

From:**Sent:** Friday, March 12, 2021 5:10 PM**To:** Re [REDACTED]**Subject:** Licensing applications in relation to multiple units at 'Borough Yards' development 1 Bank End SE1 9BU

Dear Sir/Madam

I am writing to make representations in relation to each and all of the following licensing applications:

Licence Number:	Address :	Ward:
874290	UNIT 010, 1 Bank End SE1 9BU	Borough and Bankside
874291	UNIT 001, 1 Bank End SE1 9BU	Borough and Bankside
874292	Unit192a, 1 Bank End SE1 9BU	Borough and Bankside
874294	UNIT 208, 1 Bank End SE1 9BU	Borough and Bankside
874295	Unit 205, 1 Bank End SE1 9BU	Borough and Bankside
874296	UNIT 101, 1 Bank End SE1 9BU	Borough and Bankside
874297	Unit 230, 1 Bank End SE1 9BU	Borough and Bankside
874299	Unit 192, 1 Bank End SE1 9BU	Borough and Bankside
874301	Unit 213, 1 Bank End SE1 9BU	Borough and Bankside
874304	UNIT 193, 1 Bank End SE1 9BU	Borough and Bankside
874305	UNIT 221, 1 Bank End SE1 9BU	Borough and Bankside
874308	Unit 229, 1 Bank End SE1 9BU	Borough and Bankside
874309	UNIT 207, 1 Bank End SE1 9BU	Borough and Bankside
874310	UNIT 215, 1 Bank End SE1 9BU	Borough and Bankside
874311	UNIT 231, 1 Bank End SE1 9BU	Borough and Bankside
874313	UNIT 219, 1 Bank End SE1 9BU	Borough and Bankside

These applications relate to some 16 new bars and restaurants now planned for the new "Borough Yards" development which is a new development occupying the land, buildings and railway arches bordered by Clink Street, Stoney Street, Park Street and Borough Market.

There is a pending application to amend the planning permission to allow for the proportion of the development to be used for bars and restaurants to be increased from just 30% to 50% with up to 25% for pubs and bars. Essentially, it is now proposed to turn this development from predominantly retail to a large eating and drinking hub in an area that (absent lockdown restrictions) is already busy in daytime and evenings due to a number of pubs bars and restaurants surrounding the area around the Market.

[REDACTED] at Clink Wharf, Clink Street just a few seconds walk from Stoney Street and from one entrance to the main thoroughfare of Borough Yards on Clink Street. This is a residential area and a conservation area.

While we welcome the introduction of new bars and restaurants into what is a vibrant, urban area this must be done taking into account the needs of local residents. We already suffer to some extent, particularly on Thursday, Friday and Saturday evenings from the noise and nuisance created by people leaving bars and restaurants in the area most of which have a closing time of 11pm -midnight. The above applications all envisage closing times of from 12:30am to 2am seven days a week.

I wish to object to the proposed number of licences (16 additional bars and restaurants is too many in total for this area) and, in particular, the proposed opening hours on the following grounds:

Prevention of crime and disorder

Allowing drinking times in this number of bars and restaurants into the early hours of the morning will attract large numbers of late night drinkers to the area immediately outside my home, inevitably resulting in an increase in violent crime, disorder and anti-social behaviour

Prevention of public nuisance

Increased levels of noise in the early hours of the morning every night of the week will be a substantial interference with the peaceful enjoyment of our living space and that of all other residents in our local community. It will also result in a significant increase in taxis and other vehicles illegally parked and obstructing the public highways and vehicular access to our building – particularly after closing time

Public safety

The footfall in this area is already extremely high, particularly at weekends. Borough Yards will attract further crowds at all times of the day and evening, if it becomes a late night eating and drinking destination, into the late night and early morning. This gives rise to serious public safety concern especially in the light of the continued need for social distancing even as lockdown restrictions are lifted.

In short this development threatens to transform the local area immediately outside my home and that of other residents into a late night drinking destination attracting crowds from across London.

In the light of the above concerns I would urge the council to

- (a) restrict the number of licenses granted for eating and drinking establishments at the above address
- (b) to reduce the proportion of bars and pubs (as opposed to restaurants) licensed to serve alcohol within Borough Yards
- (c) grant the licenses for bars and pubs on the basis that they cease serving drinks by 00:00 midnight at the latest (preferably earlier Sunday nights to Thursday)

I recognise that the previous occupants of this site, Vinopolis wines, held a licence that permitted them to open until 2am and it may be that the developers will therefore suggest they are not proposing any change. I understand that Vinopolis was never profitable and certain did not make use of its 2am licence on a regular basis.

Yours faithfully

[Redacted signature block]

[Redacted address block]

Other person 3

From: [REDACTED]
Sent: Tuesday, March 30, 2021 9:52 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: [REDACTED] >
Subject: 15/AP/3066 16 Units - OBJECTIONS

2 Horseshoe Wharf, 6 Clink Street, London SE1 9FE

Licensing at Southwark

licensing@southwark.gov.uk

30 March 2021

Licensing applications

15/AP/3066

unit 207, unit 205,unit 230,unit 001,unit 219,unit 221,unit 229,unit 231,unit 215,unit 192A,unit 101,unit 010,unit 192,unit 193,unit 208,unit 213

Dear Licensing Committee Members

We object to the 16 license applications listed on the notices on premises at Borough Yards, Bankside, SE1.

We object on the grounds set out in the lengthy objection* from Living bankside.

More briefly our objections are these:

Nuisance

The area is already super-saturated with licensed premises. They already cause nuisance in terms of delivery vehicles regularly blocking the streets, noise nuisance and public disorder such as noise and using the streets to relieve themselves of excess alcohol. The nuisance represents a serious intrusion on the ability for local residents (who number many hundreds) to enjoy their homes in peace.

The proposed licensing hours are excessive. Off-license sales are unwelcome in what is a local residential area, previously free of off-license facilities.

Crime and disorder

Alcohol consumption leads to poor behaviour. Residents suffer from aggression and intemperate behaviours.

Safety and prevention of harm to children

Drunkenness poses a threat to residents and especially to children resident in the area. The servicing requirements of 16 bars will lead to obstruction of the highways and footways, leading to danger for youngsters.



Other person 4

From: [REDACTED]
Sent: Tuesday, March 30, 2021 12:47 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Borough Yard Licensing application : OBJECTION

I wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309 , 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297 ,
874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

Other person 6

From: [REDACTED]
Sent: Tuesday, March 30, 2021 12:50 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Borough Yards Licenses: OBJECTION

I wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309 , 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

We urge Southwark Licensing to refuse all these applications.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Other person 7

From: [REDACTED]
Sent: Tuesday, March 30, 2021 12:56 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licensing applications. OBJECTION

To whom it may concern,

I wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The

London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. To often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

I urge Southwark Licensing to refuse all these applications.

Yours sincerely,

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██████████████████
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██████████████████

drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

We urge Southwark Licensing to refuse all these applications

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

Other person 9

From: [REDACTED] >
Sent: Tuesday, March 30, 2021 1:06 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Borough Yards Licensing Applications

Dear Licensing Team,

Please accept this email as my objection to the 16 licensing applications on the Borough Yards site that they all have been lodged separately but are in the same applicants name and for the same scheme.

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The

Other person 10

From: [REDACTED] >
Sent: Tuesday, March 30, 2021 1:36 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Borough Yard licensing applications : Objection

We wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292.

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

We urge Southwark Licensing to refuse all these applications.

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

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]

Other person 11

From: [REDACTED] >

Sent: Tuesday, March 30, 2021 3:26 PM

To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>

Subject: Objection: Borough Yards, 874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Email to licensing@southwark.gov.uk

I wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our

area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals. My children have unfortunately been exposed to this in the past.

We urge Southwark Licensing to refuse all these applications.

██████████
████████████████████
██████████
██████████

Other person 12

From: [REDACTED]
Sent: Tuesday, March 30, 2021 1:26 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: 21/AP/0507 Redevelopment of 1 Bank End: OBJECTION

Dear Sir/Madam,

I wish to object to the following licensing applications on the Borough Yards site; although they have been lodged separately they are all in the name of the same applicant and for the same scheme:

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive

drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

We urge Southwark Licensing to refuse all of these applications.

Yours faithfully

██████████

██

Other person 13

From: [REDACTED] >
Sent: Tuesday, March 30, 2021 6:21 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to licences

I wish to object to the following licensing applications on the Borough Yards (BY) site (although lodged separately they are in the same applicant's name and for the same scheme).

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

On grounds of:

1. Cumulative Impact Zone

All the above are within the Borough & Bankside Cumulative Impact Zone (CIZ), where the presumption is against granting further licences in an area unless applicants can demonstrate their premises will **not** worsen noise, antisocial behaviour and increase the drain on emergency services. None of these premises' applications offer any such mitigations. Launching 16 new premises simultaneously in a CIZ is an easily foreseeable recipe for disaster and as such should not be contemplated.

2. Prevention crime and disorder

The Borough & Bankside CIZ has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ's, with over double the number of alcohol-related call-outs as the next highest area (i.e. call-outs for alcohol-related violence are 78% higher than in Peckham.).

3. Prevention public nuisance

This area is already oversaturated with restaurants and bars bringing noise from rowdy, antisocial and violent drunken behaviour to the doors of a residential community of 932 people who live on the narrow streets clustered around the BY site. Residents already have their lives blighted by revellers whose shouting is amplified by the narrow streets and bounces directly into their bedrooms. Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site, but these premises all request closing hours or 12.30 and 1.30am.

4. Public safety

The narrow streets around BY can barely cope currently with all the cars and people flooding them. More licensed premises would mean more drinkers spilling onto the roads creating risk of injury. Southwark is one of the top five areas for ambulance call-outs, with call-outs for alcohol-related issues in Borough & Bankside being notably higher than other areas. Changing units from retail to F&B attracts twice as much servicing and there is no area for large numbers of taxis and Ubers to park so, they will circle the streets creating gridlock and worsening air quality.

5. Safety of children

Many children live in the streets surrounding the BY site, and adding 16 new licensed premises will put them at risk from harm caused by being forced to hear obscene language screamed from the street below and witnessing indecent exposure when drinkers from these extra licensed premises use the streets as a urinal.

I urge Southwark Licensing to refuse all these applications

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Other person 14

From: [REDACTED] >
Sent: Tuesday, March 30, 2021 7:12 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Re: Borough Yards, objection, 874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Resent with my name rather than that of my husband, [REDACTED], who has already sent a separate objection, with related points, especially in reference to the impact on our children.

On 30 Mar 2021, at 12:42, Jen Grenside <[REDACTED]> wrote:

Email to licensing@southwark.gov.uk

I wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

My husband and I are concerned that our children will suffer from broken sleep which will impact their ability to grow, develop and learn at school. Additionally, we will not be the best parents we can be if suffering from broken sleep too. We moved into our flat in 2005 because whilst being close to work, it was quiet. We decided to stay here when we had children because of how peaceful it was. The imposition of this scheme will radically and adversely impact our peaceable amenity. A few summers ago, our son used some foul language that he overheard from drunks singing on a passing party boat as the balcony windows were open. We fear this will become a constant source of moral harm to the children and a battle which we will be unable to win if these licences are passed.

We urge Southwark Licensing to refuse all these applications.

██████████
████████████████████
██████████
██████████

Other person 15

From: [REDACTED]
Sent: Tuesday, March 30, 2021 6:17 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection Borough Yards licensing

Dear,

I live in [REDACTED] and wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The

London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. To often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

We urge Southwark Licensing to refuse all these applications.

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████████████████████

████████████████

████████████████

Other person 16

From: [REDACTED]
Sent: Tuesday, March 30, 2021 4:57 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Premises licence application 874299 - UNIT 192 Borough Yards, Park Street, London SE1

Dear Sirs,

Premises licence application 874299 - UNIT 192 Borough Yards, Park Street, London SE1

Market Taverns Limited operates the Market Porter public house at 9 Stoney Street, SE1 and I wish to object to the above application.

The 2016 approved planning consent for Borough Yards imposed a cap of 30% on food & beverage outlets, in order to protect the amenity of local residents. A new planning application has now been applied for, to increase the number of licenced premises up to 50% of the outlets on the site.

Although the planning application is yet to be determined, I understand 17 new premises licences have been applied for.

Borough Yards is within the Borough and Bankside Cumulative Impact Zone. The area is already saturated with bars and restaurants and the presumption must be to refuse any additional premises licence applications. A further 17 licenced outlets in this area will be to the detriment of the local residents, and their enjoyment of their surroundings and amenity.

It will further hamper our ability to operate effectively and safely within the licensing law. The four licensing objectives must be considered in protecting the local residents and the neighbourhood, and in particular the protection of children from harm and the prevention of crime and disorder are paramount.

There are a number of children under the age of ten living in the neighbouring streets surrounding Borough Yards. Children will be disturbed at night in particular, having their sleep disrupted by departing drinkers, as well as by music and elevated voices late into the evening.

Borough Yards falls within the designated Cumulative Impact Area where the existing levels of alcohol-related crime, injury, violence against the person and nuisance are already high. The proliferation of licenced outlets in this area will only worsen the high incidence of crime and disorder which must be reduced.

I would urge you to seriously reflect on the possible negative impact of granting a further 17 premises licences within Borough Yards on the local population living and working in the area, and look to refuse these applications.

Yours faithfully

Other person 17

From: [REDACTED] >
Sent: Tuesday, March 30, 2021 2:05 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to 874310 and others

Dear Licensing,

I live at [REDACTED] Clink Street, with my wife and two daughters [REDACTED]
I wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.
874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 87429, 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children (including my daughters) live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

We urge Southwark Licensing to refuse all these applications.

Yours sincerely,

[Redacted]

[Redacted]

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

Other person 18

From: [REDACTED]
Sent: Tuesday, March 30, 2021 2:05 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection

Dear Sir/Madam,

I wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311 874308,
874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

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There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

We urge Southwark Licensing to refuse all these applications

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

Other person 19

From: [REDACTED] >
Sent: Tuesday, March 30, 2021 5:12 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objections to 16 license applications on the Borough yards site
Importance: High

My husband and I wish to object to the following 16 licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme:

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection:

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

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The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

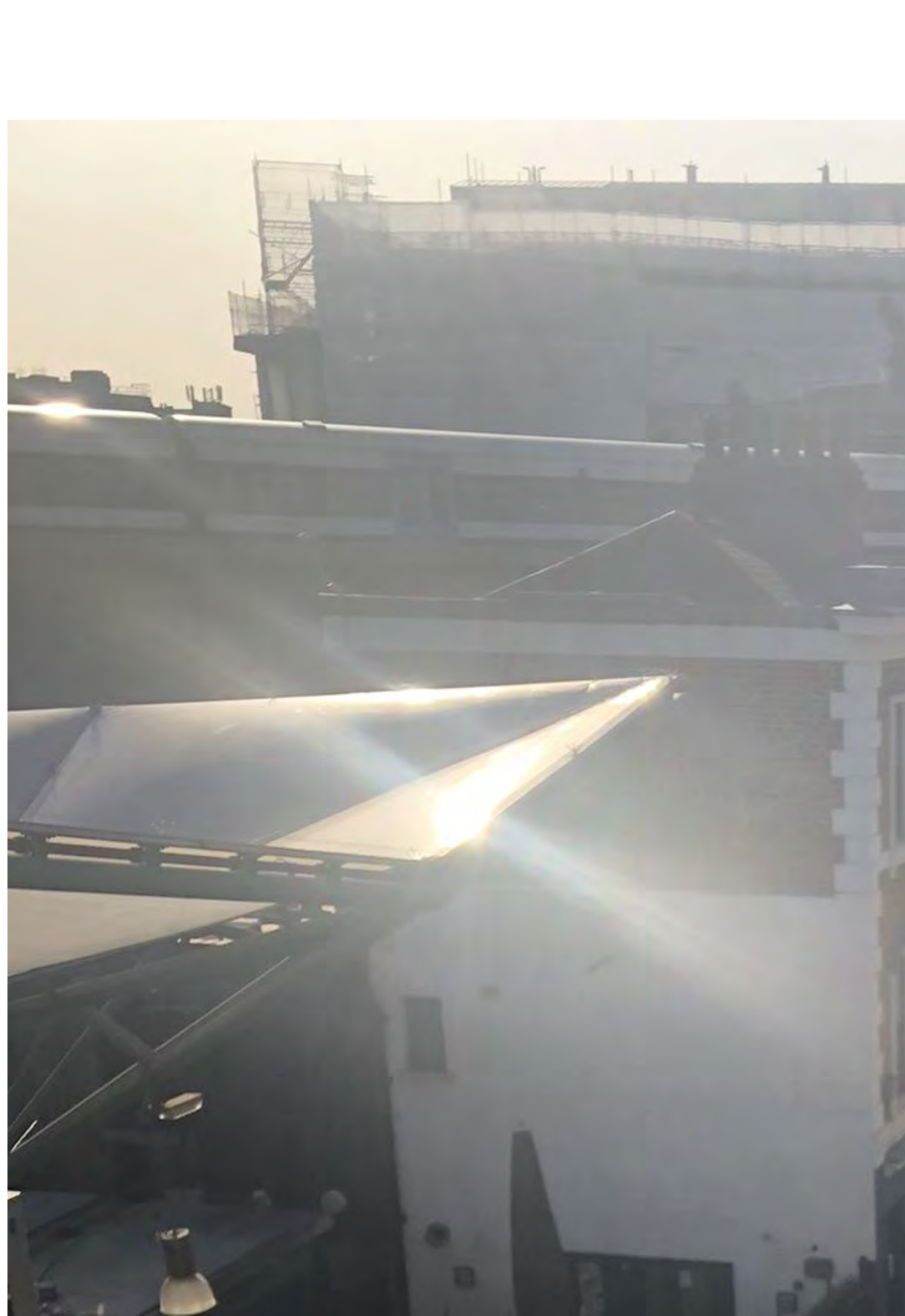
The safety of children

I am about to give birth and my newborn will be affected by all of this noise and disruption that is planned to enter the area, specifically the drunken revellers pouring out in the early hours of the morning, and the pollution and noise from the idling uber and taxi engines sure to be underneath our windows on Winchester Walk as we are right by one of the main entrances - SEE ATTACHED PHOTO OF HOW CLOSE OUR HOME IS FROM THE MAIN ENTRANCE.

