

Louise Dewberry

From: [REDACTED]
Sent: 10 February 2023 08:59
To: Licensing
Subject: Re: Reference number: 117572

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Good morning Sandra, my apologies, please find my address below.

Patching

Sent from my iPhone

On 10 Feb 2023, at 08:39, Licensing <Licensing@arun.gov.uk> wrote:

Good morning, thank you for your email but in order to accept this representation we do need your full address .

Sandra Sayers
Licensing, Technical Support Assistant
E: licensing@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk
<image001.png>

From: [REDACTED]
Sent: 09 February 2023 16:38
To: Licensing <Licensing@arun.gov.uk>; f [REDACTED]
Subject: Reference number: 117572

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FAO: Licensing team, Environmental health, Arun District Council.

Review of the Fox Inn at Patching, licence on the grounds of prevention of 'Public Nuisance'

I wish for my details to be kept private. I have been a [REDACTED] for the last 15 years. Prior to the new licensee taking over the pub on the 17th of January last year there has

never been any issues with excessive noise from the pub itself or during the period the events marquee has been permitted to be in use and certainly no cause for any complaints to be made.

The detailed planning document available on the South Downs National Park planning portal, Ref. No:SDNP/12/01603/FUL out lines various conditions for permission of use.

1: The marquee shall only be erected on site from the 1st April to 31st October in any given year. It was last year erected in early May and has remained so ever since.

2: The acoustic and noise mitigation measures and details agreed by Arun District Council, Under reference PA/9/11/DOC dated 25/05/2011 shall continue to be complied with in full, unless agreed in writing by the SDNPA.

Reason: In the interests of the amenity afforded to neighbouring residential properties in accordance with policy GEN32 and NPPF.

No such measures have been employed, the noise from the events can be heard from a great distance from the pub and is interfering with the enjoyment and lives of surrounding properties as well as causing distress to individuals and livestock. The marquee has also been erected out of the specific location set out in the planning document.

3: During the months of operation detailed in condition 1 above, the marquee shall not be used for functions except on Fridays, Saturdays and Sundays. On Fridays and Saturdays the use shall be restricted each day to between 1200 and 2400 and on Sundays and public holidays to between 1200 and 2230.

Reason: In the interests of the amenity afforded to the neighbouring properties.

This has not been adhered to, music has been frequently heard long after licensing hours, as well as shouting and screaming.

I believe that the environmental health as well as licensing have had numerous meetings with the pub to address and resolve this issues but no attempt to reduce the noise has been made by the licensee, who has failed repeatedly to keep the noise levels under control and continue to breach the parameters of their license. These issues are severely affecting the day to day life of all of those who live near by, so I support this review of the pub's license fully.

There have also been numerous issues with the pub cesspit leaking into the lane as well as problems with piles of commercial waste and bonfires producing noxious smoke and fly ash, again which I believe the council has spoken to the pub about with no effect.

Yours sincerely,

A resident.

Sent from [Mail](#) for Windows

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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Louise Dewberry

From: Louise Dewberry
Sent: 08 February 2023 19:46
To: Licensing
Subject: Notice of Review No 117572

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Sir

We understand that the license of the Fox Pub is under review and we would like to make comments about it.

Our comments are below and we have video and photographic evidence:

Since the change of hands of the Fox Inn there has been a dramatic change in the impact of the pub on local residents. A good pub is a great asset to a rural community, but only if it is a considerate neighbour. The pub was once a vibrant, successful business that had a large number of customers but a minimal impact on those around it. It had regular functions in its marquee that were strictly monitored for noise meaning these had little impact on the local neighbourhood and was in keeping with a business running in the South Downs National Park.

From the first function in the marquee with the new owners there has been problems, music that could be heard indoors several hundred metres away was common place, with music felt as much as heard. It has felt at times that the pub has been trying to recreate the Sterns Night Club of old. Local opinion has been disregarded and a social media vendetta has been played out against any critics. It has also been noted and reported to the Police that there has been a large rise in the apparent drug taking in Selden Lane and Arundel Road an event that had never been seen previously.

It has also been noted that the previous owner had the Cess pit emptied on a regular basis sometimes multiple time per week, the pub for some time seemed to think it acceptable to pump the liquid out onto Selden Lane often in the early hours of the morning.

Running a pub is a privilege that should only be bestowed on those that are happy to work within the law and rules applicable; the current owners seem to have a complete disregard for these and as such should not be afforded the privilege.

Yours faithfully

Louise Dewberry

From: [REDACTED]
Sent: 09 February 2023 14:43
To: Licensing
Subject: FOA: Team Arun District Council RE: PREMISES LICENCE
117572

Follow Up Flag: Follow up
Flag Status: Flagged

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FOA: Joanne Lewis/Licensing Team Arun District Council

RE: PREMISES LICENCE 117572

Please accept this email as my official representation regarding the Review under section 51 of the Licensing Act 2003 of the Premises Licence at The Fox Inn, Arundel Rd, Patching, Worthing, West Sussex, BN13 3UJ

As per the official notice which stated that a review of the licence has been applied for under the grounds that the Licensing Objectives of the Prevention of Public Nuisance have been seriously undermined, I wish to respond that I firmly support the need for this review and believe that the Premises Licence should be withdrawn/revoked as soon as possible due to the licensee's flagrant disregard for the Licensing Objectives and utter failure to show any respect for the local environment, neighbours, and wild-life in proximity to the establishment. This opinion is purely based on evidence of conduct and not on any personal feelings about the licensee involved.

