



LICENSING AUTHORITY

Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath RH16 1SS

Application for the review of a Premises Licence or Club Premises Certificate under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form, please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure your answers are inside the boxes and written in black ink. Use additional sheets if necessary. You may wish to keep a copy of the completed form for your records.

I, **Adam Dracott, Team Leader Environmental Protection Team** apply for the review of a Premises Licence under Section 51 of the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

Part 1 – Premises or club premises details

Postal address of premises or club premises, or if none, ordnance survey map reference or description

The Greyhound Inn
Keymer Road
Hassocks
West Sussex

Post town: Hassocks

Post code (if known) BN6 8QT

Name of Premises Licence holder or Club holding Club Premises Certificate (if known)

The Gee Dog Limited

Number of Premises Licence or Club Premises Certificate (if known)

PWA0275

Part 2 – Applicant details

I am

Please tick ✓ yes

- 1) An individual, body or business which is not a Responsible Authority (please read guidance note 1, and complete (A) or (B) below)

2) A Responsible Authority (please complete (C) below

3) A member of the Club to which this application relates (please complete (A) below

(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)

Mr Mrs Miss Ms Other title (For example, Rev)

Surname

First names

Please tick ✓ yes

I am over 18 years old or over

Current postal address if different from premises address

Post town

Postcode

Daytime contact telephone number

Email address (optional)

(B) DETAILS OF OTHER APPLICANT

Name and address

Telephone number (if any)

E-mail address (optional)

(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT

Name and address Environmental Protection Team Mid Sussex District Council Oaklands Oaklands Road Haywards Heath West Sussex RH16 1SS

This application to review relates to the following licensing objective(s)

Please tick one or more boxes ✓

- | | | |
|----|--------------------------------------|-------------------------------------|
| 1) | the prevention of crime and disorder | <input type="checkbox"/> |
| 2) | public safety | <input type="checkbox"/> |
| 3) | the prevention of public nuisance | <input checked="" type="checkbox"/> |
| 4) | the protection of children from harm | <input type="checkbox"/> |

Please state the ground(s) for review (please read guidance note 2)

Mid Sussex District Council Environmental Protection Team (the 'Responsible Authority') contends that the following licensing objective has been undermined by the carrying on of music activities at these premises:

- The prevention of a public nuisance

Full particulars in support of the application are to be found in the next section, but in summary:

The Greyhound Inn is located in the village of Keymer and has residential properties surrounding it on all sides, the properties to the north separated from the pub by the Keymer Road, B2116. The pub and the surrounding residential properties lie within the Keymer Conservation Area designated under section 277 of the Town and country Planning Act 1971.

The premises licence was transferred to Mr Hodges on 26 October 2023. In May 2024 the Environmental Protection Team received a complaint about noise disturbance from the pub garden which was affecting sleep of the residents. Further complaints were received in June and September 2024. In July 2025 complaints were again received about very loud amplified live music coming from the pub garden. In August 2025 another complaint was received alleging extremely loud amplified music from the garden that was so loud the residents reported they could not hear speech in their own garden. In all there have been 6 complaints received by the Environmental Protection Team from residents living in 4 different locations around the pub.

Noise nuisance investigations have been carried out over the last 2 years and the gathering of evidence has included statements of disturbances from residents in the form of completed diaries and the review of recordings following installation of our calibrated noise monitoring equipment within complainants' properties. 3 completed dairies have been received; one describing incidents between 1st and 18 October 2024; the second describing events from 18th to 31st October 2024; and the third with details of incidents from 29 August 2024 to 8 August 2025.

The majority of the complaints relate to music events that have been held in the rear garden area. As the garden area forms part of the licensable area of the premises, music performed in this area is not regarded as regulated entertainment due to the exemption provided within the Live Music Act 2012.

However, these performances are causing a clear public nuisance to nearby neighbours.

Please provide as much information as possible to support the application (please read guidance note 3)

Since October 2023, when Mr Hodges became the license holder at the Greyhound, the Environmental Protection Team have received 6 complaints from residents in 4 separate locations around the pub describing many incidents of noise disturbance from the pub. Most of these relate to the use of the outside areas for live and recorded music.

