

Objectors:

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Dear Licensing Authority,

I wish to state my individual concern as a resident at Silkworks in addition to the signed petition, over the proposed establishment of an off-license store in the heart of our residential area. While I understand the formal objection process with the licensing committee is underway, I felt the urgency to highlight certain inconsistencies between this proposal and the borough's policy guidelines to your esteemed office.

Details of the Proposal:

The application seeks permission for a "Premier" store located within the Adana building, part of the Silkworks and SilverMill residential development. This store, situated on Conington Road, SE13, intends to sell alcohol daily from 6am to 11pm. Its location is adjacent to the newly inaugurated Meadow House (community & social housing), Bale & Anchor's rent scheme, and close to a vast residential complex.

Concerns about the Location:

- Nestled within two major residential complexes, Silkworks and Silvermill, comprising over 400 apartments, with Meadow House and Bale & Anchor potentially housing even more.
- Proximity to Meadow House's children's playground.
- Located on the shared garden of Silkworks and SilverMill where residents, along with their children and pets, seek relaxation.
- Directly beneath and across from residential units with balconies. The courtyard design magnifies noise, making it unbearable, especially during the summer months when residents may wish to open their windows.

Given the ample availability of similar shops within walking distance and a large Tesco nearby, I do not believe this proposed store to be necessary, especially with such extensive operating hours.

A map attached illustrates the store's central location within a sprawling residential area.

Policy Considerations:

My reservations align with the borough's licensing policy, which prioritizes:

- Crime and disorder prevention.
- Public safety.
- Prevention of public nuisances.
- Child protection from harm.

However, this application appears to contravene specific policy mandates. For instance:

- 3.5 mandates applicants to be aware of local youth-centric locations. The proposed off-license's proximity to a children's playground and communal gardens frequented by children reflects a disregard for this policy.
- 7.1 emphasizes the prevention of crime, including street drinking. Our experiences with noise disturbances and anti-social behavior fueled by alcohol consumption only highlight the adverse effects this establishment might exacerbate.
- 7.9 addresses public nuisance concerns, including noise from patron activity and litter. Though the proposed operational hours avoid the defined "unsociable hours," it's worth noting that this store is nestled within a residential area where many sleep early due to work and family responsibilities. Furthermore, the policy recommends curtailing operational hours in densely populated residential areas, a guideline this proposal seems to overlook.

Dear Licensing Authority

I am writing on behalf of a group of concerned residents in the Lewisham borough about the proposed establishment of an off-license store in the heart of our residential area. In less than a day, our petition against this proposal has garnered significant support. While we understand the formal objection process with the licensing committee is underway, we felt the urgency to highlight certain inconsistencies between this proposal and the borough's policy guidelines to your esteemed office.

We hope to understand your perspective on the detrimental impact such a store could have on the peace, safety, and well-being of hundreds of families, especially children, in our community.

We appreciate your time and consideration on this matter and would like to reiterate that a formal objection is being lodged.

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- *3.5* mandates applicants to be aware of local youth-centric locations. The proposed off-license's proximity to a children's playground and communal gardens frequented by children reflects a disregard for this policy.

- *7.1* emphasizes the prevention of crime, including street drinking. Our experiences with noise disturbances and anti-social behavior fueled by alcohol consumption only highlight the adverse effects this establishment might exacerbate.

- *7.9* addresses public nuisance concerns, including noise from patron activity and litter. Though the proposed operational hours avoid the defined "unsociable hours," it's worth noting that this store is nestled within a residential area where many sleep early due to work and family responsibilities. Furthermore, the policy recommends curtailing operational hours in densely populated residential areas, a guideline this proposal seems to overlook. Thank you for your attention to our concerns, and we eagerly await your response.

Sincerely,

Dear Licensing Team,

I am writing to strongly object to the proposed establishment of an off-license store in the Silkworks and Silvermill residential development in Lewisham, SE13 7FH. Myself and many other residents have serious concerns about this application and although I understand you are aware of the petition signed by 270 residents and the formal objection process with the licensing committee is already underway, I would really like to add further strength to this objection and also highlight certain inconsistencies between this proposal and the borough's policy guidelines.

Whilst we don't object to the space being used for commercial purposes (it has been previously and the unit next door is also a commercial space housing a dental surgery), we feel strongly that an off-license on our development is by no means suitable and could have a highly detrimental impact to the safety, peace and well-being of hundreds of families, especially children.