Since being granted the Licence, the business owners/Fox Inn have consistently acted in dangerous and disrespectful manners; failed to uphold many aspects of the four main objectives of the Licensing Objectives all of which has negatively impacted and adversely affected the health and safety, not just of the surrounding neighbours and environment, but also of that of their very patrons.

The holder of the Premises Licence has failed to uphold planning permissions regarding the position, erection and permitted period of use for the massive marquee, (which can even be seen from the A27 and dominates the appearance of a rural historic public house property and is incongruous with the surroundings of the South Downs National Park) and has used the marquee as a 'party-tent' outside of permitted seasons and hours of use. Extremely loud music and shouting/'singing' have ruined the enjoyment of the quiet countryside surroundings and have been disruptive and distressing to the residents of the neighbouring properties and distressing to wildlife and livestock. The noise levels have been totally unacceptable on very many occasions, and not just in the evenings or weekends, but during the week or daytime too.

The noise level has made it impossible for neighbouring residents to maintain their right to the peaceful enjoyment of their home and such ongoing disturbances are detrimental to the mental and physical health of those subjected to it.

The flashing 'disco' lights and spotlights and the light emanating from the business have also been disruptive both to residents and particularly livestock and wildlife. This pub is situated in the South Downs National Park, which is also a designated Dark Skies zone, and the immediate surroundings are inhabited by many nocturnal species, such as Tawny Owls, Barn Owls, various species of moth and many species of Bats which have all been impacted by the sound and light disturbances. The bats and owls in particular have been adversely affected.

There have also been several/regular incidences of trade waste (not merely that generated by the establishment itself, but from outside businesses) being brought into the site and dumped regularly on the property, creating

health and safety hazards, increasing vermin populations but also, this unlicensed trade waste has been regularly burned. Large, unsupervised bonfires giving off thick, black, toxic smoke have been witnessed many times. This creates unacceptable pollution and is very worrying considering the proximity of livestock, residents and wildlife. One bonfire (constructed around Bonfire Night celebrations) was so tall it could be seen towering over the height of neighbouring properties and was an unstable construction made of unsuitable materials. To have built it and lit it showed a severe disregard for the safety of their patrons, staff and neighbours and for the local environment and wildlife of the National Park. Embers drifted into the neighbouring property almost setting fire to stables and livestock housing and bedding, and would have been disastrous if it wasn't for the prompt action by the neighbour. Lives, health and property should not have to be put at risk like this.

The staff/business owners have also exhibited threatening and abusive behaviour towards neighbours, inciting hatred with abusive comments and behaviour and acted in intimidating manners which has required police intervention.

The raucous parties and music events which are held on the property outside of permitted hours of business have consistently created many incidents of nuisance regarding noise disturbance; damage to property, blocking access routes for neighbours and emergency vehicles, created sewage problems and the it is so sad that the whole site has been turned from a well-run, well-maintained establishment into a commercial waste dump come night-club that is unsightly and both damaging to the neighbouring properties and hazardous to health.

Previously the Inn was a lovely rural pub which served locals, visitors to the area and local dog walkers such as myself who enjoy the area for the amenities of the countryside and it was run professionally and sat side by side with its neighbours and the environment harmoniously. Since its current licensee obtained the license this has all changed and the business now seems to be run more as a party venue/night club which is completely inappropriate and has been very disruptive for many reasons, some of which I have referred to above. The changes I have witnessed have all been to the detriment of the property, locality and the environment.

Numerous attempts following informal and official channels have been taken to request the licensee adheres and respects the Licensing Objectives and operates the establishment within recommended H&S guidelines etc, but they have consistently failed to cooperate and their obvious disregard for the neighbouring residents, properties, livestock, wildlife, environment, National Park, and members of the public mean I feel it would be inappropriate for the license to be continued.

Please revoke the premises licence held at the Fox Inn as I firmly feel it is only a matter of time before a tragedy occurs given the complete disregard the licensee holds for all those affected by the activities at the Fox Inn.

I would also request that due to the attitude/behaviour of the licensee, that my personal details are not made public or shared with the licence holder, for fear of repercussions at my representation on this matter. I am happy to divulge my full name and address (I am a resident of the Arun District) for council records only, but am concerned about potential backlash from the current premises licence holder if my personal details were shared with them.

Please let me know if you require this information. I believe Joanne Lewis is the investigating officer so perhaps my representation could be forwarded to her directly so that my anonymity may be preserved.

Sincerely,