in the current climate and enable us to continue to support artists with their careers and work.

Caravanserai is one such venue that we are very happy to welcome back to Brighton Fringe. In 2023, they welcomed over 60,000 people to the site, hosted 130 shows, and sold 17,486 tickets, plus had many free events and walk-about artists entertaining those that were there to soak up the atmosphere. Importantly to Brighton Fringe they made up 25% of our overall box office sales, which had a significant impact on our income that year.

Since their presence in 2023, we can anecdotally say that so many people have asked when it will be returning and how much they loved the venue and the 'world' that was created. Across their two venues — a big top with 300 standing capacity and the 'Junk Poet' 50-seater theatre—they are offering a wide-ranging programme, but with particular focus on live music and grassroots artists. Many of those artists are Brighton based. This is something new to the Fringe programme which is very exciting for our audiences, especially those that have never engaged with the festival before. Alongside this, the Caravanserai team will be hosting events planned for the local community. These include free tickets to shows, workshops and discounts on food and drink. Working with free storytelling around local tales with Queens Park Books, makers markets and offering performance spaces to local music colleges.

As per BHCC instructions regarding making representation we would like to address the four licensing objectives:

1. Prevention of Crime and Disorder

Caravanserai will create a wonderful, creative and, more importantly, safe space for the public, inviting visitors to explore a vibrant and community focussed environment for the whole of May. This will help discourage anti-social behaviour and provide an opportunity to foster cohesion rather than disorder.

2. Public Safety

Caravanserai site is fully accessible and inclusive for all. The venue operators are experienced events professionals having worked at many festivals and large-scale outdoor events, implementing appropriate safety measures including SIAs, stewarding and front of house staff working with Brighton-based security firm Pagoda. They will create a robust crowd management plan including quick dispersal at closing time with trained staff. There is a natural scheduling to the space that is led by the programme of events which will indicate busier times, although visitors do not need to be going to a show to enter the site.

3. Prevention of Public Nuisance

The temporary nature of the venue gives the opportunity to host a range of amazing cultural events in a short space of time in an environment that is completely unique from the usual performance setting. To enhance the brilliant atmosphere and environment, background music will be played to create a space in which visitors will want to stay and is to be kept on until the closing time of the site —this is a vital part of Caravanserai's look and feel. It is also vital for the venue's financial viability. Given the extensive knowledge and expertise of the venue operators, substantial sound monitoring will be implemented to reduce the levels and impact on the local residents who are very concerned about sound levels, especially later into the evening. The operators are actively aware of the previous iteration of Caravanserai in 2023 and are very keen to ensure the neighbours are not affected. They have been very proactive in communicating with the residents, having attended the recent local residents meeting at the Phoenix Community Centre —giving them the opportunity to speak about the variation in the licence.

Additionally, they have planned for the venue to be shut every Monday and Tuesday in May (apart from Bank Holiday Mondays) and have stated their willingness to visit concerned residents' homes to monitor sound. They will set up clear communication channels so that any issues, complaints or worries can be resolved quickly.

4. Protection of Children from Harm

The venue offers parents/carers the opportunity to entertain their children in an enclosed, supervised and safe site and the chance to see a variety of different shows throughout the month, including those free of charge. There is a well-planned outreach programme targeting local families, and conversations have started with the REDACTED to discuss how Caravanserai can engage with their community and service users, so they get the best out of the venue and do not feel intimidated to enter and take part. Challenge 25 policy will be adhered to with bar staff checking IDs where necessary. As part of licensing regulations, proxy serving to a minor will be vigorously monitored whilst the site is live and there will be zero tolerance to alcohol and drugs being brought into the venue. No under 18s will be allowed in Caravanserai after 7pm unless accompanied by an adult.

Caravanserai is a special venue that many people love across the city. They come for the creative build, the shows and the joyous and fun atmosphere. There really is nothing quite like it and it is a huge part of helping Fringe to deliver our work for artists. It provides a huge cultural impact for the people of this city and contributes very significantly to the local economy as well as the overall cultural ecosystem in Brighton and Hove.

We do ask you to take this into account when considering the licence on Friday 6 February 2026.

Yours Faithfully

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Chair of Trustees

For and on behalf of Brighton Fringe Trustees and Staff



Caravanserai Brighton 2026 Licensing Application

Brighton City Centre – Brighton Fringe 2026

Caravanserai Brighton 2026 is a temporary cultural venue proposed to operate in Brighton city centre during the Brighton Fringe. The application builds on previous editions of the event and, importantly, reflects a **measured and responsible response to feedback received in 2023**, particularly in relation to noise and community impact.

The 2026 proposal is not a repetition of earlier events. It is a **revised, reduced, and better-managed operation**, designed to deliver cultural and economic benefit while protecting residential amenity.

