

Appendix 2 – Representations from Other Persons

Fiona Bennett

**Brook Cottage, Beacon Hill Lane, Exton, Hampshire, SO32 3LT
Received 5 November 2021**

Subject: Exton Park Vineyard Licence Application

Dear Sir

I am writing to raise my objection to the above application of Exton Park Vineyard.

I believe this will be a serious public nuisance. I have been a resident for a number of years and have watched the development of a sheep farm into a large commercial enterprise which has changed the landscape, buildings and the not only the amount of traffic passing through the village but also the size of the vehicles. The roads are not suitable for the large number of vehicles which now pass regularly and licensing the premises will increase the volume of traffic considerably all day and late into the night. There already many walkers and cyclists who enjoy this section of the South Downs Way and beautiful surrounding roads and countryside: more vehicles will also lead to more potential accidents and endanger public safety. The roads are narrow and unlit, appropriate to the small village in which we live.

I believe the granting of a licence would be at great detrimental cost to the village not only because of the traffic issue but also the consumption of alcohol itself, the affect of which is well known.

Yours faithfully

Fiona Bennett

Brook Cottage
Beacon Hill Lane
Exton
SO32 3LT

Sent from my iPad

Appendix 2 – Representations from Other Persons

Mr and Mrs C Blackmore
Manor House, Church Lane, Exton, Hampshire, SO32 3NU
Received 7 November 2021

Subject: New Premises Licence for Exton Park, Allens Farm Lane, Exton, Southampton, Hampshire, SO32 3NW.

Dear Sir

As residents of the village of Exton, we have serious reservations relating to the application for a license for the sale of alcohol at Exton Park.

Exton is a small village with a population of approximately 230 people situated in an area of Outstanding Natural Beauty within South Downs National Park.

The Village is accessed by narrow lanes off the A32 and from Beacon Hill (known as White Way). As such, access by any increase in vehicle traffic above current levels, and by larger delivery vehicles, will have an impact upon the local community. This is a public safety concern.

Our concern is also that this opens the way to wedding events, the plans for a restaurant, other corporate events and the combined impact of light and noise pollution, as well as the volume of traffic, will become a public nuisance.

The future of Exton Park as a venue for entertainment must be thought through more carefully. The route from Beacon Hill, White Way, is the temporary route for South Downs Way for cyclists and equestrians. There are few passing places on this route and any increase in traffic above present local levels will become an issue of public nuisance and public safety.

Until there is a solution of how to deal with the balance between the business interests of Exton Park and the impact upon the small, local community of Exton, we are opposed to the granting of a license for the Supply of Alcohol - Monday to Sunday, 1100 to 2300hrs.

Yours sincerely

Mr and Mrs C Blackmore
Manor House
Exton
SO32 3NU

Appendix 2 – Representations from Other Persons

Huw and Diana Arthur

Primrose Cottage, Beacon Hill Lane, Exton, Hampshire, SO32 3LT

Received 7 November 2021

Subject: Exton Park Vineyard, SO32 3NW

To whom it may concern,

We wish to object to the granting of an Alcohol Licence at Exton Park Vineyard.

We are concerned because Exton is a small village in the South Downs National Park and is in an AONB, the extra traffic that this will cause will be a public nuisance. The South Downs Way runs through the village, so we have a large number of walkers, the country lanes in this area and the weak bridge into the village, already struggle with the existing level of traffic. The noise late at night 7 days a week also constitutes a public nuisance. What was initially an agricultural business is now evolving into a grand scale party venue.

Yours faithfully

Huw and Diana Arthur – residents of Exton.

Primrose Cottage

Beacon Hill Lane

Exton SO32 3LT

Sent from Mail for Windows

Appendix 2 – Representations from Other Persons

Mrs J V Chase

**Tinnisbourne, Beacon Hill Lane, Exton, Hampshire, SO32 3LT
Received 7 November 2021**

Subject: New Premises Licence - Exton Park Vineyard

Dear Sir/Madam

Objection to the Granting of New Premises Licence at Exton Park Vineyard, Allen's Farm Lane, Exton, Hampshire, SO32 3NW

I apologise for the late submission of this objection: I had absolutely no knowledge of this application until early this evening - I had always assumed that notice should be given? Having walked around the village an hour ago I saw pale blue/green notices pinned at the top of very steep banks where access for anyone of advancing years is utterly impossible; hence I still do not know what is on these notices but I assume they refer to this application.

