



Meeting	Licensing Sub-Committee
Date and Time	Monday, 8th June, 2026 at 10.00 am.
Venue	Walton Suite, Guildhall, Winchester and streamed live on YouTube at www.youtube.com/winchestercc

Note: This meeting is being held in person at the location specified above.

Members of the public should note that a live video feed of the meeting will be available from the council's YouTube channel (www.youtube.com/winchestercc) during the meeting.

A limited number of seats will be made available at the above named location. Please note that priority will be given to those who have made written representation to the application following confirmation with the Licensing Team, over those wishing to attend and observe. Those who may wish to observe must notify the council at least 3 working days in advance of the meeting.

AGENDA

1. **To confirm a Chairperson for the meeting**

2. **Disclosure of Interests**

To receive any disclosure of interests from Councillors or Officers in matters to be discussed.

Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests (DPIs), other registerable interests (ORIs) and non-registerable interests (NRIs) in accordance with the Council's Code of Conduct.

3. **Application for a New Premises Licence - Longdown Vineyard, Longdown House, Watley Lane, Twyford, Winchester, Hampshire SO21 1QX (LR609) (Pages 5 - 80)**

Laura Taylor
Chief Executive

29 May 2026

Agenda Contact: Claire Buchanan, Senior Democratic Services Officer
Tel: 01962 848 438 Email: cbuchanan@winchester.gov.uk

The Membership of the Sub-Committee will be:

Councillors Morris, Laming and Pett

Reserve Member:

Councillor Gordon-Smith

Appointments – The Sub-Committee consists of a Chairperson and two other Members who are appointed on a rota basis from the membership of the full Licensing and Regulation Committee subject to availability. The confirmation of a Chairperson will be made at the start of each meeting from the three Members that form the Licensing Sub-Committee.

For the information, the Membership of the Licensing and Regulation Committee is:

Councillors: Laming, S Achwal, Brophy, Gordon- Smith, Langford-Smith, Latham, Morris, Pett, Wallace and Wise (Deputies: Cllrs Clay, Cook, Godfrey, Lee, Tippett-Cooper and Warwick)

FILMING AND BROADCAST NOTIFICATION

This meeting will be recorded and broadcast live from the Council's YouTube channel. The meeting day may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#). Please note that the video recording is subtitled, but you may have to enable your device to see them (advice on how to do this is on the meeting page).

Licensing Sub Committee - Procedure for Hearing Applications for a New Premises Licence, Variations to a Premises Licence or Club Premises Certificate

In accordance with the Licensing Act 2003 (Hearings) Regulations 2005, the hearing will take the form of a discussion led by the Sub-Committee. Cross-examination will not be permitted unless the Sub-Committee considers it necessary to properly consider the matter.

Written objections, representations and petitions will be circulated with the Agenda and Report and will be taken into account by Members of the Sub-Committee. Only those who have made "relevant representations" within the meaning of the Licensing Act 2003 will be entitled to be heard as of right by the Sub-Committee.

1. The Chairman will set out the procedure to be followed during the hearing
2. **Licensing Manager/Officer** will introduce the Report.
3. The Members may ask questions of the **Licensing Manager/Officer**
4. The **Applicant** or representative may address the Sub-Committee as follows:- a) to clarify any points which the Licensing Authority has given notice of (Regulation 7(1)(d) of the Licensing Act 2003 (Hearings) Regulations 2005; b) to address the Sub-Committee and present the application.
5. Members of the Sub-Committee may ask questions of the **Applicant** or representative

Responsible Authorities who have made representations will then be allowed to introduce their representations. The Sub-Committee may ask them questions, and (subject to the permission of the Sub-Committee) the Applicant or representative may ask them questions.

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6. **Environmental Health Officer**
7. **Police**
8. **Fire Service**
9. **Child Protection Team**
10. **Local Planning Authority**
11. **Health and Safety Executive**
12. **Trading Standards**
13. **NHS Public Health Manager**
14. **Licensing Authority**

Persons who have made Relevant Representations (within the meaning of the Licensing Act 2003) will then be allowed to introduce their representations. The Sub-Committee may ask them questions, and (subject to the permission of the Sub-Committee) the Applicant or representative may ask them questions.

15. **Persons making Relevant Representations**
16. The **Applicant** or representative may address the Sub-Committee in order to reply to any representation made.
17. Members of the Sub-Committee may ask questions of the **Applicant** or representative

The Sub-Committee will retire to consider the application in private with only the Head of Legal Services' representative and Democratic Services Officer in attendance. The Committee will reach its determination and notify the applicant of the decision, and give reasons for that decision, in accordance with Regulations 26 – 29 of the Licensing Act 2003 (Hearings) Regulations 2005.

FOR DECISION

WARD(S): COLDEN COMMON AND TWYFORD

LICENSING SUB – COMMITTEE

Monday 8 June 2026 10:00 – Walton Suite

Report of the Service Lead for Public Protection

Contact Officer: Claire Humphreys

Tel: 01962 848188

Email: licensing@winchester.gov.uk

Application: Application for grant of a premises licence

Premises: Longdown Vineyard, Longdown house, Watley lane, Twyford,
Hampshire, SO21 1QX

Part A. Report

- | | |
|----------|--------------------------------|
| 1 | Application |
| 1 | Plans |
| 2 | Responsible Authorities |
| 3 | Other Representations |
| 4 | Observations |
| 5 | Conditions |
| 6 | Other Considerations |

Part B. Appendices

- | | |
|------------------------|---|
| Appendix 1 | Application |
| Appendix 1a | Plan - Licensable Area |
| Appendix 1b | Plan - Bonded Warehouse |
| Appendix 1c | Plan - Barn to be Built |
| Appendix 2 | Representations from Other Persons |
| Appendix 2a,b,c | Response from Applicant to Other Persons |
| Appendix 3 | Location map of premises |
| Appendix 4 | Location map of Other Persons |

Part A.**1. Application**

Applicant: Longdown Vineyard LLP

Premises: Longdown Vineyard, Longdown House, Watley Lane, Twyford, Hampshire, SO21 1QX

- 1.1 This application is for a new premises licence under section 17 of the Licensing Act 2003 for Longdown Vineyard, Longdown House, Watley Lane, Twyford, Hampshire, SO21 1QX.
- 1.2 The premises has been described in the application as two stand-alone warehouses (one yet to be built) shown bounded in red on the plan, set within the same curtilages of Longdown House, with an appended consumption area bounded in blue on the plan.
- 1.3 The premises shall operate primarily as the location for the sale of wine to be consumed off the premises and for the packing, dispatch and collection of wine. Vineyard tours and tastings will be operated in accordance with the provisions set out in the application.
- 1.4 The application seeks to provide licensable activities as follows:
 - a. **Supply of Alcohol (for consumption on and off the premises)**
Monday to Sunday 0900 to 2200
- 1.5 No representations were received from any Responsible Authority.
- 1.6 Representations were received by 3 'Other Persons' in relation to public safety, and the prevention of public nuisance licensing objectives. Copies of the representations can be found at Appendix 2.
- 1.7 The applicant has responded individually to each representation, copies can be found at Appendix 2a, 2b and 2c.
- 1.8 Notice of the application was displayed outside of the premises for a period of 28 days until 12 May 2026 and advertised in the Hampshire Chronicle on 24 April 2026.
- 1.9 Notice of the hearing were sent to all Parties on 18 May 2026.

Designated Premises Supervisor

Marie-Louise Papworth

Steps to promote the Licensing Objectives

Please see Section M Appendix 1.

Relevant Representations

2. Responsible Authorities

All of the Responsible Authorities have been served with a copy of the application. The representations received are as follows:

Environmental Health

No representations received.

Hampshire Constabulary

No representations received.

Hampshire Fire and Rescue Service

No representations received.

Child Protection Team

No representations received.

Building Control

No representations received.

Head of Trading Standards

No representations received.

Public Health Manager

No representations received.

Home Office

No representations received.

Licensing Authority

No representations received.

Planning/South Downs National Park

No representations received.

3. Representations from Other Persons

Representations have been received from three 'Other Persons', which are against the application. The main concerns relate to public safety and the prevention of public nuisance licensing objectives.

Representations can be found at Appendix 2.

The applicant's response to each representation can be found at Appendix 2a, 2b and 2c.

4. Observations

- 4.1 The Sub-Committee is obliged to determine this application with a view to promoting the Licensing Objectives:
- The prevention of crime and disorder
 - Public safety
 - The prevention of public nuisance
 - The protection of children from harm
- 4.2 In making its decision, the Sub-Committee is also obliged to have regard to the [National Guidance](#) and the Council's [Licensing Policy](#).
- 4.3 The Sub-Committee must have regard to all of the representations.
- 4.4 The Sub-Committee must take such of the following steps it considers appropriate to promote the Licensing Objectives:
- a) Grant the licence subject to conditions in accordance with the operating schedule (modified to such extent as the authority considers appropriate for the promotion of the licensing objectives) and the mandatory conditions;
 - b) exclude from the scope of the licence any of the licensable activities to which the application relates;
 - c) refuse to specify a person in the licence as the premises supervisor;
 - d) reject the application.
- 4.5 The premises is situated within the South Downs National Park, and therefore, the Sub-Committee are required to take steps to further the SDNP purposes when considering this application.
- 4.6 The Sub-Committee must seek to further the SDNP purposes when considering applications to ensure they are respected. The purposes are:-
- (a) Purpose 1 – to conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
 - (b) Purpose 2 – to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.
- 4.7 If there is a conflict between the SDNP purposes, Purpose 1 must have priority.

