

**REP A**

**EF CON ENDS 10.01.2026 VALID PPN**

**From:** [REDACTED]  
**Sent:** 08 January 2026 15:59  
**To:** EHL Licensing <EHL.licensing@brighton-hove.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** Re: planning application: St Peters North, York Place, Brighton BN1 4GU.

Dear Sirs

Re: planning application: St Peters North, York Place, Brighton BN1 4GU.

As a resident living permanently at [REDACTED], I am writing to oppose the granting of the license proposed from the last weekend of April 2026 to first weekend of June 2026.

I believe the scope, content, duration and location of such entertainment facilities represents a clear Breach of my rights regarding statutory noise nuisance, and human rights to the freedom and enjoyment of property.

I have correspondence from past years, from 2010 onwards, regarding the nuisance of previous such installations and the inability of the licensees or council to adequately control such noise.

The proximity of the site to my property, [REDACTED] means that I can hear everything from the open-air site from loud music to PA announcements, drumming and crowd noise: making sleeping, reading, listening to the radio or music system, writing (work) impossible on frequent unpredictable occasions. That Boxing, Wrestling and live music, fuelled by alcohol, are to be licensed is a guarantee that a statutory noise nuisance will again be engendered.

I live in the vibrant heart of Brighton & Hove and so expect a level of noise, disturbance and revelry that comes with the territory. The fantastic annual Pride event has similar effects to my flat, but for one weekend only. The Marathon, Half-Marathon, the Great Escape and assorted loudly happy, short duration events are also expected and not unwelcome. However, this license would make my home unliveable and unworkable from, for a whole month.

Your own protection officer, [REDACTED] noted in 2016 *"The law of statutory nuisance, which I work under does not use any specific decibel to define when a nuisance is being caused. There are technical reasons behind this but sufficed to say statutory nuisance is actually judged subjectively, based on its character, duration and frequency, as well as how it would affect the average individual in their home."*

Previous experience, and correspondence shows, that the operators are not always able to control the acts, the crowds and therefore the noise. Council officials are only available at certain times so exert minimal control and can only act after the nuisance has occurred.

I registered complaints of noise, after which I was forced to leave my home and stay with friends as the noise made life in my flat untenable. I believe these are your ref: [REDACTED]  
[REDACTED] I have no copies and most interaction was via text messages. I am attempting to have old texts retrieved from an old phone.

I have past correspondence referring to severe and unresolved noise issues from similar installations from 2010 onwards. At each event severe nuisance caused by noise, the consistent over-running of time and volume restrictions, with little done to avoid a repeat. I am not suggesting that noise or the lack of efficient control is deliberate, or due to incompetence, it is simply that events of this nature and duration do not belong in a residential area.

It appears the very minimum legal requirement on consultation has, as usual been applied despite the fact I was assured, innumerable times, that should any new event such as this be proposed, I would be contacted as part of the consultation process. As ever, this has not happened, confirming my assertion that the running and policing of the event will again, similarly prove inadequate.

I should also like to enquire if a similar site licence to that granted in 2025, for an arena farther south, towards Old Steine, will be repeated in 2026? In my email to Brighton & Hove council of 15<sup>th</sup> May 2015, I noted that *"Residents of the London Road area often have the feeling we are treated as if we are 2<sup>nd</sup> class residents"* Are residents down the road being spared noise at our expense?

My objection is not a case of NIMBYism, simply no resident should have their home life destroyed for a whole month for company profits, arts, sports or any other reasoning. When your home is invaded by such severe noise, forcing you to leave your home, the nuisance it is akin to the feeling after a burglary. Uninvited, unwanted and unwelcome intrusion of your own safe space, in contravention of human rights to enjoyment and security of property, ruins your peace of mind.

I have attached a picture and map to demonstrate the proximity of my home to the proposed event.

Please can you acknowledge receipt of this email and advise of next steps.