1. Experience, Learning, and Responsible Management

The operators have experience in delivering Caravanserai in Brighton and has taken feedback seriously. Following concerns raised in 2023, the event model has been **materially altered** to address impact on local residents.

Key improvements include:

- Reduced overall operating hours
- Fewer live music events
- Revised site layout to improve sound containment
- Improved communication and community engagement
- Appointment of a **dedicated Community Liaison Officer**
- Removal of generators through use of **mains electricity**
- Environmentally responsible, low-impact infrastructure

These changes demonstrate learning, accountability, and a willingness to adapt operations in the public interest.

2. Promotion of the Licensing Objectives

a) Prevention of Public Nuisance (Noise as a Primary Focus)

Noise management is a central consideration of the 2026 proposal.

Reduced Hours and Frequency

- Operating limited to **five days per week**, with **Tuesdays closed**

- Most days concluding at **23:00**
- Midnight closing restricted to **Thursday, Friday, and Saturday only**

Sound Design and Containment

- Stages and speakers will be **oriented away from residential properties**
- Directional sound systems used to minimise sound spread
- Lower-powered, high-quality sound equipment prioritised over volume
- Conservative sound limits established and reviewed daily

Active Noise Monitoring and Control

- Ongoing monitoring during live performances
- Perimeter checks throughout operating hours
- Clear authority for management to reduce volume or halt performances if necessary
- Immediate response to complaints via a named Community Liaison Officer

Reduction of Background and Mechanical Noise

- Use of mains power removes generator noise entirely
- LED and low-power infrastructure reduces operational sound
- Managed dispersal at closing times to prevent sudden crowd noise

Resident Communication

- Advance notice provided to nearby residents and businesses
- Clear contact details for on-the-ground management
- Willingness to adjust operations where reasonable concerns are raised

Taken together, these measures significantly reduce both the **likelihood and impact** of noise nuisance.

b) Prevention of Crime and Disorder

- Site capacity capped at **1,000 people**
- Structured operating days and controlled opening hours
- Professional site management, security and stewarding
- Reduced late-night activity limits alcohol-related risk and disorder

c) Public Safety

- Capacity management ensures safe crowd levels
- Purpose-built temporary infrastructure and clear site layout
- Mains-powered electrical supply improves safety and reliability
- Reduced operating hours support safer arrival and dispersal

d) Protection of Children from Harm

- The site remains **free to enter**, encouraging openness and natural supervision
- Under 18's will not be permitted access after 20.00
- Daytime programming includes family-friendly and youth-led activity
- Engagement with schools focuses on creative participation and education
- Clearly managed environment rather than unregulated space

3. Community Engagement and Cultural Value

Caravanserai is designed as a **community-accessible cultural hub**, aligned with the inclusive ethos of the Brighton Fringe.

Planned initiatives include:

- A **weekly Sunday Makers Market** showcasing local artisans and producers
- Opportunities for **local schools and youth groups** to present work and performances
- Open use of space for **choirs, theatre groups, book clubs, and community ensembles**
- **Free public access** to encourage broad and inclusive participation

This ensures the event contributes to social and cultural life rather than operating as a closed commercial venue.

4. Economic Benefit to Brighton & Hove

Caravanserai 2026 will deliver a substantial economic benefit to the city:

- Approx. **£200,000 spent with Brighton & Hove-based businesses**, including accommodation, infrastructure, and facilities
- Approx. **£240,000 spent with regional suppliers** supporting on-site outlets
- **Around 100 local people employed** for the duration of the event
- An anticipated **60,000–80,000 visitors** during Brighton Fringe, increasing spend across the city

This supports the local cultural economy while strengthening Fringe-related tourism.

5. Proportionality and Temporary Nature

The application is:

- **Time-limited**
- **Capacity-controlled**
- **Reduced in scale compared with previous years**
- Enhanced with safeguards targeted specifically at previous concerns

The event operates within the context of the Brighton Fringe, a period when temporary cultural activity is expected, but does so with **greater controls than many comparable Fringe venues**.

Conclusion

Caravanserai Brighton 2026 represents a **responsible, responsive, and well-managed event**. Noise concerns have been directly addressed through reduced hours, fewer live music events, improved sound management, and real-time community engagement, while wider licensing objectives are fully supported.

The proposal strikes a careful balance between:

- Protecting residential amenity
- Supporting local artists and communities
- Delivering economic and cultural value to Brighton

For these reasons, the application is appropriate, proportionate, and suitable for approval.



Noise Management Plan

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Document Control

REVISION DATE	VERSION	REVISION BY	APPROVED BY
05/02/2026	1	REDACTED	

Introduction

This Noise Management Plan (NMP) for the Caravanserai venue at St. Peter's Church, outlines a commitment to managing the environmental impact of noise generated by activities held on the licensed premises, with particular emphasis on entertainment-related events. The control measures detailed in this plan are to be implemented and followed for all events operating under the at the premises, including those hosted by external promoters or third-party entertainment providers.