I strongly object on the grounds of road safety for children and all road users. Exton village has narrow, country lanes with tight blind corners and as such is totally unsuitable for the inevitable additional traffic that licensed premises would attract.

I am also concerned that licensed premises might cause public nuisance in the form of noise.

If permission is to be granted I would urge a responsible council, if they care about the safety and well-being of residents, to impose traffic and noise restrictions.

Yours faithfully
Mrs J V Chase

Tinnisbourne, Beacon Hill Lane, Exton, Hampshire, SO32 3LT

Sent from my iPad

Appendix 2 – Representations from Other Persons

Jill Hignett

Riversdale, Church Lane, Exton, Hampshire, SO32 3NU

Received 7 November 2021

Subject: Objection to planning Application for New. Premises license for Exton Park Vineyard.

Dear Sir,

I wish to put forward an objection to the planning application for a New Premises license for Exton Park Vineyard. I feel that this would be detrimental to the village and would endanger public safety with more traffic driving along the very narrow lanes and cause a public nuisance.

Yours sincerely

Jill Hignett

Riversdale

Church Lane

Exton,

SO32 3NU

Sent from my iPhone

Appendix 2 – Representations from Other Persons

Alistair and Sherree MacDonald**Kingfisher Cottage, Shoe Lane, Exton, Hampshire, SO32 3NT****Received 7 November 2021**

Subject: Exton Park Vineyard LLP, Exton Park Vineyard, Allens Farm Lane, Exton, Southampton, SO32 3NW for a New Premises Licence for Exton Park, Allens Farm Lane, Exton, Southampton, Hampshire, SO32 3NW.

OBJECTION TO LICENSABLE ACTIVITIES

The licensing objective relates to

*The prevention of public nuisance

*Public Safety

The public safety concern is the impact of more traffic and bigger delivery vehicles; there are no passing places on the narrow lanes – especially if the vehicles are routed down Whiteways from Beacon Hill.

We have had some experience of this with deliveries and supplies whilst building work is carried out.

This together with a regular stream of walkers, cyclists and dog walkers etc etc all enjoying the South Downs National Park, makes for a very unsafe environment.

Then there is the public nuisance impact from light pollution and noise once the licensing includes weddings and other corporate events.

It distracts entirely from everything the village stands for - a place of outstanding national beauty in the heart of the South Downs national park. We currently have no street lights to avoid any such light pollution. Meaning anything that takes place would alter our current living situation.

Kind regards,

Alistair & Sherree MacDonald

Kingfisher Cottage, Shoe Lane, Exton, SO32 3NT

Appendix 2 – Representations from Other Persons

Nicholas Bennett

**Brook Cottage, Beacon Hill Lane, Exton, Hampshire, SO32 3LT
Received 8 November 2021**

Subject: Exton Park Vineyard licensing objection

Dear Sir,

I wish to express my serious concern over the license application by Exton Park Vineyard.

I have lived in Exton Village for several years and I feel the application breaches all four of the reasons for objection:

- **The prevention of crime and disorder:** There will unquestionably be more incidents of unruly behaviour and driving under the influence of alcohol which will necessitate an increased police presence in the area, putting more pressure on an already stretched police force.
- **Public safety:** The roads accessing the vineyard are narrow, winding, rural village roads and are mostly unlit. There will be increased numbers of supply vehicles and there will be more traffic generally, The roads are used by elderly villagers walking around the village, to the Shoe Inn at lunchtime and early evenings and to the post box and Meonstoke Village store and Post Office. This increased traffic volume, combined with drivers under the influence of alcohol (even if they are within the legal limit) will be a serious hazard for villagers and risks serious injury and loss of life on these roads.

During the weekends the roads are used by countless cyclists, hikers and horse riders on the South Downs Way. I believe this will increase risk to all the users of these village roads.

- **The prevention of public nuisance:** The village is known for its tranquility and the preservation of traditional village pastimes such as village fetes, church services, Bonfire night fireworks. I fear all these will be impacted upon by the issuance of an alcohol license. We all know that the consumption of alcohol, even small amounts, creates reckless behaviour, increases volume and noise pollution and encourages reckless behaviour.

•

The protection of children from harm: Children will be put at risk on the roads when walking with their parents or when riding their scooters up and down Beacon Hill Lane, as they sometimes do. Their lives will be negatively impacted by this proposed licensing.