Terminal hours

The Sub-Committee should take account of the National Guidance and the Council's Licensing Policy with regard to terminal hours and take such steps as it considers appropriate to promote the Licensing Objectives.

(Licensing Policy 2.23, 2.24, Part 4- A8, C4)

Licensing Objectives

Crime and Disorder

The Sub-Committee should consider any appropriate conditions to prevent crime and public disorder relating to the premises having regard to the operating schedule and the representations.

(Licensing Policy 1.9, 2.9 - 2.12, 2.17, 2.21 – 2.22 and Part 4 Section A)

Public Safety

The Sub-Committee should consider any appropriate conditions relating to public safety having regard to the relating to the premises having regard to the operating schedule and the representations.

(Licensing Policy Part 4 Section B)

Public Nuisance

The Sub-Committee should consider any appropriate conditions to prevent public nuisance caused by noise pollution from the premises relating to the premises having regard to the operating schedule and the representations.

(Licensing Policy 2.24, Part 4 Section C)

Protection of Children

The Sub-Committee should consider any necessary conditions for the Protection of Children relating to the premises having regard to the operating schedule and the representations.

(Licensing Policy Part 4 Section D)

Human Rights

It is considered that Articles 6 (right to a fair trial) 8 (right to respect for private and family life) and Article 1 of the First Protocol (right to peaceable enjoyment of possessions) may be relevant. As there is a right of appeal to the Magistrates' Court, it is considered that there would be no infringement of Article 6. Article 8 is relevant, insofar as the nearby residents could claim that this right would be infringed by disturbance from customers. This should be balanced against the applicants' right to use of their premises under Article 1 of the First Protocol. Interference with these rights is permitted, where this interference is lawful, appropriate in a democratic society, and proportionate. Likewise, the residents may argue that their rights under Article 1 of the First Protocol would be infringed. If conditions are imposed, there should be no

interference with any convention rights. To the extent that any interference may occur, it would be justifiable in a democratic society, and proportionate.

Public Sector Equality Duty

The Public Sector equality duty must be taken into consideration with all decision making. The duty is stated in section 149 of The Equality Act 2010. This application raises no considerations under this Act (or add details if it does).

5. Conditions

Mandatory Conditions

The Licensing Act 2003 (Mandatory Licensing Conditions) (Amendment) Order 2014

– effective from 1 October 2014

1. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to—
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).
2. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
3. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
 (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
 (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served

- alcohol, identification bearing their photograph, date of birth and either—
- (a) a holographic mark, or
 - (b) an ultraviolet feature.
4. The responsible person must ensure that—
- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other an alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25ml or 35ml; and
 - (iii) still wine in a glass: 125ml;
 - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
 - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

Licensing Act 2003 (Mandatory Licensing Conditions) Order 2014
– effective from 28 May 2014

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
2. For the purposes of the condition set out in paragraph 1-
 - (a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
 - (b) “permitted price” is the price found by applying the formula- **$P = D + (D \times V)$**
 where-
 - (i) **P** is the permitted price,
 - (ii) **D** is the rate of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) **V** is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
 - (c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence-
 - (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
 - (d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
 - (e) “valued added tax” means value added tax charged in accordance with the Value Added Tax Act 1994.

3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
4. (1) Sub-paragraph 2 applies where the permitted price given by Paragraph (b) of paragraph 2 on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.
(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Possible Conditions

If the application is granted, the Sub-Committee may wish to consider the following conditions to reflect the Operating Schedule:

Operating Hours

1. The hours the premises may be used for the sale of alcohol shall be:

Supply of Alcohol (for consumption on and off the premises)

Monday to Sunday 0900 to 2200

2. **The hours the premises are open to the public:**

Monday to Wednesday 1100 to 2000

Thursday to Sunday 1100 to 2200

All Licensing Objectives

- A1: The premises licence holder shall designate an appropriate member of staff to be on site during all events.

Crime and Disorder

CD1: The premises licence holder shall ensure Digital CCTV is installed and maintained at all times. Images shall be kept for 31 days and made available to the Police or Authorised Officers within 24 hours of a request.

CD2: The premises licence holder shall ensure an incident log shall be kept at the premises to record all instances of crime, disorder, or ejections.

CD3: The premises licence holder shall ensure all staff authorised to sell alcohol will receive training on their responsibilities under the Licensing Act 2003, and this training be refreshed every 6 months.

Public Safety

PS1: The Premises Licence Holder shall ensure that the maximum

attendance at any one such event shall be 200 persons including staff and any entertainment personnel.

PS2: The premises licence holder shall ensure all exit doors are always kept unobstructed.

PS3: The premises licence holder shall ensure a suitably stocked first aid kit will be maintained on-site at all times.

Public Nuisance

PN1: The premises licence holder shall ensure the area immediately outside the premises will be kept clear of litter associated with the business.

PN2: The premises licence holder shall ensure signs are displayed at all exits requesting customers to respect the needs of local residents and leave the area quietly and not block the road.

PN3: The premises licence holder shall ensure deliveries and waste collections only take place between 08:00 and 19:00 to minimize noise for neighbours.

Protection of Children

PC1: The premises licence holder shall ensure a "Challenge 25" proof of age scheme shall be operated. Anyone appearing under 25 will be asked for valid photo ID (Passport, Driving Licence, or PASS card).

PC2: The premises licence holder shall ensure a record of all refused alcohol sales will be maintained, noting the date, time, and reason for refusal.

PC3: The premises licence holder shall ensure "Challenge 25" posters are clearly displayed at the point of sale.

6. Other Considerations

Council Strategy Outcome (Relevance To:)

This report relates to the ‘Thriving Places priority’ which supports new business needs and opportunities, tourist economy, and the food/drink sector by working with partners and using powers available to us to make the Winchester district a safe and pleasant place to live, work and visit.

Resource Implications

A statutory licence fee of £100 has been received. It is anticipated that an appropriate level of officer attendance will be provided within the existing budget.

Appendices

1. Application by Longdown Vineyard LLP
- 1a. Plan
- 1b. Plan
- 1c. Plan
2. Representations by Other Persons
- 2a, 2b, 2c Response from Applicant to Other Persons
3. Location plan of premises
4. Location plan of Representations

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licence

- Use this form to apply for a new Premises Licence.
- The application must be accompanied by a plan of the premises to the scale of 1:100. Please see attached list of 'Requirements for Plans Submitted with Application for Premises Licence or Club Premises Certificate'.
- Enclose copies of documentation proving the applicants right to work in the UK, if applicable. Please see guidance note 15.
- If the application is to sell alcohol, the applicant does not have to hold a Personal Licence. However, the application must contain the name of the Designated Premises Supervisor (DPS), who must hold a Personal Licence and the application must be accompanied by the Vary DPS Consent form (Form of consent given by the person whom the applicant wishes to be the premises supervisor).
- Applicants should consult the Council's Licensing Policy when formulating the Operating Schedule. The Licensing Policy can be found at www.winchester.gov.uk/licensing, click on Alcohol and Entertainment, then Licensing Policy and Fees.
- The application for a new Premises Licence must be advertised by placing a pale blue notice outside the premises for 28 days starting the day after the application is made and by placing an advertisement in the local paper within 10 working days of the day after the application is made. The notices are available at www.winchester.gov.uk/licensing or paper copies from the Licensing Authority.
- Copies of all documents and forms must be sent to the Responsible Authorities on the same day as making the application.
- A fee may be payable (depending on the premises and type of licensable activities applied for). Please contact the Licensing Section to discuss.
- Completed applications should be sent to:

Winchester City Council
Licensing Department
City Offices
Colebrook Street
Winchester
SO23 9LJ

The City Council can offer advice on the processes, policies and procedures which will be followed under the Act. They will endeavour to assist applicants as far as possible, however, officers cannot give specific legal advice. Applicants should seek their own professional advice on the Act and what action they need to take.



Requirements for Plans Submitted with Application

Below is an extract from the Licensing Act 2003 (Transitional Provisions) Order 2005 which sets out the information which must be contained in a plan of the premises.

“(2) Unless the relevant licensing authority has previously agreed in writing with the applicant following request by the applicant that an alternative scale plan is acceptable to it, in which case the plan shall be drawn to that alternative scale, the plan shall be drawn in standard scale. (*Note: the standard scale is 1:100; however Winchester City Council may accept an alternative scale on application to the Licensing Department*)

(3) The plan shall show—

- (a) the extent of the boundary of the building, if relevant, and any external and internal walls of the building and, if different, the perimeter of the premises;
- (b) the location of points of access to and egress from the premises;
- (c) if different from paragraph (3)(b), the location of escape routes from the premises;
- (d) in a case where the premises is used for more than one existing licensable activity, the area within the premises used for each activity;
- (e) fixed structures (including furniture) or similar objects temporarily in a fixed location (but not furniture) which may impact on the ability of individuals on the premises to use exits or escape routes without impediment;
- (f) in a case where the premises includes a stage or raised area, the location and height of each stage or area relative to the floor;
- (g) in a case where the premises includes any steps, stairs, elevators or lifts, the location of the steps, stairs, elevators or lifts;
- (h) in a case where the premises includes any room or rooms containing public conveniences, the location of the room or rooms;
- (i) the location and type of any fire safety and any other safety equipment; and
- (j) the location of a kitchen, if any, on the premises.

(4) The plan may include a legend through which the matters mentioned or referred to in paragraph (3) are sufficiently illustrated by the use of symbols on the plan.”