This plan has been developed in consultation with the local authorities and aligns with the guidance provided in the *Code of Practice on Environmental Noise Control at Concerts*.

Site and Event Responsibilities & Complaints Handling

Designated Person of Noise Control for Events

This designated person of control will be familiar with this NMP and will be trained in the use of noise monitoring equipment. A dedicated, direct contact phone number will be provided to the Local Authority (LA) and local residents.

Direct number for complaints: 07***** TBC

Noise Monitoring Equipment

Caravanserai will ensure that the following equipment is in place for all operational hours.

- 1) A portable, calibrated, Class 2 (or better) noise monitoring device with octave banding analysis and data logging.
- 2) In clear view at the Front of House mixing position, a calibrated noise monitoring system with octave banding analysis and data logging.

Complaints Handling Procedure

Caravanserai shall maintain a formal record of all noise-related complaints received, whether made directly to the venue or referred via the Local Authority. All complaints shall be documented using the **Noise Complaint Handling Template (NMP04-BC)**.

In circumstances where the standard template is unavailable, the staff member receiving the complaint must ensure that the following information is recorded in full:

- **Date and time** of receipt of the complaint
- **Name, address, and contact details** of the complainant (where provided)
- **Nature and description** of the noise complaint, including the type of noise (e.g., amplified music, crowd noise, bass frequencies) and the time period concerned
- **Action taken** by the Designated Person in Control or other responsible individual
- **Outcome** of the investigation and any communication provided to the complainant

All complaints shall be promptly referred to the **Designated Person of Control**. An **off-site noise measurement** shall be undertaken to assess compliance with the agreed noise limits and to determine the specific characteristics of the emission. This may include identification of the dominant source or frequency content, where such information is relevant to ongoing control measures.

A summary of all complaints received, together with corresponding investigation outcomes and any corrective actions implemented, shall be retained as part of the venue's Noise Management records. This information shall be made available to the Local Authority upon request.

The findings arising from complaint investigations shall be periodically reviewed and used to inform revisions of this **Noise Management Plan (NMP)**, ensuring that continuous improvement in noise control practices is maintained.

Noise Sensitive Properties

Properties — including residences and premises — that are known to both the Local Authority and Caravanserai to be particularly susceptible to disturbance from amplified noise emitted from the licensed site. These typically include locations where noise impact is more likely to cause disruption due to proximity, usage, or existing complaints history.

A map with locations of known noise sensitive properties clearly marked, indicating relevant measurement points will be made available to persons responsible for noise control at all times.

Noise Emission Mitigation

Caravanserai hosts a broad range of events, and an appropriate level of focus will be placed on noise control measures for each event. Based on the data and feedback from the 2023 shows, the following measures have been considered on planning.

Venue Orientation

The orientation of the included venues has been reviewed for 2026 to minimise emission in the direction of St Peters Place residences.

Audio System Design

The audio systems where applicable, shall implement a cardioid sub array along with a separate system processor to facilitate the overall limiting of sound levels, separate to the processing offered by the installed Front of House console.

Venue Programming Consideration

The duration and frequency of performances, in comparison to the 2023 shows, will be reduced to further minimise the impact on local residents.

Content Standards

In recognition of the venue's location within a residential town setting, all performances, announcements, and amplified content must be appropriate for a public audience. The use of explicit language, offensive material, or content likely to cause distress or public complaint is prohibited. Caravanserai reserves the right to request modifications to any performance or to stop content that is deemed inappropriate, in consultation with the performer.

Bands, Live Performance and Contracts

Although the audience-facing sound system represents a primary source of site noise emissions, on-stage monitoring and backline equipment (including drum kits and guitar amplifiers) also contribute significantly. All performers booked to appear at Caravanserai must be made aware of the requirement to manage sound responsibly and to comply with any restrictions necessary to prevent noise disturbance. Event promoters shall ensure that suitable provisions are included in performance contracts to retain effective control over sound levels.

Noise Management Overview

- Between 09:00hrs and 23:00hrs, the maximum permitted Music Noise Levels (MNL) shall not exceed **75 dB LAeq,5min** at noise sensitive properties
- Octave frequency bands 63Hz and 125Hz shall not exceed **90dB**.
- From 23:00hrs, noise levels shall be progressively reduced to ensure that the MNL is inaudible at noise-sensitive properties.

Frequency Content Management	Octave Frequency Band (Hz)	Noise Limit dBA at Proxy
All events and programme material.	63	80
	125	80



The star indicates preliminary positions for measurements (based on noise emission modelling) to be conducted during noise propagation tests and initial event noise monitoring checks. This correlation is to be checked for accuracy during operational hours.