The Greyhound have regular events inside the pub such as their Thursday evening open mic night. They also use the pub garden for bands and to show sporting events such as the men's and women's euros competitions. This year there has been the usual open mic nights on Thursdays, which, even though they are held inside, can be heard by neighbours if the doors are left open. Also, in the outside space there have been events of music in pub garden on 1 May; a punk band outside on 5 July; Irish style band outside on 17 July; various styles of music in garden on 23 August; sea shanty sing-a-long outside on 24 August; jazz music outside on 25 August.

The first complaint was in May 2024 and was described as a noise nuisance to the extent that they were unable to hear their television in the lounge; sleep was disrupted by loud live and recorded music from the pub garden. It was reported that sleep was also impossible before 11.30 pm Thursday, Friday and Saturday nights. Their child's bedroom is the closest to the pub garden and it was impossible for them to study in the bedroom due to the noise and music. They had resorted to having to go away for the weekends or go out for the evening as it was impossible to be in the house.

A complainant in June 2024 stated that the pub had taken to playing extremely loud music and playing football matches from the garden. One night the pub were playing club music from the garden, reading at almost 70 decibels inside their house according to the complainant. They reported going through hell trying to get their baby to sleep. They reported that the pub play music weekly and it was often from 8-11pm and sometimes had gone past 11pm. The complainants understand that the pub are permitted to play music until 11pm, but it was so loud from inside their house with all doors and windows closed. They stated that during the hours of 7pm-11pm their daughter should be sleeping. They had approached the licence holder but felt ignored. The residents stated that when they made a reasonable approach to the pub, the response they received was quite rude and gave the impression they simply did not care for their neighbours. They couldn't even watch television one night and both had to wear noise cancelling headphones until the music stopped. They went on to state what a miserable situation they were in.

In July 2024, Mr Hodges applied for a temporary event notice for a number of live music events over the August bank holiday weekend. Within the notification, the description included the following:

Friday 23rd August – disco in rear garden – music to stop at 11pm

Saturday 24th August – aim to close the road for a mini festival in the front car park from 12 to 11pm

Sunday 25th August – live music in rear garden – music to stop at 11pm

Monday 26th August – BBQ and live music in rear garden – music to stop at 11pm

As a responsible authority for temporary event notices, the Environmental Protection Team raised concerns about this series of events, not least due to the noise complaint investigation that was current. The Environmental Protection Team stated that the likely impact of a whole weekend of noise from the pub's outside areas would, in our opinion, lead to risk of public nuisance being caused unless the events are carefully controlled and measures were taken to minimise any noise emission across the pub's boundary into neighbouring residential properties and gardens.

However, it was acknowledged in the response that, on account of the Live Music Act, there is no requirement to apply for regulated entertainment within the bounds of the premises, as defined by the red line of the premises licence, prior to 2300 hours and where there are limited numbers of

people. It was also stated that if there was inadequate control of the event and noise was experienced by local residents to an unreasonable degree, then there would be consideration for calling a licence review which could remove the exemption for regulated entertainment under the Live Music Act and could impose conditions on the use of the premises to prevent public nuisance. As noted previously, complaints were received about noise disturbance from events over this bank holiday weekend.

Noise nuisance investigations have been carried out over the last 2 years, and the evidence gathered has included statements of disturbances from residents in the form of completed diaries and the review of recordings made following installation of our calibrated noise monitoring equipment. 3 completed dairies have been received; one describing incidents between 1st and 18 October 2024; the second describing events from 18th to 31st October 2024; and the third with details of incidents from 29 August 2024 to 8 August 2025. Diary evidence enables officers to make an initial assessment of the disturbance and to determine whether the next stage of the investigation is appropriate, which could involve site visits or the installation of sound recording equipment.

The sound recording equipment has been installed on 4 occasions in 2 different locations. In August 2024 recordings were made between 22-27 August. The conclusion was that music was clearly audible inside the home and was highly intrusive. Sound levels inside the neighbour's house were up to 67dB(A). In September 2024, residents became aware of another planned music event, and the equipment was installed. No recordings were made as the event was held indoors which the complainant considered acceptable. In December 2024 the equipment was installed in one of the nearby resident's properties and there were recordings of music which was taking place inside the pub that were audible and annoying. In August 2025, the assessment of the recordings was that the music was the dominant noise in the neighbour's home. Sound levels reached 68 dB(A) inside the house. Lyrics were clearly audible. It would affect the residents' use and enjoyment of their home when events are held in the pub garden and the intrusion amounted to a public nuisance under the Licensing Act due to the volume, duration and frequency of events.