Application for a premises licence to be granted under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Longdown Vineyard LLP

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description Longdown Vineyard Longdown house watley lane twyford so21 1qx			
Post town	winchester	Postcode	so21 1qx
Telephone number at premises (if any)			
Non-domestic rateable value of premises		£0	

Part 2 - Applicant details

Please state whether you are applying for a premises licence as Please tick as appropriate

- | | | | |
|----|--|-------------------------------------|-----------------------------|
| a) | an individual or individuals * | <input type="checkbox"/> | please complete section (A) |
| b) | a person other than an individual * | | |
| | i as a limited company/limited liability partnership | <input checked="" type="checkbox"/> | please complete section (B) |
| | ii as a partnership (other than limited liability) | <input type="checkbox"/> | please complete section (B) |
| | iii as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| | iv other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) | a recognised club | <input type="checkbox"/> | please complete section (B) |

- d) a charity please complete section (B)
- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

I am making the application pursuant to a statutory function or

a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth over		I am 18 years old or		<input type="checkbox"/>	Please tick yes
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth over		I am 18 years old or		<input type="checkbox"/>	Please tick yes
Nationality					
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name Longdown Vineyard LLP
Address Longdown House Watley Lane Twyford so21 1qx
Registered number (where applicable) number: OC455159
Description of applicant (for example, partnership, company, unincorporated association etc.) LLP
Telephone number (if any)

E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
2	0	05
2	0	26

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)
This will be two standalone warehouses (one yet to be built) shown bounded in red on the attached plan, set within the same curtilages of Longdown House, with an appended consumption area bounded in blue on the plan.
The purpose is to provide a cellar door route to market and facilitate tastings and the consumption of alcohol on site at open-days.
The premises shall operate primarily as the location for the sale of wine to be consumed off the premises and for the packing, dispatch and collection of wine.
Vineyard Tours and Tastings will be operated in accordance with the provisions outlined below. It is intended to offer potential customers and other interested groups like schools the ability to visit the vineyard to experience the terroir and processes involved in the growing of grapes and making wine, which will then encourage them to take a deeper interest in and purchase the wine.

VINEYARD TOURS AND WINE TASTINGS:

- Tours and Tastings will occur primarily on Saturdays and Sundays from Easter through to the end of September and on additional dates during the week depending on demand.
- We would normally arrange a tour for about 20 persons Tours and Tastings will only take place between the hours of 11 am and 8 pm.
- Visitors will be required to pre-book all Tours and Tastings.
- On average we would have one tour or event of the vineyard per day. From experience, we would expect each tour to take two and a half hours but the duration will depend on the degree to which the participants engage in questions and the like.
- Visitors will be informed that they are not permitted to park anywhere on the entry road to the entrance of the Vineyard - we have created off road parkign and ensured that the entrance is easily navigable form the Lane therefore not blocking it or causing disruption to the other users. Clear signage will ensure that visitors do not miss the Vineyard entrance.
- Bookings from visitors arriving or being collected to/from the site by large public service vehicles will not be accepted.
- Wine Tasting events will comply with the Portman Group Guide to Product Sampling.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

Provision of late night refreshment (if ticking yes, fill in box I)

Supply of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 4)	Both	<input type="checkbox"/>
Tue					
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue			State any seasonal variations for the exhibition of films (please read guidance note 5)		
Wed					
Thur			Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 6)		
Fri					
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Wed			
Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue			State any seasonal variations for the performance of live music (please read guidance note 5)		
Wed					
Thur			Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 6)		
Fri					
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue			State any seasonal variations for the playing of recorded music (please read guidance note 5)		
Wed					
Thur			Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 6)		
Fri					
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	
			Indoors	<input type="checkbox"/>
			Outdoors	<input type="checkbox"/>
			Both	<input type="checkbox"/>
Day	Start	Finish		
Mon			<u>Please give further details here</u> (please read guidance note 4)	
Tue				
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)	
Thur				
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 6)	
Sat				
Sun				

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 4)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input type="checkbox"/>			
				Off the premises	<input type="checkbox"/>			
				Both	<input checked="" type="checkbox"/>			
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5) I					
Mon	0900	2200						
Tue	0900	2200						
Wed	0900	2200						
Thur	0900	2200						
Fri	0900	2200						
Sat	0900	2200						
Sun	0900	2200						
						Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)		

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name Marie-Louise Papworth	
Date of birth	
Address longdown house watley lane twyford	
Postcode	so21 1qx
Personal licence number (if known) 3089	
Issuing licensing authority (if known) winchester	

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

none

L

<p>Hours premises are open to the public Standard days and timings (please read guidance note 7)</p>			<p>State any seasonal variations (please read guidance note 5) In summer and on bank holidays we may host occasional evening events to the latest time of 2200. These hours are based on the maximum - IN winter on a normal basis we will not be operating outside daylight hours</p>
Day	Start	Finish	
Mon	1100		
		2000	
Tue	1100		
		2000	
Wed	1100		
		2000	
Thur	1100		
		2200	
Fri	1100		
		2200	
Sat	1100		
		2200	
Sun	1100		
		2200	
			<p>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6) During national holidays the hours may be increased. Also during English Wine week</p>

M

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

As we live very close to the location we are very motivated to ensure that there is no noise/public nuisance or crime and disorder. We will be onsite during any events. We are a family business with strong values so protection of children and safety is key.

b) The prevention of crime and disorder

1. Prevention of Crime and Disorder
 - CCTV: Digital CCTV is installed and maintained. Images will be kept for 31 days and made available to Police or Council officers within 24 hours of a request.
 - Incident Log: An incident log shall be kept at the premises to record all instances of crime, disorder, or ejections.
 - Staff Training: All staff authorized to sell alcohol will receive training on their responsibilities under the Licensing Act 2003, refreshed every 6 months.

c) Public safety

- Public Safety
- Capacity: The number of persons permitted in the premises at any one time (including staff) shall not exceed 200
 - Fire Safety: All exit doors will be kept unobstructed and checked daily before the premises opens to the public.
 - First Aid: A suitably stocked first aid kit will be maintained on-site at all times.

d) The prevention of public nuisance

- Prevention of Public Nuisance
- Litter: The area immediately outside the premises will be kept clear of litter associated with the business.
 - Signage: Where needed signs will be displayed at all exits requesting customers to respect the needs of local residents and leave the area quietly and not block the road.
 - Deliveries: Deliveries and waste collections will only take place between 08:00 and 19:00 to minimize noise for neighbours.

e) The protection of children from harm

- Protection of Children from Harm
- Challenge 25: A "Challenge 25" proof of age scheme shall be operated. Anyone appearing under 25 will be asked for valid photo ID (Passport, Driving Licence, or PASS card).
 - Refusals Log: A record of all refused alcohol sales will be maintained, noting the date, time, and reason for refusal.
 - Signage: "Challenge 25" posters will be clearly displayed at the point of sale.

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom (please read note 15).

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Declaration	<ul style="list-style-type: none">• [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).• The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)
--------------------	---

Signature	
Date	26/3/26
Capacity	owner

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:

- a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
 - Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
 - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
 - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).

4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
10. Please list here steps you will take to promote all four licensing objectives together.
11. The application form must be signed.
12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
14. This is the address which we shall use to correspond with you about this application.

15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this by providing with this application copies or scanned copies of the following documents (which do not need to be certified).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.

- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A **full** birth or adoption certificate issued in the UK which includes the name(s) of at least one of the holder's parents or adoptive parents, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 17(3) or 18A (2) of the Immigration (European Economic Area) Regulations 2006, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
 - (iv) self-sufficient e.g. bank statements.

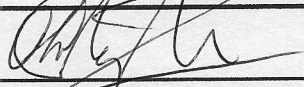
Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:-

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Signature	
Date	28/3/26 13/4/26
Capacity	owner