A recap on the proposal:

The application seeks permission for a "Premier" store located within the Adana building, part of the Silkworks and Silvermill residential development. This store intends to sell alcohol daily from 6am to 11pm. Its location is adjacent to the newly inaugurated Meadow House (community & social housing), Bale & Anchor's rent scheme, and close to a vast residential complex. Silkworks and Silvermill, comprising over 400 apartments, with Meadow House and Bale & Anchor potentially housing even more.

Concerns about the location:

- Close proximity to Meadow House's children's playground which is used on a daily basis by children of all ages, not always accompanied by an adult.
- Located in front of the shared garden of Silkworks and Silvermill where residents, along with their children and pets, seek relaxation.
- Directly beneath and across from residential units with balconies. The courtyard design magnifies noise so anything that is likely to significantly increase noise is a huge concern, especially during the summer months when residents may wish to open their windows.

Given the more than ample availability of similar shops nearby within walking distance (less than a 2 minute walk to The Handy Shop which is located opposite Elverson Road DLR), the Tesco petrol garage (less than a 20 second walk) which sells basic food & beverage, a large Tesco (within a 5 minute walk), a decent size ASDA (within a 10 minute walk), we strongly question the necessity of this proposed store, especially with such extensive operating hours.

A map attached illustrates the store's central location within a sprawling residential area.

Policy Considerations:

Our reservations align with the borough's licensing policy, which prioritizes:

- Crime and disorder prevention
- Public safety
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- Child protection from harm

However, this application appears to contravene specific policy mandates. For instance:

- *3.5* mandates applicants to be aware of local youth-centric locations. The proposed off-license's proximity to a children's playground and communal gardens frequented by children reflects a disregard for this policy. The sale and consumption of alcohol in a residential area in such close proximity to a children's playground is a big concern.

- *7.1* emphasizes the prevention of crime, including street drinking. It is a known fact that the consumption of alcohol contributes to crime and disorderly/anti-social behaviour.

- *7.9* addresses public nuisance concerns, including noise from patron activity and litter. The presence of an off-license often encourages the gathering of groups of people (often consuming alcohol) which in turn results in noise, litter. Though the proposed operational hours avoid the defined "unsociable hours," the proposed location is in a residential area housing a lot of families many with young children so opening hours until 11 are completely unsuitable. The policy recommends curtailing operational hours in densely populated residential areas, a guideline this proposal seems to overlook.

Please advise on next steps with regard to this application.

Many thanks,

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Dear Licensing Authority

I am writing to add my name to the list of objections from local residents to the opening of the new Adana Premier Store in the Silkworks & Silvermill Development. I am a resident of Silkworks.

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Concerns about the Location:

- Nestled within two major residential complexes, Silkworks and Silvermill, comprising over 400 apartments, with Meadow House and Bale & Anchor potentially housing even more.
- Proximity to Meadow House's children's playground.
- Located on the shared garden of Silkworks and SilverMill where residents, along with their children and pets, seek relaxation.
- Directly beneath and across from residential units with balconies. The courtyard design magnifies noise, making it unbearable, especially during the summer months when residents may wish to open their windows.

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- *7.9* addresses public nuisance concerns, including noise from patron activity and litter. Though the proposed operational hours avoid the defined "unsociable hours," it's worth noting that this store is nestled within a residential area where many sleep early due to work and family responsibilities.

Furthermore, the policy recommends curtailing operational hours in densely populated residential areas, a guideline this proposal seems to overlook.

Thank you for your attention to our concerns, and we eagerly await your response.

Dear All,

I would like to join fellow homeowners and residents in expressing my concerns with the below proposed application: The application seeks permission for a "Premier" store located within the Adana building, part of the Silkworks and SilverMill residential development. This store, situated on Conington Road, SE13, intends to sell alcohol daily from 6am to 11pm.

I am a homeowner in the Silkworks development, and a long standing Lewisham resident, and I am extremely uncomfortable and against the idea of establishing an off license selling alcohol beneath my balcony!

The proposed shop would be directly beneath and across from other residential units with balconies and facing a private property courtyard.

I am especially concerned with noise, pollution, safety and overall inappropriateness of establishing an off license in the middle of otherwise quiet and safe courtyard and residential development. Our development will not benefit from an off license in any way, and it is only bound to cause harm. The sale of alcohol a couple of meters away from a childrens playground is completely inappropriate and unsafe.

