

REP A

EF CON ENDS 19.08.2025 VALID PCD & PPN

From: [REDACTED]

Sent: 05 August 2025 18:26

To: EHL Licensing <EHL.licensing@brighton-hove.gov.uk>

Subject: Objection to Licensing Grant

I wish to object to the granting of a licence to sell alcohol at 1 Surrey Street, Brighton, BN1 1JP.

I am a resident of the nearby street [REDACTED] and I believe this will affect the quality of my life.

We already have several public houses within a few yards so there is no need for this.

It should not be an off licence because selling alcohol to take away is likely to increase street drinking and all the problems that creates.

It will generate a significant noise problem, as well as encourage anti-social behaviour such as people urinating in driveways and doorways.

And there should certainly not be a music licence granted to a premises which has no sound proofing.

If this goes ahead as currently planned there will endless complaints to the Council and to the Police.

This is a residential area and the application should be rejected.

[REDACTED]
-

**Emily Fountain
Licensing Officer
Licensing Team
Brighton & Hove City Council
Bartholomew House
Bartholomew Square
Brighton, BN1 1JP**

Date: 19th August 2025

Our Ref: LICSJc

Phone: 07772306953

Email: [REDACTED]

EF CON ENDS 19.08.2025 VALID PCD & PPN (B)

Dear Miss Fountain

Re: Licensing Act 2003 - Representation regarding the application for a New Application for a Premises Licence For: 1 Surrey Street, Brighton, BN1 3PA

I refer to the application made by Wm Group Ltd, for a new Premises Licence to be issued for the above premises. The Licensing Team, in its role as a Responsible Authority, has concerns about this application and therefore I am submitting this representation on the grounds of the prevention of crime & disorder and public nuisance and to uphold our Statement of Licensing Policy (SoLP).

The applicant has applied for a Premises Licence for alcohol for consumption on & off the premises Monday – Saturday 12:00 – 23:00 and Sunday 12:00 – 22:00 with the same opening hours. These have since been reduced after an agreement was reached with Sussex Police to a 22:00 terminal hour Sunday – Thursday.

This representation is submitted as there are concerns that the premises is within the Special Stress Area of the city, that can be found in our Statement of Licensing Policy (SoLP) from page 15. The Special Stress Area is of concern to the Licensing Authority because of the relatively high levels of crime and disorder and nuisance experienced within it and we believe that the granting of this application could lead to increased associated issues with regard to crime & disorder and public nuisance in the nearby surrounding area.

Guidance issued under S182 of the Licensing Act 2003 states that in completing an operating schedule, applicants are expected to have regard to the statement of licensing policy for their area. The guidance goes on to say that applicants are expected to include positive proposals in their application on how they will manage any potential risks. Where specific policies apply in the area (for example, SSA and matrix approach to decision making policies), applicants are also expected to demonstrate an understanding of how the policy impacts on their application, any measures they will take to mitigate the impact, and why they consider the application should be an exception to the policy.

On looking at the application form, the applicant has proposed some measures in their operating schedule but have not addressed the premises location in the SSA, it is therefore

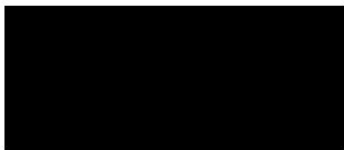
up to the panel to decide if they feel that these measures constitute exceptional circumstances to depart from our policy.

The Council's SoLP includes a Matrix Model approach for licensing decisions, which recognises the diverse operation and different risks presented by different classes of licensed premises. It provides a vision of what the licensing authority would like to see within its area and gives an indication of likelihood of success or otherwise to investors and local businesses making applications.

The Matrix Model, on page 18 of the Council's SoLP, states that in the Special Stress Area, cafes could be granted until 10pm and a 'no' to off licences. The policy does state that each application is still considered on its individual merit and there is discretion to depart from the policy where justified. However, departure from the Matrix Model is only expected in exceptional circumstances.

