

**From:**Mudge, Peter  
**Sent:**10 Jun 2020 17:56:36 +0100  
**To:**Khan, Nav  
**Cc:** [REDACTED]  
**Subject:**Zuber Store

Hi Nav,

I have read the amended application for an off licence at Zuber Store. Seaforth Place, Harehills.  
*Reference: PREM/04543/001*

It is a very well written and researched document and it is commendable that they have taken concern over the implications of a new off licence opening. I thank them for working so hard on addressing objections. However the issue remains that we are working hard to overcome a street drinking issue across Harehills and opening of any more off licences surely goes against that ambition? As part of the campaign we have a CIP in place and again this goes against that.

I have retained the comments I initially made as part of this clarification of the needs of Harehills. I accept the new application from Zuber may allay some of these fears:

Over recent years the problems of drink related asb and drink related health matters has become a major concern for Harehills. Of course, in addition to the effect this has on the drinkers and their families and children, it also has a terrible effect on everyone living in the area. As a result of the high levels of alcohol already available from off licences around Harehills Lane, many people are scared to walk in the vicinity for fear of abuse, intimidating behaviour towards them or their children or actual assault from drunks.

A CIP, (Cumulative Impact Policy,) has been introduced for Harehills because of the prohibitive number of off-licences already operating in the area leading to wide scale problems for the community. This has been running since January 2019. Granting any new licences flies in the face of the public's hopes to improve the area in which they live and work. Street drinking in Harehills is also an ongoing agenda item for the ward's Tasking group which meets monthly to identify and try to reduce asb and criminal problems in the area

To work with existing services to reduce alcohol problems in the shopping areas, the Council has allocated dedicated support to Harehills from their Neighbourhood Centres Co-ordinator. Only one other area of the city has merited similar ongoing dedicated help - Town Street in Armley

which had major drinks problems and through interventions from the police, ward members, businesses and the community, the CIP and refusal for any new off licences to open since 2018, progress is being made but remains dependent on no new off licences opening.

Returning to Harehills, using the full capacity of the Public Service Protection Orders (PSPO), the Police now remove alcohol from anyone found street drinking and pour it down a drain in front of them. This has removed the gangs of drinkers who used to congregate on Harehills Lane, however there is always a risk these drinking groups will reform in neighbouring areas if opportunities (such as a new off licence) are presented.

While the drinking groups have been dissipated on Harehills Lane, some hardened drinkers have moved to off licences away from the main shopping area. Turning these desperate drinkers away from public drinking, the harm it is doing to them and their dependents and the damage brought to the area's wellbeing, a specialist independent team are operating to try and impress on the drinkers the problems it causes to them, their finances, their loved ones and the community. If a new off licence is opened on Seaforth Place or anywhere else in the area, without doubt some hardened street drinkers will begin operating nearby, giving yet another problem to the community and services trying to ever more limit the street drinking problem in Harehills.

There are many children living in the vicinity and opening another off-licence sets a nationally recognised bad precedent for them. According to the Leeds Observatory, 31% of the population in the vicinity are children aged 0-15 years. This compares with a UK and overall Leeds figure of 19.3% meaning the area has nearly twice as many children. Additionally the proposed site for the off licence is in the vicinity of several schools notably Co-Op Academy, Harehills Primary School, Compton Rd Nursery and St Augustine's Catholic Primary School.

For these reasons it seems inappropriate for the off licence to be approved.

Kind regards

Pete Mudge,

Neighbourhood Centres Co-ordinator,

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