Yours faithfully

[REDACTED]

**REP A - Appendix A - Photos REDACTED**

**REP B**

**EF CON ENDS 10.01.2026 VALID PPN**

**From:** [REDACTED]  
**Sent:** 09 January 2026 15:28  
**To:** EHL Licensing <EHL.licensing@brighton-hove.gov.uk>  
**Subject:** Objection to 1445/3/2025/09113/LAPREN St Peters North

To whom it may concern

I am writing to you to object the the licence for St Peters North for the duration of the festival. I am a resident at [REDACTED]

From experience of previous festival events in this space myself and my family have suffered from severe sleep deprivation almost every night. My bedrooms and living room are literally only [REDACTED] from the site and there is no escape from the noise of the crowd and even worse the bass of amplified music coming through windows and walls. There is no escape as all of our rooms [REDACTED] [REDACTED]. This is not a short event it is 6 weeks of continuous noise. I can't afford to move out of my house. We already have a pub [REDACTED] [REDACTED] and the addition of constant late night amplified music would make our living conditions intolerable. My [REDACTED] has to be fit in the morning for [REDACTED] college and I need sleep I work as a teacher [REDACTED].

The late hours of this application are entirely unacceptable and from prior experience it is like having a nightclub within [REDACTED] of my bedrooms - a nightclub with no walls! Also in prior years the licensing hours have been blatantly ignored by the event managers and they have refused to stop the noise.

[REDACTED]

**REP C**

**EF CON ENDS 10.01.2026 VALID PPN**

From: [REDACTED]  
Date: Fri, 9 Jan 2026, 18:40  
Subject: Application for noisy entertainments next to St Peter's Church  
To: <[EHLlicensing@brighton-hove.gov.uk](mailto:EHLlicensing@brighton-hove.gov.uk)>  
Cc: <[Susan.Shanks@brighton-hove.gov.uk](mailto:Susan.Shanks@brighton-hove.gov.uk)>, <[Ellen.Mcleay@brighton-hove.gov.uk](mailto:Ellen.Mcleay@brighton-hove.gov.uk)>

Dear City Council,

A neighbour has drawn my attention to the attached application, from the City Council to itself, to facilitate noisy and disruptive activities late at night for six weeks every year [REDACTED], where there is no barrier to prevent the sound from rising to my bedroom just as I am trying to get to sleep. Please find attached a photo of the notice of application, which I was shown only today.

What shocks me most of all is that this seems to be a permanent application, according to which it would seemingly not be possible to object to repetitions of this disturbance in a residential area in future years.

These events have taken place on the open ground just north of St Peter's Church for about six weeks (from late April to early June) nearly every year for at least ten years now. That is very wearying. I am [REDACTED] and I live [REDACTED] in the [REDACTED], where the bang-bang-bang of the drum and bass lines rising up to my bedroom for hours on end is very unpleasant and can make it difficult to sleep. If it is at all like in previous years, this will *not* be "recorded music for background use only," as stated in the application, but loudly amplified rock music, going on in the open air (or at best, inside tents) for hour upon later and later hour.

On previous occasions, when neighbours have been informed that this would take place (which was far from every year), we were assured that all would be quiet by 11 p.m., as implied in this application. But in spite of those promises it has frequently continued until after midnight, sometimes after 1 a.m., and there seems to be no policing of it at all.

I have lived in France, where I know this would be *strictly illegal* - under criminal, not civil law. Any noise that disturbs neighbours after 10 p.m. there can be reported directly to the police for action, and in my experience French people take that very seriously. I am deeply shocked that over here, especially in Brighton which takes pride in being a considerate town, the Council itself should be proposing it, and apparently for an indefinite number of years into the future.

I beg the Council therefore to reject its own application.