No business should ever threaten the safety of our residents' kids, and the quietness and cleanliness that our development enjoys. I am extremely worried that this shop will attract customers who might cause late night noise and litter our courtyard (the cleaning for which is paid for by us, residents).

Thank you for your attention to our concerns, and we eagerly await your response. I am happy to answer any questions you may have.

Sincerely,

Homeowner at Silkworks and SilverMill

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Dear Licensing Authority

I am writing on behalf of a group of concerned residents in the Lewisham borough about the proposed establishment of an off-license store in the heart of our residential area. In less than a day, our petition against this proposal has garnered significant support. While we understand the formal objection process with the licensing committee is underway, we felt the urgency to highlight certain inconsistencies between this proposal and the borough's policy guidelines to your esteemed office.

We hope to understand your perspective on the detrimental impact such a store could have on the peace, safety, and well-being of hundreds of families, especially children, in our community.

We appreciate your time and consideration on this matter and would like to reiterate that a formal objection is being lodged.

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Thank you for your attention to our concerns, and we eagerly await your response.

Sincerely,

Dear Lewisham Licensing Authority, and to whom else it may concern,

We are writing to make representations, and register our opposition to the application for the Adana Premier store, the license to sell alcohol, as well as our concern generally at the creation of an off-licence / convenience store in this location on the ground floor of the Adana Building, Conington Road, Lewisham.

Our objections are as follows:

Location

The location is not appropriate for an off-licence or convenience store due to it being in the heart of a private, pedestrianised residential community, in very close proximity to a children's playground, and lack of street access for deliveries. The deliveries would need to use the pedestrian footpaths which provide access to the Adana, Chenla and Baquba Buildings and will make these less safe and would set a precedent for the Silkworks pedestrian areas to be used more regularly for vehicles.

These circumstances would contravene licensing policies: Public Safety, Child Protection from Harm and

Prevention of Public Nuisances.

Opening Hours

The opening hours of 6am to 11pm are unduly extensive. Despite the store being limited to operate within these hours, it will act as an attractor to increased footfall, noise and antisocial behaviour from those who do not live within the private development either side of these hours, increasing the likelihood of disturbance. Unlike typical residential streets and terraces, the close assemblage of larger buildings at Silkworks creates an echo chamber effect which exacerbates the impact of any noise for all flats facing into the courtyard. Many residents, ourselves included, sleep early due to work commitments, and the presence of the store within the courtyard, and its adjacency to green open space and seating will encourage those using it to remain in the area after the store is closed, beyond which the operators may consider themselves free of responsibility.

This will be a particular problem in the summer months when it is warm and light into the evening, and residents have no choice but to sleep with windows open.

These circumstances would contravene licensing policies: Prevention of Public Nuisances.

Antisocial Behaviour

The development is a private community, but there have been prior incidents of antisocial behaviour due to its use as a cut-through. An off-licence would create increased footfall, making such issues more prevalent. On previous occasions the police have refused to attend to disturbances unless an offensive weapon or overt threats have been seen, so we have little faith that any adverse antisocial impacts of the store would be mitigated by the usual recourses available which have proved unreliable in the past.

These circumstances would contravene licensing policies: Prevention of public nuisances, Crime and disorder, prevention, Public safety.

Increased risk of Crime

There has been a recent spate of thefts from the development, in particular the bike stores, with non-residents tailgating those who live here to gain access to the car park and bike stores. The presence of the off-licence store in the heart of the development, in close proximity to the entrances to Adana and Baquba buildings (where most of these thefts occurred) will provide more legitimate cover for thieves who can wait in or outside the store and tailgate into the buildings more easily, posing as residents.

It is important to emphasise that unlike residential blocks with entrances off linear public streets, residents at Silkworks can more safely assume those approaching entrances are also residents, as this is the main destination of those entering into the courtyard. A new off-licence will increase footfall of non-residents from outside the development and residents will face an increased burden to police access to the building and their homes.

These circumstances would contravene licensing policies: Crime and disorder prevention and Public Safety.

Detriment to Private Amenity

The presence of the off-licence will create additional pressure on the amenity space within the silkworks courtyard and playground, which are for the enjoyment of the residents of the private development, who pay through the management companies for their upkeep and maintenance.

