

Mills, Dorcas

From: Emma.Hart@met.pnn.police.uk
Sent: 14 May 2012 12:25
To: Mills, Dorcas
Subject: Betfred 143-145 Rye Lane an 96 Peckham High Street

Dorcas,

Please find this email as a response to the proposed application for the above license application.

I do not support this application.

There is already numerous licensed gambling premises in the immediate area, including a William Hill almost next door to the proposed Rye Lane premises. We have an issue of ASB and drug dealing from a number of bookmakers premises in Peckham already which is costing a lot in resources to police as it is. This location is also in an area where we have evidence of drug dealing and I feel that this type of premises will only facilitate in encouraging this type of behaviour in Peckham which destroys the environment for everyone else.

The staff in the shops have been deliberately told not to report criminal behaviour in their shops so it does not affect their license conditions which clearly obstruct us in our ability to prevent and detect such crime. I can not stress the knock on effect of facilitating this criminal activity - gang territory disputes over drug dealing, prostitution, drug taking in open public spaces, general ASB - for which these premises do not assist in policing.

I have had reports of drug dealing from four bookmakers at present in Peckham which is being looked into. The very nature and set-up of these venues alone prove problematic in policing these problems and unless the council are willing to provide funding to assist in policing more such venues it is reckless to license more such crime generators. Also do the council have enough staff to ensure these license conditions are adhered to??

Finally I believe that 96 Peckham High Street is the Bun House - I think that it would be sad to see such an iconic and interesting venue to be turned into another bookmakers - I would hope it is a listed building.

Submitted for your consideration,

Emma Dickinson
109 MD
The Lane SNT Sergeant

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16/05/2012

Dear Ms Mills,

I'm writing to express my concerns about two applications you have received to grant licences for new betting shops in my ward. The first is a BetFred at 143-145 Rye Lane and the second is Spectrum on 96 Peckham High Street. As the elected representative of the people of the Lane, I am also writing on behalf of a number of constituents who have expressed grievances that I've outlined below. It's with this in mind that I urge you and the committee not to grant either of the licenses under your consideration.

Objection one: new betting shops will promote crime and antisocial behaviour

I work closely with the Lane Safer Neighbourhood Team who already have serious security concerns about the existing betting shops in the area. A senior member of their team, [REDACTED], has expressed privately to me that she thinks another store would add to these problems. This is what she wrote to me an email on 11/5/12:

I have not supported any new or extended applications in Peckham as I feel that they will only encourage undesirables to loiter later at night and they continue to serve our beggars/nuisance drinkers and those with specific ASBO conditions.

Objection two: new betting shops will have harmful effects on the vulnerable

If you look at the statistics of my ward you will see that people in Peckham are more likely to be in lower income groups and in debt than the London average. They are also more likely to suffer mental health problems and unemployment. Betting shops locating in this area will obviously be more likely to serve these groups. I have spoken to church groups, including All Saints, who are concerned that they already have long waiting lists of people seeking debt counselling, many of whom suffer from an addiction to gambling and suffer huge financial burdens as a result. Faith leaders believe more stores will make this problem worse. Mothers have also told me they are worried about young people being able to use machines in shops that are increasingly understaffed.

These assertions are backed up by testimony from betting shop staff members already operating in Southwark. This is what one betting shop manager from the borough told me. For obvious reasons he wants to keep his identity a secret, but the source can be verified if you offer appropriate guarantees to protect his identity:

I have worked in a betting shop for six years and I see the violence first hand... I would say about 50% of the people in my store are unemployed and many have drug problems and debt problems. Some come in from the Maudsley hospital. The betting shops make these problems worse. I also see a lot of violence and anti-social behaviour. People kick the machines and spit at them. Sometimes it is directed against me. We are told not to report incidents in the store because it looks bad for our licensing rights.

Clearly this evidence also backs up my first concern that new betting shops would be further sources of crime and anti-social behaviour.

Of course there are many other reasons for opposing betting shops other than those listed above. My constituents want a balanced and diverse high street and feel that there are already far too many betting shops in the area, with 67 active licenses in the borough alone. They are also worried about the economic effects betting shops have on the area as other businesses are put off. But I appreciate that by law the licensing committee can only hear objections on the grounds listed above, so I have limited my concerns to those that are relevant.

If there is anything I can do to support this letter or provide further information or evidence on behalf of my constituents, please let me know. Otherwise I do hope you and your committee will take these concerns seriously and block the two new requests for licences.

Yours faithfully,

Cllr Rowenna Davis



15 May 2012

Dear Ms Mills,

I understand that licence applications have been put in for two new betting shops in the centre of Peckham (BetFred at 143-145 Rye Lane and Spectrum on 96 Peckham High Street). As a resident of Nunhead and Peckham Rye Ward who uses Rye Lane frequently, I am writing to express my concerns about this proliferation of betting shops in the area.