Yours sincerely,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

REP D

EF CON ENDS 10.01.2026 VALID PPN

**From:** [REDACTED]  
**Sent:** 10 January 2026 20:19  
**To:** 'EHLlicensing@brighton-hove.gov.uk' <[EHLlicensing@brighton-hove.gov.uk](mailto:EHLlicensing@brighton-hove.gov.uk)>; [REDACTED]  
[REDACTED]  
**Cc:** 'Susan.Shanks@brighton-hove.gov.uk' <[Susan.Shanks@brighton-hove.gov.uk](mailto:Susan.Shanks@brighton-hove.gov.uk)>;  
'Ellen.Mcleay@brighton-hove.gov.uk' <[Ellen.Mcleay@brighton-hove.gov.uk](mailto:Ellen.Mcleay@brighton-hove.gov.uk)>; [REDACTED]  
[REDACTED]  
**Subject:** OBJECTION for Grant of premises License or club premises St Peters North, York Place, Brighton BN1 4GU

OBJECTION to the proposal from residents at [REDACTED]

Dear [REDACTED]

This objection is in relating to Notice dated: 11th Day of December 2025

Me and my family were shocked to come across notice dated 11th Day of December 2025, for Brighton and Hove City Council with intention to apply for **Brighton and Hove city council for Grant of premises license or club premises certified to use or permit the use of premises known as St Peters North, York Place, Brighton BN1 4GU for the following licensable activities: films, Plays, Live Music, recorded music, boxing and wrestling, performances of dance and supply of alcohol.**

Reason for objection:

- **The above proposal is for License or club premises St Peters North, York Place, Brighton BN1 4GU ( I believe that this is Brighton Fringe festival) which is situated [REDACTED] our home [REDACTED]**

**Last time this happened our widows were shaking and making a buzzing noise. The organisers were slow to respond and when they did they would turn noise down for an hour then turn it back up again.**

- **This proposal is for persistent loud noise, loudspeakers and live bands continuously playing for over one month [REDACTED]**

1. Considering that the proposal is for over one month of significant noise which will result in disruption of our daily working lives and disrupt critical exams period for [REDACTED] This is "statutory nuisance" and as such it should be rejected. We object to the repeat of 2023 and previous Brighton Fringe activities at this location.

2. In Brighton, the playing of loudspeakers is subject to noise nuisance laws.

3. [REDACTED], in your email dated 03 July 2023 at 15:29 you stated following: "I can confirm that there will not be any other activations on this site without considerable consultation with those who have been primarily effected this year so I very much look forward to speaking to you soon to ensure your experience is at the centre of that report."

4. There has been no consultation with us ( we have been primarily effected in all previous years)

5. Although in your email you stated that you were looking forward to speaking with me soon to ensure our experience is at the centre of your report. You did not contact me or my family to hear

about our experience.. Instead we are ignored and to add insult to an injury another application is in place by BRIGHTON AND HOVE Hove City Council, which you are responsible for.

6. in 2023 I asked you three questions, of which two are still to be answered:

- What is Brighton and Hove Council doing to prevent this happening in the future?
- Will effected residents receive compensation from Brighton and Hove council?

7. [REDACTED] provided you with numerous decibel measurements from previous noise nuisance dating May 2023, this has been ignored to this day by Brighton and Hove City Council

8. We have bedrooms [REDACTED] this is where we sleep and our [REDACTED] sleeps, there is nothing blocking the noise in these [REDACTED] bedrooms, even installing acoustic rockwall failed to prevent the noise transfer.

9. In May of 2023 when this last happened our [REDACTED]  
[REDACTED], after month of noise exhaustion and lack of sleep [REDACTED]  
[REDACTED] During 2024 and 2025 whilst there was no premises License or club premises St Peter's North, York Place, Brighton BN1 4GU, [REDACTED]  
[REDACTED] this is the difference a lack of noise pollution makes.

10. [REDACTED]  
[REDACTED]

11. We are still [REDACTED] by the last few Brighton Fringe events and inability of organisers as well as Brighton Environmental Health department to control the noise nuisance.

12. Noise and Lack of sleep have been widely documented and are internationally recognized as forms of psychological torture, cruel, inhuman, and degrading treatment.