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

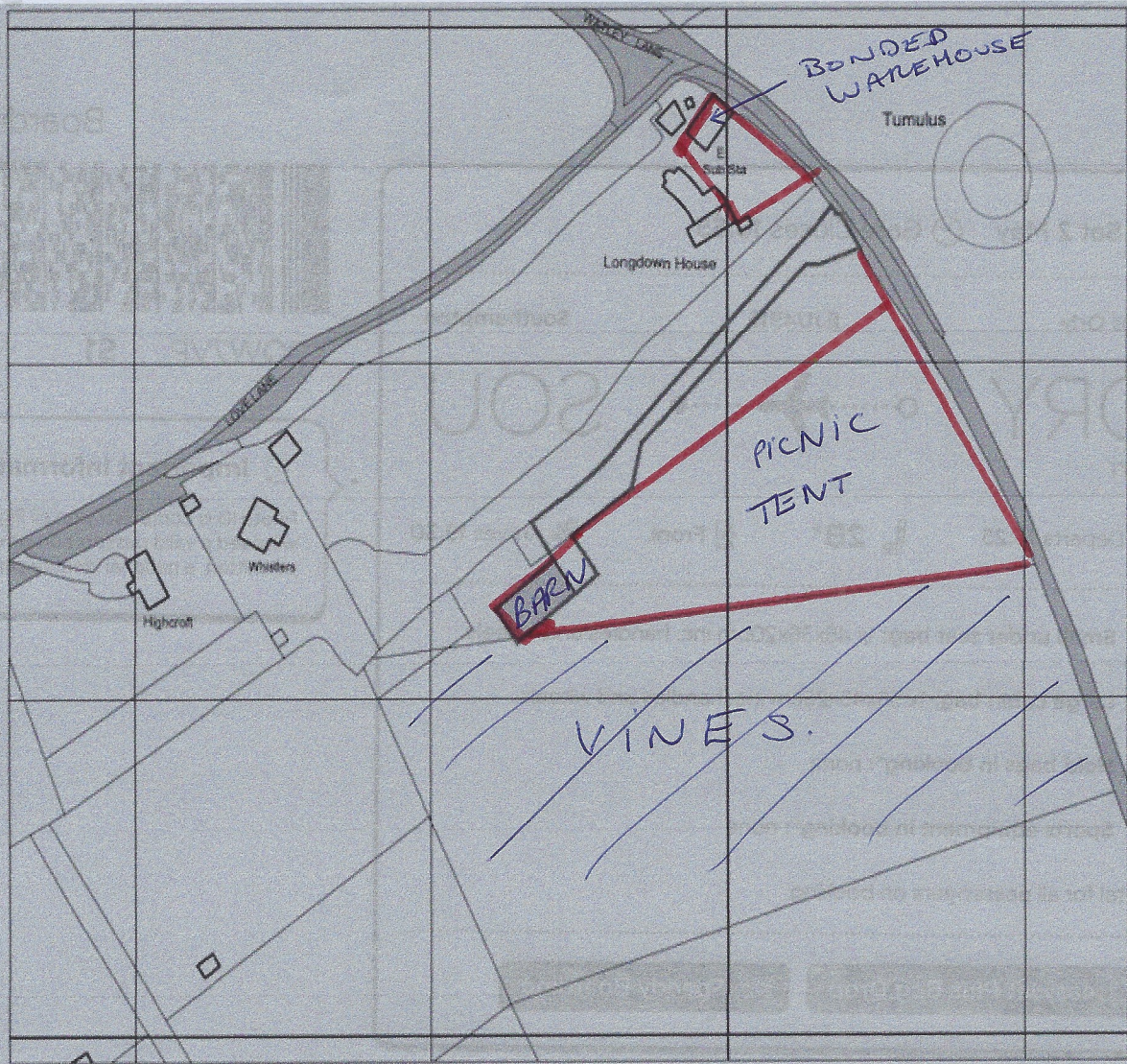
Signature	/
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:

LONGDOWN VINEYARD.



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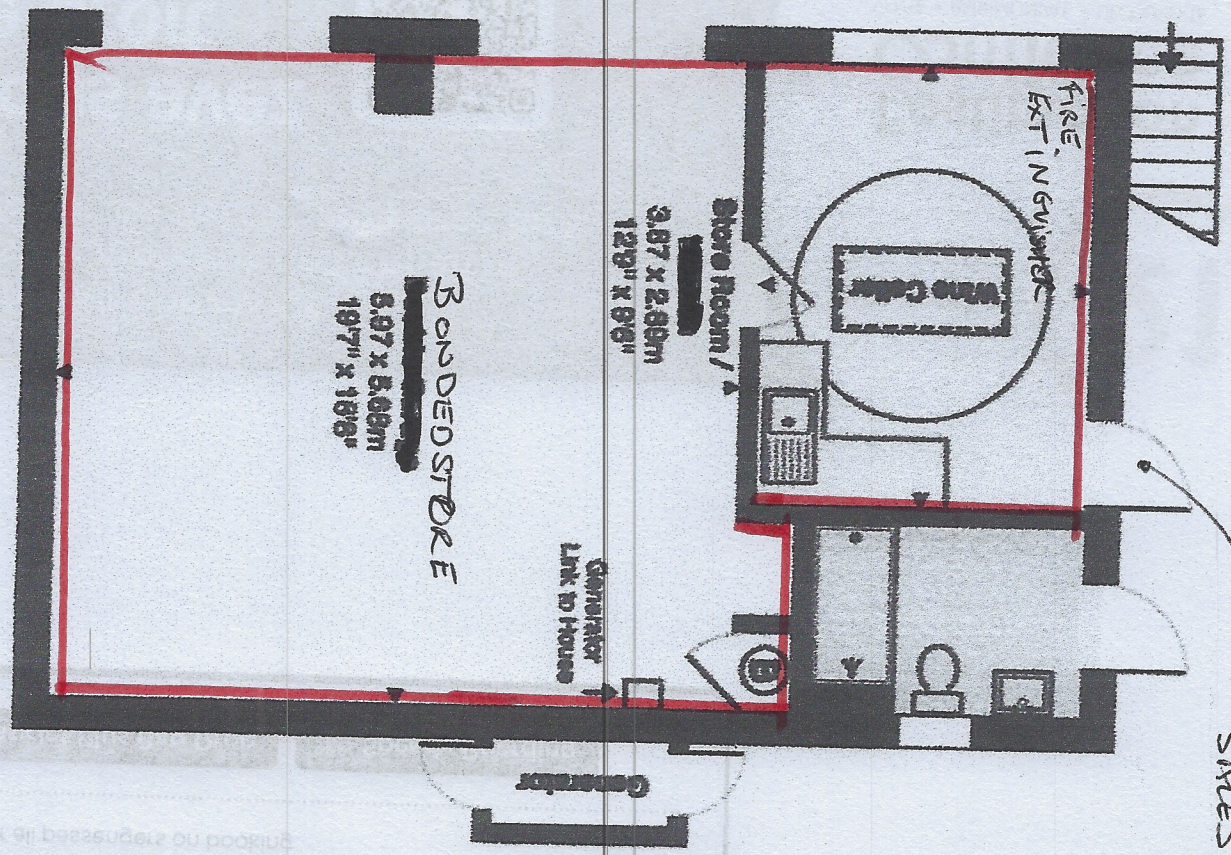
LOCATION PLAN [1:1250]

— Licensable areas.

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LOOKDOWN Barn

Ground Floor



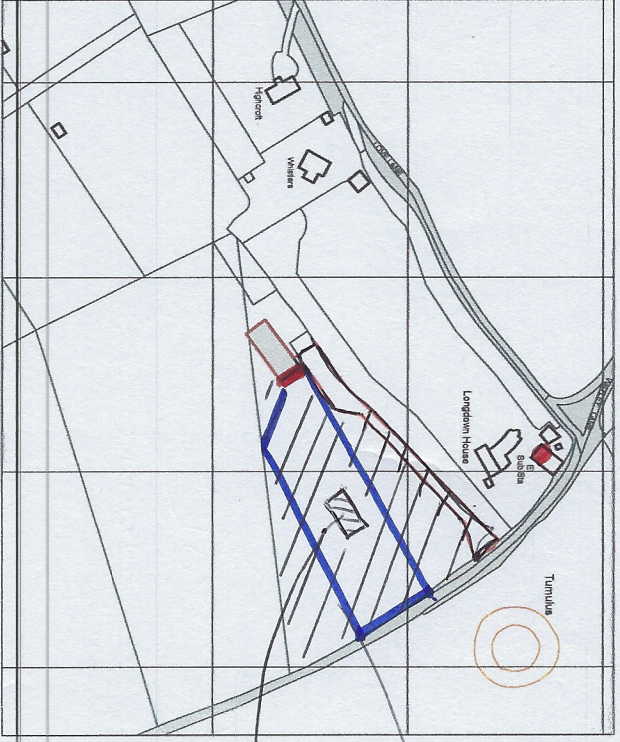
CELLAR DOOR
SALES AT DOOR.

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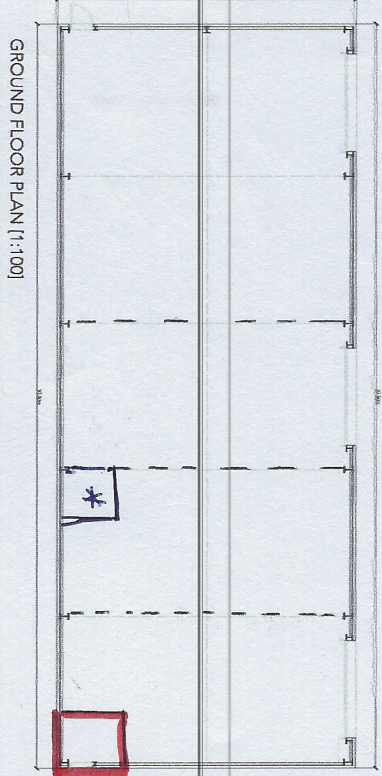
Creation Date 29.09.2025
 Revisions

No.	Date	Description
1	29.09.2025	Issue for Planning

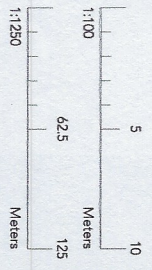
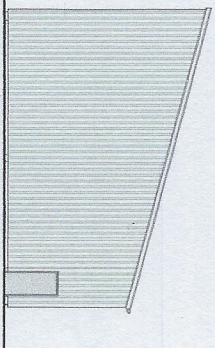
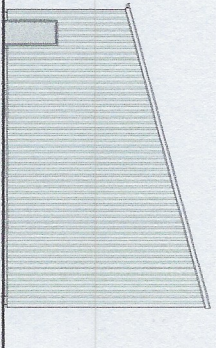
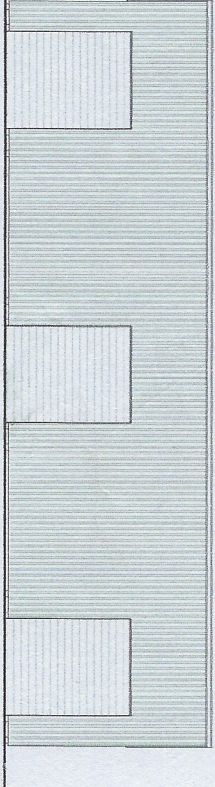
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NEW BARN (2x2x2) DOOR SIZES



* TOILET



PLANNING

Client	Longdown Vineyard LLP
Project Name	The Land South of Longdown House, Water Lane
Drawing Title	Plans and Elevations as Proposed
Drawn By	MJP
Scale	1:100 & 1:1250
Drawing No.	12712.001
Sheet Size	A1
Revision	B

BCM
 The Old Dairy
 Winchester Hill
 Sutton Scenery
 Hampshire
 SO24 3NZ
 1 01942 749 900
 www.bcm.co.uk

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Mrs Jennifer Fanshawe
Whistlers, Love Lane, Twyford, SO21 1FB
Received 17 April 2026

Licensing Application: Longdown Vineyard LLP: SO21 1QX

Public Safety

The sale and consumption of alcohol in an otherwise rural/agricultural location risks damaging public safety with an increase of traffic likely on a narrow lane (Watley Lane) which is currently used by walkers, horses and children.