There is already at least one Coral betting shop in the area plus a number nearby, so I cannot see the need for new betting shops. Licensing any new betting shops in the area would go against the efforts to regenerate Peckham town centre that have been in discussion for some time now and particularly following the riots in August of last year. Local residents have taken action to change the perception of Peckham, from the Peace Wall to networking and events in the town square. It would be a slap in the face to those people to allow new betting shops to set up.

I always encourage my neighbours and other local people to use the wonderful shops and facilities like the Bussey Building and the Library in Peckham. It will be harder to persuade people to chose to come to Peckham if there are people hanging round betting shops. My experience of Waterloo, where I work and where there are a number of betting shops, is that people loiter around them, asking for money or drinking.

I hope that you will consider these objections to the granting of these licence applications

Yours faithfully,



From: [REDACTED]
Sent: 14 May 2012 12:56
To: Mills, Dorcas
Subject: Betting shops on Rye Lane

Dear Ms Mills,
I am writing with objection to the proposed betting shops on Rye Lane.
I am a resident at Co operative House and there us a betting shop on the ground floor if the building.

On many occasions I have had to deal with men trying to gain entry into the building from the betting shop. The people, mainly men smoke outside the shop, mainly marijuana and as a result also deal the drugs outside the shop.
They also encourage drinking and drunk people in the area.
There are no real opportunities for the unemployed and instead of a betting shop, something that will encourage a more productive opportunity is better than flooding the area with betting shops.
I know that there is a huge re generation project and this development of shops will be doing the reverse.
We have enough betting shops in the area and there are too many negative associations with betting shops; alcohol, drugs, betting addiction, unsocial behaviour, lack of goals and a generally poor outlook in the area.

I and many others strongly disagree with this proposed development.

Your Sincerely
[REDACTED]

Paul S

From: [REDACTED]
Sent: 14 May 2012 16:53
To: Mills, Dorcas
Subject: betting shops

Dear Ms Mills,

I'm writing to express my concerns about two applications you have received to grant licences for new betting shops in my ward. The first is a BetFred at 143-145 Rye Lane and the second is Spectrum on 96 Peckham High Street. I urge you and the committee not to grant either of the licenses under your consideration, The Council's policy for Peckham town centre is to revive and improve the quality of the retail on offer, and to reduce the monopoly of a few kinds of commercial activity both in retail and other uses.

This new betting shop would cluster with the William Hill shop right opposite on Rye Lane, and further down Rye Lane there is another betting shop in the former pub The Hope. This is creating an excess of the same kinds of uses which is exactly what the Council is aiming to discourage, because of the damaging effect to the economic and commercial life of the town centre.

The new retail units are being created on the ground floor of 143/145 Rye Lane in the historic Holdron's building there. The best use for that retail unit is for retail which would improve the quality and diversity of commercial activities in the town centre.

All this plus all the anti-social behaviour common to these premises, with already vulnerable people tempted further into inadvisable gambling.

Is this the accepted norm for our children to emulate?

Clusters of betting shops cannot be a good influence.

Sincerely,

[REDACTED]

part 6

From: [REDACTED]
Sent: 14 May 2012 22:46
To: Mills, Dorcas
Subject: complain against peckham betting shop

Hi,

I'm a Peckham Rye resident of the Co-Operative House in Rye lane, I have just heard that yet ANOTHER BETTING SHOP IS PLANNED, this time for 96 Rye Lane, two doors down from William Hill and opposite the new proposed BetFred.

I wanted to complain about this decision!

How many more Betting Shops does Rye Lane seriously need? It seems that although shops are closing down they are reopening in equally undesirable premises- ie- Money Shops, Betting Shops etc. Peckham doesn't need more betting shops if we want to see it regenerated.

Pls think about it and try to install a restaurant or a coffee shop or a book shop to encourage culture and not violence or depression with other betting shops!

[REDACTED]

From: [REDACTED]
Sent: 14 May 2012 10:36
To: Mills, Dorcas
Subject: Begging and Betting shops on Rye Lane, Peckham

Hi

After being accosted by aggressive beggars on Rye Lane yet again I am extremely annoyed to find that permission for at least two new betting shops is being requested (Bournemouth Road).

How does this fit into any policy of regeneration of this area. The fact these betting shops sit next to high interest 'pay day' loan shops is rather worrying in my opinion.

Can I register my opposition to these applications and I would hope some other options could be explored.

regards

[REDACTED]

Part 8

-----Original Message-----

From: [REDACTED]
Sent: 13 May 2012 23:29
To: Mills, Dorcas
Subject: licensing applications consultation 143/5 Rye Lane + 96 Peckham High St

To Licensing Committee

c/o Dorcas Mills
Southwark Council

Dear Ms Mills

licensing applications consultation

I am writing to object to the licensing application for a betting shop at 143-145 Rye Lane, SE15, and also the licensing application for Spectrum on 96 Peckham High Street.

