

## **Burton, Matthew**

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**From:** Walters, Darren  
**Sent:** 25 February 2021 17:11  
**To:** licensing; Burton, Matthew; Barker, Nesta  
**Cc:** Smith, Trevor; Kirk, Mark; Fleet, Shawn; Graham, Kim;  
'licensinghq@staffordshire.pnn.police.uk'  
**Subject:** [UNCLASSIFIED] Licensing Act 2003 - NULBC CIA Consultation

[Classification: NULBC **UNCLASSIFIED**]

Dear Licensing Administration

Thankyou for your invitation to provide a response on the proposal to publish a Cumulative Impact Assessment as a basis for assisting with the determination of applications under an updated Cumulative Impact Policy in respect of Licensing Applications and regulation under the Licensing Act 2003 within the Newcastle town centre area.

Newcastle Town Centre has been experiencing a transition away from a shopping and leisure destination towards a more mixed use which includes a number of sites with the current CIP boundary site being converted and purpose constructed for residential accommodation. This rate of transition has been increased with the advent of the Covid-19 pandemic and subsequent local and national restrictions. A number of sites designated for purpose built student accommodation, such as the London Road and site of the former Metropolis in the Midway have been affected by lockdown of the local university sector and have recently applied for and have been granted change of use for open market residential use. We have also seen vacant space above shops and offices repurposed to residential use. Some of these uses are in close proximity or above licensable activity. It is also likely that the number of vacant units and premises within the town centre will see a change of use to a mixture of leisure and residential uses. Indeed the Borough Council's own strategic vision for the town centre, supported by government funding under the Future High Streets Fund and Town Deal, envisages a greater emphasis on the redevelopment of key locations, such as the Ryecroft /the former Sainsbury's and Civic Offices sites as well as the Astley Arcade, for residential use. It is clear that Newcastle needs to move with the times and become a town centre that is fit for the 21<sup>st</sup> century and is inclusive and attractive inviting place for all. Against this backdrop it is also important to recognise that the licensed trade including hot food takeaways, restaurants, pubs, clubs play an important part in the attractiveness and vitality of the town centre and local economy both during the day and night.

The CIP provides an important policy against which licensing applications and regulation can be assessed to secure and deliver a mixed town centre. Residential uses can be made unviable or unattractive by a dominance of licensed premises in one area or which are focused on a particular sector of the licensed trade such as late night hot food takeaways or nightclubs / vertical drinking premises. We already see a conflict of activity in terms of behaviour of patrons and people moving between establishments, ventilation system noise and odour, waste disposal, all of which are relevant to the Licensing objective concerned with the Prevention of Public Nuisance and some of which also which have a degree of overlap with the Licensing Objectives concerned with the Prevention of Crime and Disorder and Public Safety. Such conflicts will only increase as the town centre is repopulated and repurposed.

I would suggest that an evidence base can be compiled to assist with an updated CIA and which will help to shape a CIP which is fit for purpose and supports the aspirations of the council and local community to see a revitalised and inclusive town centre. The CIA should include consideration of all activity which is Licensable under the LA2003 and not just be focussed on the alcohol trade.

**Darren Walters (Team Leader - Environmental Protection)**  
Newcastle-Under-Lyme Borough Council  
Castle House, Barracks Road, Newcastle under Lyme. ST5 1BL

**01782 742587**

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