A restricted byway, Love Lane, runs close to Longdown Vineyard and is likely to be used as access by vehicles heading for the Licensed Premises at Longdown Vineyard, risking the safety of the horse riders and walkers who use it.

Public Nuisance

The long opening hours, in an otherwise secluded rural location, is likely to cause public nuisance, through an increase of vehicular traffic and noise from the Licensed Premises. The nearby dwelling, Whistlers, Love Lane, will be adversely impacted by the "Tap Room" planned for the sale and consumption of alcohol which is situated less than 200 metres from the proposed Vineyard Tap Room, and which, it is proposed, would be open from 09.00 - 22.00.

My husband and I are opposed to the granting of a Premises License to Longdown Vineyard, Longdown House, Watley Lane, Twyford SO21 1QX.

Jennifer Fanshawe
Whistlers
Love Lane
Twyford
SO21 1FB

Mr Dominic Gaunt
Highcroft, Love Lane, Twyford, SO21 1FB
Received 5 May 2026

Dear Claire,

Many thanks for your time on the phone to date, very much appreciated.

I am writing to make a representation regarding the premises licence application for Longdown Vineyard, Longdown House, Watley Lane, Twyford, Winchester, Hampshire SO21 1QX, dated 14 April 2026.

My address is:

Highcroft
Love Lane
Twyford
SO211FB

Our property and garden is very close to the application site. I am making this representation on the grounds that the application risks undermining the licensing objectives of the prevention of public nuisance and public safety.

My concern is not with the vineyard itself, but with the proposed sale of alcohol for consumption on the premises and the proposed opening hours of up to 22:00, at weekends and with the indication that hours may increase during English Wine Week. Given the close proximity of my home to the premises, I am very concerned that this will lead to unacceptable noise, disturbance, and traffic impacts affecting the quiet enjoyment of our home and the safety of the lane.

In particular, I am concerned about:

- Noise from people drinking on the premises, particularly later in the day and evening, including raised voices, laughter, shouting, and general social noise carrying from the 'event area' as described the applicant.
- The 'cellar door' proposal means that drinking/ socialising will be outside by default, this will exacerbate noise pollution.
- Noise from customers arriving and leaving, including talking loudly outside, car doors slamming, engines starting, and vehicle movements in what is otherwise a quiet rural location.
- The likelihood that such disturbance will be most noticeable in the evening, when background noise levels are low and nearby residents are trying to rest and enjoy their homes and gardens.
- The potential for disturbance to continue up to 22:00, which is too late for premises of this nature in such close proximity to neighbouring homes in the quiet valley countryside setting.
- The lack of certainty created by the statement that opening hours may increase during English Wine Week, which raises concern about intensified and prolonged disturbance.
- The impact of increased vehicle movements on Watley Lane, which is a narrow dead-end country road and is not well suited to increased traffic associated with a licensed premises. Additional customer traffic, particularly later in the day and evening, is likely to create disturbance for residents and gives rise to concerns about safe access, turning, passing, and vehicles leaving after drinking on the premises.

- Love Lane forms the natural route to the village centre. This is a bridleway and is for access to the three houses along it. This will be used as the route from the vineyard back to the village late at night by both cars and pedestrians which will inevitably create disturbance for residents late at night with the proposed opening hours.
- Watley Lane is not a main road and is not designed for regular increased visitor traffic of this kind. The combination of alcohol consumption on site and customers arriving and departing by car along a narrow dead-end rural lane gives rise to genuine concerns both in terms of public nuisance and public safety.

For those reasons, I object to the application as currently made.

Regardless of whether the following are valid requests in terms of the licensing application, we would encourage the applicant to consider the following as a more neighbourly approach:

- No consumption of alcohol in any outdoor area after 17:00hrs and no later opening than 18.00hrs
- No amplified music or live music audible at the boundary of neighbouring residential properties
- All doors and windows to any indoor drinking area to be kept closed after 17.00 hrs, save for access and egress
- Clear signage requesting customers to leave quietly and respect neighbours
- A written noise management plan
- Staff monitoring of outdoor areas and customer dispersal
- A traffic and parking management plan for visitors
- No extension of hours during English Wine Week without a further application and consultation

I ask that this representation be taken into account when determining the application.

Yours faithfully,

Dominic Gaunt

James Matthews

Clerk to Twyford Parish Council, The Pavillion, Park Lane, Twyford, SO21 1QS

Received 12 May 2026

Subject: Re: Application for a new premises licence - Longdown Vineyard, Longdown House, Watley Lane, Twyford, Winchester, Hampshire SO21 1QX.

Whilst supporting the establishment of new local businesses, the Twyford Parish Council object to the above premises licence application for a new vineyard operation involving public use of a large field (approximately one hectare) including areas for picnics and tents and with **on- and off-sales of alcohol daily from 11:00 to 20:00/22:00**. Council's objection is made on the grounds that the proposed activities, in this rural location accessed via a very narrow road, are likely to undermine the licensing objectives, in particular **Public Safety** and the **Prevention of Public Nuisance**.

The Council also notes that the site does not have the necessary planning consents in place to operate in the manner being requested in the licence application.

The salient points on which the Council has concerns are:

- 1. Unsuitable access route (very narrow road):** The only access to the field is via a very narrow rural lanes with limited passing places, restricted visibility in places, and no continuous footway or lighting. Additional vehicles associated with a licensed premises (customers, staff, deliveries, taxis, waste collections) would materially increase the risk of conflict between vehicles and pedestrians and would be difficult to manage safely. The same lane is shared with a large equestrian facility which uses the lane for horses to walk along to access other bridleways and hack routes.
- 2. Emergency vehicle access and egress:** In the event of an incident (medical emergency, fire, disorder, severe weather), the narrow road would hinder the safe and timely access of emergency services and could prevent vehicles from passing if congestion occurs. This relates to the **Public Safety** objective.
- 3. Traffic congestion, obstruction and road safety:** A licensed premises in a field is likely to generate peak-time arrivals and departures. With limited space for vehicles to pass, drivers may be forced to reverse long distances, mount verges, or stop in unsafe locations. There is a risk of obstruction at pinch points and at junctions, creating hazards for other road users.
- 4. Inadequate parking/overspill parking:** Unless robust on-site parking and active management are in place, vehicles may park on verges or within the highway, damaging verges/ditches, reducing carriageway width further, and increasing risk to pedestrians, cyclists and horse riders. Overspill parking can also impede access for residents, farm traffic, and emergency services.
- 5. Noise and disturbance in a rural setting:** Licensed activities (music, amplified speech, people congregating outdoors, vehicle doors, taxis) can carry significantly in open countryside, particularly in the evening/night. In addition, the comings and goings along the narrow road can cause disturbance to nearby residents.
- 6. Daily alcohol sales and dispersal at 20:00/22:00 (on- and off-sales):** A seven-day-a-week licence to 20:00/22:00 is likely to lead to regular evening disturbance from customers leaving the site and travelling along the narrow road. Off-sales also

increase the risk of alcohol being consumed away from the immediate picnic area (including along the access route and nearby verges), with associated noise, litter (including glass) and anti-social behaviour.

7. **Litter, waste and anti-social behaviour:** Alcohol-led activity can lead to increased littering, urination, broken glass, and anti-social behaviour, especially along the access route where people may be walking to/from vehicles or drop-off points.

For these reasons, Council respectfully request that the Licensing Authority **refuse** the application. If the Authority is minded to grant the licence, Council ask that it is only granted with stringent conditions to mitigate the above impacts and to ensure the licensing objectives are met.

Council would encourage:

1. A **significant reduction** in the **licensed area** from 1 hectare to an area within the immediate demise of the barn building.
2. **Restricted hours** for alcohol sales and for any live/recorded music, with earlier finish times in recognition of the rural location.
3. **Capacity limit** set at a level demonstrably compatible with safe access via the narrow road and safe evacuation/emergency response.
4. **Public access** to the site be limited to 1 day per month.
5. **No amplified music outdoors.**
6. **Traffic Management Plan (TMP)** to be agreed in advance, including marshalling, one-way or timed arrival/departure windows where appropriate, and measures to prevent congestion/obstruction on the access road.
7. **Noise management:** regular boundary noise checks, a contact telephone number for complaints during events, and a written log of actions taken.

I would be grateful if you could confirm safe receipt of this representation.