The concierge team should not be expected to bear the additional burden of policing antisocial behaviour and litter that an off-licence would bring. The need to do so would also complicate their role and responsibilities and put them at potential additional risk as those using the store would no doubt assume the development is public space and mistreat it as so many other areas of Lewisham regularly are.

These circumstances would contravene licensing policies: Prevention of Public Nuisance, Crime and disorder

prevention and Child Protection from Harm.

Noise within the Building

The gym which is part of the development already demonstrates the issues with transfer of noise between the ceiling of the ground floor commercial units and the flats above with regular complaints being made. Surely the noise of an off-licence opening and closing in the early and late hours, including moving items, metal cages, external displays and stocks would be similarly disruptive.

These circumstances would contravene licensing policies: Prevention of public nuisances.

We trust this letter will be received in good faith and that emailing this letter is sufficient to ensure it is properly received and recorded.

Thank you for your attention to our concerns and hope they will be fairly considered.

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Dear Lewisham Licensing Authority,

I am writing to formally object to the license application submitted for the Adana Premier Store, Unit D Adana Building, Conington Road SE137FD, London.

Firstly, I believe that due to the incorrect postcode information on the application, namely SE137FD, it took much longer to complete the research regarding the proposed business. Therefore, it would be fair to have a full 28 days following an updated application with the correct postcode, which I think is SE13 7LH (Annex A and B).

As a resident living in the same building where the proposed shop will be located, I am concerned about the potential impact of the granting of this license on the community and the fulfillment of the statutory licensing objectives outlined in the Licensing Act:

1. Alcohol Sales Focus:

Under the section 5 of 21 (General Description of Premises), the applicant describes the proposed premises as *“Alcohol is not the intended focus of the business there is an expectation that alcohol sales will have a limited impact on the area”* and in the same paragraph, they advise that *“The premises will be a new convenience store under the brand of Premier”*.

The proposed 'Premier' brand is a franchise model. While the applicant asserts that alcohol is not the intended focus of the business, a cursory Google search reveals weekly alcohol offers from 'Premier' stores (Annex C), which are priced competitively, if not lower, than major supermarket chains such as Tesco. This raises significant concerns about the veracity of the claim that alcohol will not be the primary focus of the business. The prevalence of such promotions suggests a strategic emphasis on alcohol sales, potentially leading to a situation where alcohol constitutes a substantial majority of the store's overall sales.

Given the associated risks, including public safety concerns and the potential for increased alcohol-related incidents, I urge the licensing authority to carefully scrutinize the applicant's assertions and consider the potential impact of granting this license on the local community.

1. Prevention of Crime and Disorder:

I believe that the approval of the alcohol license for Adana Premier Store may contribute to an increase in crime and disorder in our community.

According to the Metropolitan Police data, the location of the proposed establishment is already identified as a crime hotspot (Annex D-1 and D-2). Disturbingly, the data indicates that anti-social behavior is one of the predominant crimes reported in this area. Introducing a new shop selling alcohol in this already problematic location raises serious concerns about exacerbating the existing issues related to anti-social behavior. Granting a license under these circumstances could potentially contribute to an increase in crime and disturbance, negatively impacting the safety and well-being of the community.

1. Public Safety:

Granting the license could compromise public safety in the vicinity of the proposed shop. My primary concern revolves around the potential escalation of motorbike traffic in the pedestrian-only zone, particularly in the context of anticipated partnerships with online delivery services such as UberEats and Deliveroo.

Please see the attached screenshots where similar 'Premier Stores' offers such delivery services (Annex E).

The current situation, where motorbikes are traversing pedestrian-only zones for the delivery of takeaways to residents has already raised significant public safety issues (Please see the video – Annex F). This has led to an increase in noise, congestion, and poses risks to pedestrians navigating these areas. Introducing alcohol sales with associated online delivery services may exacerbate these problems, as it is likely to attract even more motorbike traffic.

I urge the licensing authority to consider the detrimental impact on public safety that such an influx of motorbikes could have. The potential risks include not only noise disturbances but also an increased likelihood of accidents and conflicts between pedestrians and motorbike riders. Rejecting this license application is crucial to maintaining the safety and tranquility of our pedestrian-only zones.