I hope you recognise and sympathise with my concerns over this licensing application. Our village has already been changed significantly by the development of the vineyard, whose place in the village has been welcomed as it is currently, but I

Appendix 2 – Representations from Other Persons

perceive that the issuance of a license will change that relationship between the villagers and the vineyard and create unnecessary tension. Much of the development of the vineyard has depended on the goodwill of the villagers - we are already seeing large numbers of 4 x 4 vehicles thundering up and down the village lanes since it's expansion. Please don't cause that relationship to be broken.

I implore you to reject the application for the sake of our charming village and it's residents.

Yours faithfully,

Nicholas Bennett
Brook Cottage,
Beacon Hill Lane,
Exton,
Hants SO32 3LT

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DBC Frere-Cook**Exton Cottage, Allens Farm Lane, Exton, Hampshire, SO32 3NW
Received 8 November 2021**Subject: Exton Park Vineyard alcoholic sales License applicationExton Cottage
Allens Farm Lane
Exton
SO32 3NW.

8th November 2021

Licensing application by Exton Park Vineyard LLP 11th October 2021

I am very alarmed to see this application for the unlimited sale of alcohol from 11.00 hrs - 23.00hrs , 7 days a week.

It is my understanding that the Vineyard applied for and was previously granted Planning permission to host a limited number of Promotional events a year, predominantly during the Summer months in " non peak times".

Planning and Licensing applications/ permissions are clearly not concomitant and it is important that they remain separate entities.

Whilst applauding the quality of the work and product of the Vineyard, I am truly concerned that their current Licensing application is not needed for the Planning permission which they have and, if granted, would be to the severe detriment of those living nearby, in and around the village of Exton.

The SDNP authority has a clear remit when considering the aims and aspirations of the Park, including the safety and quality of life of its residents.

All hosted events will generate considerably more traffic, (caterers, florists , photographers etc., as well as attendees.) , extending the hours of increased traffic and nuisance well beyond the licensing hours.

The Village is at its busiest in " non peak times " , e.g. A sunny Summer week end , with visiting walkers, cyclists, riders and those enjoying the Shoe Inn, as well as residents, simply out for a walk, with family of all ages and dogs. With the South Downs Way coming through the heart of the village, multiple cars parked and no pavements, it is already ludicrously busy and dangerous.

Public safety, Public nuisance and the risk to children are key elements to be considered in this Licensing application and all 3 aspects are already challenged by the increased volume of traffic and visitors.

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In mitigation and in an endeavour to be respectful of the Village, the directions to attendees at a forthcoming event at the Vineyard involve them approaching the venue via Beacon Hill, and driving all the way down WhiteWay - 1.5 miles of a steep, windy, single track Lane with , at the very most, 13 possible passing places (i.e. one every 200 yards, on average). This is also the designated " temporary " route of the busy South Downs Way for riders and cyclists.

Directing traffic into the Vineyard via its northern entrance (near the NW end of WhiteWay), or, possibly, negotiating a route along Exton Stud's entrance from near Corhampton round about, would be 2 possible ways of markedly reducing the traffic through the Village.

Applying for a Licence for each event which actually needs one, rather than a 365 day blanket licence, would also be a way of ensuring that there was not a breach of the planning permission already granted.

DBC Frere - Cook

Sent from my iPad

Appendix 2 – Representations from Other Persons

Jeremy and Amanda Berwick
Beacon Lodge, Church Lane, Exton, Hampshire, SO32 3NU
Received 8 November 2021

Subject: Exton Park Vineyard LLP - New Premises Licence application

To whom it may concern

As residents of Exton village, my husband and I strenuously oppose the plans to provide Exton Park Vineyard with these new licensing hours under the following licensing objectives:-

- Public Safety
- The prevention of public nuisance

PUBLIC SAFETY

The opening of the Vineyard to allow the sale of alcohol on the premises up to 11pm every evening will increase traffic travelling through our village. Our village is a small, quiet, rural location with extremely narrow roads that in most places cannot be passed by 2 vehicles. People from outside the village, who are unaware just how narrow these lanes are, often travel at increased speeds which increases the danger. Additionally there are no pavements and no speed limit, which again increases Public Safety concerns. As parents with children who walk around the village, this is of grave concern.

We have a pub in our village which is popular and attracts many visitors from outside Exton. We have already experienced the impact of having a successful pub in our village as it has resulted in a huge rise in cars driving here and parking, often haphazardly around Exton which has on occasion resulted in some of the exits becoming blocked, or people parking unsafely on junctions. If the Vineyard also becomes a licensed premises, we will see an even greater increase in cars parking unsafely.