Best wishes,

Jamie

James Matthews

Clerk to Twyford Parish Council

The Pavilion

Park Lane

Twyford

SO21 1QS

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Response from the Applicant to Representee 1 – Jennifer Fanshawe

Response

Public Safety

The vineyard is small and does not plan to hold large events - the impact on the road will be small. The road is signed with warnings to take care for horses. Until recently Panda Fencing - a commercial operation with numerous vans - was based at the top of the Lane which caused a significantly greater volume of traffic than we will be adding to it.

All visitors will be advised to take care on the Lane. I do not agree that the slight traffic increase will be a risk to public safety in any way.

The restricted byway Love Lane is partially owned by those (including us) adjoining it. It is an unmade-up road and used for access only to 3 properties, services and occasional deliveries. Given the state of it no one would ever choose to use it! It does not figure on sat nav - my experience with visitors over 7 years is that no-one has inadvertently come that way. We will ensure that directions to the Vineyard are clear on the web site to avoid Love Lane. Even if it is used it will not be a safety issue as the speed is less than 5mph due to the state of the road.

Public Nuisance

The off-road area for parking is just off Watley Lane at the furthest point away from any neighbours. There will be no disruption from car lights or car noise.

There is no “tap room” provided for in the Barn. There is a 6m² room for the wrapping and labelling of the wine with a counter for purchases to be passed over. This area will also serve as the reception for purchases. It is positioned at the furthest point possible away from the neighbouring property - on the far side of the barn with a significant barrier of trees between it and the neighbours.

The hours that have been requested are to cover on sales and off sales. We anticipate that the ‘cellar door’ for off sales will be open at selected times on a seasonal basis within the hours applied for.

Although the hours look long there will be no public nuisance by our close control of vehicular access, control of numbers of visitors, control of on sales opening hours versus hours that are used within the premises for off sale activities.

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Response from Applicant to Representee 2 – Dominic Gaunt

Public Safety

The vineyard is small and does not plan to hold large public events - the impact on Watley Lane will be small. It will not be open to the public on an ad hoc basis. The road is signed with warnings to take care for horses. Until recently Panda Fencing - a commercial operation with numerous vans - was based at the top of the Lane which caused a significantly greater volume of traffic than we will be adding to it with no safety issues. The people who come to a vineyard are no greater risk to public safety than say, an increase in people having horses at the Livery yard would be .

All visitors will be advised to take care on the Lane. I do not agree that there is any evidence to suggest that the slight traffic increase will be a risk to public safety in any way.

The restricted byway Love Lane is partially owned by those (including us) adjoining it. It is signposted as such at both ends with a no vehicular access sign at one end. It is an unmade-up road and used for access only to 3 properties, services and occasional deliveries. Given the state of it no one would ever choose to use it! It does not figure on sat nav - my experience with visitors over 7 years is that no-one has inadvertently come that way. We will ensure that directions to the Vineyard are clear on the web site to avoid Love Lane. Even if it is used it will not be a safety issue as the speed is less than 5mph due to the state of the road.

Public Nuisance

The off-road area for parking is just off Watley Lane at the furthest point away from any neighbours. There will be no disruption to any neighbours from car lights, people leaving or car noise.

There is no provision for use of the Barn except for equipment. There is a 6m² room for the wrapping and labelling of the wine with a counter for purchases to be passed over. This area will also serve as the reception for purchases. It is positioned at the furthest point possible away from the neighbouring properties - on the far side of the barn with a significant barrier of trees between it and the neighbours.

The on-site consumption area is positioned as far as possible away from all residences - there is considerable buffer between that area and the neighbouring properties made up of the barn and a large, wooded area. The vineyard is small and the provision for visitors is small - the distance from our closest neighbours is significant with considerable sound and light buffering from trees, grass and buildings.

The hours that have been requested are to cover on sales and off sales. They provide operational flexibility for a start-up business which is essential from a

sustainability point of view. We anticipate that the 'cellar door' for off sales will be open at selected times on a seasonal basis within the hours applied for. We anticipate that 'on sales' will be restricted to small, curated events that will not involve the numbers of people that would be required to disrupt the quiet of the day/evening - particularly given the distance between the social area and neighbouring properties involved.

Response from Applicant emailed to Representee 3 – Twyford Parish Council

Within the barn there is a 6m² room for the wrapping and labelling of the wine with a counter for purchases to be passed over. This area will also serve as the reception for purchases. It is positioned at the furthest point possible away from the neighbouring properties - on the far side of the barn with a significant barrier of trees between it and neighbours on Love Lane.

The on site consumption area is positioned as far as possible away from all neighbours - there is a considerable buffer between that area and neighbouring properties made up of the barn and a large wooded area. The area is small (circa 50*50m) and does not encompass the vineyard itself which is 2H of vines. The vineyard is small and the provision for visitors is small - the distance from our closest neighbours is significant with considerable sound and light buffering from trees, grass and buildings.

The off road area for parking is just off Watley Lane at the furthest point away from any neighbours. There will be no disruption to any neighbours from car lights, people leaving or car noise. There is adequate space for the number of visitors we intend to have.

Hours: The hours that have been requested are to cover on sales and off sales. They provide operational flexibility for a start up business which is essential from a sustainability point of view. We anticipate that the 'cellar door' for off sales will be open at selected times on a seasonal basis within the hours applied for. We anticipate that 'on sales' will be restricted to small, curated events that will not involve the numbers of people that would be required to disrupt the quiet of the day/evening - particularly given the distance between the consumption area and neighbouring properties involved.

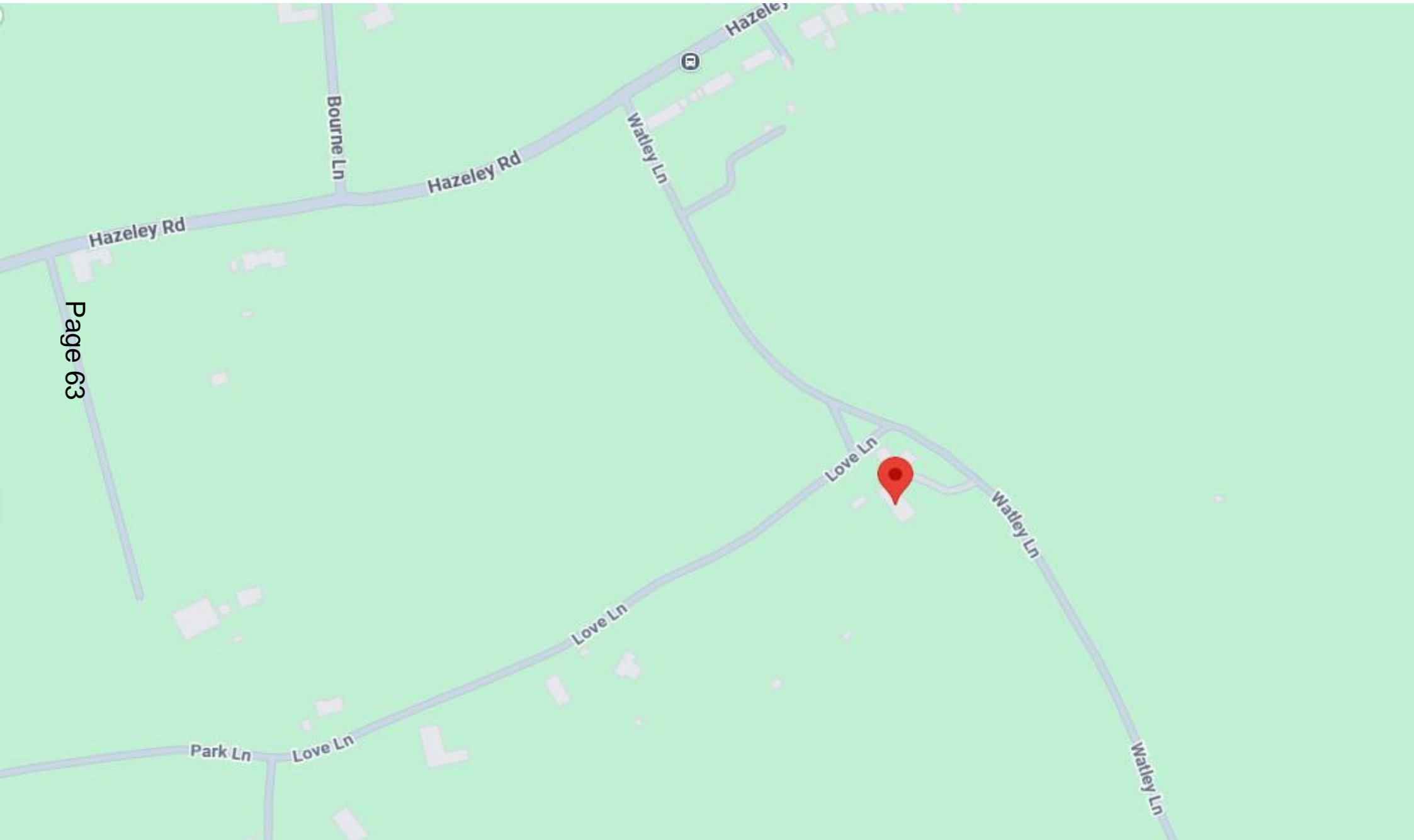
Although the hours look long there will be no public nuisance by our close control of vehicular access, control of numbers of visitors, control of on sales opening hours versus hours that are used within the premises for off sale activities. The other licensed premises in Twyford have longer hours than we are applying for and manage their opening times within those hours without leading to disturbance or anti-social behaviour. We intend to do so as well.