1. Prevention of Public Nuisance (**Litter, waste, street fouling and street drinking**):

The operation of an alcohol-selling establishment at this location has the potential to create a public nuisance by increasing number of the street drinkers and associated anti-social behavior.

Lewisham Council's Statement of Licensing Policy 2020-25 (page 39) defines the potential impact of Off License business activities as: "*High risk of attraction of street drinkers and associated anti-social behaviour*"

Currently, Elverson Road DLR Station footbridge and surrounding area suffers from street drinkers when people buy alcohol from Hardings News (SE137LH) and consume next to the stairs leading to the footbridge during warmer months of the year when weather allows. That location is by the main street on Conington Road which is only 0.1 mile away from the proposed location of the Adana Premier Store.

Furthermore, proposed Adana Premier store location is in a residential area with green space (currently, daily used in major by families with children) including three large benches, grass landscaping and other sitting options in front of it. This potentially makes the proposed location an attracting place for more street drinkers (Annex G).

Additionally, a new off-license shop is highly likely to increase the litter, waste and street foiling in the direct neighbourhood.

Typical examples of litter, waste and street fouling that may cause problems include food packaging dropped by customers, discarded and broken bottles, cans, promotional leaflets (flyers) and posters, and people who have consumed too much alcohol and urinate and vomit in the street.

Important fact is that there are no litter bins in the vicinity the proposed location of the Adana Premier store. Does the applicant consider sponsoring a litter bin outside the proposed business?

Does the applicant planning to arrange for the area around the proposed premises to be cleared of litter and fouling on a regular basis, and always at the close of business?

1. Protection of Children from Harm:

I am particularly concerned about the proximity of the proposed shop to residential areas, the nearby new playground and the potential harm it may pose to children in the community. One of the primary reasons for my objection is the close proximity of Adana Premier Store to a playground situated a mere 50 yards away from the proposed business location. The "Protection of Children from Harm" planning objective is designed to safeguard the well-being of children, and I firmly believe that granting an alcohol license in such close proximity to a recreational area for children is not in alignment with this objective.

Alcohol establishments inherently pose potential risks, including increase of street drinkers and associated noise, disturbances, and the potential for anti-social behavior. These factors could negatively impact the peaceful and safe environment that should be maintained around areas where children congregate.

1. Opening Hours:

Regarding the Change of Use Class, Lewisham Council's conditional decision letter dated 29 February 2012 with LE/150/D/TP reference number advises under the Additional Conditions that:

. "2. The premises shall be open for customer business between the hours of 22:30 and 07:00 on any day of the week."

. "No deliveries shall be taken at or despatched from the site outside the hours of 7 am and 8 pm on Mondays to Fridays, 8 am and 1 pm on Saturdays, nor at any time on Sundays or Public Holidays."

. However, the current premises licence application doesn't address any of these points.

. Furthermore, I am not convinced that the assigned Use Class allows an Off License shop.

Incoming Deliveries (Unloading): The paved route along the front of the proposed Premier Store is primarily a pedestrian zone. Access within this zone is controlled by the use of lockable bollards and turning head for emergency access.

The applicant doesn't address how the daily deliveries are planned to the proposed store. Do they plan to use the pedestrian only-zone for delivery trucks? According to the planning permission and its conditions (**DC/06/062620/X** | The demolition of the existing buildings on the site of 72-78 Conington Road SE13 and the construction of a seven to ten storey building, incorporating balconies, comprising 3 commercial units on part of the ground floor, 187 one bedroom, 56 two bedroom and 27 studio self-contained flats, together with associated landscaping and provision of bin stores, bicycle stores, 9 motorcycle parking spaces and 50 car parking spaces at basement level with access onto Conington Road.): In light of the above, I respectfully request that the Licensing Authority carefully consider the potential negative impact of granting the alcohol license to Adana Premier Store. I believe that the objectives outlined in the Licensing Act may be compromised, and the well-being of the community, including myself as a resident, may be adversely affected.

I would appreciate the opportunity to present my objections in person at any relevant hearings or meetings regarding this license application. Please inform me of the date, time, and location of such proceedings.

Thank you for your attention to this matter. I trust that the Licensing Authority will thoroughly evaluate the potential consequences of granting the license in question.

Dear Licensing Authority

I am writing on behalf of a group of concerned residents in the Lewisham borough about the proposed establishment of an off-license store in the heart of our residential area. In less than a day, our petition against this proposal has garnered significant support. While we understand the formal objection process with the licensing committee is underway, we felt the urgency to highlight certain inconsistencies between this proposal and the borough's policy guidelines to your esteemed office.