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. To often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

We urge Southwark Licensing to refuse all these applications.

[REDACTED]



Other person 20

From: [REDACTED]
Sent: Tuesday, March 30, 2021 2:27 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Borough Yards License Applications

I wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme. 874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311

874308, 874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. To often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

We urge Southwark Licensing to refuse all these applications

[REDACTED]

[REDACTED]

[REDACTED]

Other person 21

From: [REDACTED] >
Sent: Tuesday, March 30, 2021 2:43 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: RE: 21/AP/0507 Redevelopment of 1 Bank End: OBJECTION

I wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308,
874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

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The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

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listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. To often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

I urge Southwark Licensing to refuse all these applications.

Many thanks and regards

██████████
██████████████████
████████████████████

Other person 22

From: [REDACTED] >
Sent: Tuesday, March 30, 2021 6:03 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: [REDACTED] >
Subject: Borough Yards

I wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309 , 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

We urge Southwark Licensing to refuse all these applications.

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██████████

SOUTHWARK

◆ CATHEDRAL ◆

By email: licensing@southwark.gov.uk

30th March 2021

Sir

BOROUGH YARDS

The Chapter of Southwark Cathedral wishes to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Our reasons for objection are as follows but come from the perspective of the parish church of the area and the most significant and historic building in a unique area:

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will not worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions are over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. We believe that sixteen more F&B premises will only exacerbate this.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although residential accommodation is never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noise including into the Cathedral which does have services at all times and events in the evening.

Southwark Cathedral
London Bridge
London
SE1 9DA

020 7367 6700
southwarkcathedral.org.uk

The Very Revd Andrew Nunn
Dean of Southwark

020 7367 6727
andrew.nunn@southwark.anglican.org

These premises all request closing hours of 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

The Chapter mindful of the needs of the parish and its parishioners urges Southwark Licensing to refuse all these applications.



Andrew Nunn
Dean

Southwark Cathedral
London Bridge
London
SE1 9DA

LIVING BANKSIDE

Email to licensing@southwark.gov.uk

Dear Sirs,

UNIT 219 Borough Yards STONEY STREET. **REF 874313** premises licence

We wish to **object** to this application.

EXECUTIVE SUMMARY OF THE OBJECTION

SITE CONTEXT RELEVANT TO THE FOUR LICENSING OBJECTIVES.

1. **Planning/Licensing Context**
2. **The objectors – representatives of 932 residents**
3. **Cumulative Impact Zone**
4. **Hours longer than both Southwark Licencing Policy and the consented scheme**
5. **Servicing doubled by F&B; no legal parking for taxis and Ubers: precedents for refusal; Deliveroo bikes**
6. **The protection of children from harm.**
7. **The prevention of crime and disorder**
8. **Public safety**
9. **The prevention of public nuisance**
10. **Outdoor drinking and off-licence sales**
11. **Conditions**
12. **Using the old Vinopolis licence for the whole site?**
13. **APPENDIXES**
 - A **Photographs of the affected streets**
 - B **Total F&B patrons generated by BY's 17 licences**

1. PLANNING/LICENSING CONTEXT

In the Consented scheme for Borough Yards ('BY'), a cap of 30% was put on food & beverage ('F&B') uses, in order to protect the amenity of local residents. The Consent is for 70%, with a gallery, offices and a cinema. BY has now applied for Planning consent to increase its licenced premises up to 50% and bars making up 25 percent of the site. That application is not determined. The Borough Market, the Cathedral and residents are objecting.

Despite the lack of planning consent, BY has applied for 16 new licences on the assumption of consent. (There is already a licence for a bar in the cinema).

If the new Planning application is refused, a likely three or four of the 16 licences cannot be deployed.

That could include this one.

2. THE OBJECTORS

This objection is behalf of the 932 residents who live within yards of the proposed premises. BY is embedded in our residential community. It is not possible for F & B patrons – or their taxis, their Ubers or their Deliveroo bikes – to arrive at or leave these premises *without* passing within a few meters of the homes of residents including elderly people, the disabled, rest-home residents and many young children.

For each affected residential zone, we have appointed a Licencing Coordinator. Their names and addresses are at the end of this letter.

3. CUMULATIVE IMPACT ZONE

The application contravenes the provisions of the **Cumulative Impact Zone**. There is a presumption **against** permitting yet another licensed premises unless it can be demonstrated that such new premises will not present an added burden of criminal or antisocial behaviour that draws on the resources of the police and hospitals, as well as sacrificing the amenity of residents, including children. Given the super-saturation of bars and restaurants in this area – there is no good reason to allow another large establishment, let alone 16 at once.

In this case, 17 bars and restaurants are now proposed for the BY scheme: 16 new licence applications have gone in as of March 3. The cinema bar is already licenced. The total raft of licensed premises could bring an extra 25,000 F&B patrons to the area seven days a week. (See Appendix B)

There are 56 licensed premises within the Borough Market area already. Of all Southwark's wards, Borough and Bankside has the most licensed premises already – over 250. Borough Market has provided the following figures for people coming into the area on Fridays and Saturdays:

Friday daytime, 29 th Nov 2019 (9am – 6pm)	90,863
Saturday daytime (9am – 6pm)	127,191
Friday evening, 29 th Nov (6pm – midnight)	16,082

These tiny residential streets cannot accommodate another massive influx of drinkers and diners on top of these figures. Late night social drinkers are already well catered for with Flat Iron Square and the Vinegar Yard. What this area needs is emphatically not more F&B.

The square meterage of the premises in this licence is 767.9. Therefore, using the calculations in the UK Govt Building Regulations 2010 for Fire Safety² and back of house space calculated by an architect³ we estimate the following occupation:

1228 if a bar

460 if a dining restaurant.

Or something in between if part of the area becomes a bar and part dining. The applicants state that these premises are a restaurant but there is nothing in the licence that indicates this. For the purposes of our cumulative chart we are counting it as a restaurant.

So the application is for premises serving alcohol to a very large number of extra drinkers to bring into a Cumulative Impact Zone.

If these premises were to be a bar only, then it should moreover be automatically rejected because Southwark's policies favour only **establishments that serve substantial food** alongside drink.

4. HOURS LONGER THAN BOTH SOUTHWARK LICENCING POLICY AND THE CONSENTED SCHEME

The proposed hours of operation are 7am to 12.30 seven days a week.

These hours are outside those established in current Southwark Licencing Policy.

We are aware that Licensing is not coordinated with Planning, but the Officers may like to know that these hours are also outside those Consented by Planning, which are the following, as listed in the Decision Notice July 2016:

23 a) The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours 08:00 to midnight on any day.

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

5. SERVICING DOUBLED BY F&B; NO LEGAL PARKING FOR TAXIS, UBERS and DELIVEROO BIKES: PRECEDENTS FOR REFUSAL OF LICENCES

BY has a servicing plan. But it does not include any provision for the doubling of servicing needs occasioned by F&B in relation to retail.

It also fails to include provision for the servicing of its thousands of F&B patrons by taxis and Ubers, especially late at night when public transport is reduced.

No revised Transport Plan has been provided by the applicants to support the new flood of F&B clients.

² For a bar, .3 sq m per person; for a dining restaurant, 1 sq m per person, after deduction of cloakrooms/kitchens etc

³ Information provided by a local architectural practice: 'A rough A3 rule of thumb is about 40% of gross internal space for back of house (kitchen, services & plant and wc's etc.) in a typical restaurant. *This is on the generous side* as some kitchens are very small for instance. For bars, the calculation would be 20%.'

F&B patrons congregate in bigger numbers and occupy sites more numerous than retail customers. Even during the day, the taxis and Ubers of thousands of F&B patrons would be a problem in streets already logjammed (see APPENDIX A) to the extent that frustrated drivers will sit with their hands on their horns for up to ten minutes.

BY is surrounded by tiny residential streets with no legal parking spaces for taxis waiting for clients. So taxis and Ubers will have zero recourse but to circle continuously or wait with idling engines, releasing toxins and noise, (and in summer with the taxi windows open playing loud music) under the bedroom windows of residents, including young children, in Stoney Street, Clink Street, Park Street, Montague Close, Winchester Walk, Redcross Way and the other streets shown in the site context map.

In order to reduce noise and emissions, the residents asked if Soap Yard could be used for taxis at night, but the applicants have declined. We fear that this is because Soap Yard is intended to serve as a beer garden for the seven licensed premises around it, including the cinema bar.

In two recent licensing applications within yards of these premises, (App 867078 Lockes Bar; App 867079 Adventure Bar) permission was refused precisely because of this lack of legal parking and stopping-places for taxis and Ubers in an area already saturated with late-night F&B.

In this case, the situation is so much worse because of the volume of F&B patrons (and therefore taxis) involved and the number of residents including children in proximity.

The new Uber regulations mean that drivers are paid so long as they sit in their taxis. This will encourage Ubers to cluster and wait in areas where they know thousands of patrons will emerge at some point. If the Borough Yards complex is licensed to become a late night drinking and eating mega-hub, it will become a magnet for Ubers.

The cinema bar's licence (859288) allows alcohol and late night refreshment to be sold (342) 'for consumption off the premises to customers placing telephone and online orders to be delivered by agents of the cinema.' This can only mean **Deliveroo** bikes. As all the restaurant and bar fronts-of-house are now under our windows, that means swarms of noisy Deliveroo bikes added to the taxis circling, waiting, revving in the narrow streets where there is no legal parking.

The application contravenes the four key licencing objectives as follows:

6. THE PROTECTION OF CHILDREN FROM HARM

There are a number of children under the age of ten living within yards of the proposed premises. Most of these children have their bedrooms on the street. Their sleep stands to be disrupted by departing drinkers, as well as by music and elevated voices emanating from these premises.

These children include a new baby due in May 2021 and a number of foster children. With the foster children, there are many different behavioural issues caused by traumatic events, past experience of alcohol misuse/anti-social behaviours. It is impossible to underestimate the negative impacts of a large licenced premise on their doorstep.

The World Health Organisation is now reporting on the damage caused to hearing by 'leisure noise'. Children are particularly vulnerable. The World Health Organisation's current studies on noise show that disturbed nights have a serious effect on children. Their concentration the next day is compromised. They can develop headaches and permanent hearing problems.

We also wish to draw the committee's attention to the problem of people fuelled by drink who leave the place where they have spent their money and wander through residential streets, under the windows of apartments with children, and indulge in explicit talk. In licensing terms, the protection of children from harm includes the protection of children from moral, psychological and physical harm: for example, exposure to strong language and sexual expletives, or the sight of drinkers exposing themselves to urinate on their doorsteps.

As a result of the scheme's increased F & B ambitions, there is a danger of cars, servicing vans and taxis impacting on and literally with children who are less visible than adults. Day and night, these streets are already full to capacity (Appendix A shows photographs of the streets as they are before the proposed 17 new F & B establishments, including the cinema bar already licenced, in BY).

As mentioned, there is no legal place for patrons' taxis or Ubers to park and turn off their engines. They will be clogging these streets in vast numbers to service the thousands of patrons of BY. The lungs of children are especially vulnerable to particulates PM2.5 and PM10. Idling cars release more and more dangerous particulates than those simply driving.

7. THE PREVENTION OF CRIME AND DISORDER

Borough and Bankside is designated a Cumulative Impact Area because of the existing concentration of F&B and its associated issues of alcohol-related crime, injury and nuisance. Some figures from the *Cumulative Impact Area Alcohol Licensing Review A review of crime and anti social behaviour FY18/19 Regulatory Services; Divisional Analytical and Business Service May 2019*:

Borough and Bankside ... are the highest wards in Southwark for crime.

Rowdy Behaviour & Street Drinking ASB calls: Borough & Bankside CIA has over double the number of calls than the next highest areas of Camberwell.

Alcohol-related ambulance call-outs (2,919 reports): The Borough & Bankside CIA has 25% of the total annual call-out rates. It continues to be notably higher than the other areas.

Alcohol flagged violent crime (322 reports): In FY18/19 the number of alcohol flagged violence reports in Borough & Bankside CIA was 78% higher than the next highest area, Peckham.

Violence with Injury reported crimes (1,144 reports): As mentioned in the introduction, UK studies have suggested that between 25% and 40% of violent crime involves a perpetrator who has been drinking ... Borough & Bankside has the highest volume of VWI (174)

Some information from '*The impact of Alcohol in Southwark Southwark's Joint Strategic Needs Assessment People & Health Intelligence Section Southwark Public Health 13 February 2017*'

In Southwark alcohol is a serious problem, more so than in many London boroughs.

Compared to the London region average, Southwark has much higher mortality rates attributable to alcohol overconsumption

Violence against the person is the most frequent alcohol related crime recorded in Southwark

Alcohol was involved in almost 15% of sexual offences and 10% of violent offences in 2015

Official government figures estimate that the average cost of an alcohol-related emergency ambulance/paramedic journey is £321.30. Therefore, in 2014, ambulance call-outs for binge drinking incidents alone cost Southwark almost £480,000.

In 2017/18 there were 338,000 estimated admissions where the main reason for admission to hospital was attributable to alcohol⁴. In August 2017 the London Ambulance Service revealed which London boroughs see the highest number of alcohol-related incidents: Southwark was in the top five. Figures show that, in Southwark, over 6,650 people were treated by ambulance crews after drinking too in August (2016). In Southwark that year there were 3,051 recorded incidents.

⁴ NHS Statistics on Alcohol, England 2019, published 5.2.19

It would be unconscionable to draw a massive new influx of drinkers to this troubled Cumulative Impact Zone. And yet this application, and the 15 others lodged with it, would do exactly that.

Most nights in this area, there is already shouting, screaming, singing and dancing from drunks who have spent their money at existing licenced premises. On weekend nights, and after sports matches, there are often fights, including glassings. Most of us have witnessed **indecent exposure**, in the form of patrons using our front doors as urinals as they continue drinking off-licence supplies when premises close. Many of us have needed to step over vomit outside our front doors the next morning and clean up the stinking result. We have to pick up the empty bottles and cartoons from off-licence sales from our doorsteps and window-sill. We need to do this, because of the danger of vermin.



litter in Clink St including wine bottles and beer cans 21.3.21

The proposed premises are just steps and yards from residents homes, including Montague Close's river viewing point, a square that is a known trouble spot for **drunken behaviour, drug dealing, rough sleeping and violence**. F&B patrons walking to London Bridge station, particularly the overland trains, will be directed by their phones to walk along Montague Close.

In this Cumulative Impact Zone, the alcohol-related problems are already grave. In the summer of 2020, Southwark Council was forced by the behaviour of F & B patrons to pressure and steam clean the urine and vomit from these very streets every Monday morning. This is an expense that was borne not by the licensed premises but by the Council.

It is in the context of this real, lived experience of crime and disorder, and the prospect of 17 new premises selling alcohol on our doorsteps, that we must object strenuously to this new licence.

8. PUBLIC SAFETY

Meanwhile the very thin strip of land outside the premises is barely adequate for comings and goings of the large clientele this huge premises will attract. It certainly cannot host queues that might build up. Or those queues would force pedestrians into the road.

And yet outdoor drinking is applied for in this licence.

In the case of emergencies, customers from these premises would be forced out into a narrow footpath that must be shared with thousands of other clients from Borough Yard's other restaurants and bars. An emergency could result in crushing and blocking of escape routes or people being thrust off the pavement into oncoming vehicular traffic, also intensified by the increased F&B needs for taxis and Ubers.

There are already too many premises in this CIA and in the BY complex for public safety to be upheld. Crowds from all 17 units will be mingling, alcohol-disinhibited, until late into the night, around this 2.5 acre site with multiple exits if this and all the other applications are approved. What if this premises hosted one group of football fans for a match, and a nearby premises hosted their rivals?

The onus needs to be on the applicant to show how and why they would not be adding to this serious safety problem.

9 THE PREVENTION OF PUBLIC NUISANCE

According to the **Revised Guidance issued under section 182 of the Licensing Act 2003**, it is the responsibility of the licencing officers to take into account 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. We believe that this large premises would have a disproportionate effect on those living and working nearby.