Litter/waste etc

Proper provision will be in place in terms of toilets and bins on the Vineyard site. The Twyford village currently has 4 licensed premises – 3 on sales and 1 off sale. There is no evidence of the concerns expressed by this objection occurring and, given the type/age of customer that vineyards generally attract it is, in my view, pure conjecture that there will be anti-social behaviour. If such behaviour occurs employees are instructed to call the police.

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Location map of Longdown Vineyard, Longdown House, Watley Lane, Twyford, SO21 1QX



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Map of Representations Against Application



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● Representations Against	
● Longdown Vineyard, Longdown House	
Jennifer Fanshawe - SO21 1FB	0.2miles from premises
Dominic Gaunt - SO21 1FB	0.2miles from premises
Twyford Parish Council - SO21 1QS	0.5miles from premises

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In Support of the Premises Licence Application **Longdown Vineyard**

Attachments:

1. Photo of Love Lane signage – clearly showing no vehicular access
2. Map showing Watley Lane and passing points
3. Overview of area with distances marked to nearby properties
4. Noise Management Plan
5. Background to Longdown Vineyard

Introduction

We are a newly established vineyard set up in 2025 seeking to have a premises licence at our vineyard in Twyford. This would only be for on and off sales of our own wines made from grapes at the Bishops Waltham and Twyford Vineyards. We are creating links with other local businesses (we sponsored the Twyford Marathon), partnered with Circus Art etc and are offering opportunities to local people to volunteer and learn about the role viticulture has in maintaining agricultural usage of land in our changing climate conditions. We have engaged with neighbours, the Parish council, the Woodland Trust, The South Downs National Park and our local councillor.

Context

We live next to the Vineyard situated on the edge of the South Downs National Park in a busy village (Twyford) 1.3 miles from the M3. Although rural in many ways there is constant noise from the motorway in varying degrees depending on the weather and the time of year plus, we are directly under the flight path for landing and taking off at Southampton Airport. Watley Lane – although not busy has a persistent stream of horse boxes, tractors and cars to and from the Livery Yard at the top of the Lane with heightened activity levels daily from 7:00 am till 9:00 am and 3pm -7pm. We have Twyford School opposite that has almost daily field sport activity and several day events generating noise and Forest School who use the layby on Watley Lane opposite us for parking when dropping off and picking up.

The Twyford vineyard is small in the context of vineyards – 5 acres with limited space for public events. It bears no relation to the size and breadth of The Grange, Raimes or Chalkdown. Our domestic residence is the closest property to the vineyard and its activities.

Twyford Village has 4 other licensed premises – 3 on sales and 1 off sales.

Response to Public Safety Concerns

The vineyard is small and does not plan to hold large public events. It will not be open to the public on an ad hoc basis, any public event will be ticketed and numbers will be limited in accordance with the limited public space and facilities that we have - the impact on Watley Lane will be small, known and managed. The Lane is signed with warnings to take care for horses. Until recently Panda Fencing - a commercial operation with numerous vans - was based at the top of the Lane which caused a significantly greater volume of traffic than we will be adding to it with no safety issues. The people who come to a vineyard are no greater risk to public safety than say, an increase in people having horses at the Livery yard would be. A concern was expressed that emergency vehicles would be impeded – this is not the case as evidenced on 19 April when 5 Fire engines attended a fire at the Livery Yard without issue. The Vineyard is 200m up a 1km dead end road (Watley Lane). Between the vineyard entrance and the Hazeley road there are 2 safe, well used passing places. There is no need for significant reversing despite the traffic on the road. All visitors will be advised to take care on the Lane. I do not agree that there is any evidence to suggest that the slight traffic increase will be a risk to public safety in any way and we have received no objections from residents, horse users or pedestrians of Watley Lane.

The restricted byway Love Lane is partially owned by those (including us) adjoining it. It is signposted as such at both ends with a no vehicular access sign at one end. (picture attached) It is an unmade-up road and used for access only to 3 properties, services and occasional deliveries. Given the state of it no one would ever choose to use it! It does not figure on sat nav maps - my experience with visitors over 7 years is that no-one has inadvertently come that way. We will ensure that directions to the Vineyard are clear on the web site to avoid Love Lane. Even if it is used it will not be a safety issue as the speed is less than 5mph due to the state of the road. The site supervisor will be responsible for traffic management at any events. Prior to any event where more than 10 cars are expected the Livery Yard will be informed and a person will be on duty to supervise the leaving from the vineyard onto Watley Lane to ensure that pedestrians and horse riders are not in any danger.

Public Nuisance/Noise/Disruption

There is 1 “nearby resident” property where Watley Lane joins Hazeley Road – there are no others between them and the vineyard entrance. The

off-road area for vineyard parking is immediately inside the gate as a visitor turns off Watley Lane. It is at the furthest point away (over 300m) away from any neighbours on either Watley Lane or Love Lane and completely screened by intervening land and trees. There will be no disruption to any neighbours from car lights, people leaving or car noise. There is adequate on site space for the number of visitors we intend to have.

Whilst we appreciate the concerns of our neighbours we have had experience of previous personal events in the field – such as our daughter’s wedding last year in July where there were 80 people with live music until 11.30pm (which I hasten to clarify is not our plan for the Vineyard). Our neighbours were completely oblivious and remember no problems with noise or nuisance of any kind from it.

There is no provision for use of the Barn except for agricultural equipment to support the vineyard business. There is no “tap room”. There is a 6m² room for the wrapping and labelling of the wine with a counter for purchases to be passed over. This area will also serve as the reception for supplies to the business. It is positioned at the furthest point possible away from the neighbouring properties - on the far side of the barn with a significant barrier of trees between it and any neighbours.

The on-site consumption area (c.70m*70m) is positioned as far as possible away from all residences - there is a considerable buffer between that area and neighbouring properties made up of the barn and a large wooded area varying in depth between 70-120 mtrs. The vineyard is small and the provision for visitors is small - the distance from our closest neighbours is over 200m with considerable sound and light buffering from trees, grass and buildings. (See item 4). We have measured the distances involved and accounted for the buffering effect of the change in levels of the land, the trees and buildings between them. We are confident that the limited events that we are considering will not create any nuisance, and that sound levels at their properties will be no greater than background noise.

The Twyford village currently has 4 licensed premises – 3 on sales and 1 off sale. There is no evidence that litter/urination/glass/drinking in the road has been a problem experienced by these other similarly licensed premises and, given the type/age of customer that vineyards generally attract and the costs of English wines sold, it is, in my view, pure conjecture that there will be anti-social behaviour. If such behaviour occurs employees will be

instructed to call the police. Provision will be in place in terms of toilets and bins on the Vineyard site.

Hours

The hours that have been requested are to cover on sales and off sales. We have taken note of the Winchester Licensing Policy Guidelines in relation to the hours applied for. The hours are necessary to provide operational flexibility for a start-up family business to enable the business to be economically viable. We anticipate that the 'cellar door' for 'off sales' will be open at selected daylight times only, on a seasonal basis within the hours applied for. We need to be flexible as to when we can perform the labelling, packaging and dispatch of wine to satisfy online sales -the hours requested reflect this.

We anticipate that 'on sales' will be restricted to small, tailored events that will not involve the numbers of people that would be required to disrupt the quiet of the day/evening - particularly given the distances between the social area and neighbouring properties involved. We are also in dialogue with the South Downs National Park Ranger to understand how best we can manage lighting to maintain the night skies which are as important to us, as residents, as they are to our neighbours. The types of event we hope to have are primarily community based, always pre planned, booked and ticketed.

The three events at the Twyford vineyard we have planned at the moment are:

Think18 – a picnic for adults with learning difficulties to experience a vineyard – c. 15-20 people. 10/8/26 no on site alcohol sales to be available

Forest School – educational opportunity for the pre-school kids to come for a picnic during June and see the baby vines No alcohol sales available

Open Day for Twyford residents – Probably the august bank holiday- details to be arranged – daytime. Reservation sales for home delivery available

Finally, I have spoken to each of the neighbours several times to invite them to come and look at the site but they have chosen not to. I have made sure that they have direct access to my contact details if, after the licence is granted, they have any concerns.

We propose to the Committee to accept these conditions:

1. That we withdraw the request for different hours during English Wine week
2. We adopt the attached Noise management plan
3. We limit on site events with no alcohol to a maximum of 100 people (off sales only) and to a maximum of 50 people where onsite alcohol is provided.

A confidential note to the Licensing Committee

We think the Committee should be aware that we have made a formal complaint of process failure and bias on 20/5 to the Clerk and Chair of the Twyford Parish Council. The representations made in relation to this Premises Licence were not in accordance with the minutes of the Full Parish Council Meeting that considered the matter.

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Introducing Longdown Vineyard



The Family

Welcome to Longdown Vineyard, our grapes come from our two vineyards which are nestled in the fabulous chalky downlands of beautiful Hampshire. We are based in Twyford, Winchester and are a small, intergenerational family grower and maker of wines. We are proud to say that we only make wine we want to drink.

Louise and Mark started the Vineyard business in 2025. In 2026 Holly and Luke – their daughter and her husband joined to become Winemaker and Vineyard Manager respectively.

We work closely with our local businesses and communities supporting local events, a volunteer program and connecting on shared opportunities to promote the local area – like the Twyford Marathon and the English Wine Week in Winchester.

The Longdown business is built on passion, curiosity and a relentless commitment to the quality of our English wines. We can't wait to share our journey with you.

The Vineyard

On our site at Bishops Waltham, we have a mature vineyard with some of the oldest established Bacchus grapes in the UK and a history of producing great sparkling wine.