We hope to understand your perspective on the detrimental impact such a store could have on the peace, safety, and well-being of hundreds of families, especially children, in our community.

We appreciate your time and consideration on this matter and would like to reiterate that a formal objection is being lodged.

Details of the Proposal:

The application seeks permission for a "Premier" store located within the Adana building, part of the Silkworks and SilverMill residential development. This store, situated on Conington Road, SE13, intends to sell alcohol daily from 6am to 11pm. Its location is adjacent to the newly inaugurated Meadow House (community & social housing), Bale & Anchor's rent scheme, and close to a vast residential complex.

Concerns about the Location:

- Nestled within two major residential complexes, Silkworks and Silvermill, comprising over 400 apartments, with Meadow House and Bale & Anchor potentially housing even more.
- Proximity to Meadow House's children's playground.
- Located on the shared garden of Silkworks and SilverMill where residents, along with their children and pets, seek relaxation.
- Directly beneath and across from residential units with balconies. The courtyard design magnifies noise, making it unbearable, especially during the summer months when residents may wish to open their windows.

Given the ample availability of similar shops within walking distance and a large Tesco nearby, we question the necessity of this proposed store, especially with such extensive operating hours.

A map attached illustrates the store's central location within a sprawling residential area.

Policy Considerations:

Our reservations align with the borough's licensing policy, which prioritizes:

- Crime and disorder prevention.
- Public safety.
- Prevention of public nuisances.
- Child protection from harm.

However, this application appears to contravene specific policy mandates. For instance:

- *3.5* mandates applicants to be aware of local youth-centric locations. The proposed off-license's proximity to a children's playground and communal gardens frequented by children reflects a disregard for this policy. Having a 9 year old child who uses this playground I am very concerned.

- *7.1* emphasizes the prevention of crime, including street drinking. Our experiences with noise disturbances and anti-social behavior fueled by alcohol consumption only highlight the adverse effects this establishment might exacerbate.

- *7.9* addresses public nuisance concerns, including noise from patron activity and litter. Though the proposed operational hours avoid the defined "unsociable hours," it's worth noting that this store is nestled within a residential area where many sleep early due to work and family responsibilities.

Furthermore, the policy recommends curtailing operational hours in densely populated residential areas, a guideline this proposal seems to overlook.

Thank you for your attention to our concerns, and we eagerly await your response.

Proposal we are objected to:

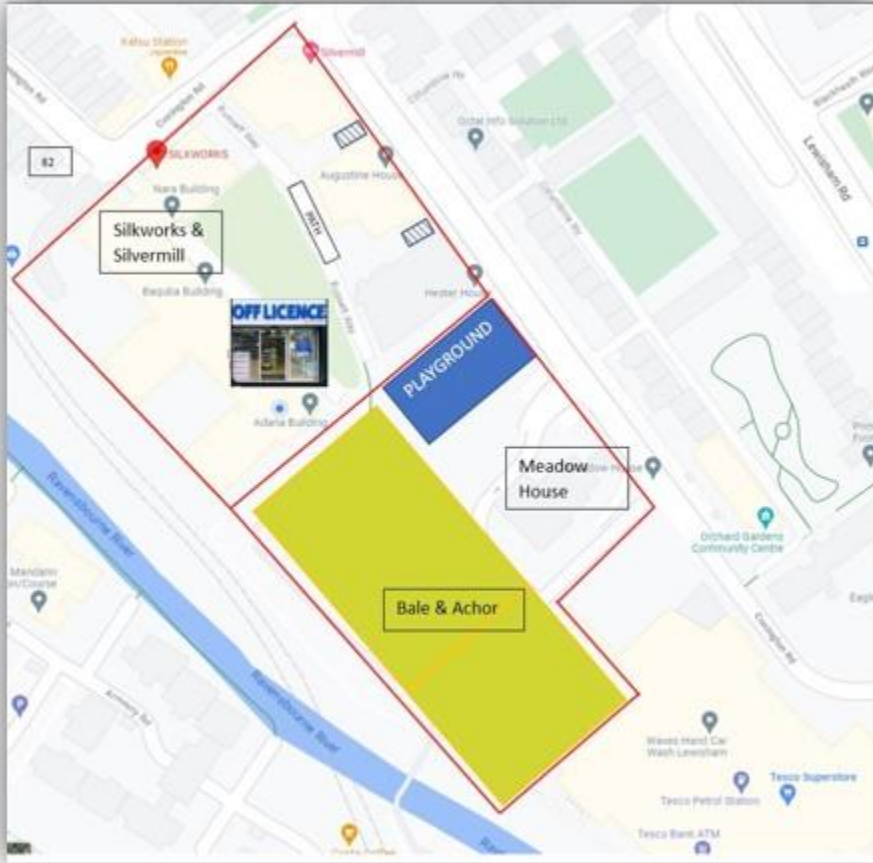
Within the Adana building, part of the residential Silkworks and SilverMill development, and next door to your newly opened Meadow house (community & social housing) and the build to rent scheme of Bale & Achor, all on Conington Road, SE13, an application to sell alcohol through a "Premier" store, from the hours of 6am to 11pm daily has been made.