BACKGROUND

The Council's policy for Peckham town centre is to revive and improve the quality of the retail on offer, and to reduce the monopoly of a few kinds of commercial activity both in retail and other uses.

The new betting shop in Rye Lane would cluster with the William Hill shop right opposite on Rye Lane, and not far away in Rye Lane there is another betting shop in the former pub The Hope. The betting shop on Peckham High Street would cluster with Ladbrokes also on the High Street. This is creating an excess of one kind of use which is exactly what the Council is aiming to discourage, because of the damaging effect to the economic and commercial life of the town centre.

New retail units are being created on the ground floor of 143/145 Rye Lane in the historic Holdron's building there. The best use for that retail unit is for retail which would improve the quality and diversity of commercial activities in the town centre.

These damaging economic effects have a direct relationship with the licensing objectives for this reason. Peckham has a lot of vulnerable people - children, people in difficult financial circumstances whether because of unemployment, low incomes, or debt, and people with mental health problems. It is in the interests of all these children and vulnerable people, for the town centre to be improved as a public place.

Allowing the increase in numbers of betting shops will seriously hinder this improvement, and also more directly interfere with the licensing objectives of protecting vulnerable people, and also preventing crime and disorder.

PROTECTING THE VULNERABLE

* Licensing objective of 'protecting children and other vulnerable persons from being harmed or exploited by gambling.'

The town centre is used every day by many school children from the local schools. The betting shops' slot machines will attract children

as has been shown in other such premises. Children being present where there is adult gambling in public commercial premises is bound to cause harm to the vulnerable children.

There are also a significant number of unemployed people and others with very low incomes close to the town centre. There is much evidence that people in difficult economic circumstances are prone to gambling to attempt to ease their financial difficulties. Such people are very vulnerable to a proliferation of betting shops appearing in the town centre, which is now happening with these new applications.

The 143/145 Rye Lane premises are on the corner of Rye Lane and Bournemouth Rd where the pavements are narrow. This is a route travelled by parents and children to and from the primary school at Brayards/Consort Rd. People congregating at times outside the shop, which is likely, will block the pavement and make it risky for everyone, including especially vulnerable people, to have to go into the road into the traffic.

PREVENTING CRIME OR DISORDER

* Preventing gambling from being a source of crime or disorder, being associated with crime or disorder, or being used to support crime.

I have heard directly from a worker in a local betting shop of the kinds of behaviour that arise inside and just outside the betting shops. When people who are already in difficult financial circumstances lose money, which is inevitable, they can become aggressive to others inside and outside the shop, and at times violent towards the machines in the shop.

This adds to the need to keep betting shops to a minimum in places where children and other vulnerable people have easy access, like Peckham town centre. The first hand reports from the betting shop worker is that children visit the shops to watch who wins and frequently then follow them out of the shop to aggressively seek some of the winnings. All this is very anti social leading to disorder and raising the risk and probability of criminal behaviour, in addition to such a damaging environment for children to grow up in.

The increasing numbers and clustering of the betting shops is significantly increasing the likelihood of these damaging effects as set out under the Licensing objectives.

I am submitting these comments in my work as co-ordinator of Peckham Vision which is a local consortium of residents, artists and town centre businesses, and also as a local Peckham resident who uses Peckham town centre frequently.



Party 9

From: [REDACTED]
Sent: 13 May 2012 23:19
To: Mills, Dorcas
Subject: Objection to more betting shops

To Licensing Committee
c/o Dorcas Mills
Southwark Council

Dear Dorcas

licensing application consultation LDO-14.5.2012

I am writing to object to the licensing application for a betting shop at 143-145 Rye Lane, SE15.

BACKGROUND

Peckham Rye is an area that is striving to improve its high street and the general environment. As a community we have recently won funding to upgrade Peckham Rye rail station and the Peckham Rye Vision document lays out many plans to improve the neighbourhood, and in particular to improve Rye Lane and attract shoppers to the area.

This new betting shop would cluster with the William Hill shop right opposite on Rye Lane, and further down Rye Lane there is another betting shop in the former pub The Hope. This seems at odds with the Councils' desire to encourage diversity of uses in the high street.

* Licensing objective of 'protecting children and other vulnerable persons from being harmed or exploited by gambling.'

The town centre is used every day by many school children from the local schools. The betting shop's slot machines will attract children as has been shown in other such premises. Children being present where there is adult gambling in public commercial premises is bound to cause harm to the vulnerable children.

There are also a significant number of unemployed people and others with very low incomes close to the town centre. There is much evidence that people in difficult economic circumstances are prone to gambling to attempt to ease their financial difficulties. Such people are very vulnerable to a proliferation of betting shops appearing in the town centre, which is now happening with this new application.

The premises are on the corner of Rye Lane and Bournemouth Rd where the pavements are narrow. This is a route travelled by parents and children to and from the primary school at Brayards/Consort Rd. People congregating at times outside the shop, which is likely, will block the pavement and make it risky for everyone, including especially vulnerable people, to have to go into the road into the traffic.