THE PREVENTION OF PUBLIC NUISANCE

As villagers we have to abide by strict planning rules to meet the South Downs National Park requirements, one of which is light pollution and having this business open until 11pm, with huge windows, seems to go against these requirements and will increase light pollution in our National Park. With the sale of alcohol comes an increased risk of anti-social behaviour and noise which will cause a public nuisance. Increased traffic through our village will increase noise and with open farmland, sounds travel easily in the valley causing disruption to our homes.

In conclusion, we are deeply concerned that this will open the doors to Exton Park becoming a 'Venue' for other social events such as Corporate days, weddings, parties etc which not only increase the traffic from guests, but also from caterers, staff and all other support services required to put these events on.

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We therefore strongly object to Winchester City Council granting this New Premises Licence for Exton Park

Yours sincerely

Jeremy and Amanda Berwick
Beacon Lodge, Church Lane, Exton, Southampton. SO32 3NU

Appendix 2 – Representations from Other Persons

Helen Jewell and Paul Ferrier

**The Old Rectory, Church Lane, Exton, Hampshire, SO32 3NU
Received 8 November 2021**

Subject: Exton Park Vineyard, SO32 3NW - Licence Application

We are residents of Exton and live on Church Lane, SO32 3NU.

We are objecting to the granting of a licence to sell alcohol at Exton Park Vineyard on the grounds of public nuisance. We are not aware of the nature or scale of any proposed hospitality at the vineyard but can only conclude that any such licence will encourage the significant increase of traffic to our small village, which has tiny lanes not designed to carry substantially greater volumes of traffic. We live in a conservation area within the South Downs National Park - it is vital that the nature of this is protected.

Helen Jewell and Paul Ferrier

Good Morning Briony,

Thank you for your swift response - our full address is:

The Old Rectory
Church Lane
Exton
Southampton
Hampshire
SO32 3NU.

Please let us know if any further information is required.

Kind regards

Paul & Helly

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Brian Thorpe Tracey

Wild Rose Cottage, Beacon Hill Lane, Exton, Hampshire, SO32 3LT

Subject: Exton Park Vineyard

To:

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

Reference:

Application made by: Exton Park Vineyard LLP
Exton Park Vineyard
Allens Farm Lane
Exton
Southampton
So32 3NW

Application:

Opening hours Monday to Sunday 10.00 – 23.00
Supply of Alcohol (on and off premises) Monday to Sunday 11.00 -23.00.

We write to **object** to the granting of a licence to supply alcohol all day from 11.00 to 23.00, on the grounds of:

- Prevention of Crime and disorder
 - Public safety
 - Prevention of Public Nuisance
- a) Narrow lanes with adjacent property's influenced by increased traffic at regular and anti social hours
 - b) There are no footways or street lights throughout the village of Exton, increased traffic results in increased risk to villagers.
 - c) Heavily impacted by Anti social time of dispersal, beyond 23.00
 - d) Potential for rowdy and boisterous behaviour impacting on local community
 - e) Planning consent originally granted without the expectation of retail/off sales, this is a creeping extension to the original Planning Consents with little or total disregard to the impact on community.
 - f) No consultation with local Parish Meeting
 - g) Where does the development of this site end....currently considered to exceed any traffic impact assessment accompanying original applications....the licensing application cannot and should not be regarded in isolation of the original intent of the development of this site.
 - h) Unless demonstrated otherwise and specifically this application should be refused on three of the four grounds that are available on which to comment.

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Kindest regards,

Brian Thorpe Tracey

Wild Rose Cottage
Beacon Hill Lane
Exton, Hants SO32 3LT

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Roger Robinson

Sunnybank, High Street, Meonstoke, Hampshire, SO32 3NH

Received 8 November 2021

Subject: Exton Park Vineyard

I would object to the licensing application for the above location on the grounds of public safety.

Allens Farm Lane and other roads nearby are frequently used by walkers and cyclists. The resultant increase in traffic generated should this application be approved would make these roads unsafe for the above-mentioned activities.

Roger Robinson

Sunnybank, Meonstoke Southampton SO32 3NH

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Paul and Eleanor Garner
Corner Cottage, Church Lane, Exton, Hampshire, SO32 3NU
Received 8 November 2021

Corner Cottage
Church Lane
Exton
Hants
SO32 3NU

8th November 2021

Re:- Exton Park Vineyard Application for new premises Licence.

Dear Sir,

Further to the Application for a New Premises Licence at Exton Park Vineyard we wish to register our objection on the grounds of Public Safety and Prevention of Public Nuisance.