Location concerns:

- Situated in a **residential** development consisting of hundreds of apartments (many with families). In Silkworks and Silvermill we have more than 400 apartments, Meadow House and Bale & Anchor would be more than that.
- Next to a children's playground of Meadow house.
- On the garden of Silkworks / SilverMill.
- All where residents enjoy relaxing with their pets and children.
- Situated below and opposite residential units, with balconies, which would be subject to invasive noise, especially due to the courtyard design which echoes noise around. People would not be able to have their windows open in the summer.

We feel this shop operating 6am to 11pm is not warranted, let alone the proposal for the sale of alcohol for these hours. Further, with many shops like this a short walk away, and a large Tesco next door, we can't think it warranted at all.

Below you will see a map of the area of concern. (note all images are also attached in case of issues displaying)





This clearly shows the position of the shop right in the middle of a large residential complex

Policy Considerations:

Many of our concerns, as one would expect, are also noted in your councils licensing policy.

Namely the obvious of:

- Prevention of crime and disorder
- Public safety
- Prevention of public nuisance
- Protection of children from harm

However, the application in our opinion goes against some clear mandates in your own council's policy, some examples:

3.5 The applicant and body must demonstrate *"Knowledge of any local youth establishments including schools and youth clubs and areas where children and young people may congregate"*.

Clearly as can be seen from the above maps and photos below, this off-license is operating within 50 feet and clear line of sight of a children's playground, and on the garden area of our development where children play, which demonstrates the applicants lack of consideration of your policy details.

7.1 Prevention of Crime and Disorder, this section of the policy addresses concerns, including Street Drinking.

Given the overwhelming opposition of this application from residents, we can presume that non residents would be drawn to this area late at night. From bitter experience we already suffer noise disruption and anti-social behaviour by people drinking in our gardens and the playground, and this off-license will further that aggravation for hundreds of households.

7.9 Prevention of Public Nuisance. The licencing policy lists numerous issues, such as:

- The general noise of patrons arriving and leaving the premises.
- The avoidance of any congregating and loitering of patrons at or near the premises.
- Noise from the premises itself.
- Patrons returning to parked cars in nearby streets.
- Clearance of Litter or debris from activities at their premises accumulating on nearby streets.

And while we note that unsociable hours are listed between 11pm and 6am, when this shop will not be operating, it is clear that no consideration has been given that this is situated **actually in a residential** building where most people are asleep much earlier due to work and families. This shop is not on a street, or technically a public thoroughfare, but within a quiet residential development.

Further, your own council's policy addresses within dense residential areas, hours of operation should be curtailed, which this application obviously hasn't heeded.

.....

Dear Team

As an owner-occupier of a flat on the Silkworks Development, I wish to ask that the application for the sale of alcohol between 06:00 and 23:00 is rejected at Adana Premier Store, Unit D Adana Building, Conington Road, SE13 7FD.

This is mainly due to the potential impact of anti-social behaviour in the evening hours. As an estate that boasts many young families, you will find that the environment is safe, quiet and peaceful. Having a shop open until 11pm means that activity in the communal areas will persist after the 11pm, which is against estate rules.