PREVENTING CRIME OR DISORDER

* Preventing gambling from being a source of crime or disorder, being associated

with crime or disorder, or being used to support crime.

I walk by the current betting shop every day and find the men loitering just outside the door frightening and rude. They are leery, often drunk, frequently make comments to me (a young woman), occasionally reach out to grab me (though have never succeeded as they're too drunk). I attended a recent community meeting where I heard directly from a worker in a local betting shop of the kinds of aggressive behaviour that arise inside and just outside the betting shops.

This adds to the need to keep betting shops to a minimum in places where children and other vulnerable people have easy access, like Peckham town centre. The first hand reports from the betting shop worker is that children visit the shops to watch who wins and frequently then follow them out of the shop to aggressively seek some of the winnings. All this is very anti social leading to disorder and raising the risk and probability of criminal behaviour.

The increasing numbers and clustering of the betting shops is significantly increasing the likelihood of these damaging effects as set out under the Licensing objectives.

I moved to the area 3 years ago and love it. There is great diversity and I love the vibrancy that comes with that. However it is a poor area, which is clear for all to see. The betting shops take away from the character of Rye Lane, attract aggressive drunk men who intimidate passers by, add to gambling problems already in the area and really takes away from the improvements going on around here.

Please turn down the planning application.

Kind regards,



From: [REDACTED]
Sent: 11 May 2012 10:22
To: Mills, Dorcas
Subject: Licensing application and consultation LDO-14.5.2012

Dear Dorcas

Licensing application and consultation LDO-14.5.2012

I wish to formerly object to the licensing application for a betting shop to be installed at 143-145 Rye Lane, SE15.

As a local artist and resident who lives very close to the address in question I am very concerned about this application. I have tried to outline my points under headings:

Health & Safety of foot passengers

Rye Lane is an incredibly busy street with a multitude of shops and street vendors. There is already a book keepers (William Hill) opposite the proposed site and I have observed groups of people gathering outside the bookies to chat and have a cigarette (sometimes even to fight!), thus congesting the pavement. On many occasions I have had to step into the road to walk around this congregation or opted for the opposite side of the road. However, the same problem is likely to occur at 143-145 Rye Lane if another betting shop is installed.

Vulnerable People

Peckham is an area of social and economic depravation and as a result is home to a number of vulnerable people. There is a Half way House on Choumert Grove housing adults from crime and addiction backgrounds. These are the very people who are likely to use a betting shop in order to try and create money.

While we are in the middle of a recession unemployment is rising and areas like Peckham are being hit hard. I feel it would be totally negligent of the council to encourage a betting shop to be placed in the middle of peoples lives where they face economic hardship every day.

There are many schools in Peckham and Rye Lane is a constant thoroughfare for young people and children. Again I ask why the council deems it as a responsible action to expose young people to another betting shop when there is already two on the Lane - the William Hill and the Paddy Power as well as an arcade amusements shop towards th Peckham High Street end of the station.

I have observed fights outside of William Hill, making the area intimidating to others. People who face such hardships see few other options but the council would be negligent to encourage them to attend these places.

NOTE: I have spoken with a Manager of a betting shop whose name cannot be disclosed for confidentiality purposes but he has said: *"I have worked in a betting shop for six years and I see the violence first hand... I would say about 50% of the people in my store are unemployed and many have drug problems and debt problems. Some come in from the Maudsley hospital. The betting shops make these problems worse. I also see a lot of violence and anti-social behaviour. People kick the machines and spit at them. Sometimes it is directed against me. We are told not to report incidents in the store because it looks bad for our licensing rights."*

Litter and noise

Peckham is a busy area and not the quietist, however it IS also a residential area and these congregating groups and fights create disturbances for local residences.

The litter that is created by the bookie shops often spreads out onto the street. Again I have seen with my own eyes betting slips which have been thrown onto the street, making the area unsightly.

Diversity of Peckham

These retail units should be used to diversify Peckham even further and support small and local businesses especially in times of hardship. Not house a betting shop that preys on the poor and vulnerable.

I do hope my points are considered carefully and the council reconsider any application to grant Betfred a license.

Yours Faithfully,

[Redacted signature]

[Redacted contact information]

From: [REDACTED]
Sent: 10 May 2012 10:32
To: Mills, Dorcas
Subject: Objection to proposed BetFred Shop - Bournemouth Road Development SE15

Dear Ms Mills,

My name is [REDACTED] and I live in the Rye Lane ward of Peckham Rye.

The reason for this email is that I understand that a proposed BetFred is been planned for the new Bournemouth Road development on the corner of Rye Lane and Bournemouth Road. I am strongly opposed to yet another betting shop opening in Rye Lane.