The amenity of residents in this area is already compromised by a saturation of licenced premises. People coming out of bars have their voices elevated by drink. The canyon-like nature of these streets efficiently transmits noise up to our bedrooms – including the bedrooms of young children and babies in this area. Meanwhile, the arches of the bridges in Clink Street and Stoney Street provide excellent sound chambers where drunks or even merry people like to test their voices, by yodelling, for example.

Southwark Council cannot enforce on this kind of disturbance: it is labelled 'transient noise'. A resident whose children are woken by revellers – even those settling in for a private party - under the bedroom window will get short shrift from Southwark's noise team. With no enforcement possible, the prevention of this kind of noise cannot be 'conditioned' into any licence. The licensee takes no responsibility for the behaviour of those carrying away the beer and wine he/she has sold to them. The licensee takes no responsibility for the bottles and cans left in the residential streets.

The only way to prevent nuisance of this kind is to stop licensing huge bars and restaurants in this Cumulative Impact Zone. Sixteen new licences for Borough Yards, including this one, are sixteen licences too many.

10. OUTDOOR DRINKING AND OFF-LICENCE SALES: MUST BE EXCLUDED FROM LICENCE

The applicants include outdoor drinking until 10pm in this licence. Where? There is no outdoor space, so this would mean colonising the public realm of the footpath.

These premises are not in a pedestrianized area but on a busy road that also has a well trafficked cycle lane. Stoney Street has a narrow footpath *on only one side*.

Given the size of these premises, the footpath would not contain all the outdoor drinkers, some of whom would be forced to stand in the road. And if the patrons drank on the footpath, they would force actual non-drinking pedestrians (which would include many local people) into the traffic.

To allow any outdoor drinking or off-licence sales at these premises would infringe the Licensing Objective of Public Safety.

Moreover, this same footpath has to be shared by drinkers from existing licenced premises (see the photographs in APPENDIX A) as well as the patrons arising from the other 15 licences in this batch.

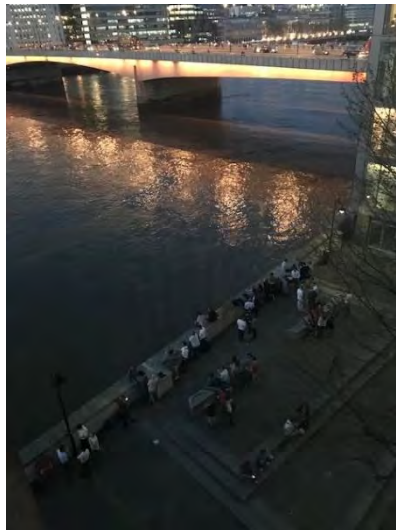
Off-sales drinks would be taken for consumption under the homes of residents in the early hours. Offers of 'sealed containers' are specious.



Off-licence sales - these drinkers are seated in front of the entrance to the residential apartments at Evans Granary, immediately opposite the Stoney Street bars and restaurants. When they leave, they will leave their bottles and other litter.

We have seen the draft conditions of the applicants. Off-licence sales, according to the applicants, will be conditioned with a toothless request for drinks to be taken away, with no distance specified (it would need to be 1000 meters to protect all the residents). This proposed condition is toothless because the premises could not possibly enforce it. How would they deal with the women above? They have no statutory rights to force them to do anything they don't want to do.

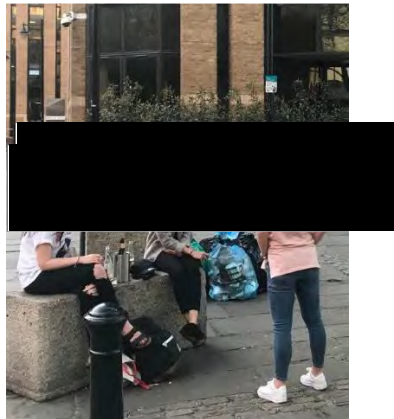
Drinkers will even break the necks of bottles if they want to keep drinking, especially with a lovely view of the Illuminated River at Cathedral Square ... under the bedrooms of residents including children. The picture below shows people with off-licence wine and beer at Cathedral Square.



late night drinkers with off-licence alcohol - immediately under the residents of Minerva House

Are the applicants going to send staff to Cathedral Square to tell their patrons to stop upsetting residents and waking up children? Are they going to interrupt a parting patron who prefers to urinate in the arch in front of Pickford's Wharf rather than queue up for a toilet inside?

Are the applicants going to clean up the bottles and cans they sold drinkers like these, also under Minerva House?



Outdoor drinking and off-licence sales cannot be provided by these premises without causing serious public nuisance and compromising public safety, and must be removed from any licence granted.

12 CONDITIONS

We sincerely hope that this licence is denied for all the above reasons.

However, we would like to make a note about conditions. We have been shown the draft conditions prepared by the applicant, which they say are *already approved by the Licensing Authority*, and which they describe as *'comprehensive and modern'*.

1. The fact is that these new conditions offer **less protection** than the 'shadow' Vinopolis licence (866700). The following conditions are embodied in the shadow licence but are avoided in the new conditions proposed for Borough Yards:
 - double lobbies to the doors on Stoney Street premises, with inner doors kept shut (350)
 - that those doors and the windows are closed in the mezzanines at night.
 - No street queuing after 10.30 (352)
 - A taxi marshalling service (353)
 - No off-licence sales after 9pm (355)

Also left out of the *'comprehensive and modern'* conditions are any provision to stop football-related events and large sports screens that would attract notoriously difficult football clubs; any commitment to actual decibel levels; no offer of airlock doors to prevent repeated slamming; no provision to stop event dismantling after or before hours. Street cleaning is specified but not how often. And the noise of street cleaning at 2am would prolong the misery of residents. No details of the dispersal policy are given, and so no input is possible. The conditions allow drinking outside the premises until 10pm, which means noise from 7am till 10pm. Measure to protect children from harm show no interest in the local children, but are all about customers.

The 'pre-approved' conditions are unacceptable in that they fail address the major problems triggered by the design of the premises: tall French windows effectively opening full frontage to the street in the context of sensitive residential properties just a few yards away. Other problems include the following:
- provision for providing tables out in the street, colonising the narrow footpath and public realm yards from residents' homes.

It is also notable that few of the applicants *'modern and comprehensive'* and *'pre-approved'* conditions have landed in the one Borough Yards licence already signed off - the cinema's bar (licence 859288). This severely undermines confidence. The cinema bar's licence also contains a worrying clause that would permit Deliveroo bikes around the site until midnight (or later, for long films).

12. Using the old Vinopolis licence for the whole site?

The applicants have deployed not-very-veiled threats that, if their current applications meet resistance, then they will simply invoke the old Vinopolis 8am – 2am licence for the whole site.

There is confusion here because, despite requests, we have not been able to get hold of the 'deposited plan' that would show the geographical extent of the site. The licence does, however, set a limit of 1250 people. Adding up the 16 new licenses plus cinema bar, the number of patrons would be more than 4000 at any one time, so the Vinopolis licence cannot cover them.

Using the 'shadow' licence for the whole site would also impose a massive responsibility on Borough Yards. They would be responsible for managing 17 - 20 different licensed premises over a complex 2.5 acre site, with up to 25,000 F&B patrons a day, and 4000 to 5000 emptying out late at night through up to 16 different exits. It is hard to see how such a vast operation, with so many unknowns, could meet the licensing objectives of public safety and prevention of nuisance, especially as the BY management team is proposing only a couple of SIA marshals for the entire site at night. The site has a perimeter of more than half a kilometre.

SIGNATORIES OF LICENSING COORDINATORS IN EACH RESIDENTIAL ZONE IMPACTED

This objection is signed on behalf of 932 residents by the following community representatives:

Residents in Winchester Walk – representative, **Cat Robey** (first child due in May) Flat 5

3 Winchester Square London SE1 9BH

Residents in Clink Street – representative **Michelle Lovric**, 5 Winchester Wharf, 4 Clink Street SE1 9DL

Residents in Park Street, Theatre Court and Anchor Terrace, Redcross Way – representative : Mariam Mohidin, 57 Park Street, London, SE1 9EA (mother of a child under four and foster-carer to other children).

Residents in Stoney Street – Gill Rosefield, Flat 1 Evans Granary, 38 Stoney Street, London SE1 9BN, with bedroom facing on the 8 proposed F & B premises.

Residents Montague Close – representative **Nick Grenside**, (father of three young children) flat 9, 6 Montague close, London SE1 9DF

APPENDIX A: CONGESTION OF STREETS BEFORE THE 16 new LICENCED PREMISES PROPOSED, INCLUDING THIS ONE



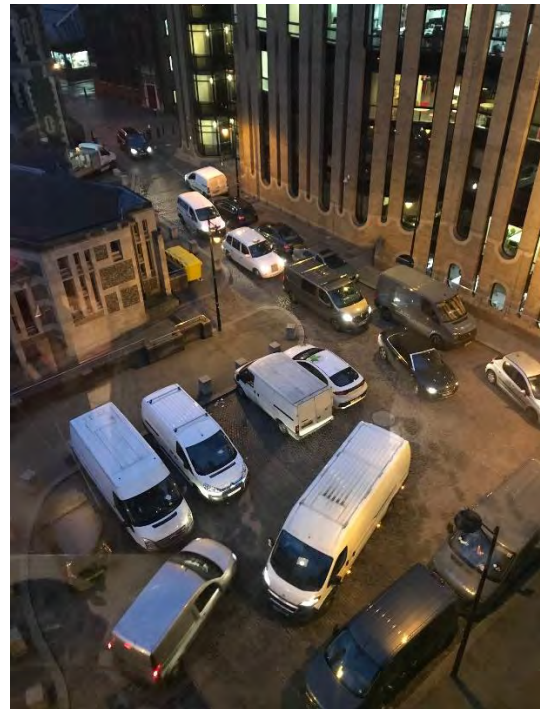
CLINK STREET



WINCHESTER WALK



STONEY STREET



MONTAGUE CLOSE



STONEY STREET

APPENDIX B: TOTAL F&B PATRONS GENERATED BY THE SCHEME IF VARIATION IS GRANTED

Premises App	2016 use	Unit No	Sq m	Covers	if Rest/ bar	Hours
<u>Stoney Street Zone</u>						
874310	Retail	215	523.3	313/	836	7am -1.30am
874309		207	211.2	126/	366	7am - 1.30am
874295		205	207.6	124/	332	7am - 1.30am
874301	Retail	213	326.9	196/	552	7am -12.30am
874305	Gallery	221	364.9	218/	582	7am -12.30am
874290	Retail	010	379.8	227/	606	7am -12.30am
874313	Retail	219	767.9	460/	1228	7am -12.30am
874294		208	216.5	129/	346	7am -12.30am
Total			2998.10			
<u>Bank End Zone</u>						
874311		231	156.8	94/	250	7am-12.30am
874308		229	81.5	48/	130	7am-12.30am
874297		230	250.1	150/	400	7am -1.30am
(Vinopolis*	Retail	232	80	48/	128	8am-2am)
Total			568.4			
<u>Park Street Zone</u>						
874296	Retail	101	133.6	80/	212	7am-12.30am
874291	Retail	001	190.2	114/	304	7am-12.30am
874299		192	171.5	102/	274	7am-12.30am
874304		193	223.9	134/	358	7am-12.30am
874292		192A	183.4	110/	292	7am-1.30am
(Vinopolis*	Retail	197	150	90/	240	8am-2am)
(Vinopolis*	Retail	198	200	120/	320	8am-2am)
859288	Cinema bar		150E	325		8am - 00.30
Total			1402.60			

Soap Yard standing drinkers

This area is accessed directly by six F&B units, 192, 192A, 193, 001, 101 and 010 plus the cinema bar All the licences applied for include **outdoor drinking and off-sales**. At 509.42 sq m, Soap Yard could hold 1000 standing drinkers. (There is also the matter of the terrace accessed exclusively through consolidated F&B units 192, 193 and 192A.)

1 The total area in square metre area of the F&B units is 4389.1 (comprising 2998.1 in the Stoney Street Zone/ 488.4 in the Bank End Zone/902.6 in the Park Street Zone) Plus 509.42 for standing drinkers in Soap Yard. Plus the cinema bar.

2 Combining information supplied by the applicants on 10.3.21 as to which venues are bars and which restaurants) the total covers are 4028 - comprising 2764 in the Stoney Street Zone/542 in the Bank End Zone/ 1075 in the Park Street Zone). Adding Soap Yard's numbers of up to 1000, we have a total of 5363 when all the F&B's are at capacity. (Plus potential extras for units 232, 197 and 198, see note re Vinopolis below).

However, given the extended hours of operation (7am – 2am), it is not just one set of F&B patrons that would occupy the site on any one day. The restaurants, for example, would (potentially) be serving breakfast, brunch, lunch and several dinner services. Bars would also have different flushes of occupation. Even if the restaurants are not at full capacity the numbers would still be incredibly high: on the basis of five 'sittings' a day, the number of F&B patrons on the site daily could be 25,000 . And many of them will stay for long hours, unlike retail customers.

Note 1: The zoning proposed by this amendment is purely driven by the actual establishments who want to rent the spaces. Yet the applicant in all cases is Mark Bermondsey (Guernsey) Limited. Therefore we cannot know what style of establishment is proposed. It could be anything from Wetherspoons to Gordon Ramsay. But the size of the units would appear to indicate large chain establishments as only large chains could afford such big sites and fill them.

Note 2: **Calculation of Covers.** If granted these licences can be used as either restaurants or bars. Under the heading 'Covers' the left hand figure is the maximum permitted covers for restaurants at any one time and the right hand one is the maximum permitted users for bars at any one time. Total figures are summarised at the end of this document. The calculation of covers for restaurants is based on the total square metre area of each unit minus 40% of that area, which represents the space taken up by kitchens/cloak rooms /staircases etc. We are advised by an architect that this is a reasonable general estimate. The relevant regulations require one square metre of space for each customer. Similarly, the calculation of covers for bars is based on the total square metre area of each unit minus 20% of that area. In the case of bars the relevant regulations require 0.5 square metre of space for each customer.

Note 3. The **intensity** of occupation cannot be compared with that of Vinopolis which had only 6 licenced premises open on a daily basis, compared with the 17 or possibly 20 proposed here. The vast majority of the Vinopolis site was used as a wine museum and for occasional eventing or conferencing: most of the time, most of the site emitted no noise.

Note 4. Retail or Gallery: According to the plan agreed by the applicants with the Planning Officer and cited in his report for the 2016 Consent, these units were designed for retail (R) or gallery (G) and have no sound protection measures, such as double lobbies. In fact most have tall French doors designed to open their large frontages fully to street.

***Vinopolis** indicates units where the old Vinopolis 2am licence seems to have been retained as a shadow licence 866700. A letter from the applicants 5.3.21 named them. The leaflet distributed to residents also shows these three – 197, 198 and 232 – crosshatched as scheduled for F& B. Yet the Feb 2021 'Development Plan' and current Consent has these premises scheduled for retail. The square meters are estimated, based on the comparative sizes with other units. It is notable that all these three units feed into the Soap Yard 'beer garden' space. For these calculations, we have NOT included their meterage and capacity into the numbers. But if we did, they would add **258 extra covers** if all restaurants; **688 if bars**.

Email to licensing@southwark.gov.uk

I wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309 , 874295, 874301, 874305, 874290, 874313, 874294, 874311
874308, 874297 , 874296, 874291, 874299, 874304, 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents. Many of these units are changing from retail to F&B, which attracts twice as much servicing.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

We urge Southwark Licensing to refuse all these applications **Eirini Laimou Flat 1, Little Winchester Wharf, 5 Clink street, London SE1 9DL**

BOROUGH MARKET

Licensing Dept
Southwark Council

By email to: licensing@southwark.gov.uk

30th March 2021

To whom it may concern

Re: objection to the following licence applications for the Borough Yards development, all submitted under the same applicant:

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304, 874292

Reasons for objection as follows:

The prevention of crime and disorder

It is well known that the level of crime associated with alcohol in Borough & Bankside is very high – the highest rate of any of Southwark’s Cumulative Impact Zones. The knock-on effects of this are clear, not only the pull on emergency service resources but the immediate impact on the area, its workers and its residents. As an open site adjacent to the development, we have major concerns around the impact on our estate from the activities of many more intoxicated customers leaving licensed premises, in the early hours.

Public safety

The past year has shown clear examples of the negative effects high levels of intoxication can bring. With so much uncertainty around the nature of the tenants taking ownership of these licenses, there is fear that high levels of consumption will be permitted, resulting in patrons being a danger to themselves and others in the area. This again will undoubtedly result in additional strain on emergency services, particularly the ambulance service. The Market is operational 24 hours, with large wholesale deliveries at night, a process that’s been in place more than 20 years. The addition of many more people who will potentially be under the influence poses risks to both them and the businesses trying to operate in what has traditionally been a quieter time of day to work.

The prevention of public nuisance

The sheer volume of late night premises will almost certainly bring nuisance. This will largely affect residents but, as referenced above, could interfere with businesses who have been operating overnight in the immediate area for decades. A new influx of late night crowds will clash with activity that’s taken place without any issue previously. As an open thoroughfare at night, there is significant risk of litter being strewn across our estate or, worse, urinating and/or defecating on our property,



BOROUGH MARKET

which will directly impact the morning operation and the welfare of the staff greeted with such effects.