Apartments are not allowed to make excessive noise after 11pm Sunday to Thursday. This shop will need to be stocked and opened in after hours when the estate should be quiet and peaceful. Furthermore, individuals will be able to purchase goods up until 11pm and consume them after, which is against the 11pm rule. It is envisaged that some individuals will purchase products prior to 11pm, will consume products on the communal benches after 11pm, make excessive noise, and discard products due to a lack of bins. All this leads to anti-social behaviour and degradation of a mature site.

We do not want to encourage loitering.

The site is also well catered for in terms of local convenience stores with a supermarket less than 200m away and 2 shops (Jeevanahs and the handy shop) only 150-200m away. We simply do not need this shop.

Sincerely

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Dear Licensing Authority

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We hope to understand your perspective on the detrimental impact such a store could have on the peace, safety, and well-being of hundreds of families, especially children, in our community.

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- **7.9** addresses public nuisance concerns, including noise from patron activity and litter. Though the proposed operational hours avoid the defined "unsociable hours," it's worth noting that this store is nestled within a residential area where many sleep early due to work and family responsibilities.

Furthermore, the policy recommends curtailing operational hours in densely populated residential areas, a guideline this proposal seems to overlook.

Supporting Evidence:

Please refer to the attached photographs highlighting the store's closeness to the playground and residential balconies.

Thank you for your attention to our concerns, and we eagerly await your response.

Sincerely

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15

Dear Sir / Madam

I trust this email finds you well.

I am reaching out to you regarding the proposed Off-licence store set to open in our residential area at SE13 Adana building. Our community has come together to voice our concerns by signing a [petition](#) in objection to this development, which I am sure you have received from our representative.

Having lived in this area for the past 6.5 years, I am deeply concerned about the upcoming division. I firmly believe that an Off licence store is not suited for our **private, small, safe, well organised, clean and serene neighborhood**, especially considering the presence of a children's playground.

There are numerous alternative ways to utilise the commercial space that could significantly enhance and contribute to our community, I believe that an alcohol store and the impact it could have is not aligned with values and needs of our neighborhood.

I kindly urge you to take into account the collective voice of the residents during the decision-making process. Our community has thrived due to its peaceful nature and introducing an alcohol store could potentially disrupt the harmony we've worked hard to maintain.

I appreciate your attention to this matter and trust that you will carefully consider the implications of such a decision on our community's interest.

Thank you for your time and consideration.

Sincerely,

Dear all,

I am writing in relation to the above planning application and wish to note some concerns. I am aware that a resident has already emailed on behalf of a number of us, and I have signed his petition, however in addition to this I have concerns about the application in relation to deliveries and the noise disturbance around this. It is a one way "in-out road", and this already becomes congested with cars and vans parking along the road and within the development itself when people within the development have e.g. plumbers out. The car park for Silkworks development is therefore easily blocked and it's up to our Concierge to ensure that people move their cars, vans etc to prevent this. They do an excellent job of this, however we do not pay them to do this for people outside of the development and I am concerned about the additional impact of deliveries to this store of additional vehicles blocking up an already narrow entryway.

There is also no plan in the application in terms of times for deliveries, which I would expect would be very early mornings. As S has mentioned in his email, the nature of the development means that sound reverberates and echoes very easily and I do worry about the noise disturbance of vans / lorries being unloaded at unsociable hours for those who have families in the development.

I am also concerned about the additional noise disturbance generally of the increased footfall in the development and of people who will surely now remain on the development to drink. I work long hours and so often walk back from Elverson Road DLR late at night, and I have a dog so let him out once home. Safety is already a big concern of mine, particularly after Sarah Everard, and I'm aware many others in the development feel the same. It is therefore a concern that having an off licence would bring more unsociable behaviour (noting that it is a near daily occurrence for people to sit outside the Lewisham Tescos by the river and drink alcohol during the day, do drugs etc) and so I think it is a legitimate concern that similar behaviour may be seen within our development. I am therefore genuinely concerned about safety, increased disorderly behaviour and noting the proximity to the children's playground.

While I am against the application for the above reasons, and noting that I really don't see the need for this shop given Tescos and their petrol station shop are a stone's throw away on one side and there is an off licence just beside Elverson Road's DLR station on the other side of the development, I would ask that if it goes through, there be certain restrictions included around:

- Delivery times / noise levels,
- Having to be respectful of the resident's car park and never block the entrance
- Reducing the hours of being able to sell alcohol or their operating hours generally
- Obligations to ensure the shop takes responsibility for increased litter

Many thanks for your consideration.

Kind regards,