I understand that at this stage it is a licencing issue and because of this I wish to object under the following grounds-

Betting Shops will promote crime and anti social behaviour- this has been apparent already in Rye Lane with people outside betting shop drinking, vomiting, swearing, etc.

I live above a Ladbrokes, and I firmly believe this has discouraged people from moving into my block. The retail unit next door is still empty after four years which I believe is down to the Ladbrokes been situated next door.

Betting Shops will encourage vulnerable people like those on benefits, children, those in debt and people suffering from Mental health issues to frequent the betting shops - this is arguably the Betting Shop preying on people who are vulnerable just to earn a quick buck.

Betting Shops will trade unfairly, machines are rigged.

Below is a quote from a person who actually works in a Betting Shop who attended a meeting we had in Peckham this week voicing our concerns about this proposed shop.

"I have worked in a betting shop for six years and I see the violence first hand... I would say about 50% of the people in my store are unemployed and many have drug problems and debt problems. Some come in from the Maudsley hospital. The betting shops make these problems worse. I also see a lot of violence and anti-social behaviour. People kick the machines and spit at them. Sometimes it is directed against me. We are told not to report incidents in the store because it looks bad for our licensing rights."

I therefore wish you to take into consideration the above statement from this person together with my concerns as Rye Lane has recently

been given conservation status and yet another Betting shop is not what our town centre needs- they are destructive and therefore object to you giving a licensing right to this proposed shop.

Yours Sincerely,

[Redacted signature line]

[Redacted signature block]

From: [REDACTED]
Sent: 10 May 2012 16:36
To: Mills, Dorcas
Subject: Proposed New BetFred Betting Shop on Rye Lane

Dear Dorcas,

I am writing to protest against BetFred's being permitted to open a new betting shop on Rye Lane.

At a time when the Peckham and Nunhead Area Action Plan is beginning to achieve momentum, and especially when one of its principal aims is to upgrade Rye Lane by, among other things, persuading a better quality of retailer to move in, it can only be a retrograde step to allow yet another betting shop to be established in the area. As you will be well aware, when it comes to betting shops, we in Peckham are not exactly under-resourced.

It is not that I am in principle against betting shops being permitted to open. But, especially in poorer areas of our inner cities, councils considering applications for certain premises, and here I am thinking of betting shops, cash-converters, payday loan shops and so on must, and I trust do, consider the possible social damage such establishments may cause if their numbers are not regulated.

It therefore cannot to my mind be in any way justifiable for BetFred to be permitted to open a new shop on Rye Lane.

I am aware that your actions in such matters are for the time being at least, greatly constrained by the parameters laid down by the Article Four Direction. Nevertheless, I would like you to consider the following points:

1. Crime and Disorder. I understand from a source in the industry in the Peckham area that it is far from unknown in his betting shop for arguments and fights to break out both inside and outside his shop, between gamblers at the counters and also on the ubiquitous gaming machines, which relieve most gamblers of their money in such a quick and efficient manner). Gamblers on the machines often try to damage them after an unsuccessful punt, even spitting on them on occasion. Shop staff are routinely encouraged by management not to report such goings-on in case this causes problems when the licence is next up for renewal. In addition to this there is also the ongoing problem of used betting slips, coffee cups etc littering the street outside. This is an ongoing problem and it is also the case that where a single staff member is on duty, he or she is naturally unable to leave the shop to sweep up the rubbish.

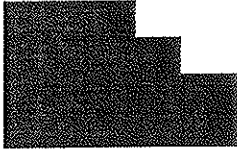
2. Vulnerability of Customers. Our source estimates that some 50% of gamblers are unemployed, and that the majority of gamblers are either consuming alcohol or drugs. There is also the question of begging, which goes on throughout the day, with some customers who have lost their money continually begging other customers for money - usually a pound or two - with which to continue betting. On occasion such begging can become aggressive.

3. Child Gamblers. Another problem, and one not generally appreciated, is that of teenage children hanging about betting shops and persuading adult gamblers to put

bets on for them.

I understand that it is likely that the government will before long be looking again at the whole question of the licensing of betting shops. This will of course be too late for us in Peckham. But in the interim I urge you, as I shall be urging the Secretary of State, to do what you can, in the light of the above points, to prevent BetFred opening this shop. Peckham does not need it, and the majority of residents, I suspect, do not want it.

Best wishes,

A large, solid black rectangular redaction box covering the signature area of the letter.

From: [REDACTED]
Sent: 10 May 2012 09:51
To: Mills, Dorcas
Subject: Betfred betting shop.

Dear Ms Mills.

I would like to register my objections to the proposed betting shop--Betfred--in Rye Lane.

I feel very strongly as do many people in the area that another betting shop will only add to the level of crime and disorder in the environs of Rye Lane.

There are always groups of people --primarily men- congregating outside the existing betting shops. The pattern would follow if Betfred opened on the corner of a very busy street where families are passing by continually.

These men accost passers by and beg for money to use in the betting shop.