The protection of children from harm

We know from relationships with local residents that many children inhabit the area. Additional late night activity at this level could impact their welfare if they experience restricted sleep. If witnessed first-hand, the anti-social behavior of people intoxicated with alcohol will adversely affect them, the risk of which is greatly increased with such an escalation in licensed premises.

In all, we feel the addition of so many (late) licenses would be a negative development for this area of Borough & Bankside, tipping the concentration too far in one vicinity. As such, we object to these applications.

Yours sincerely



Lucy Charles
Head of Operations, Borough Market



Other person 27

UTOBEER THE HIP HOP...



29 Mach 21

Southwark Licensing

Re Licence Applications: 874295, 874309, 874294, 874301

Unit numbers: 205, 207, 208, 213

Application type: A3 Premises Licence

Dear Licensing

I am writing as a business that has traded the area for 21 years as Utobeer and our objections are based on Southwark Licensing Objectives.

Utobeer Ltd
14 Winchester Walk
Borough Market
London
SE1 9AG

1. Prevention of Crime and Disorder, Public Nuisance and Public Safety. Our primary objection lies against three of licensing objectives prevention of crime and disorder, public nuisance and public safety, in that this is a Cumulative Impact Zone and there is no evidence in any of the applications that they will not contribute additional noise, anti-social behavior and alcohol related incidents. The primary reason for the introduction of the zone.

2. Prevention of Crime and Disorder, Public Nuisance and Public Safety. We also understand there is a 'shell licence' using the original Viniopolis licence this would not seem to be within the same usage or intention as these additional licences. The operation of that licence covering the whole site was with the intention of occasional events and wine tours not the scope or scale of the proposed licenses, again this 'shell licence' and/or the new licences would breach all Licensing Objectives because of the number involved

3. Prevention of Crime and Disorder. As a premise we work hard to manage the risk of crime in the area and have maintained a low level of theft from persons or from within our premise. There is however already a high incident of theft from persons or premises within the Borough Market Area to simply add more additional licensed premises will attract more risk of crime and criminals being drawn to the area.

4. Public Nuisance. The addition of this number of licensed premises with high level of capacities is such that with the narrow streets and limited access the increase in traffic both foot and vehicle will be such that there will be an considerable increase in the public nuisance risk with the area at various times.

5. Public Safety. A follow on from 4 is that with this increase in public nuisance and correspondingly and increase in public safety especially with the pedestrian, private and commercial vehicle mix.

Michael Hill

Michael Hill
Utobeer Ltd

Other person 28

From: [REDACTED]
Sent: Sunday, March 21, 2021 11:23 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: License Application Number 874311 - Unit 231, 1 Bank End, SE1 9BU

Dear Sirs

We live in a [REDACTED] Street, SE1 9EA.

Whilst we generally welcome the new development at Borough Yards, we are extremely concerned by the late end time sought in the premises license applications made by the developer for Units 231, 230 and 229 At 1 Bank End, SE1 9BU.

The new units which are the subject of the licensing applications are located at the end of a quiet, low rise, residential street. Already the street is increasingly the location for anti-social behaviour from revellers heading home from nearby venues in Borough Market, including late night noise and (increasingly) defecation in the street. Notwithstanding the proposed mitigation measures proposed by the applicant, it is inappropriate that the closure of these venues is encouraged late into the evening/early morning on any day of the week as this will inevitably lead to an increase in early morning traffic, noise and general disturbance and nuisance to nearby residents.

Whilst we appreciate the venue operators will wish to serve meals and drinks until 11, we think it is inappropriate in this location for the grant of licenses which extend alcohol, music or opening hours beyond 11:30pm. To do so will inevitably lead to increased public nuisance to local residents, and lead to the likely increase in disorder in Park Street from the dispersal late into the evening/early morning of intoxicated customers.

We look forward to the new units coming forward, but with licences which better respect the residential character of neighbouring properties, and hence ensure units close no later than 11:30 on any day of the week.

Kind regards

[REDACTED]

Sent from my iPad
[<http://www3.southwark.gov.uk/images/CovidSymptomsLogo.jpg>]

Other person 29

From: [REDACTED]
Sent: Tuesday, March 30, 2021 6:30 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licensing Applications Borough Yards

I wish to object to the following licensing applications on the Borough Yards site: although they have been lodged separately they are all in the name of the same applicant and for the same scheme.

874310, 874309, 874295, 874301, 874305, 874290, 874313, 874294, 874311, 874308, 874297, 874296, 874291, 874299, 874304 & 874292

Reasons for objection

Cumulative Impact Zone

All the above premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered with any of these premises' conditions. To launch 16 new premises is in itself problematic in a CIZ. To do so simultaneously would have a terrible effect on this area's peace and safety.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. Sixteen more F&B premises are the last thing we need.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the plans. This area is already oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, antisocial and even violent behaviour. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows.

These premises all request closing hours or 12.30 and 1.30am, even though the Planning Consent for the entire Borough Yards scheme specifies midnight closing in order to protect the amenity of residents who live around the site.

Public safety

Other person 30

From: [REDACTED]
Sent: Tuesday, March 30, 2021 10:02 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licence Applications: 874295, 874309, 874294, 874301

A3 Premises Licence Application

Dear Licensing

I am writing as a business that has traded the area for 15 years as The Turkish Deli and our objections to the above premises licence applications are based on Southwark Licensing Objectives.

1. Prevention of Crime and Disorder, Public Nuisance and Public Safety. Our primary objection lies against three of licensing objectives prevention of crime and disorder, public nuisance and public safety, in that this is a Cumulative Impact Zone and there is no evidence in any of the applications that they will not contribute additional noise, anti-social behaviour and alcohol related incidents. The primary reason for the introduction of the zone.
2. Prevention of Crime and Disorder, Public Nuisance and Public Safety. We also understand there is a 'shell licence' using the original Viniopolis licence this would not seem to be within the same usage or intention as these additional licences. The operation of that licence covering the whole site was with the intention of occasional events and wine tours not the scope or scale of the proposed licenses, again this 'shell licence' and/or the new licences would breach all Licensing Objectives because of the number involved
3. Prevention of Crime and Disorder. As a premise we work hard to manage the risk of crime in the area and have maintained a low level of theft from persons or from within our premise. There is however already a high incident of theft from persons or premises within the Borough Market Area to simply add more additional licensed premises will attract more risk of crime and criminals being drawn to the area.
4. Public Nuisance. The addition of this number of licensed premises with high level of capacities is such that with the narrow streets and limited access the increase in traffic both foot and vehicle will be such that there will be an considerable increase in the public nuisance risk with the area at various times. This area is already saturated with alcohol licensed premises and distracts from the historic area of Southwark Cathedral and Borough Market. It actually prevents regular market shoppers from coming to the area.
5. Public Safety. A follow on from 4 is that with this increase in public nuisance and correspondingly and increase in public safety especially with the pedestrian, private and commercial vehicle mix.

[REDACTED]
The Turkish Deli Ltd
[REDACTED]
[REDACTED]
[REDACTED]

Other person 31

From: [REDACTED]
Sent: Monday, March 29, 2021 5:55 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licensing application 874304 OBJECTION

Dear Licensing Team

I wish to object to Licensing Application for Unit 193 Borough Yards, Park St, SE1 Ref 874304 premises licence

I have lived in my flat [REDACTED] since 1976. The property above is directly opposite me, less than 10m away, and I can stare right into the property, and they can stare back at me. The area has changed dramatically since I have lived here, but has retained a special and unique character with small retail shops, bars and restaurants. This property was intended to be for retail and is unsuitable for receiving a premises licence

This is a Cumulative Impact Zone and the applicant has submitted 17 new premises licence applications in this already oversaturated area. This is a public health concern with so many drinking establishments being concentrated in one area.

The applicant is attempting to consolidate their units to create mega drinking establishments capable of serving thousands of drinkers in a quiet, characterful and residential street. Establishments of this size will add to crime, public nuisance and social disorder problems in this street, particularly if allowed to remain open to 1.30am. I will have taxis and minicabs congregating outside 24/7. Furthermore Planning permission has not been granted for units to be consolidated into mega bars..

Yours

[REDACTED]
[REDACTED]
[REDACTED]

Other person 32

From: [REDACTED] >
Sent: Monday, March 29, 2021 5:53 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Val Garland REF 874304

Dear Sirs,

Unit 193 Borough Yards
Park Street

REF 874304
Premises licence

I wish to object to this application. The application contravenes the provisions of the cumulative impact zone. This area is already over saturated with bars and restaurants. In the consented scheme, Borough Yards had a cap of 30% on food and beverage. Now Borough Yards has applied for planning consent to increase its licenced premises up to 50%. Using all the biggest units with the largest capacity for eating and drinking until the early hours.

I live next door, right next to unit 192. In fact 192, 192A and 193 wrap around my building to two sides. I am completely impacted by this application.

Our very small streets cannot cope or accommodate yet another massive influx of drinkers and diners on top of an already heaving hub of night time revellers.

There is no legal parking for taxis, Ubers and restaurant delivery bikes. So taxis and Ubers will have to circle continuously, or wait with engines running, creating noise and pollution for all us immediate residents.

If the Borough Yards scheme is licensed to become a late night drinking and eating extravaganza it will become a magnet for Ubers.

Already I have to deal on a nightly basis with shouting, singing, arguing from drunk people frequenting these licenced premises – worst of all, my front door is regularly used as a urinal or worse. I regularly have to hose down the front of my building because of vomit and human effluent. I also have to regularly clear away food debris - I have to do this because of the danger of vermin.

It is in the context of living in this already highly congested area – (I have lived here for 17 years) where crime and disorder are an everyday event that I object strongly to this new licence.

The applicants include outdoor drinking – where will this happen? The bar at 192A is asking for a 1:30am licence – THIS IS ADJACENT TO MY HOME, THE PREMISES LOOK DIRECTLY INTO MY HOME AT MEZZANINE LEVEL. The terrace is not consented by planning. The licence 874292 for bar unit 192A – cannot, must not include the terrace for outdoor drinking etc.

as this completely undermines my right to privacy and an ability to enjoy a quiet peaceful environment.

I hope this licence is denied for the above reasons.

[REDACTED]
[REDACTED]
[REDACTED].

Other person 33

From: [REDACTED]
Sent: Tuesday, March 30, 2021 1:42 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: OBJECTION EMAIL: Licensing applications, 874296, 874292, 874299, 874304, 874291 (units 001, 101, 192, 192a, 193) Borough Yards, 1 Bank End SE1

Dear Licensing Team

The Trustees of United St Saviour's Charity object to the new application for a premises license (Ref 874296, 874292, 874299, 874304, 874291) (units 001, 101, 192, 192a, 193) at Borough Yards, 1 Bank End SE1.

The charity has a direct interest in this application. Firstly, it owns neighbouring properties directly opposite (Shops, offices and flats at 1-13 Pak St SE1 9AB), including 7 residential properties let to individuals and families, some of whom have lived there since 1976. Secondly, the charity is the freehold owner of three neighbouring properties in Stoney St which hold premises licenses; the Market Porter pub, The Wheatsheaf, and Arthur Hoopers. We have owned these properties since 1582, and care deeply about the Borough Market area's future, and its unique and special character in Southwark.

The charity is aware that the applicant has submitted 17 new premises licensing applications simultaneously, the cumulative impact of which will be significant. The charity has also objected to the applicant's planning application which proposes to consolidate small units into larger units, and change the amount of food and beverage operators. Whilst this is not a Licensing issue, the potential consequences of this are very relevant to granting premises licenses.

We object to the application on the following grounds:

The application contravenes the provisions of the **Cumulative Impact Zone**. The original intention for the Borough Yards development was to contain 8 new licensed premises. The applicant is now proposing 17 bars and restaurants for the Borough Yards scheme. Local residents have calculated this as potentially bringing an extra 25,000 F&B patrons to the area seven days a week, from 7am in the morning to 12.30am at night and sometimes later. There are already 56 licensed premises within the Borough Market area. The tight streets and densely populated area cannot tolerate this scale of increase.

The Planning Consent for this site forbids the consolidation of units. The applicants are proposing that unit 192 is being combined with 192A and 193 to form a large bar and restaurant complex which could accommodate up to 500 patrons. The application is not clear about the type of operator destined in these units. A 'wet led' operator that does not serve substantial food would be against the Council's policies.

The **Licensing Hours** applied for are 7.30am to 1.30am, which is longer than consented in the planning consent 8am to midnight. The shorter hours were agreed to protect the residential amenity.

The protection of Children from Harm. The main entrance and exit door from units 101, 192, 192a, 193, are in Park St and are directly into residential areas where children live or travel to and from nearby Cathedral Primary School. Children will be disrupted by late night noise and rowdiness. The applicants original intention was to have licensed premises away from the residential areas.

Public safety: the concentration of drinkers in this small area with traffic passing through is a public safety concern. The pavements are already narrow, a two way cycle path exists, and cars turn a blind corner before turning left down Redcross Way.

The prevention of Public Nuisance. The amenity of residents in this area is already compromised by the sheer number of licensed premises. Loud voices from drinkers, combined with narrow streets means that people will be disturbed at night. The properties on Park St are Grade II listed, and sound proofing measures such as double glazing are not permissible.

The residents in these streets already face people vomiting and urinating in their doorways, or blocking entrances by sitting and smoking on their doorsteps.

Please do not hesitate to contact me for more details if you need them.

Yours sincerely

Martyn Craddock

Martyn Craddock
Chief Executive
United St Saviour's Charity
39-41 Union St
London SE1 1SD



From: [REDACTED]
Sent: Wednesday, May 19, 2021 9:21 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to licence 874770 Unit 232 Bank End

Email to licensing@southwark.gov.uk

I live just around the corner from these premises and wish to object to the following new licensing applications on the Borough Yards site:

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and ining indoors). The noise of taking those chairs and tables inside and out – *extra to the licensed hours* – will disrupt the possibility of sleep for the residents nearby at both

ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night through Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queuing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents, with emissions not just from their engines but also from idling tires.

No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site's population. We ask for conditions to this licence – and all the others in this complex - to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus.

Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

We ask both Borough Yards to protect its staff and Southwark Council to protect its citizens in this respect with a full Covid Risk Assessment not just for this premises but all BY premises.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals. For air quality, see above. A licence providing a large space for outdoor drinking within in metres of children's bedrooms does not meet with the Licensing Objection of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10am till midnight. Off-licence sales cannot be justified in this area where so much violence and litter is caused by it. Off-sales should not be included in the licence.

Screenings of sports matches

Screenings of sports matches will inevitably lead to rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits.

CONCLUSION

We urge Southwark Licensing to refuse this application. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation.

Michelle Lovric

5 Winchester Wharf, 4 Clink Street, London SE1 9DL

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Other person 4
for 232

From: [REDACTED]
Sent: Saturday, May 22, 2021 8:45 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection : Unit 232 Borough Yards Bank End : Ref 874770 premises licence

We wish to object to the following new licensing applications on the Borough Yards site:

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and dining indoors). The noise of taking those chairs and tables inside and out – *extra to the licensed hours* – will disrupt the possibility of sleep for the residents nearby at both ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night through Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queuing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents, with emissions not just from their engines but also from idling tires.

No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site's population. We ask for conditions to this licence – and all the others in this complex - to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus.

Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

We ask both Borough Yards to protect its staff and Southwark Council to protect its citizens in this respect with a full Covid Risk Assessment not just for this premises but all BY premises.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent

Other person 5
for 232

From: [REDACTED]
Sent: Wednesday, May 19, 2021 5:23 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: UNIT 232 Borough Yards BANK END. REF 874770 premises licence

I wish to object to the following new licensing applications on the Borough Yards site:

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and ining indoors). The noise of taking those chairs and tables inside and out – *extra to the licensed hours* – will disrupt the possibility of sleep for the residents nearby at both ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night though Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents, with emissions not just from their engines but also from idling tires.

No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site's population. We ask for conditions to this licence – and all the others in this complex - to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus.

Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

We ask both Borough Yards to protect its staff and Southwark Council to protect its citizens in this respect with a full Covid Risk Assessment not just for this premises but all BY premises.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals. For air quality, see above. A licence providing a large space for outdoor drinking within in metres of children's bedrooms does not meet with the Licensing Objection of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10am till midnight. Off-licence sales cannot be justified in this area where so much violence and litter is caused by it. Off-sales should not be included in the licence.

Screenings of sports matches


Screenings of sports matches will inevitably lead to rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits.

CONCLUSION

We urge Southwark Licensing to refuse this application. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation.



Other person 13
for 232

From: [REDACTED]
Sent: Wednesday, May 19, 2021 2:22 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: UNIT 232 Borough Yards BANK END. REF 874770 premises licence

I wish to object to the following licensing application:

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

This is within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be shown that the premises will not worsen noise, antisocial behaviour and demand on emergency services. No such mitigations are offered by this applicant, particularly regarding antisocial/late night noise, and music.

Prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas, with double the alcohol-related rowdy behaviour call-outs as the next highest area, and 78% more call-outs for alcohol-related violence than in the next-highest area of Peckham.