I have seen the agreement the applicant has made with the Police and Environmental Protection and agreed conditions therein but in light of the above and the fact that this new premises falls within our Special Stress Area, I invite the Sub-Committee Panel to decide the outcome of this application on behalf of the Licensing Authority and whether the applicant has demonstrated whether there are exceptional circumstances to depart from our policy.

Yours sincerely



Sarah Cornell
Senior Licensing Officer
Licensing Team
Regulatory Services

From: [REDACTED]
Sent: 18 August 2025 08:47
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Licence Application 1445/3/2025/05967/LAPREN - Email of Support

EF CON ENDS 19.08.2025 VALID PCD & PPN (S1)

Good morning

I'm writing in support of the licence application 1445/3/2025/05967/LAPREN.

I am a local resident [REDACTED] and so would be directly positively impacted by this application.

Granting this licence would benefit the local community by providing a deli/restaurant/wine bar which would be a welcome addition to the West Hill neighbourhood, which is lacking this combined offer locally. It would fill a gap in the market, and I am also encouraged by the emphasis on local / Sussex produce.

In my view the application would bring the below specific benefits with regard to the licensing objectives:

Prevention of crime and disorder:

This premises would offer natural surveillance and public presence which should deter antisocial behaviour in the immediate area during opening times, including the evening.

Public safety and prevention of public nuisance:

Unlike a single use premises (for example an off licence or bar), this application combines multiple functions with an emphasis on local artisan products. These carry higher prices and in combination with the other premise uses should not encourage excessive consumption and antisocial behaviour. The aim of the application appears to be on community values which in itself would bring a positive benefit to the neighbourhood and in so doing would increase public safety and reduce public nuisance.

Kind regards and many thanks

[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 19 August 2025 19:34
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Licence Application 1445/3/2025/05967/LAPREN – Representation in Support

EF CON ENDS 19.08.2025 VALID PCD, PPN and PCH (S2)

Good Evening,

I'm writing in support of licence application **1445/3/2025/05967/LAPREN**.

I live at [REDACTED], and as a homeowner in the area I'm very invested in our neighbourhood and its future. I believe this new deli/restaurant/wine bar would be a really positive addition to West Hill. At the moment there aren't many places locally that offer this kind of food-led, community-focused space, especially one with such a clear emphasis on local Sussex produce.

From my perspective, it would not only fill a gap but also bring genuine benefits:

- **Crime and disorder:** A friendly, well-run premises helps keep the street active and welcoming, which naturally discourages antisocial behaviour.
- **Public safety:** The atmosphere being proposed — seated dining, quality produce, and an emphasis on food as much as wine — creates a calmer and more responsible environment.
- **Public nuisance:** This isn't a late-night bar encouraging heavy drinking. It's a multi-purpose, quality-led venue where the focus is on enjoying food and drink responsibly, which makes a big difference to nearby residents.
- **Protection of children from harm:** As a food-led business, it can provide a family-friendly daytime space while also enforcing strong age-verification measures in the evenings.

Overall, I feel this application reflects the kind of thoughtful, community-minded business that West Hill would benefit from. It would give us something we're currently missing, while also being sensitive to residents.

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: 19 August 2025 17:33
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Licence Application 1445/3/2025/05967/LAPREN – Support

EF CON ENDS 19.08.2025 VALID PCD and PPN (S3)

[REDACTED]

Dear Licensing Team,

I wish to give my full support to the licence application 1445/3/2025/05967/LAPREN.

Living close by on [REDACTED] I think this new venue would be a real asset to our neighbourhood. At present, there are limited places locally that offer both quality food and drink in one space, and this project seems designed to bring something unique. The emphasis on celebrating Sussex produce feels particularly important — it not only promotes local businesses but also creates a stronger sense of community pride.