This constitutes disorder and also a very negative effect on the children who walk by with their parents.

Crime increases as there is evidence that men who lose money resort to mugging to obtain money to return to bet again. .

From evidence from an employee of a Betfred shop my fellow objectors and I were told that approximately 50% of the "customers" are unemployed.

There is disorder and violence in the shop when drinkers, those on drugs, and those with no money accost those betting and are aggressive when refused.

The employees of Betfred have been told to never call the police when violence happens as this would affect their trade.

These shops prey on a population that is already economically deprived and engenders more disorder and anti social behaviour.

I hope very strongly that the planning permission for this betting shop will be refused.

[REDACTED]

PS I live in Nunhead Lane but use Rye Lane every day.

From: [REDACTED]
Sent: 09 May 2012 16:57
To: Mills, Dorcas
Subject: proposal to open betting shop Bournemouth Rd/ Rye Lane

Dear Dorcas,

I would like to express dismay at the thought of a further betting shop when there is already a Wm Hill betting shop in that road. The area certainly needs regenerating but such shops tend to lead to anti social behaviour ,theft and violence especially because of the machines in them. Also should we be encouraging poorer people, the young especially the unemployed and the mentally unstable to spend time and money in such places ?

Yours sincerely,

[REDACTED],

[REDACTED]

02
P-4 15

From [REDACTED]
Sent: 09 May 2012 16:25
To: Mills, Dorcas
Subject: BetFred on Rye Lane, Se15

Hello,

I understand that there has been an application to install a BetFred shop on Rye Lane in the Bournemouth Road/Rye Lane new development. I live on Rye Lane in [REDACTED] and I am strongly against this application. We have a betting shop under our development and I have encountered anti-social behaviour from the betting shop clients. They also smoke outside and litter the street with their cigarettes. I have a small boy of 2 and I can honestly say that I sometimes feel very intimidated to walk past the shop. Do we now have to experience this from another shop in Rye Lane. There are already several betting shops in Rye Lane and there is 1 already opposite the proposed new site. Do we really need another betting shop? I am not against betting as a whole, but I do feel that these shops prey on vulnerable people, especially the unemployed and people who already have considerable debt. Are we really helping our local community by allowing another betting shop to open in Rye Lane?

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 09 May 2012 14:33
To: Mills, Dorcas
Subject: BetFred - Rye Lane, Peckham

I recently attended a meeting in Peckham on the 14th March where it was discussed the regeneration of Peckham to include Rye Lane and Peckham Rye station. The meeting was attended by local residents and representatives from Southwark Council and Network Rail. With the recent "conversation area" landmark included we were left feeling a positive outcome had been set in motion and giving Peckham hope that we would be moving away from its present poverty and high crime image towards improving and regenerating the town centre into a thriving, cleaner, quality led and positive place to live, visit & shop.

I was therefore very disappointed to hear that it has been considered to give a license for a betting shop "BetFred" to open on Rye Lane. I live above a betting shop "Ladbrokes" and to say we have enough betting shops and gambling establishments in Rye Lane is an understatement. Not only do I feel that this will promote an increase in crime and antisocial behaviour to the area but it also damages e.g. young people, the unemployed, those in debt, with mental health and substance abuse problems. It not only gives a negative outlook to Peckham for those visiting but for those like myself who live in Rye Lane it can leave you feeling vulnerable to those who may frequent these establishments.

How another betting shop can be thought fits in with the new image of Peckham leaves me feeling disillusioned and that there is no hope for our town centre ever improving. I hope you will reconsider the license and encourage a move to improving Peckham.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

2
Part 17

From: [REDACTED]
Sent: 09 May 2012 12:15
To: Mills, Dorcas
Subject: Against licensing a BetFred shop in Rye Lane

[REDACTED]

Dear Ms Mills,

As a resident of Peckham for 20 years, I am deeply concerned and object strongly to an additional betting shop being introduced at 143-145 Rye Lane, in an area already saturated with betting shops, preying off the poor and vulnerable of the locality.

I recently talked to a BetFred employee who told me that he too is horrified at more premises being taken over by these iniquitous businesses. He said that they were a breeding ground for crime, he himself being threatened by frustrated customers, vulnerable gambling addicts who often have other addiction problems besides gambling including alcohol and drug habits. He also described how clients desperate to get more money to gamble having quickly lost it all on the premises, aggressively beg from passersby.

These shops are understaffed, the employee most often left alone in the shop till 10pm whilst customers are kicking and spitting at machines that have lost them all their unemployment money. He estimated that at least 50% of those gambling were without employment. In an area such as Peckham with a high unemployment rate it would be disastrous to have more betting shops, Particularly of the BetFred type where the machines lose people their money at an alarming rate.

There is a halfway house very close by in Choumert Road, I believe. These people would be particularly vulnerable to gambling in their state of already trying to deal with their

addiction problems and trying to return to happier lives. Also extremely vulnerable are those with debt problems, a high proportion of Peckham residents.