13. In 2023 the noise levels were consistently high, we have decibel recordings showing this. In 2023 there was nobody from Brighton and Hove Council monitoring the noise after 6pm, there was nobody available to police the event and ensure noise levels were adequate

14. It is pointless measuring the noise levels at ground level as there are fences, trees, bushes and vehicles reducing the noise, the noise travels directly to our [REDACTED] bedrooms and does not benefit from any sound modulation. Base level

15. When there are live bands playing it is impossible to 'turn down' the drums, which especially impacts our bedrooms, [REDACTED]

15. If this proposal goes ahead we will have no option but to seek expert legal counsel to avert another disaster that could be completely avoided and to safeguard [REDACTED]

Therefore we strongly object to this proposal.

**Below is my complaint to BRIGHTON AND HOVE Environmental Health, dated 30/06/2023**

Case # 444914 Environmental Health - enquiries and complaints.

"I will start with the statement from Brighton and Hove Council website: Loudspeakers in the street

It's an offence to use loudspeakers for any purpose in the street at night between 9pm and 8am.

Loudspeakers can be used:

if the council gives consent

So, I would like to ask you, why did B&H council give consent to use Loudspeakers for over 30 days without consulting residents?

I challenge anyone to go for over a month without good sleep.

Noise coming from the Caravan-SERAI during Brighton Fringe festival. between 1st May and 4 June 2023.

[REDACTED] in tears some nights, The noise coming from the late entertainment left our windows shaking and all of us in distress. This has had an effect on our jobs, school and mental and physical exhaustion.

We talked to organizers who said they were monitoring noise (which did not accomplish any results) and who installed temporary rock wool insulation on top two floor windows). This blocked all light and alleviated noise a little but not enough.

Talking to my neighbours, it became clear that we all have had the same distressing experience. I understand that few people have complained but none of us have had any reassurance that this will not be allowed to happen again.

I am shocked and appealed that Brighton and Hove Council did not consult residence which will be directly affected by the proposed Late night open air entertainment licence before issuing consent.

To prevent this happening again, I would like to know following:

- who is responsible for issuing Brighton Festival licence outside St Peter's church?
- What is Brighton and Hove council doing to prevent this happening again in the future?
- will residence receive any compensation by Brighton and Hove Council?

I look forward to hear from you with answers to the above three questions. [REDACTED] form has been filled with Db readings, residents from [REDACTED] have complained to you, but to no avail, we all still wait to hear back from you - Brighton and Hove Council.

[REDACTED] response

From: [REDACTED]

Sent: 03 July 2023 15:29

To: [REDACTED]

Subject: Case # 444914 Environmental Health - enquiries and complaints

Dear [REDACTED],

Thank you for your email. I really appreciate you getting in touch as we rely on feedback to improve things in the future. I can only apologise for the disruption this has caused for you.

There have been activations on this location before but I concede there were fundamental issues with the programming and intentions of this project given the location. In conversation with the operators I had been assured that suitable agreement on noise had been found with local residents and it is clear, from your statement that this was not the case. We made multiple visits to the site throughout the month where we received regular confirmation that they were in full communication with you and your neighbours and that you were satisfied with the measures taken to mitigate the impact of their activity.

In response to your specific questions in your email. This activation was carried out under a standing licence granted to Brighton and Hove City Council which Brighton Fringe was given permission by my department to operate under. This was granted on the basis that they function within a very restricted noise management plan. It is clear that this was not adhered to on this occasion. I can confirm that there will not be any other activations on this site without considerable consultation with those who have been primarily effected this year so I very much look forward to speaking to you soon to ensure your experience is at the centre of that report.

Many thanks,

[REDACTED]



██████████ | Outdoor Events Development Manager  
Culture, Tourism & Sport | Brighton & Hove City Council

Should this proposal be approved by Brighton and Hove City Council, we will be seeking legal action!

Many thanks,

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