I also feel reassured that this won't be the kind of place that causes disruption. On the contrary, a well-presented and carefully managed deli, restaurant and wine bar should encourage a calmer, more sociable atmosphere, attracting people who want to enjoy good food and conversation rather than late-night rowdiness. I believe its presence would make the area more inviting and help reduce unwanted behaviour by bringing more positive activity to the street.

In short, I think this application represents a thoughtful and much-needed improvement to the local scene, and I would very much like to see it approved.

Yours faithfully,

[REDACTED]

From: [REDACTED]
Sent: 19 August 2025 16:30
To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Subject: Licence Application 1445/3/2025/05967/LAPREN - email of support

EF CON ENDS 19.08.2025 VALID PCD and PPN (S4)

Hi there,

I'm writing to support the licence application 1445/3/2025/05967/LAPREN.

My wife and I live at [REDACTED] and so we would be directly impacted by this application.

We both believe granting this licence would benefit the local community by providing a deli/restaurant/wine bar which is currently lacking in the neighbourhood - we have a multitude of pubs but no good wine bar/deli offerings! Having one of these, and particularly one that focuses on local produce, would add real benefit to the area.

To provide more detail, there are a couple of specific benefits I wanted to bring out with regard to the licensing objectives:

1. Public safety and prevention of public nuisance:

Given the premises will focus on artisan products (and is not being run as purely off licence or bar offering), I do not see any credibility in suggestions that this would encourage excessive alcohol consumption or antisocial behaviour. The premises which are likely to contribute to this problem (e.g. off licences selling cheap alcohol) exist in this area. Rejecting this licence application on public safety grounds when premises that are far more likely to contribute to a worsening of public safety already exist on the surrounding roads would clearly be perverse. Rather, the aim of the application appears to be on community values which in itself would bring a positive benefit to the neighbourhood and in so doing would increase public safety and reduce public nuisance.

2. Prevention of crime and disorder:

Not only do I not believe these premises would do anything to worsen public safety, I in fact would suggest they can contribute to a lessening of crime and disorder in the local neighbourhood. The natural surveillance and public presence they would provide on a busy street corner should deter antisocial behaviour in the immediate area during opening times, including the evening.

All the best

[REDACTED]

From: [REDACTED]

Sent: 19 August 2025 16:50

To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>

Subject: License Application Licence Application 1445/3/2025/05967/LAPREN – Email of Support

EF CON ENDS 19.08.2025 VALID PCD, PPN and PCH (S5)

Good afternoon,

I'd like to give my support for the licence application 1445/3/2025/05967/LAPREN.

Living locally on [REDACTED] I can see how this kind of venue would improve the area. A small, well-run space with a focus on good food, wine and local produce is exactly the type of place that adds character to a neighbourhood and gives residents a reason to stay close to home rather than head elsewhere.

In relation to the licensing objectives, my view is:

Crime and disorder

A busy, well-managed business adds positive activity and a regular presence on the street. This kind of natural oversight helps to discourage antisocial behaviour and makes the area feel safer overall.

Public safety

Because the application is centred on food and quality products, it promotes a calmer and more considered atmosphere. This is very different to venues that rely on high-volume alcohol sales, and it creates a safer environment for both customers and neighbours.

Public nuisance

The mix of food, wine and community focus means the premises is not likely to generate noise or disruption. It's the kind of place people come to enjoy themselves responsibly, which benefits everyone living nearby.

Protection of children from harm

By leading with food and offering a family-friendly setting, the premises would be a safe and welcoming environment. Responsible management is clearly part of the approach, which reassures me that young people would not be put at risk.

Overall, I think this application would make a really positive contribution to the area and I hope it is approved.

Kind regards,

[REDACTED]

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

From: [REDACTED]
Sent: 19 August 2025 17:02
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: License Application Licence Application 1445/3/2025/05967/LAPREN – Email of Support

EF CON ENDS 19.08.2025 VALID PCD, PPN and PCH (S6)

Good morning,

I'm writing as a nearby resident to support the licence application 1445/3/2025/05967/LAPREN.