I am also concerned for the School children in the locality, there being situated extremely close by schools including, Highshore School for children with learning difficulties who may be especially vulnerable to the influence of gamblers involved in aggressive begging, for instance, as well as the temptation of the premises themselves.

Please do everything in your power to halt this application and others like, in support of the people of Peckham, many of whom will not know about this application, but would certainly object to it if they did,

Yours sincerely,



part 18

From: [REDACTED]
Sent: 06 May 2012 14:24
To: Mills, Dorcas
Subject: objection to BETFRED 143/145 Rye Lane

Sir,
I hold a local practice 1 min from Rye Lane and would like to strongly object against the application at 143/145 Rye Lane for another betting shop. Betting shops have allways been a british tradition and one would be surprised not to see one on any town high street. However, here in SE15 in a particular deprived area of London, one gets sick of seeing the profitable exploitation of a deep social misery. There are numerous betting outlets and attract the wrong sort of crowd in an area that is now a protected Conservation Area. I speak for a lot of my local clients, friends and fellow neighbours of that same Conservation Area and can assure you that there is a genuine outrage following this application. We tried to desperately stop the recent Paddy Power's pub conversion 2011 and feel that is now time for the council to represent the local voice of the new young Peckhamers who desire a more family shopping parade, including off licencing or pubs which are more condusive to social interaction.

Sincerely yours,
[REDACTED]

--
[REDACTED]

Save a tree...please don't print this e-mail unless you really need to!

From: [REDACTED]
Sent: 04 May 2012 14:29
To: Mills, Dorcas
Subject: Consultation -LDO-14.5.2012 Proposed BetFred Shop 143/145 Rye Lane, London SE15.

Dear Southwark Council,

I am writing to you with reference to the proposed establishment of **BetFred Betting Shop at 143/145 Rye Lane SE15**. I am a resident on the [REDACTED] [REDACTED] at the end of row of houses at the corner of Copeland Road and Bournemouth Road. I use the junction of Bournemouth Road/Rye Lane, entering Rye Lane at on the corner of the proposed betting shop. It is a route I use daily to access Peckham Rye Station or the shops on Rye Lane, therefore it is my assertion that I will be adversely effected by the proposed development in a number of ways, listed below.

My principal objection is on the grounds of **health and safety** in relationship to the very congested nature of the southern part of Rye Lane, which 143/145 Rye Lane falls into.

The proposed premises are in close proximity to a very congested bus stop, used by buses 197, P13;P12;63;363;37;12;343;78. The period of congestion on this stretch of Rye Lane runs from approximately 10.30am - 9pm in the evening (Mon-Sat; Sunday 11-7pm) - where it is used by shoppers, shift workers returning home, city commuters exiting from Peckham Rye Rail Station continuing their journeys into East Dulwich, Forest Hill etc; school children and African Church Congregations. Thus individuals waiting for buses at this bus stop, at very busy periods often stretch from 145/-145 to outside the entrance to the indoor market in large numbers. The congested nature of this bus stop makes this corner of Bournemouth Road during these periods very difficult to navigate and often when returning home via public transport I am forced to walk in the road of Rye Lane, as many people on this stretch of Rye Lane are. The junction of Bournemouth Road/Rye Lane is also used by parents, often with small children and buggies on their way to the popular and successful primary school St. Mary Magadlene C.E. School, 48 Brayards Road thus adding to footfall of this junction. Thus, there exists already on this section of Rye Lane a risk to health and safety, one of the direct existing effects of this current congestion, on my individual circumstance is that I do not allow my child, 12, because of the health and safety risks, when travelling to school via the 37 bus to East Dulwich, to use this bus stop even though it is the nearest bus stop to 91 Copeland Road. Instead the bus stop outside Tesco's Rye Lane is used.

These existing health and safety risks and congestion would be added to because of the the nature of betting shop trade, with its extended opening times due to the recent relaxation of the licensing laws, that they are in the most part frequented by single or groups of men for extended periods. During the milder weather periods and in particular during popular sporting events these shops are extremely busy and often the clients of these premises congregate outside these premises to chat etc. The nature of this presence would add in a detrimental way to the increased congestion of a very busy high street, where it hits a particular bottleneck due to its narrow pavement, and close proximity to

Peckham Rye Station and a well frequented bus stop. Furthermore, there is already opposite the proposed BetFred premises a betting shop, where individuals can place a bet.