In 2026 we planted 5 acres in Twyford including two unusual (to England!) Swiss varieties: Chasselas and Cabaret Noir. These vines have great potential to produce still wines in our changing climate.

We are committed to working alongside nature and have a sustainable approach that respects the wonderful surroundings of the South Downs National Park that we find ourselves in. The gentle hilly setting on a magnificent chalk seam is ideal for quality sparkling wines. Our logo is the Brilliant Emerald Dragonfly – a rare and elusive friend occasionally seen in the local area. This choice reflects not only our approach to sustainable working with our local environment but also the transformation of grape to wine.



The Wines

We launch our first 2022 vintage sparkling white and rosé wines in June 2026 – These are traditionally made English Sparkling Wines with a PDO certification. These will be followed by a Bacchus in early 2027 and we also hope to produce a Chardonnay when the vintage conditions are right.

We offer a specialist bespoke labelling service for larger orders to allow customers to personalise and commemorate their special event.

More Information available on www.longdownvineyard.com

OR from info@longdownvineyard.com OR call Louise on 07515558379



Love Lane photos



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BARN + TRACK

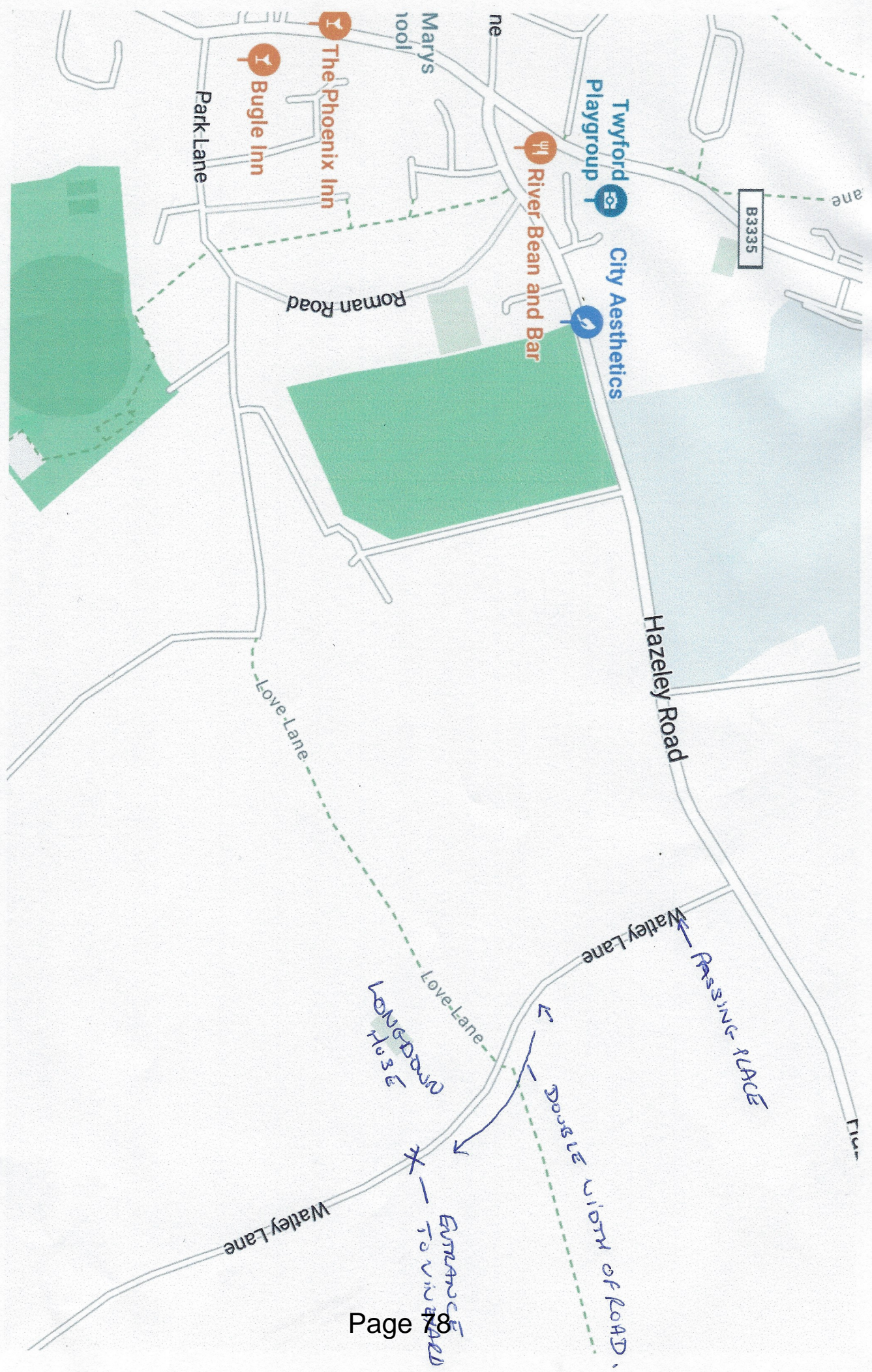
Table of contents 5/5

Google 100% Data attribution 14/05/2025

80 m Camera: 528 m 51°01'02.40"N 1°18'15.51"W 73 m

- AREA PLANTED TO VINE
- PLANTING AREA
- DISTANCE FROM TRACK TO NEAREST NEIGHBOUR - 200mtrs
- DISTANCE FROM TRACK TO 2ND NEAREST NEIGHBOUR - 250mtrs

BING MARS



Noise Management Plan (NMP)

Longdown Vineyard

1. Purpose & Scope

The purpose of this NMP is to proactively identify potential noise sources at **Longdown Vineyard Twyford** and implement Best Available Techniques (BAT) to minimise off-site acoustic impact, and outline clear protocols for handling community feedback. This plan covers all estate vineyards, the winemaking production facility (winery), the visitor cellar door, and any seasonal events.

2. Site & Sensitive Receptor Mapping

Site Location: Longdown Vineyard, Longdown House, Watley Lane. SO21 1QX

- **Surrounding Land Use:** Predominantly agricultural, bounded by woodland and open fields with a rural Lane for access.
- **Noise Sensitive Receptors (NSRs):**
 - **NSR 1:** Whistlers on Love Lane located
 - **NSR 2:** Highcroft on Love Lane
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3. Noise Source Inventory & Control Measures

Potential noise hazards are split into two categories: **Agricultural/Production Operations** and **Commercial/Hospitality Operations**.

Category A: Agricultural & Winery Production

- **Tractors & Harvesters:**
 - All machinery will be regularly serviced according to manufacturer specs to prevent exhaust or engine rattle.
 - Standard operational hours are restricted to **07:00 to 19:00**, except during peak harvest windows.
 - Night harvesting if necessary will utilise modern, muffled equipment, keeping revs low near boundary edges.
- **Frost Fans:**
 - Fans are critical for crop protection but will only trigger automatically when temperatures drop below **1°C**
 - Not currently planned to be used .
 - Equipment must be fitted with low-noise aerodynamic blades.
 - Advance notification will be given to neighbours at the start of the frost season.
- **Winery Plant (Pumps, Chillers, Pressing Equipment):**
 - Fixed refrigeration units and air chillers will be housed within acoustic enclosures or located on the far side of winery buildings away from NSRs.
 - A **10 mph (16 km/h) speed limit** is enforced for all site deliveries and fork-truck movements.
 - Engines must be switched off immediately during loading; zero idling is permitted.

Category B: Commercial Hospitality & Events

- **Amplified Music & Entertainment:**
 - All live bands, DJs, and amplified outdoor entertainment must cease strictly at **21:00** in temporary outdoor structures/marquees.
- **Patron Dispersion & Vehicles:**
 - Clear signage will be positioned at all site exit and car park requesting that guests leave quietly.
 - Staff will actively manage taxi pickups and clear crowds calmly within 20 minutes of closing.
- **Waste Management:**
 - Emptying glass bottles into outdoor commercial recycling skips is strictly banned between **20:00 and 08:00**

4. Monitoring & Self-Assessment

- **Routine Audits:** The Site Supervisor will conduct a weekly subjective walk-boundary check during operating hours to verify asset audibility.
- **Event Monitoring:** A decibel monitor app will be available to the Site Supervisor to allow checking during an event to ensure that the no nuisance is caused and logged.

5. Complaints and Community Liaison Procedure

Should a noise complaint be raised by a member of the public or local authorities, Longdown Vineyard Twyford will execute the following multi-step protocol immediately:

	Action Item	Responsibility	Timeline
1	Log Complaint: Record the complainant's details, exact time, description of the noise, and current site operations.	Duty Manager	Immediate
2	Investigate: Check active machinery, event sound levels, or staff behaviour against NMP parameters.	Site Supervisor	Within 1 hour
3	Mitigate: Adjust volume, power down offending plant machinery, or reposition agricultural tasks to resolve the issue.	Site Supervisor	Immediate upon discovery
4	Respond: Contact the neighbour to explain the root cause and outline the corrective action taken.	General Manager	Within 24 hours
5	Review: Document the incident in the annual NMP log to assess if permanent physical barriers are needed.	Estate Owner	Next monthly review

6. Training and Plan Review

- **Staff Training:** All seasonal harvesters, tractor operators, winery staff, and event personnel will receive a basic noise awareness induction briefing regarding boundary restrictions and "quiet-working" procedures.
- **Annual Review:** This document is a live protocol. It will be systematically re-evaluated every 12 months, or immediately following any substantiated noise complaints or major equipment changes.