The Environmental Protection team have notified and discussed with Mr Hodges the complaints about noise from events in writing and in face-to-face meetings:

Visit on 5 July 2024 to discuss complaints
Consultation response to TENS notification – 12 July 2024
Visit on 30 July 2024 to discuss complaints and TENS
Letter 6 November 2024 – notifying of complaints
Email 11 November 2024 – arranging meeting
Email 12 November 2024 – details of incidents
Email 24 April 2025 – discussion about proposed party at pub on 2 May 2025
Email 24 April 2025 – recent complaint history
Letter 9 July 2025 – notifying of complaint
Email 16 July 2025 – information about public nuisance
Email 16 July 2025 – suggesting a licence variation
Letter 27 August 2025 – notifying of complaints

Due to the frequency of events and the intensity of the noise and the effects on those in the vicinity, it is my opinion that the licensing objective of the prevention of public nuisance was not being promoted.

Section 2.21 of the Section 182 Statutory Guidance deals with Public Nuisance:

2.21

The 2003 Act enables licensing authorities and responsible authorities, through representations, to consider what constitutes public nuisance and what is appropriate to prevent it in terms of conditions attached to specific premises licences and club premises certificates. It is therefore important that in considering the promotion of this licensing objective, licensing authorities and responsible authorities focus on the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises

which may be disproportionate and unreasonable. The issues will mainly concern noise nuisance, light pollution, noxious smells and litter

In respect of premises where the Live Music Act has effect the guidance states:

Licence reviews: Live and recorded music

16.55

On a review of a premises licence or club premises certificate, section 177A(3) of the 2003 Act permits a licensing authority to lift the suspension and give renewed effect to an existing condition relating to music. Similarly, under section 177A(4), a licensing authority may add a condition relating to music as if music were regulated entertainment, and as if that premises licence or club premises certificate licensed the music. In both instances the condition should include a statement that Section 177A does not apply to the condition.

In order to uphold the licensing objective of the prevention of public nuisance, I am of the opinion that the use of the garden area for amplified music or other similar events should be restricted. Therefore, the Responsible Authority seeks the lifting of the suspension which section 177A relates to for live and recorded music in the garden area. This does not affect the ability of the Greyhound Inn to have music events inside the pub. My recommendation for removing the exemption for regulated entertainment relates only to the outside areas. With the deregulation removed, the Responsible Authority recommends that the following conditions are attached to the licence:

Only 3 events of regulated entertainment per calendar year are permitted to take place in the garden area and are subject to the following:

- The events are not held closer than 30 days apart
- The events finish by 22.45 hours and the garden area is emptied of patrons by 23.00 hours
- Residents within 50m of the pub boundary* are informed of events at least 3 weeks in advance

*There are 33 properties within 50m of the boundary of the pub.

Please tick ✓ yes

Have you made an application for review relating to the premises before

If yes please state the date of that application

Day	Month	Year					

If you have made representations before relating to the premises please state what they were and when you made them

Please tick ✓ yes

- I have sent copies of this form and enclosures to the Responsible Authorities and the Premises Licence holder or Club holding the Club Premises Certificate, as appropriate
- I understand that if I do not comply with the above requirements my application will be rejected

✓
✓

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.

Part 3 – Signatures (please read guidance note 4)

Signature of applicant or applicant’s Solicitor or other duly authorised agent (please read guidance note 5). **If signing on behalf of the applicant please state in what capacity.**

Signature 

Date 14 October 2025

Capacity Team Leader – Environmental Protection

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 6)

Notes for Guidance

1. A Responsible Authority includes the local police, fire and rescue authority and other statutory bodies which exercise specific functions in the local area.
2. The ground(s) for review must be based on one of the licensing objectives.
3. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.
4. The application form must be signed.
5. An applicant's agent (for example Solicitor) may sign the form on their behalf provided that they have actual authority to do so.
6. This is the address which we shall use to correspond with you about this application.