Furthermore during times of road work, water repairs, police incidents (Such as the summer 2011 disturbances and resulting fire) or traffic disruption - buses from Peckham Rye area and their passengers are diverted onto Copeland Road and individuals have make their way to Rye Lane and Peckham Rye Station via Bournemouth Road, entering Rye Lane on the site of the proposed development. These diversions, such as the closure of Rye Lane in 2010/11 have been for extended periods, and added to the congestion of this commercial stretch of Peckham Rye, and the presence of BetFred will further deteriorate the current situation which is in need of a socially responsible intervention. The presence of BetFred at this junction of the high street would be not be a socially responsible intervention into resolving this health and safety issue and would not in best interests of the residents and commercial businesses of the area, or in the interest of Transport for London who I believe would be concerned if further congestion was added to in this part of Rye Lane. Please also note that the current residential development at junction of Bournemouth Road and Rye Lane would be affected by any overspill of BetFred customers who would add to the general noise and nuisance experienced by the future residents of this development.

Thus it is my assertion that BetFred presence at 143/145 would not be beneficial to flow of goods, people and transport through this stretch of Rye Lane and would increase the congestion and existing health and safety issues that exist on this stretch of Rye Lane. Adding to the adverse commercial effect this congestion already has on the businesses on this section of Rye Lane.

The granting of the permission by Southwark Council I please would represent a failure in the duty of care towards Southwark residents, businesses and shoppers. I do hope that Southwark Council consider these objections carefully.

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 03 May 2012 10:29
To: Mills, Dorcas
Subject: Consultation LDO-14.5.2012 Submission of Concern re BetFred application: Rye Lane

Dear Dorcas

As a local resident I wish to express my concern about the provisional planning application for a new gambling shop on 143/145 Rye Lane.

I do not think this permission should be granted for the following reasons:

1. Peckham has a higher than average number of vulnerable persons (for example with mental health needs, poor physical health, complex and multiple needs, substance misuse problems). It also has high levels of deprivation. I think there is significant risk of exploitation or harm to vulnerable groups by a further gambling shop so prominently on the High St. I note the proximity to local essential services e.g. the Post Office and local supermarkets where people have to walk everyday. The number of betting shops poses a risk to people who want to avoid gambling (or gamble safely) when there is so much promotion.

2. Rye Lane is an area where lots of children and young people spend time. The number of betting shops is not helpful of young people in the area, and there is risk of exploitation and harm. The proposed betting shop is near the Academy school, and although there are already numerous shops closer to the school, this simply adds to the overall 'level' of gambling and promotion of gambling. I also note there the proximity to McDonalds where lots of pupils from the schools go to eat and/or hang out.

3. The number of betting shops now in this immediate local area has implications for local levels of crime and disorder. As an area Rye Lane itself was harmed by the riots last year, and is vulnerable as a high street to crime and disorder. Increasing numbers of betting shops add to that vulnerability and could impact on crime levels. I refer you to recent examples from the Safer Neighbourhood team with specific concerns expressed by Rye Lane

traders: <http://content.met.police.uk/Team/Southwark/TheLane>

Yours sincerely

[REDACTED]

From: [REDACTED]
Sent: 03 May 2012 15:32
To: Mills, Dorcas
Subject: Proposed Betting shop on Rye Lane and the corner of Bournemouth Road.

Dear Ms Mills

I would like to object to the proposed betting shop on Rye Lane by Bournemouth Road. I live at [REDACTED] Rye Lane, which is next door to the proposed betting shop. I do not think Rye Lane needs another betting shop, as there is one opposite the proposed sight. The customers of William Hill are often very drunk and are always urinating in the street, especially at the entrance to the Choumert Grove carpark and outside Thalia Courts bin room, which is on Rye Lane. I witnessed a man doing this Midday last week and then going into William Hill. It is disgusting.

When I rang up your planning office, after I received a letter about a planning application for the site, I was told that it was for financial services eg a Building Society or Solicitors, there was no mention of a betting shop. I definately would have raised an objection at the time if I had been told.

I thought that you were trying to regenerate Rye Lane, not dragging it down. I went to Lewisham 2 days ago and all there seems to be there is betting shops, one after another and pound shops. It is a sorry sight, perhaps you should go and look at Lewisham High Street before you consider this application.

I hope you will take my objection into account.

Yours sincerely

[REDACTED]

Part 22

-----Original Message-----

From: [REDACTED]
Sent: 03 May 2012 15:36
To: Mills, Dorcas
Subject: Proposed betting shop in Rye Lane/Bournemouth Road

I have just received an e-mail from [REDACTED] about plans to open yet another betting shop in Rye Lane. As a resident of the Lane ward, one who thought that future regeneration would bring new life and greater diversity, I strongly object to this proposal.

With the redevelopment of Peckham Rye station, we have a wonderful chance to make Peckham a more thriving and interesting area, to get away from the curse of fast-food outlets and such unwanted and potentially damaging businesses as betting shops. Just how many does one shopping street need? What we do need are more decent cafes and small local businesses that both reflect the range of people living in the community and enhance their lives. Please, no more depressing betting dens that suck the life out of Rye Lane: we already have more than enough. Let's grab this chance to revitalise the high street, diversify what it has to offer and make Peckham a better place in which to live.

Kind regards

[REDACTED]

[REDACTED]