Alcohol-related antisocial and violent behaviour have been so bad in this area recently that the police declared a dispersal zone from Tower Bridge to Waterloo for the weekend of April 17, and asked licensed premises locally to desist with off-sales during the following weekend. Adding to this problem by granting yet more licensed premises in this area (with off-sales, as requested by these applicants), would predictably increase this problem and make living in the area and policing it even more difficult.

Prevention of public nuisance

A residential community of 932 people live adjacent or very close to the Borough Yards site. Many of us have lived here peacefully for over 20 years. In the last ten years we have experienced our area becoming oversaturated with late night restaurants and bars and their noise, cabs, litter, urination in doorways and streets, and general antisocial and violent behaviour. The applicants are aware of all these issues and our proximity to their proposed premises, yet have offered no mitigations.

These premises request hours of 7am to 12.30am, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight, specifically to protect local residents' amenity. On top of this, there will be additional noise caused by setting out/putting inside 48 chairs and tables for outside drinking/dining, plus rubbish disposal and cleaning, which will further disrupt sleep for residents both early in the morning and after closing. Local restaurant Bills used to cause noise problems due to these issues but agreed new outdoor hours with residents to minimise this. No such negotiation has been offered by these applicants.

The applicants have offered no taxi marshalling services, litter cleaning, or double doors and lobbies to isolate music and noise. To patrol the Borough Yards site at night- a site of that can hold up to 4000 late-night drinkers over 2.5 acres, with four streets and seventeen exits, they have offered 2 security guards only, which is nowhere near enough to patrol a site of this size. The residents asked

for mitigations including more security, using Soap Yard for taxis and channelling drinkers away from residents at night via Dirty Lane, but all such requests have been rejected by the applicant. The licensees will thus profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

Public safety

Our narrow streets are congested and unsafe for the vehicles and pedestrians using them currently, and the extra deliveries caused by adding so many licensed premises will increase traffic congestion hugely. Adding yet more drinkers standing on pavements or queueing to get in to premises will force more people out into the roads and risk more accidents. There is nowhere for taxis and Ubers to park, so they will sit with idling engines or circle, worsening air quality. No air quality impact report has been provided by the applicants, despite the increased traffic triggered by this new F&B version of the scheme. No offer has been made to install air quality monitors or noise monitors.

Safety of children

Many children live in these narrow streets. Drunken shouting will disrupt their sleep, impacting on their health and education. They will also have to hear obscene language screamed under their windows and witness indecent exposure when drunk F&B patrons use their front doors as urinals. A licence providing a large space for outdoor drinking within in metres of children's bedrooms does not meet with the Licensing Objection of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10am till midnight. Off-licence sales cannot be justified in this area where so much violence and litter is caused by it. Off-sales should not be included in the licence.

Screenings of sports matches

Screenings of sports matches will inevitably lead to rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits.

CONCLUSION

I urge Southwark Licensing to refuse this application. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation.

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Other person 6
for 232

From: [REDACTED]
Sent: Sunday, May 23, 2021 5:22 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: REF 874770 premises licence (UNIT 232 Borough Yards BANK END)

Dear Sir or Madam,

I am writing to object to the above-referenced premises licence, for the following reasons:

1. As you know, this location is in a **Cumulative Impact Zone**. I see no evidence that the applicant can provide assurance that this (umpteenth) licence application by them will not worsen the noise/crime/other impacts already in existence in the area. It is therefore completely contrary to all CIZ policies.

2. The **potential for public nuisance** arising out of this license is significant: the residents in the area already endure quite a lot of impact from bars/restaurants/visitors. We don't need more drinking, more people, more staff pulling chairs and tables in and out of spaces (which makes a lot of noise: disturbing the relative quiet of the morning; and the much greater quiet of the late-night.) I don't see any recognition of this applicant that there are residents who actually live in this area. They seem to have an insatiable demand for more licenses — more people, more drinkers, more more more. If the premises stay open to 12:30, the impact lasts much longer — taxis, people, tables/chairs, etc. Where is the relief for residents? Does anyone recognise the importance of quiet repose?

3. I hope the department will recognise the truth that alcohol causes problems and lots of places with people drinking alcohol causes a concentration of those problems. We all know that Borough and Bankside has an increasing problem with alcohol-related **crime and disorder**. That problem will only be made worse by adding **YET ANOTHER PREMISES LICENSE TO THE AREA!** (Hence, the CIZ policies)

4. Surely we have learned something from the time of Covid: excessive concentrations of people can be **dangerous to public safety**. We do not need to draw more people to this already busy and popular location. This isn't just about Covid and air quality (taxis, etc.). But also terrorism risks, or fire or crime-disorder (above): there must be a limit to the number of people we want to draw to this location because if/when there is a need to disperse people, it will become impossible to do so safely. The streets are narrow, and already at capacity. Allowing the BY development to go into **hyper-drive with premises licenses** — abandoning the more diverse uses initially proposed for the

development — will be unsafe to residents as well as those drawn to the place.

5. I cannot understand the need/desire to sell **off-license booze from 10 AM until mid-night**. I know it is not the policy of Southwark to just facilitate the sale of booze to everyone so people can drink all the time, anywhere. It rather makes a mockery of the idea of having a “premises”. Does this applicant lack the imagination to propose something other than plying people with alcohol?

6. In NYC there is a place called the Red Lion on Bleecker Street, which is rather famous for **screening sports matches**. It is extremely loud and draws huge crowds that spill onto the street, at all hours of the day/night. Great to have such a venue. Somewhere. But not appropriate for a residential area, or a mixed-use development that BY was supposed to be.

I appreciate you taking my objections into consideration and protecting the quality of this historic and special neighbourhood.

Thank you.

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Other person 10
for 232

From: [REDACTED]
Sent: Sunday, May 23, 2021 4:12 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: [REDACTED]
Subject: objection ref 874770

I wish to object to the following new licensing applications on the Borough Yards site:

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

My reasons for objection include the following:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-licence sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become completely saturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight through our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and dining indoors). The noise of taking those chairs and tables inside and out – *extra to the licensed hours* – will disrupt the possibility of sleep for the residents nearby at both

ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night though Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queuing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents, with emissions not just from their engines but also from idling tires.

No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site's population. We ask for conditions to this licence – and all the others in this complex - to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus.

Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

We ask both Borough Yards to protect its staff and Southwark Council to protect its citizens in this respect with a full Covid Risk Assessment not just for this premises but all BY premises.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals. For air quality, see above. A licence providing a large space for outdoor drinking within in metres of children's bedrooms does not meet with the Licensing Objection of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10am till midnight. Off-licence sales cannot be justified in this area where so much violence and litter is caused by it. Off-sales should not be included in the licence.

Screenings of sports matches

Screenings of sports matches will inevitably lead to rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits.

CONCLUSION

We urge Southwark Licensing to refuse this application. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Other person 3
for 232

From: [REDACTED]
Sent: Thursday, May 20, 2021 10:39 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Licensing objection letter

Dear Southwark Licensing

[REDACTED]

[REDACTED]

By Email to licensing@southwark.gov.uk 20 May 2021

Dear Sir or Madam

Please register this objection to a new licensing applications for the Borough Yards site:

UNIT 232 Borough Yards BANK END; REF 874770 premises licence; 15/AP/3066

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services.

We are concerned about the likely impact on us, local residents within 100 metres of the property, of antisocial late-night noise, music and air quality issues caused by idling taxis private hire vehicles.

The prevention of crime and disorder

The local Impact Zone has a high rate of alcohol-related crime and disorder. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area, Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

Recently, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for the weekend of April 17 and asked licenced premises in this area to refrain from off-sales for the next weekend.

It is not acceptable to local residents to allow more licensed premises, especially with off-sales, as with these applications.

The prevention of public nuisance

The Borough Yards site is embedded within a residential community of 932 people, many of whom have lived locally for decades, and well before the intense development and commercialisation of the area.

Over the last decade the local area has become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, private-hire vehicles, litter, urination in residents' doorways, vomiting (never cleaned up), antisocial and violent behaviour. Noise nuisance is a major, most persistent problem.

Foot traffic in the narrow streets encourages buskers, which add to the nuisance. Narrow streets with tall adjacent buildings amplify all noises, making for disturbance of the quiet enjoyment of residential homes at all hours, including beyond mid-night.

The applicants are - or should be - well aware of these issues and the proximity of hundreds of residents, and yet no mitigations are offered.

These applicants request hours of 07.00 to 00.30, despite the Planning Consent for the entire Borough Yards scheme specifying 08.00 to midnight specifically in order to protect the amenity of local residents

The use of outdoor space for dining and drinking adds to the problems we face - the placing and stacking of outdoor furniture at hours outside the hours the premises are open adds to the noise nuisance, especially late at night.

These applicants have offered no taxi or private-hire vehicle marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night - a large site with many exits onto local streets.

Residents' representatives have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night through Dirty Lane. These requests have been rejected by the applicant. Consequently, we must object to this application.

Public safety and Covid Risk

Stoney and Clink streets are narrow. Already, they are frequently blocked by vans and lorries servicing the local commercial establishments. Clink Street doubles as the Thames Path, with large-volume footfall, especially at weekends and during tourism periods. Adding yet more vehicular traffic in the congested area will pose serious risk of harm to pedestrians, including local residents.

There is no place for taxis and private-hire vehicles to wait for clientele or to park: if they hover and circle the area it will add to congestion, air pollution and risk of harm to pedestrians - especially those suffering the adverse effects of consuming alcohol.

No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices.

Transmission of Covid virus is (*inter alia*) by exhalation, aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music or out in the streets afterwards by noisy, disinhibited individuals. Covid and its variants, like influenza, will be a problem to be sensibly managed for years ahead.

The scheme – if licenses are granted – will ensure that BY and its tenants will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents. This is not acceptable.

The safety of children

Children live in residential accommodation in our narrow streets. Noise and other nuisance and anti-social behaviour has an impact on their health, education and general wellbeing. Too often children are also put in moral harm by excessive drinking in this area, being subjected to obscene language under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals.

To allow these licenses would not meet the Council's object of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10.00h until midnight. Off-licence sales cannot be justified in this area where so much violence and litter is caused by it and should not be included. There are already too many existing premises locally available for the sale of alcohol to warrant more.

Screenings of sports matches

Screenings of sports matches will inevitably lead to noise nuisance under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and the current application can therefore be examined on its own merits.

Conclusion

My wife joins me in this objection. We urge Southwark Licensing to refuse this application. The area is already saturated with licensed premises, many of which already have an adverse impact on the quiet and peaceful enjoyment of local residents of long-standing. We

do not need more: the BY site is not appropriate for the proposed usage and the applicants have failed to offer any meaningful mitigation.

Yours faithfully

██████████

20th May 2021



May 23rd 2021

Licensing Department

Southwark Council

Email to licensing@southwark.gov.uk

Please record this objection to the following new licensing applications on the Borough Yards site:
UNIT 232 Borough Yards BANK END - REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within a Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling hire vehicles.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area.

Many have already been submitted to the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site.

In the last month, police have been called several times to the adjacent Anchor pub area to deal with antisocial behaviour and violence, a problem so serious that the police declared a dispersal zone from Tower Bridge to Waterloo for a recent weekend. They also asked licenced premises in this area to refrain from off-sales. It is wholly inappropriate to add more licensed premises, especially with off-sales, as requested by the applicants.

The prevention of public nuisance

The Borough Yards site is contained within a residential community of 932 people, albeit that our homes are never shown in the applicants' plans. This area has been primarily residential for decades, but has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem.

Clink and Stoney Streets and Bank End are narrow streets that amplify all noises – straight into our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations have been offered.

These premises request hours of 07.00h to 12.30h, even though the Planning Consent for the entire Borough Yards scheme specifies 08.00h to midnight, specifically in order to protect the amenity of residents who live around the site.

Another problem on the BY site is that large areas outside are colonised for tables and chairs, leading to obstruction of pedestrian footways. The noise of placing and taking down those chairs and tables (outside the licensing hours and often accompanied by the loud voices of staff and any music they might be playing) just adds to sleep disruption for local residents at both ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 08.00h and to stop outdoor orders at 22.00h, and to put away tables and chairs silently. However, no such negotiation of mitigation has been offered by the applicant, even though they are well aware of the proximity to the site of families, some of them with young children.

The applicants offer no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. Local residents have asked for mitigations, including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night through Dirty Lane but our requests have been rejected by the applicant. We must, therefore, object to this licence and all the others.

Public safety and Covid Risk

Our narrow streets are already stressed to more than their capacity by vehicular traffic. Clink Street itself is on the Thames Path with a heavy pedestrian footfall as well as vehicular and cycle traffic. More personnel, including drinkers, crowding the roads (there is no footway on parts of Clink Street and only a narrow one on one side of Stoney Street) poses a danger to life and limb. The consequences will fall to be dealt with by emergency services, which are already over-stretched.

There are no places for taxis and private-hire vehicles to park or to wait for clients: they will hover and circle, causing noise and worsening air quality for residents. No air quality impact report has been provided by the applicants despite the increase in traffic that their scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be in a semi-enclosed space, far more confined than that of Borough Market and therefore potentially subject to higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak loudly and shout. A major route of transmission of Covid-19 virus is by exhalation, aggravated by loud conversations, such as those held over a background of loud restaurant or bar music. Covid-19 and its variants are a chronic issue. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site's population. We ask for conditions to this licence – and all the others in this complex - to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus.

The business model for the kind of scheme BY now proposes ensures that licensees will profit from selling alcohol but any safety issues arising from alcohol consumption will fall on the public purse - Southwark Council, the emergency services - and the residents.

We ask both Borough Yards to protect its staff and Southwark Council to protect its citizens in this respect with a full Covid Risk Assessment not just for these premises but all BY premises.

The safety of children

Many children live in these narrow streets. When drunken shouting disrupts their sleep, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, forced to hear obscene language screamed under their windows and to witness the consequences of inebriation, including indecent exposure when F&B patrons use their front doors as urinals or depositories for their alcohol-induced vomit. A licence providing a large space for outdoor drinking within metres of children's bedrooms does not meet with the Licensing Object of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10.00h until midnight. Off-licence sales cannot be justified in this area where so much violence and litter is caused by it and where there is already excessive provision of sites selling intoxicating beverages. Off-sales should not be included in the licence.

Screenings of sports matches

Screenings of sports matches will inevitably lead to noise nuisance and rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises – or at least to prevent sound being audible outside the premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits.

My wife joins me in urging Southwark Licensing to refuse this application. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation.

██████████

██████████████████

Other person 36

From: [REDACTED]
Sent: Thursday, May 20, 2021 10:15 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: objection to Licence application 874770

Dear Sir/ Madam

I wish to object to the following new licensing applications on the Borough Yards site:

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and ining indoors). The noise of taking those chairs and tables inside and out – *extra to the licensed hours* – will disrupt the possibility of sleep for the residents nearby at both ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor

hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night though Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queuing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents, with emissions not just from their engines but also from idling tires.

No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site's population. We ask for conditions to this licence – and all the others in this complex - to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus.

Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

We ask both Borough Yards to protect its staff and Southwark Council to protect its citizens in this respect with a full Covid Risk Assessment not just for this premises but all BY premises.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals. For air quality, see above. A licence providing a large space for outdoor drinking within in metres of children's bedrooms does not meet with the Licensing Objection of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10am till midnight. Off-licence sales cannot be justified in this area where so much violence and litter is caused by it. Off-sales should not be included in the licence.

Screenings of sports matches

Screenings of sports matches will inevitably lead to rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits.

CONCLUSION

We urge Southwark Licensing to refuse this application. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation.

John Phillips

Flat 5 Pickfords Wharf Apartments

Clink Street

London SE19DG

regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Other person 11
for 232

From: [REDACTED] >
Sent: Monday, May 24, 2021 10:35 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: UNIT 232 Borough Yards BANK END. REF 874770 premises licence, objection

I wish to object to the following new licensing applications on the Borough Yards site:

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. The applicants are

aware of these issues and the proximity of residents, and yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and dining indoors). The noise of taking those chairs and tables inside and out – *extra to the licensed hours* – will disrupt the possibility of sleep for the residents nearby at both ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night through Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents, with emissions not just from their engines but also from idling tires.

No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially

subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site's population. We ask for conditions to this licence – and all the others in this complex - to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus.

Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

We ask both Borough Yards to protect its staff and Southwark Council to protect its citizens in this respect with a full Covid Risk Assessment not just for this premises but all BY premises.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals. For air quality, see above. A licence providing a large space for outdoor drinking within in metres of children's bedrooms does not meet with the Licensing Objection of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10am till midnight. Off-licence sales cannot be justified in this area where so much violence and litter is caused by it. Off-sales should not be included in the licence.

Screenings of sports matches

Screenings of sports matches will inevitably lead to rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits.

CONCLUSION

We urge Southwark Licensing to refuse this application. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation.

[REDACTED]

[REDACTED]

[REDACTED]

Other person 14
for 232

From: [REDACTED]
Sent: Wednesday, May 19, 2021 8:45 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: licensing@southwark.gov.uk UNIT 232 Borough Yards BANK END. REF 874770 premises licence, OBJECTION

Email to licensing@southwark.gov.uk

I wish to object to the following new licensing applications on the Borough Yards site:
UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will not worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and ining

indoors). The noise of taking those chairs and tables inside and out – extra to the licensed hours – will disrupt the possibility of sleep for the residents nearby at both ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night through Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents, with emissions not just from their engines but also from idling tires.

