

REP A

From: Cllr Jacqueline O'Quinn REDACTED
Sent: 03 September 2025 20:57
To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Subject: Objection to Licensing application for the Foundry.

EF CON ENDS 05.09.2025 VALID PCD and PPN (A)

3rd September 2025

Dear officer,

RE: LA 2025/06997 The Foundry

This is an objection on behalf of local residents to the granting of an alcohol Licence for The Foundry which would be a new premises at 3 Ellen St – located in the new development of Hove Gardens. I had to ask others to establish that this licence is about providing a bar for people renting co-working space e.g. local small companies – individuals or groups. The set-up would be that these individuals, as members, and their guests would have access to the bar for alcohol and food and that they could have events on the premises. This is what I have inferred from speaking to others as there was very little information available in the application itself.

The applicants ask for an alcohol licence from 10.00 – 24.00 every day of the week and also asks for late night refreshment every day from 23.00 – 24.00 hours. They also ask for this alcohol licence to apply on and off the premises and I can only assume that this refers to the outside area of the bar which is located on the 1st floor of Hove Gardens facing the Clarendon and Ellen estate. These are very late hours for 7 days of the week in a heavily residential area. There are tenants in Hove Gardens itself who would be disturbed by noise from a bar which had guests and members drinking both inside and outside. It would also cause considerable disturbance to the residents of Livingstone House and Ellen House, in particular on the Clarendon and Ellen estate, thus creating a public nuisance. It would also create a lot of coming and going from the bar late at night and this would be a public nuisance for local residents and would potentially attract anti-social behaviour and crime and disorder in the area.

There is no need for such a premises as there are plenty of licensed premises on Goldstone Villas in the parade leading down from Hove station. It would be quite easy for people using office space at Hove Gardens to go to those premises to consume alcohol.

What is extraordinarily disappointing about this application is that during the public liaison meetings, initiated by the developers, with local councillors, Hove Neighbourhood Forum and other interested local parties, the area that is now being proposed as for co-working and a bar with late hours was proposed as a community area which local people could use for agreed times and prices. This was in order for

the residents of the Clarendon and Ellen estate especially to receive some benefit from having such a large development so close to them – literally cheek by jowl. It would have been helpful if the proposal for co-working and a bar with late hours had been discussed with representatives of the local community before submitting an application.

I ask for this licence application not to be granted.

Councillor Jackie O'Quinn Goldsmid Ward

REP B

From: REDACTED

Sent: 04 September 2025 09:23

To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>

Cc REDACTED >

Subject: Licensing Application 2025/06697 The Foundry

EF CON ENDS 05.09.2025 VALID PCD and PPN (B)

LA 2025/06997 The Foundry – Objection from Hove Station Neighbourhood Forum

This application is very thin on detail. The Forum are concerned that no mitigation whatsoever is offered to ensure the licensing objectives are met. There has been no communication with the Forum or members of the wider community that we are aware of.

We are unclear what the off sales would represent – outside tables and chairs? This would clearly create opportunities for noise and public nuisance, as well as opportunities for crime and disorder.

We are also of the opinion that there are already plenty of opportunities to purchase and consume alcohol in the immediate vicinity – public houses both by Hove Station up the stairs, and at the lower level nearby, as well as off licenses.

In addition we believe that it is far too late a licence for a work-space member only plus friends to have in such a residential area – if indeed that is the purpose of the license.

The license, if granted, will create issues of noise, public nuisance and potentially crime and disorder. If there is an intention to hold events, this will mean many guests so it will not always just be members.

To sum up, we object on the grounds of:

- The prevention of public nuisance, and
- The prevention of crime and disorder.

REDACTED

REP C

EF CON ENDS 05.09.2025 VALID PCD and PPN (C)

Objection to Licensing Application –LA 1445/3/2025/06997/LAPREN The Foundry, 3 Ellen Street, Hove (Hove Gardens)

Submitted by: REDACTED

Date: 4th September 2025 Dear

Licensing Team,

I am writing to object to the application for a premises licence for *The Foundry*, located at 3 Ellen Street within the Hove Gardens development. I do so as a resident of the Goldsmid ward and as REDACTED with long-standing knowledge of local community concerns and priorities.

Grounds for Objection

My objection is based on the following licensing objectives:

- **The prevention of public nuisance, and**
- **The prevention of crime and disorder.**

Concerns

1. Opening Hours in a Residential Setting

The applicant seeks a licence to serve alcohol every day from 10:00 to 23:00. These hours are excessive for a premises located in a densely populated residential area. Residents of Hove Gardens, as well as those in nearby Livingstone House and Ellen House (Clarendon and Ellen Estate), are likely to experience noise and disruption, particularly in the evenings and at weekends.

There is also a lack of clarity around how the outside area will be managed, or whether customers will be allowed to drink outside late at night—raising further concerns about disturbance.

2. Off-Sales Are Unclear and Problematic

The application includes permission for off-sales of alcohol, but it provides no detail about how this will operate. This raises concerns about potential street drinking, littering, and associated anti-social behaviour in the surrounding streets and public spaces.

3. No Mitigation Measures Provided

The application offers no information about how the premises will uphold the licensing objectives. There is no mention of noise management, dispersal policies, or plans to prevent nuisance or crime. This absence of detail is particularly troubling given the potential impact on neighbouring residents.

4. No Demonstrated Local Need

There are already **two public bars and three off-licences** within close proximity on Goldstone Villas. These already provide ample provision for the area. There is no demonstrated demand for another alcohol outlet operating until 11 pm, seven days a week.

5. Change of Use Without Community Consultation

Perhaps most concerning is the change in use of this space, away from that originally intended. During previous public liaison meetings between the developers, local councillors, the Hove Neighbourhood Forum and other community stakeholders, this part of the development was designated as a **community space** by the developers, intended to benefit all local residents—especially those on the adjacent Clarendon and Ellen Estate.

It is extremely disappointing that this commitment was reneged upon. Additionally, this application was submitted **without any consultation** with the local community. This represents a clear departure from the commitments made during the development process and further undermines trust in the developers' engagement with local people.

Conclusion

Given the potential for public nuisance, anti-social behaviour, and disruption to local residents — combined with the lack of consultation and mitigation — I urge councillors to **refuse this application**.

Thank you for considering my objection.

Yours sincerely,

REDACTED