This proposal feels like a really positive addition to the neighbourhood. A deli/restaurant/wine bar with a focus on local produce brings something new and valuable to the area. It would encourage people to spend more time in the community and add to the character of the street.

In terms of the licensing objectives:

Prevention of crime and disorder -

Having a well-managed premises with staff on site into the evening increases natural oversight. More positive activity in the area should help to deter antisocial behaviour.

Public safety -

The focus is clearly on food and carefully chosen drinks rather than high-volume alcohol sales. This creates a calmer and safer setting for both customers and the local community. Having well managed spaces on routes home, especially in winter when it's darker makes it feel much safer as a woman walking alone.

Prevention of public nuisance -

Because the emphasis is on quality and responsible enjoyment, the venue is unlikely to attract the kind of issues that can disturb neighbours. The community approach should instead help create a more welcoming environment.

Protection of children from harm -

As the offer is centred on food and local produce, it feels family-friendly and safe. Responsible service will mean children are protected and the atmosphere is suitable for all ages.

For all of these reasons, I think the licence should be granted and I strongly support the application.

Kind regards,

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

From: [REDACTED]

Sent: 19 August 2025 17:31

To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>

Subject: Licence Application 1445/3/2025/05967/LAPREN – Support

EF CON ENDS 19.08.2025 VALID PCD and PPN (S7)

Dear Licensing Team,

We are writing to express our support for the above licence application.

As nearby residents of [REDACTED], we feel that the proposed venue would add real value to the local community. A deli, restaurant and wine bar with a focus on Sussex produce is exactly the kind of establishment that would complement the neighbourhood and provide a welcoming place for people to gather. It offers something distinctive that is currently missing in the area.

We believe the business would contribute positively to the character of the street. A well-run venue of this nature encourages a safer and more vibrant atmosphere, with a mix of food and drink that makes it very different from a standard late-night bar. By appealing to a more community-minded audience, it is far less likely to give rise to noise or antisocial behaviour and, if anything, should help to deter it.

Overall, we strongly support this licence being granted and look forward to seeing the positive difference it would bring to our part of Brighton.

Yours sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: 19 August 2025 17:03
To: EHL Licensing <ehl.licensing@brighton-hove.gov.uk>
Subject: Support for licence application 1445/3/2025/05967/LAPREN

EF CON ENDS 19.08.2025 VALID PCD and PPN (S8)

Good afternoon,

I hope you're well today!

I am writing in strong support of the below licence application

1445/3/2025/05967/LAPREN

I live at [REDACTED], just a short walk from the proposed premises, and I believe this new venue would bring real benefits to the local area.

At present, our direct neighbourhood does not have a wine bar offering high-quality food and natural wine. A deli/restaurant/wine bar of this kind would fill a genuine gap in the local market and would provide a welcoming and community-focused space for residents. The business plans to uplift local Sussex produce, which supports nearby businesses and reflects the values of our area.

In my view, the proposal would also advance the licensing objectives in the following ways:

The presence of a well-run premises of this nature would add natural surveillance and activity to the street, helping to deter antisocial behaviour and contributing to a safer local environment. When walking home from the town or the station you will pass a well-lit public space.

This is not a single-purpose drinking venue; rather, it combines food, drink, and retail with an emphasis on quality artisan products. This model naturally encourages moderation and community connection, rather than excess. The [REDACTED] across the road already operates successfully without causing significant disturbance, and I see no reason this application for a new venue would do otherwise. In fact, by attracting a different, food-oriented clientele, it is likely to enhance the neighbourhood.

The previous business [REDACTED] has seating outside, so I would not see this affecting the safety of the area.

I feel that granting this licence would make a positive contribution to West Hill, creating a high-quality, local business that residents can be proud of and that would help our community to thrive.

Thank you,

[REDACTED]

[REDACTED]