No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site's population. We ask for conditions to this licence – and all the others in this complex - to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus.

Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

We ask both Borough Yards to protect its staff and Southwark Council to protect its citizens in this respect with a full Covid Risk Assessment not just for this premises but all BY premises.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals. For air quality, see above. A licence providing a large space for outdoor drinking within in metres of children's bedrooms does not meet with the Licensing Objection of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10am till midnight. Off-licence sales cannot be justified in this area where so much violence and litter is caused by it. Off-sales should not be included in the licence.

Screenings of sports matches

Screenings of sports matches will inevitably lead to rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits.

CONCLUSION

We urge Southwark Licensing to refuse this application. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation.

██████████
████████████████████
████████████████

Other person 22
for 232

From: [REDACTED] >
Sent: Tuesday, May 25, 2021 7:11 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: [REDACTED]
Subject: UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Email to licensing@southwark.gov.uk

I wish to object to the following new licensing applications on the Borough Yards site:

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and ining indoors). The noise of taking those chairs and tables inside and out – *extra to the licensed hours* – will disrupt the possibility of sleep for the residents nearby at both ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night though Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents, with emissions not just from their engines but also from idling tires.

No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site's population. We ask for conditions to this licence – and all the others in this complex - to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus.

Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

We ask both Borough Yards to protect its staff and Southwark Council to protect its citizens in this respect with a full Covid Risk Assessment not just for this premises but all BY premises.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals. For air quality, see above. A licence providing a large space for outdoor drinking within in metres of children's bedrooms does not meet with the Licensing Objection of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10am till midnight. Off-licence sales cannot be justified in this area where so much violence and litter is caused by it. Off-sales should not be included in the licence.

Screenings of sports matches

Screenings of sports matches will inevitably lead to rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits.

CONCLUSION

We urge Southwark Licensing to refuse this application. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation.

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Other person 37

From: [REDACTED]
Sent: Sunday, May 23, 2021 6:08 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: UNIT 232 Borough Yards BANK END. REF 874770 premises licenceReasons for objection:

I wish to object to the following new licensing applications on the Borough Yards site:

UNIT 232 Borough Yards BANK END. REF 874770 premises licenceReasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and ining indoors). The noise of taking those chairs and tables inside and out – *extra to the licensed hours* – will disrupt the possibility of sleep for the residents nearby at both ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such

negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night through Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queuing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents, with emissions not just from their engines but also from idling tires.

No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site's population. We ask for conditions to this licence – and all the others in this complex - to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus.

Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

We ask both Borough Yards to protect its staff and Southwark Council to protect its citizens in this respect with a full Covid Risk Assessment not just for this premises but all BY premises.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals. For air quality, see above. A licence providing a large space for outdoor drinking within in metres of children's bedrooms does not meet with the Licensing Objection of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10am till midnight. Off-licence sales cannot be justified in this area where so much violence and litter is caused by it. Off-sales should not be included in the licence.

Screenings of sports matches

Screenings of sports matches will inevitably lead to rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits

CONCLUSION

We urge Southwark Licensing to refuse this application. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation. It is really sad to witness what is happening in the evening and late nights. Especially not that restaurants and pubs are reopening the level of noise has increased dramatically and this would become unbearable if Southwark Licensing would accept the application

Kind regards

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Other person 9
for 232

From: [REDACTED] >
Sent: Monday, May 24, 2021 11:00 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Objection to 874770 premises licence application

We wish to object to the following new licensing applications on the Borough Yards site:

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

The prevention of public nuisance

The Borough Yards site is within a residential community of over 900 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring; late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. The area is characterised by narrow streets that amplify all noise straight into our bedroom windows. The applicants are aware of these issues yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and dining indoors). The noise of taking those chairs and tables inside and out – *extra to the licensed hours* – will disrupt the possibility of sleep for the residents nearby at both ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night through Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents, with emissions not just from their engines but also from idling tires.

Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

The safety of children

Many children live in these narrow streets. Disrupted sleep by drunken shouting impacts on health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals. For air quality, see above. A licence providing a large space for outdoor drinking within in metres of children's bedrooms does not meet with the Licensing Objection of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10am till midnight. There is no justification for this in the area and must not be allowed.

Screenings of sports matches

Screenings of sports matches will inevitably lead to rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits.

CONCLUSION

We urge Southwark Licensing to refuse this application. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation.



Other person 32
for 232

From: [REDACTED] >
Sent: Monday, May 24, 2021 9:55 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: OBJECTION

I wish to object to the following new licensing applications on the Borough Yards site:

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and ining indoors). The noise of taking those chairs and tables inside and out – *extra to the licensed hours* – will disrupt the possibility of sleep for the residents nearby at both ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

Kind Regards

From: [REDACTED]
Sent: Sunday, May 23, 2021 5:25 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject: Unit 232 Borough Yards, Bank End; Ref 874770: Objection

Dear Sir/Madam,

I wish to object to the following new licensing applications on the Borough Yards site: Unit 232 Borough Yards, Bank End; Ref 874770 premises licence.

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will not worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham. A hundred and one objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations are offered. These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and ining indoors). The noise of taking those chairs and tables inside and out – extra to the licensed hours – will disrupt the possibility of sleep for the residents nearby at both ends of the night. This was a problem with Bill’s café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill’s also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours’ lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night though Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

The narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents, with emissions not just from their engines but also from idling tires. No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site’s population. I ask for conditions to this licence – and all the others in this complex - to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus. Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

Other person 38

From: [REDACTED]
Sent: Thursday, May 20, 2021 5:06 PM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Subject:

Dear Sir/Madam

I wish to object to the following new licensing applications on the Borough Yards site:

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and ining indoors). The noise of taking those chairs and tables inside and out – *extra to the licensed hours* – will disrupt the possibility of sleep for the residents nearby at both ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to

put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night through Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

Our narrow streets can barely hold all the cars and people that flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents, with emissions not just from their engines but also from idling tires.

No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site's population. We ask for conditions to this licence – and all the others in this complex - to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus.

Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

We ask both Borough Yards to protect its staff and Southwark Council to protect its citizens in this respect with a full Covid Risk Assessment not just for this premises but all BY premises.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals. For air quality, see above. A licence providing a large space for outdoor drinking within in metres of children's bedrooms does not meet with the Licensing Objection of preventing harm to children.

No off-licence sales

The applicants want to sell off-licence alcohol from 10am till midnight. Off-licence sales cannot be justified in this area where so much violence and litter is caused by it. Off-sales should not be included in the licence.

Screenings of sports matches

Screenings of sports matches will inevitably lead to rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits.

CONCLUSION

We urge Southwark Licensing to refuse this application. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation.

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Other person 39

From: [REDACTED] >

Sent: Wednesday, May 19, 2021 4:07 PM

To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>

Subject: UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Sir,

I wish to object to the following new licensing applications on the Borough Yards site.

Reasons for my objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

The prevention of crime and disorder

The Borough & Bankside Cumulative Impact Zone has the highest rate of alcohol-related crime and disorder of any of Southwark's CIZ areas. Alcohol-related rowdy behaviour in Borough & Bankside occasions over double the number of call-outs as the next highest area. Call-outs for alcohol-related violence are 78% higher than in the next-highest area of Peckham.

101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

The prevention of public nuisance

The Borough Yards site is fully embedded in a residential community of 932 people, although our homes are never shown in the applicants' plans. Residents were here first. But this area has in the last ten years become oversaturated with late night restaurants and bars and the nuisances they bring: late night noise, cabs, litter, urination in residents' doorways, antisocial and violent behaviour. Noise is the biggest and most persistent problem. Our area is characterised by narrow streets that amplify all noises – straight into our bedroom windows. The applicants are aware of these issues and the proximity of residents, and yet no mitigations are offered.

These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and dining indoors). The noise of taking those chairs and tables inside and out – *extra to the licensed hours* – will disrupt the possibility of sleep for the residents nearby at both ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night though Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

Public safety and Covid Risk

Our narrow streets can barely hold all the cars and people that already flood them. More drinkers crowding the pavements or queueing on them will force more people out into the roads. The London Ambulance Service is already overburdened with alcohol-related calls: Southwark is listed in their top five areas for call-outs. Ambulance call-outs for alcohol-related issues in Borough & Bankside are notably higher than other areas.

There is no place for taxis and Ubers to park: they will hover and circle, worsening air quality for the residents, with emissions not just from their engines but also from idling tires.

No air quality impact report has been provided by the applicants despite the intensification of traffic their new F&B hub version of this scheme will trigger. No offer has been made to install air quality monitors or noise monitors.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and consequently speak and indeed shout in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment of the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants as a result of the intensification of the site's population. We ask for conditions to this licence – and all the others in this complex – to protect our residential colony from becoming an involuntary super-spreader zone for Covid or the next virus.

Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

We ask both Borough Yards to protect its staff and Southwark Council to protect its citizens in this respect with a full Covid Risk Assessment not just for this premises but all BY premises.

The safety of children

Many children live in these narrow streets. When their sleep is disrupted by drunken shouting, it impacts on their health and their education outcomes. Too often children are also put in moral harm by excessive drinking in this area, being forced to hear obscene language screamed under their windows and to witness indecent exposure when inebriated F&B patrons use their front doors as urinals. For air quality, see above. A licence providing a large space for outdoor drinking within in metres of children's bedrooms does not meet with the Licensing Objection of preventing harm to children.

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Screenings of sports matches will inevitably lead to rowdy behaviour under the windows of residents. There should be a condition to ban sport-related events at these premises.

Premises outside the Vinopolis Shadow Licence area

These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits.

I believe that these considerations make a granting of a license by Southwark Licensing unsafe and it should be refused. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation.

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From: [REDACTED]
Sent: Wednesday, May 19, 2021 10:55 AM
To: Regen, Licensing <Licensing.Regen@southwark.gov.uk>
Cc: [REDACTED]
Subject: Objection to new licensing applications on the Borough Yards site (ref 874770)

We wish to object to the following new licensing applications on the Borough Yards site:

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Reasons for objection:

Cumulative Impact Zone

The proposed premises are within the Borough & Bankside Cumulative Impact Zone, where the presumption is against granting more licences unless it can be demonstrated that such premises will **not** worsen noise, antisocial behaviour and the draw on the emergency services. No such mitigations are offered by this applicant, particularly in the crucial aspects of antisocial late-night noise, music breakout and air quality issues caused by idling taxis and Ubers.

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101 objections have already gone into the Planning Portal against the applicants' proposal to increase the number of licenced premises on the Borough Yards site, including this one.

In the last month alone, police have been called several times to the adjacent Anchor pub area to break up fights. The problems of antisocial and violent behaviour triggered by alcohol have been so bad that the police declared a dispersal zone from Tower Bridge to Waterloo for a whole weekend of April 17 and the next weekend asked licenced premises in this area to refrain from off-sales. This is not the time or place to be adding more licensed premises, especially with off-sales, as requested by the applicants here.

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These premises request hours of 7am to 12.30, even though the Planning Consent for the entire Borough Yards scheme specifies 8am to midnight specifically in order to protect the amenity of residents who live around the site.

There is the additional problem on this site that a large area outside is colonised for tables and chairs for up to 48 drinkers and diners (on top of those drinking and ining indoors). The noise of taking those chairs and tables inside and out – *extra to the licensed hours* – will disrupt the possibility of sleep for the residents nearby at both ends of the night. This was a problem with Bill's café in Clink Street and the residents agreed new outdoor hours with the manager, who agreed not to put tables out before 8am and to stop outdoor orders at 10pm, and to put away tables and chairs in silence. Bill's also make sure that their cleaners do not disrupt sleep by playing music, using loud equipment or shouting to one another during the night and that keys are not given to third parties, such as contract cleaners, without securing written agreements not to disrupt neighbours' lives. However, there is no such negotiation offered by these applicants, even though they are aware of the proximity to the site of families with young children.

These applicants have offered no taxi marshalling services, no litter cleaning, no double doors and lobbies to isolate the music and noise of the diners and drinkers. They have offered just two security guards to patrol the entire Borough Yards site at night – a site that takes up 2.5 acres, over four streets, with at least seventeen exits for up to 4000 late-night drinkers. The residents have asked for mitigations including more security, using Soap Yard for late-night taxis to help with air quality, channelling drinkers away from residents late at night though Dirty Lane. These requests have been rejected by the applicant. We are left with no choice but to object to this licence and all the others.

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These premises are not covered by the shadow licence that the applicants retained to deploy in the negotiations for their new, longer licences in premises that were originally designated as retail, as this site was. Therefore this site is free from any threat that the shadow licence can be used and can be examined on its own merits.

CONCLUSION

We urge Southwark Licensing to refuse this application. The site is not safe or appropriate for this kind of usage and the applicants have failed to offer any meaningful mitigation.

Sincerely,

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LIVING BANKSIDE

18 Great Guildford Street, London, SE1 0FD

T: 020 3488 7293

E: info@livingbankside.org

London Borough of Southwark
London
SE1P 5LX

Email to licensing@southwark.gov.uk

Dear Sirs,

UNIT 232 Borough Yards BANK END. REF 874770 premises licence

Premises (New premises licence for films (indoors):

Mon - Sun: 10:00 - 00:00

recorded music (indoors): Mon - Sun: 10:00 - 00:00

sale of alcohol (on and off the premises): Mon - Sun: 10:00 - 00:00

Late night refreshment (indoors and outdoors): Mon - Sun: 23:00- 00:00

Opening hours: Mon-Sun: 07:00-00:30)

We wish to **object** to this application.

This objection is made as a summarised representation of the views and concerns of local residents who are beneficiaries of Living Bankside.

EXECUTIVE SUMMARY OF THE OBJECTION

SITE CONTEXT RELEVANT TO THE FOUR LICENSING OBJECTIVES.

- 1. Planning/Licensing Context**
- 2. The objectors – representatives of 932 residents**
- 3. Cumulative Impact Zone – no mitigation offered**
- 4. Hours longer than both Southwark Licencing Policy and the consented scheme**
- 5. Servicing doubled by F&B; no legal parking for taxis and Ubers: precedents for refusal; Deliveroo bikes**
- 6. The protection of children from harm.**
- 7. The prevention of crime and disorder**
- 8. Public safety and Covid risk assessment**
- 9. The prevention of public nuisance – no mitigation offered**
- 10. Off-licence sales inappropriate**

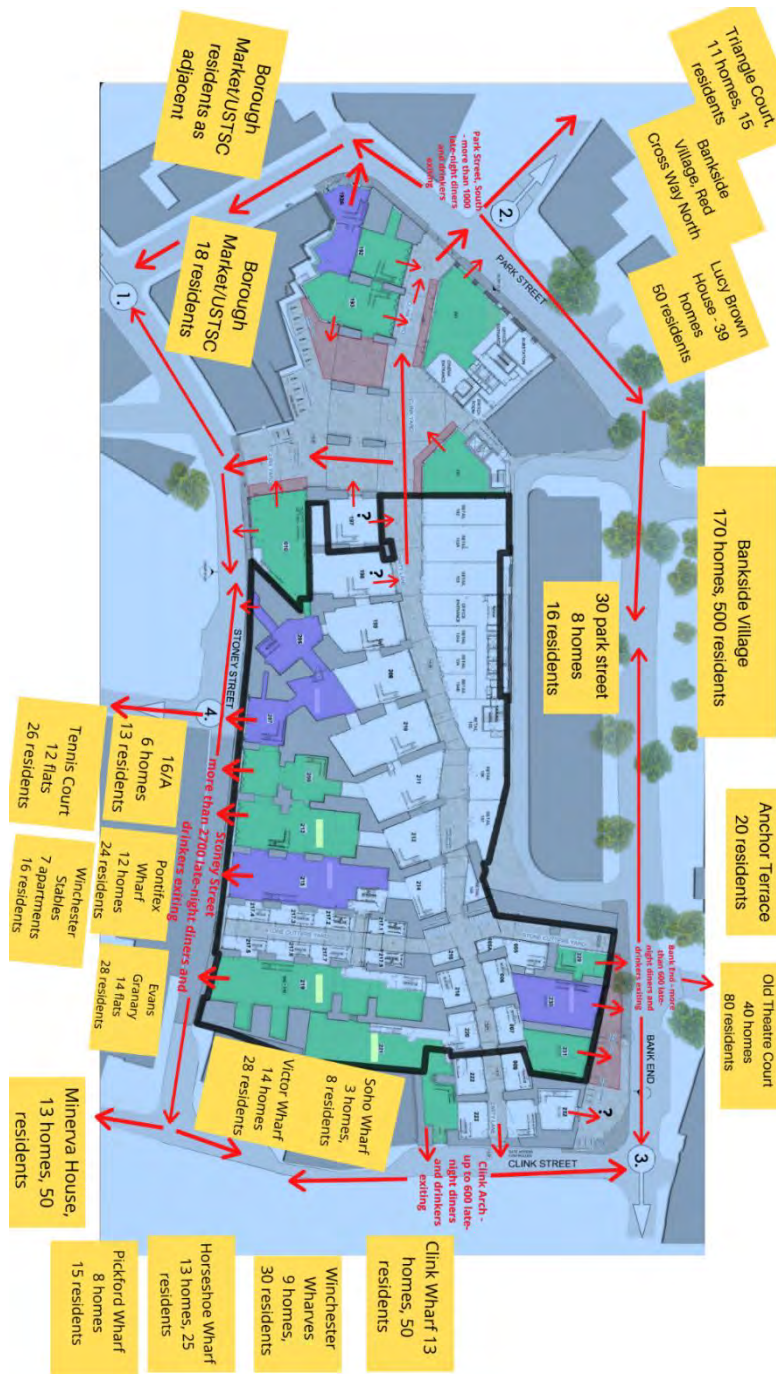
- 11. Conditions inadequate for this sensitive site**
- 12. Using the old Vinopolis licence for the whole site?**
- 13. APPENDIXES A Photographs of the affected streets**
 - B Total F&B patrons generated by BY's 18 licences**

SITE CONTEXT RELEVANT TO THE FOUR LICENSING OBJECTIVES

Borough Yards is embedded in a residential community of 932 people, including elderly people, vulnerable adults and children. None of the Borough Yards plans show the residents on their doorstep, so we made our own. This plan shows the location and numbers of residents in relation to the proposed restaurants and bars, and the exit routes of BY patrons up to 2am¹, 7 days a week.

[This film](#) shows the proximity of all the licensed premises to residents.

¹ 17 new licence applications went into Southwark Licensing 3.3.21, with hours up to 1.30am. The applicants have retained the old Vinopolis 2am licence for other parts of the site.



1. PLANNING/LICENSING CONTEXT

In the Consented scheme for Borough Yards ('BY'), a cap of 30% was put on food & beverage ('F&B') uses, in order to protect the amenity of local residents. The Consent is for 70% retail, with a gallery, offices and a cinema. BY has now applied for Planning consent to increase its licenced premises up to 50%. That application is not determined. The Borough Market, Better Bankside, United St Saviours, the Cathedral and residents have objected: 101 objections so far and no letters in support.

Objectors also have issues with the applicants' calculations of licenced space and the areas that they choose not to count in their proposed 50%.

Despite the lack of planning consent to increase the licensed premises, BY has applied for 17 new licences on the assumption of consent. (There is already a licence for a bar in the cinema, so there are 18 licensed premises in all).

If the new Planning application is refused, a likely three or four of the 18 new licences cannot be deployed.

That could include this one, which is also not covered by the Vinopolis shadow licence.

2. THE OBJECTORS

This objection is behalf of the 932 residents who live within yards of the proposed premises. BY is embedded in our residential community. It is not possible for F&B patrons – or their taxis, their Ubers or their Deliveroo bikes – to arrive at or leave these premises *without* passing within a few meters of the homes of residents including elderly people, the disabled, rest-home residents and many young children.

For each affected residential zone, we have appointed a Licencing Coordinator. Their names and addresses are at the end of this letter.

3. CUMULATIVE IMPACT ZONE – NO MITIGATION OFFERED

The application contravenes the provisions of the **Cumulative Impact Zone**. There is a presumption **against** permitting yet another licensed premises unless it can be demonstrated that such new premises will not present an added burden of criminal or antisocial behaviour that draws on the resources of the police and hospitals, as well as sacrificing the amenity of residents, including children. Given the super-saturation of bars and restaurants in this area – there is no good reason to allow another large establishment, let alone 18 at once.

In this case, 18 bars and restaurants are now proposed for the BY scheme: 17 new licence applications have gone in as of May 14. The cinema bar is already licenced. The total raft of licensed premises could bring an extra 25,000 F&B patrons to the area seven days a week. (See Appendix B)

There are 56 licensed premises within the Borough Market area already. Of all Southwark's wards, Borough and Bankside has the most licensed premises already – over 250. Borough Market has provided the following figures for people coming into the area on Fridays and Saturdays:

Friday daytime, 29 th Nov 2019 (9am – 6pm)	90,863
Saturday daytime (9am – 6pm)	127,191
Friday evening, 29 th Nov (6pm – midnight)	16,082

These tiny residential streets cannot accommodate another massive influx of drinkers and diners on top of these figures. Late night social drinkers are already well catered for with Flat Iron Square and the Vinegar Yard. What this area needs is emphatically not more F&B.

The square meterage of the premises in this licence is approximately 171.5 square metres, including the ground floor, the mezzanine and the large outdoor space within the red line for licensable activities, which appears to be taken from what was supposed to be public realm provision. Therefore, using the calculations in the UK Govt Building Regulations 2010 for Fire Safety² and back of house space calculated by an architect³ we estimate the following occupation:

103 patrons of which 48 would be outside, dining and drinking within meters of residential property.

The applicants state that these premises are a restaurant (though there is nothing in the licence that indicates this.) For the purposes of our cumulative chart we are counting it as a restaurant.

So the application is for premises serving alcohol to a large number of extra drinkers to bring into a Cumulative Impact Zone.

If this unit turns out to be a bar only, this licence should moreover be automatically rejected because Southwark's policies favour only **establishments that serve substantial food** alongside drink.

4. HOURS LONGER THAN BOTH SOUTHWARK LICENCING POLICY AND THE CONSENTED SCHEME; additional and prolonged nuisance from dismantling outdoor street furniture

The proposed hours of operation are 7am to 12.30am seven days a week. But that does not reflect the true picture of the hours of noise. If these hours are agreed, there will be noise of setting out tables and bringing them in doors starting early in the morning and going on until at least 1am. This will decrease the amount of sleep possible for residents, including young children living nearby.

Because of this problem, we argue that 10.30pm is a better time to close these premises – or they should give up their outdoor drinking and dining. If 10.30 is when they stop people eating and drinking, we can expect the site to be quiet by 11.30 – 12.00 earliest.

We are aware that Licensing is not coordinated with Planning, but the Officers may like to know that the hours of operation requested (even without the dismantling hours) are also outside those Consented by Planning, which are the following, as listed in the Decision Notice July 2016:

² For a bar, .3 sq m per person; for a dining restaurant, 1 sq m per person, after deduction of cloakrooms/kitchens etc

³ Information provided by a local architectural practice: 'A rough A3 rule of thumb is about 40% of gross internal space for back of house (kitchen, services & plant and wc's etc.) in a typical restaurant. *This is on the generous side* as some kitchens are very small for instance. For bars, the calculation would be 20%.'

23 a) *The Class A3 and A4 uses hereby permitted shall not be carried on outside of the hours **08:00 to midnight on any day.***

Reason: To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

5. SERVICING DOUBLED BY F&B; NO LEGAL PARKING FOR TAXIS, UBERS and DELIVEROO BIKES: PRECEDENTS FOR REFUSAL OF LICENCES

BY has a servicing plan. But it does not include any provision for the doubling of servicing needs occasioned by F&B in relation to retail.

It also fails to include provision for the servicing of its thousands of F&B patrons by taxis and Ubers, especially late at night when public transport is reduced.

No revised Transport Plan has been provided by the applicants to support the new flood of F&B clients. No dispersal plan has been provided. No taxi management is proposed.

F&B patrons congregate in bigger numbers and occupy sites more numerous than retail customers. Even during the day, the taxis and Ubers of thousands of F&B patrons would be a problem in streets already logjammed (see APPENDIX A) to the extent that frustrated drivers will sit with their hands on their horns for up to ten minutes.

BY is surrounded by tiny residential streets with no legal parking spaces for taxis waiting for clients. So taxis and Ubers will have zero recourse but to circle continuously or wait with idling engines, releasing toxins and noise, (and in summer with the taxi windows open playing loud music) under the bedroom windows of residents, including young children, in Stoney Street, Clink Street, Park Street, Montague Close, Winchester Walk, Redcross Way and the other streets shown in the site context map.

In order to reduce noise and emissions, the residents asked if Soap Yard could be used for taxis at night, but the applicants have declined. We fear that this is because Soap Yard is intended to serve as a beer garden for the seven licensed premises around it, including the cinema bar.

In two recent licensing applications close to these premises, (App 867078 Lockes Bar; App 867079 Adventure Bar) permission was refused precisely because of this

lack of legal parking and stopping-places for taxis and Ubers in an area already saturated with late-night F&B.

In this case, the situation is so much worse because of the volume of F&B patrons (and therefore taxis) involved and the number of residents including children in proximity.

The new Uber regulations mean that drivers are paid so long as they sit in their taxis. This will encourage Ubers to cluster and wait in areas where they know thousands of patrons will emerge at some point. If the Borough Yards complex is licensed to become a late night drinking and eating mega-hub, it will become a magnet for Ubers.

The cinema bar's licence (859288) allows alcohol and late night refreshment to be sold (342) 'for consumption off the premises to customers placing telephone and online orders to be delivered by agents of the cinema.' This can only mean **Deliveroo** bikes. As all the restaurant and bar fronts-of-house are now under our windows, that means swarms of noisy Deliveroo bikes added to the taxis circling, waiting, revving in the narrow streets where there is no legal parking.

The application contravenes the four key licencing objectives as follows:

6. THE PROTECTION OF CHILDREN FROM HARM

There are a number of children under the age of ten living within yards of the proposed premises. Most of these children have their bedrooms on the street. Their sleep stands to be disrupted by departing drinkers, as well as by music and elevated voices emanating from these premises, not to mention the noisy process of putting tables in and out of the restaurant early in the morning and in the early hours after closing..

These children include a number of foster children. With the foster children, there are many different behavioural issues caused by traumatic events, past experience of alcohol misuse/anti-social behaviours. It is impossible to underestimate the negative impacts of a large licenced premise on their doorstep.

The World Health Organisation is now reporting on the damage caused to hearing by 'leisure noise'. Children are particularly vulnerable. The World Health Organisation's current studies on noise show that disturbed nights have a serious effect on children. Their concentration the next day is compromised. They can develop headaches and permanent hearing problems.

We also wish to draw the committee's attention to the problem of people fuelled by drink who leave the place where they have spent their money and wander through residential streets, under the windows of apartments with children, and indulge in explicit talk. In licensing terms, the protection of children from harm includes the protection of children from moral, psychological and physical harm: for example, exposure to strong language and sexual expletives, or the sight of drinkers exposing themselves to urinate on their doorsteps.

As a result of the scheme's increased F&B ambitions, there is a danger of cars, servicing vans and taxis impacting on and literally with children who are less visible than adults. Day and night, these streets are already full to capacity (Appendix A shows photographs of the streets as they are before the proposed 18 new F & B establishments).

As mentioned, there is no legal place for patrons' taxis or Ubers to park and turn off their engines. They will be clogging these streets in vast numbers to service the thousands of patrons of BY. The lungs of children are especially vulnerable to particulates PM2.5 and PM10. Idling cars release more and more dangerous particulates than those simply driving.

7. THE PREVENTION OF CRIME AND DISORDER

Borough and Bankside is designated a Cumulative Impact Area because of the existing concentration of F&B and its associated issues of alcohol-related crime, injury and nuisance. Some figures from the *Cumulative Impact Area Alcohol Licensing Review A review of crime and anti social behaviour FY18/19 Regulatory Services; Divisional Analytical and Business Service May 2019*:

Borough and Bankside ... are the highest wards in Southwark for crime.

Rowdy Behaviour & Street Drinking ASB calls: Borough & Bankside CIA has over double the number of calls than the next highest areas of Camberwell.

Alcohol-related ambulance call-outs (2,919 reports): The Borough & Bankside CIA has 25% of the total annual call-out rates. It continues to be notably higher than the other areas.

Alcohol flagged violent crime (322 reports): In FY18/19 the number of alcohol flagged violence reports in Borough & Bankside CIA was 78% higher than the next highest area, Peckham.

Violence with Injury reported crimes (1,144 reports): As mentioned in the introduction, UK studies have suggested that between 25% and 40% of violent crime involves a perpetrator who has been drinking ... Borough & Bankside has the highest volume of VWI (174)

Some information from '*The impact of Alcohol in Southwark Southwark's Joint Strategic Needs Assessment People & Health Intelligence Section Southwark Public Health 13 February 2017*'

In Southwark alcohol is a serious problem, more so than in many London boroughs.

Compared to the London region average, Southwark has much higher mortality rates attributable to alcohol overconsumption

Violence against the person is the most frequent alcohol related crime recorded in Southwark

Alcohol was involved in almost 15% of sexual offences and 10% of violent offences in 2015

Official government figures estimate that the average cost of an alcohol-related emergency ambulance/paramedic journey is £321.30. Therefore, in 2014, ambulance call-outs for binge drinking incidents alone cost Southwark almost £480,000.

In 2017/18 there were 338,000 estimated admissions where the main reason for admission to hospital was attributable to alcohol⁴. In August 2017 the London Ambulance Service revealed which London boroughs see the highest number of alcohol-related incidents: Southwark was in the top five. Figures show that, in Southwark, over 6,650 people were treated by ambulance crews after drinking too in August (2016). In Southwark that year there were 3,051 recorded incidents.

In the last month, there was a shocking amount of antisocial behaviour and alcohol-related violence between drinkers in this area, to the extent that the police declared a dispersal zone. Here are records of incidents in this area, including two fights within metres of these proposed premises:

On Saturday 16th May 2021 at 00:15 hours, police received call to Potters Fields London SE1 where there were reports of a person that had been bottled after a fight at the location. The victim had a laceration to his head and cut to his left ear, medical treatment was required and the victim taken to Royal London Hospital, The location has had a number of incidents involving disorder/ASB, a local policing plan is in place.

Weekend of May 8. The Anchor called the police to have a busker removed after the buskers entourage caused an altercation with the Anchor's security when they attempted to move them on. The entourage were drinking off-sales beer.

Sat 24.4.2021 after numerous alcohol-triggered asbs in this area, all licensed premises in the Borough Market and surrounding streets were 'recommended' to cease off sales until 17th May. Some, including Café Brood, were also fined.

Mon 19.4.2021 Clink Street/Stoney Street 11.15 pm. Four youths first swearing and then fighting in a scrum on the ground. It didn't feel safe to go down and photograph. Reported to Metropolitan Police Service website TAA-24646-21-0101-00

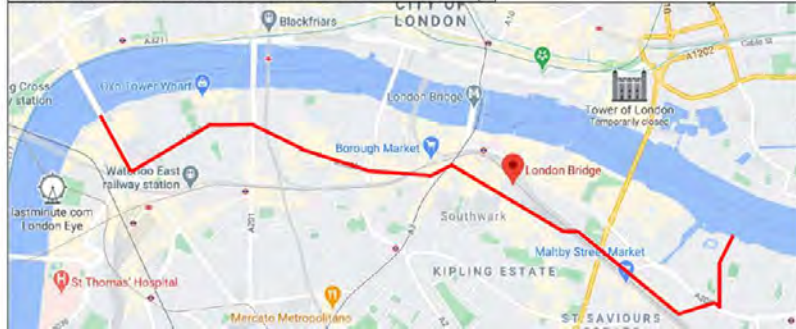
On Saturday 01st May 2021, officers were patrolling More London near City Hall, POTTERS FIELDS, on Op Kaiser due to the recent disorder/ASB. A victim had been assaulted and several suspects were seen nearby and detained by Police. During the incident one officer was knocked unconscious. Medical treatment was required for both the police officer and a member of the public. Several other officers received minor injuries. Four people were arrested on scene for offences of

⁴ NHS Statistics on Alcohol, England 2019, published 5.2.19

GBH, Racially Aggravated Public Order and Assault emergency workers. A dispersal order was authorised:

Southwark Police | Central South BCU
@MPSSouthwark

A dispersal order under Section 34 has been authorised by Insp Laurie following ASB and crime and disorder in the #LondonBridge and #PottersField areas. The order runs from 1500hrs today until 0500hrs on Sunday 18 April 2021 and covers the area indicated on the map.



Dispersal order declared after fights and asb ... but crowds and fights continue



Saturday 17.4.21. A fight at the Anchor Inn 2.30pm. Police and ambulances in attendance



It would be unconscionable to draw a massive new influx of drinkers to this troubled Cumulative Impact Zone. And yet this application, and the 17 others lodged with it, would do exactly that.

Most nights in this area, there is already shouting, screaming, singing and dancing from drunks who have spent their money at existing licenced premises. On weekend nights, and after sports matches, there are often fights, including glassings. Most of us have witnessed **indecent exposure**, in the form of patrons using our front doors as urinals as they continue drinking off-licence supplies when premises close. Many of us have needed to step over vomit outside our front doors the next morning and clean up the stinking result. We have to pick up the empty bottles and cartoons from off-licence sales from our doorsteps and window-sill. We need to do this, because of the danger of vermin.



litter in Clink St including wine bottles and beer cans 21.3.21

The proposed premises are just steps and yards from residents homes, including Montague Close's river viewing point, a square that is a known trouble spot for **drunken behaviour, drug dealing, rough sleeping and violence**. F&B patrons walking to London Bridge station, particularly the overland trains, will be directed by their phones to walk along Montague Close.

In this Cumulative Impact Zone, the alcohol-related problems are already grave. In the summer of 2020, Southwark Council was forced by the behaviour of F & B patrons to pressure and steam clean the urine and vomit from these very streets every Monday morning. This is an expense that was borne not by the licensed premises but by the Council.

It is in the context of this real, lived experience of crime and disorder, and the prospect of 18 new premises selling alcohol on our doorsteps, that we must object strenuously to this new licence.

8. PUBLIC SAFETY AND COVID RISK

There are already too many premises in this CIA and in the BY complex for public safety to be upheld. Crowds from all 18 units will be mingling, alcohol-disinhibited, until late into the night, around this 2.5 acre site with multiple exits if this and all the other applications are approved. What if this premises hosted one group of football fans for a match, and a nearby premises hosted their rivals?

And yet this premises has asked to be able to show filmed entertainment indoors, which could include football matches.

The onus needs to be on the applicant to show how and why they would not be adding to this serious safety problem.

The nature of the development is such that much of it will be a semi-enclosed space which will be far more confined than that of Borough Market and therefore potentially subject to far higher crowd densities well into the night when people are disinhibited by hours of consuming alcohol and speak in louder voices. The main transmission of the virus is by exhalations, which are aggravated by loud conversations, such as those that are held over a background of loud restaurant or bar music. Covid and its variants are here to stay. There has been no risk assessment into the potential exposure of employees, customers and local residents to infections by the Covid virus or its variants. We ask for conditions to this licence – and all the others in this complex - to protect Borough Yards from becoming a super-spreader zone. Again, as is the business model for the kind of scheme BY now proposes, the licensees will profit from selling alcohol, but any safety issues arising from alcohol consumption will fall on Southwark Council, the emergency services and the residents.

Proceeding with a licence without a Covid risk assessment could be seen as a failure by Borough Yards to protect its staff and by Southwark Council to protect its citizens

and would render any decisions made without such proper consideration vulnerable to challenge.

9 THE PREVENTION OF PUBLIC NUISANCE – NO MITIGATIONS OFFERED

According to the **Revised Guidance issued under section 182 of the Licensing Act 2003**, it is the responsibility of the licencing officers to take into account 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. We believe that this large premises would have a disproportionate effect on those living and working nearby.

The amenity of residents in this area is already compromised by a saturation of licenced premises. People coming out of bars have their voices elevated by drink. The canyon-like nature of these streets efficiently transmits noise up to our bedrooms – including the bedrooms of young children and babies in this area. Meanwhile, the arches of the bridges in Clink Street and Stoney Street provide excellent sound chambers where drunks or even merry people like to test their voices, by yodelling, for example.

Southwark Council cannot enforce on this kind of disturbance: it is labelled ‘transient noise’. A resident whose children are woken by revellers – even those settling in for a private party - under the bedroom window will get short shrift from Southwark’s noise team. With no enforcement possible, the prevention of this kind of noise cannot be ‘conditioned’ into any licence. The licensee takes no responsibility for the behaviour of those carrying away the beer and wine he/she has sold to them. The licensee takes no responsibility for the bottles and cans left in the residential streets.

The only way to prevent nuisance of this kind is to stop licensing huge bars and restaurants in this Cumulative Impact Zone. Sixteen new licences for Borough Yards, including this one, are sixteen licences too many.

10. OFF-LICENCE SALES INAPPROPRIATE

The applicants include **outdoor drinking** in this licence.

These premises are set back a small distance from a pedestrianized area on a narrow busy road. The small outdoor area, close to the bedrooms of residents including children, is apparently shared by four licenced premises as well as some landscaping. **The total capacity of the four units that have applied for licences is now 679 covers (see Appendix B)**

This licence for this unit shows a large area for outdoor licensable activities.

But the same footpath would also be accommodating drinkers from the three adjacent units, all of which have applied for outdoor drinking.

Given the size of these four premises, the footpath would not contain all the outdoor drinkers, some of whom would be forced to stand in the road. And if the patrons drank on the footpath, they would force actual non-drinking pedestrians (which would include many local people) into the traffic.

To allow any outdoor drinking or off-licence sales at these premises would infringe the Licensing Objective of Public Safety.

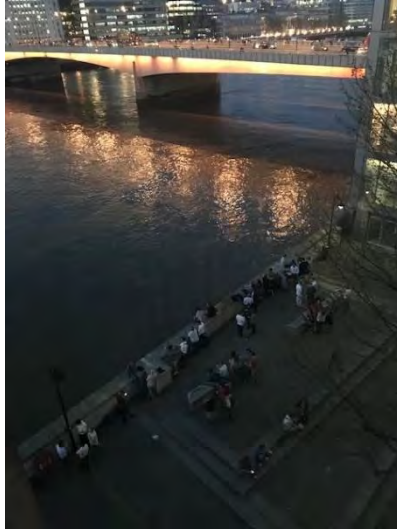
Off-sales drinks would be taken for consumption under the homes of residents in the early hours. Offers of 'sealed containers' are specious.



Off-licence sales - these drinkers are seated in front of the entrance to the residential apartments at Evans Granary, immediately opposite the Stoney Street bars and restaurants. When they leave, they will leave their bottles and other litter.

We have seen the draft conditions of the applicants. Off-licence sales, according to the applicants, will be conditioned with a toothless request for drinks to be taken away, with no distance specified (it would need to be 1000 meters to protect all the residents). This proposed condition is toothless because the premises could not possibly enforce it. How would they deal with the women above? Private marshals would have no statutory rights to force them to do anything they don't want to do.

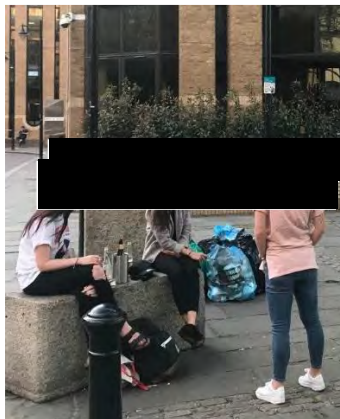
Drinkers will even break the necks of bottles if they want to keep drinking, especially with a lovely view of the Illuminated River at Cathedral Square ... under the bedrooms of residents including children. The picture below shows people with off-licence wine and beer at Cathedral Square. For this unit 232, the drinkers' phone maps would guide them straight to Cathedral Square on the way to London Bridge overland station.



late night drinkers with off-licence alcohol – immediately under the residents of Minerva House

Are the applicants going to send staff to Cathedral Square to tell their patrons to stop upsetting residents and waking up children? Are they going to interrupt a parting patron who prefers to urinate in the arch in front of Pickford's Wharf rather than queue up for a toilet inside?

Are the applicants going to clean up the bottles and cans they sold drinkers like these, also under Minerva House?



Outdoor drinking and off-licence sales cannot be provided by these premises without causing serious public nuisance and compromising public safety. We urge for it to be removed from any licence granted.

12 CONDITIONS INADEQUATE FOR THIS SENSITIVE SITE

We sincerely hope that this licence is denied for all the above reasons.

However, we would like to make a note about conditions. We have been shown the draft conditions prepared by the applicant, which they say are *already approved by the Licensing Authority*, and which they describe as '*comprehensive and modern*'.

1. The fact is that these new conditions offer **less protection** than the 'shadow' Vinopolis licence (866700). The following conditions are embodied in the shadow licence but **are avoided** in the new conditions proposed for Borough Yards:
 - double lobbies to the doors on Bank End premises, with inner doors kept shut (350)
 - that those doors and the windows are closed in the mezzanines at night.
 - No street queuing after 10.30 (352)
 - A taxi marshalling service (353)
 - No off-licence sales after 9pm (355)

Also left out of the '*comprehensive and modern*' conditions are any provision to stop football-related events and large sports screens that would attract notoriously difficult football clubs; any commitment to actual decibel levels; no offer of airlock doors to prevent repeated slamming; no provision to stop event dismantling after or before hours. Street cleaning is specified but not how often. And the noise of street cleaning at 1am would prolong the misery of residents. No details of the dispersal policy are given, and so no input is possible. The conditions allow drinking outside the premises until 10pm, which means noise from 7am till 10pm (though the licence itself asks for a closing time of 12.30. The lack of consistency is something we can only expect to play out in more and later drinking. Measures to protect children from harm show no interest in the local children trying to sleep a few metres from here, but are all about customers.

The 'pre-approved' conditions are unacceptable in that they fail address the major problems triggered by the design of the premises: tall French windows effectively opening full frontage to the street in the context of sensitive residential properties just a few yards away. Other problems include the following:

- provision for providing tables out in the street, colonising the narrow footpath and public realm just a few metres from residents' homes. If the Premier Inn has not been consulted about these four licensed premises just outside the bedroom windows of their patrons – we would expect them to be shocked about the situation too.

It is also notable that few of the applicants '*modern and comprehensive*' and '*pre-approved*' 'mitigating' conditions have landed in the one Borough Yards licence already signed off - the cinema's bar (licence 859288). This severely undermines confidence. The cinema bar's licence also contains a worrying clause that would permit Deliveroo bikes around the site until midnight (or later, for long films). So we can expect the same one in this licence too. There is already a troublesome and noisy nest of Deliveroo drivers in residence just opposite these premises late at night.

12. Using the old Vinopolis licence for the whole site?

The applicants have deployed not-very-veiled threats that, if their current applications meet resistance, then they will simply invoke the old Vinopolis 8am – 2am licence for the whole site.

licence does, however, set a limit of 1250 people. Adding up the 17 new licenses plus cinema bar, the number of patrons would be more than 4000 at any one time, so the Vinopolis licence cannot cover them. These premises are outside the Vinopolis map.

Using the 'shadow' licence for the whole site would also impose a massive responsibility on Borough Yards. They would be responsible for managing 18 different licensed premises over a complex 2.5 acre site, with up to 25,000 F&B patrons a day, and 4000 to 5000 emptying out late at night through up to 16 different exits. It is hard to see how such a vast operation, with so many unknowns, could meet the licensing objectives of public safety and prevention of nuisance, especially as the BY management team is proposing only a couple of SIA marshals for the entire site at night. The site has a perimeter of more than half a kilometre.

Meanwhile, in any case this unit 232 is outside the shadow licence plan and therefore the threat of the Vinopolis shadow licence does not apply and it may be considered on its own few merits.

SIGNATORIES OF LICENSING COORDINATORS IN EACH RESIDENTIAL ZONE IMPACTED

This objection is signed on behalf of 932 residents by the following community representatives:

Residents in Winchester Walk – representative, **Cat Robey** (first child due in May)
Flat 5

3 Winchester Square London SE1 9BH

Residents in Clink Street – representative **Michelle Lovric**, 5 Winchester Wharf, 4
Clink Street SE1 9DL

Residents in Park Street, Theatre Court and Anchor Terrace, Redcross Way –
representative : Mariam Mohidin, 57 Park Street, London, SE1 9EA (mother of a
child under four and foster-carer to other children).

Residents in Stoney Street – Gill Rosefield, Flat 1 Evans Granary, 38 Stoney
Street, London SE1 9BN, with bedroom facing on the 8 proposed F & B premises.

Residents Montague Close – representative **Nick Grenside**, (father of three young
children) flat 9, 6 Montague close, London SE1 9DF

APPENDIX A: CONGESTION OF STREETS BEFORE THE 16 new LICENCED PREMISES PROPOSED, INCLUDING THIS ONE



CLINK STREET



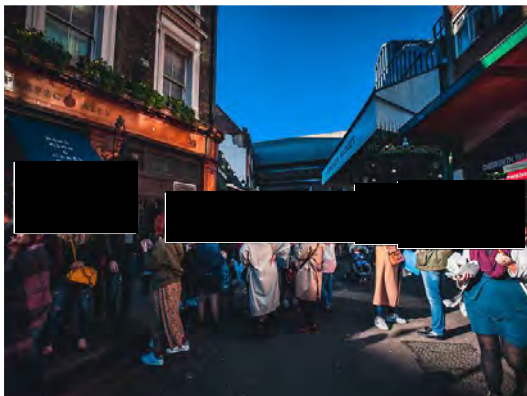
WINCHESTER WALK



STONEY STREET



MONTAGUE CLOSE



STONEY STREET

APPENDIX B: TOTAL F&B PATRONS GENERATED BY THE SCHEME IF VARIATION IS GRANTED

Premises App 2016 use Unit No Sq m Covers if Rest/bar
Hours

Stoney Street Zone

874310	Retail	215	523.3	313/836
7am -1.30am				
874309		207	211.2	126/366
7am – 1.30am				
874295		205	207.6	124/332
7am – 1.30am				
874301	Retail	213	326.9	196/552
7am –12.30am				
874305	Gallery	221	364.9	218/582
7am –12.30am				
874290	Retail	010	379.8	227/606
7am -12.30am				
874313	Retail	219	767.9	460/1228
7am -12.30am				
874294		208	216.5	129/346
7am –12.30am				
Total		2998.10		2764 covers

Bank End Zone

874311		231	156.8	94/250
7am-12.30am				
874308		229	81.5	48/130
7am-12.30am				
874297		230	250.1	150/400
7am –1.30am				
974770	Retail	232	171.5	103/137
7am-12.30am				
Total		659.90		679 covers

Park Street Zone

874296	Retail	101	133.6	80/212
7am-12.30am				

874291	Retail	001	190.2	114/304
	7am-12.30am			
874299		192	171.5	102/274
	7am-12.30am			
874304		193	223.9	134/358
	7am-12.30am			
874292		192A	183.4	110/292
	7am-1.30am			
(Vinopolis*	Retail	197	150	90/240
8am-2am)				
(Vinopolis*	Retail	198	200	120/320
8am-2am)				
859288	Cinema bar	150E	325	8am
	- 00.30			
Total		1402.60		1257 covers

Soap Yard standing drinkers

This area is accessed directly by six F&B units, 192, 192A, 193, 001, 101 and 010 plus the cinema bar. All the licences applied for include **outdoor drinking and off-sales**. At 509.42 sq m, Soap Yard could hold 1000 standing drinkers. (There is also the matter of the large terrace accessed exclusively through consolidated F&B units 192, 193 and 192A – see Appendix C.)

TOTAL IMPACTS

The total area in square metre area of the F&B units is 5060.6 comprising

2998.1 in the Stoney Street Zone/

659.90 in the Bank End Zone/

1402.6 in the Park Street Zone

2. Combining information supplied by the applicants on 10.3.21 as to which venues are bars and which restaurants) the total covers are 4700 - comprising

2764 in the Stoney Street Zone/

679 in the Bank End Zone/

1257 in the Park Street Zone.

Adding Soap Yard's numbers of up to 1000, we have a potential late-night total of 5700 when all the F&B's are at capacity. And to this must be added the numbers using the terrace to 192A.

However, given the extended hours of operation (7am – 2am), it is not just one set of F&B patrons that would occupy the site on any one day. The restaurants, for example, would (potentially) be serving breakfast, brunch, lunch and several dinner services. Bars would also have different flushes of occupation. Even if the restaurants are not at full capacity the numbers would still be incredibly high: on the basis of five 'sittings' a day, the number of F&B patrons on the site daily could be 25,000 . And many of them will stay for long hours, unlike retail customers.

Note 1: The zoning proposed by this amendment is purely driven by the actual establishments who want to rent the spaces. Yet the applicant in all cases is Mark Bermondsey (Guernsey) Limited. Therefore we cannot know what style of establishment is proposed. It could be anything from Wetherspoons to Gordon Ramsay. But the size of the units would appear to indicate large chain establishments as only large chains could afford such big sites and fill them.

Note 2: **Calculation of Covers.** If granted these licences can be used as either restaurants or bars. Under the heading 'Covers' the left hand figure is the maximum permitted covers for restaurants at any one time and the right hand one is the maximum permitted users for bars at any one time. Total figures are summarised at the end of this document. The calculation of covers for restaurants is based on the total square metre area of each unit minus 40% of that area, which represents the space taken up by kitchens/cloak rooms /staircases etc. We are advised by an architect that this is a reasonable general estimate. The relevant regulations require one square metre of space for each customer. Similarly, the calculation of covers for bars is based on the total square metre area of each unit minus 20% of that area. In the case of bars the relevant regulations require 0.5 square metre of space for each customer.

Note 3. The **intensity** of occupation cannot be compared with that of Vinopolis which had only 6 licenced premises open on a daily basis, compared with the 18 proposed here. The vast majority of the Vinopolis site was used as a wine museum and for occasional eventing or conferencing: most of the time, most of the site emitted no noise.

Note 4. Retail or Gallery: According to the plan agreed by the applicants with the Planning Officer and cited in his report for the 2016 Consent, these units were designed for retail (R) or gallery (G) and have no sound protection measures, such as double lobbies. In fact most have tall French doors designed to open their large frontages fully to street.

***Vinopolis** indicates units where the old Vinopolis 2am licence seems to have been retained as a shadow licence 866700. A letter from the applicants 5.3.21 named them. The leaflet distributed to residents also shows these 197, 198 also

crosshatched as scheduled for F& B. Yet the Feb 2021 'Development Plan' and current Consent has these premises scheduled for retail. The square meters are estimated, based on the comparative sizes with other units. It is notable that all these two units feed into the Soap Yard 'beer garden' space. For these calculations, we have included them as the applicant has included them as F&B space in the leaflet.