Public Safety

There are no public transport links close to the venue and therefore the location of the premises is such that traffic wishing to access the venue will pass through the narrow lanes of the village to access the Vineyard. The traffic would be made up of a mixture of private cars, taxis, minibuses and coaches. There are no speed limits or street lighting in the village. The width of the roads is normally reduced due to vehicles parking wherever a space can be found. This means that any increase in traffic poses a significant risk for the residents, the elderly and the young who live in the village and walkers, who visit to enjoy the peaceful surroundings of the South Downs National Park. There will be an increased risk during the darker winter hours and after the venue closes particularly in the summer months. There is an entrance to the property that does not involve traffic passing through the village. If granting the Licence is conditional on only using this entrance this will be impossible to enforce and that SatNav would direct vehicles through the village.

There is already a significant increase in traffic both light vehicles and larger high sided lorry movements through the village caused by the operations at the vineyard and to add to this would increase the safety risks beyond what is reasonably acceptable for this location.

Should the Application be successful the short term and long term effects to the safety of the villagers and visitors must be fully investigated during this process to incorporate any changes to the current business model.

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Public Nuisance.

The licensed hours will be clearly stipulated but due to the location of the venue policing will be virtually impossible.

The nuisance created by traffic movements before, during and after opening hours will be significantly increased. In the summer months the noise from any activities in the open air outside the venue will travel further and disturb the tranquil nature of the village and the South Downs National Park.

Visitors walking to and from the venue can only access the venue through the village this would inevitably lead to rowdy groups at antisocial times.

This is not a standard public house type venue but will be used for special occasions now and in the future such as weddings, anniversary and birthday parties and activities to promote the vineyard and its products. In the future the license could be subject to misuse.

We don't think that the granting of this license is in accord with the principles of the nature of the South Downs National Park and urge you to decline this application.

Yours sincerely

Paul and Eleanor Garner

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Guy Barron**Allens Cottage, Allens Farm Lane, Exton, Hampshire, SO32 3NW
Received 8 November 2021**Subject: Exton park Vineyard, application for the supply of Alcohol

Dear Sir of the Licensing Section.

This email in reference to the application for an New Premises Alcohol license for Exton Park Vineyard LLP, Exton Park Vineyard, Allens farm lane, Exton SO32 3NW.

I note that the application for Supply of Alcohol is requested for on and 'off' the premises;

This implies that parties or functions will not be restricted to the 'inside' of the buildings of Exton Park Vineyard and theoretically could be right out side my house and throughout the village? This not only is a noise concern but will undoubtedly be light pollution issue for the neighbourhood.

My concerns are also in relationship to the potential increase in traffic passing though the village, where the roads are single lane; verges are soft and many of the drive ways have reduced visibility. This is certainly not only a child protection issue but an issue for the elderly and all residents.

The main event buildings are located at the top of the hill so with the oft prevailing wind direction being south west, all noise will be broadcast within the village. This may well affect the value of all properties within the village - where we enjoy quiet enjoyment currently.

This application may potentially cause a public nuisance, safety and crime disorder issue.

Yours faithfully

Guy Barron

Allens Cottage, Allans farm lane, Exton.

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G and S Benge

Exton Farm, Allens Farm Lane, Exton, Hampshire, SO32 3NW

Received 8 November 2021

Subject: Exton Vineyard

Dear Sirs

We would like to suggest that the application by Exton Vineyard to provide licensable activities from 10am to 11pm seven days a week is one that should be considered most carefully.

The only two routes to Exton Vineyard are via narrow, single track lanes, with few passing places. These lanes already have to accommodate increasing numbers of pedestrians, horse riders, cyclists, dog walkers, groups of family ramblers and cars, with the National Park status now conferred in these parts.

We believe the consequential intensification of traffic use of these narrow lanes through and around Exton Village would represent an enhanced level of conflict between different road users which could be both dangerous, unsociable and environmentally harmful. It is felt the aforementioned factors might be considered under the category of public nuisance, given the prospect of enhanced levels of vehicular activity on the local roads and the consequent inevitable noise and light pollution caused by such intensification of vehicular use, should the licensing application be granted.

We hope you might be able to consider these points in your deliberations about this application.

Yours faithfully
G and S Benge

Dear Briony

In response to your email, our full address is:

Exton Farm
Allens Farm Lane
Exton
Hampshire
SO32 3NW

All best
S Benge

Appendix 2 – Representations from Other Persons

Morven Thorpe-Tracey**Wild Rose Cottage, Beacon Hill Lane, Exton, Hampshire, SO32 3LT****Received 8 November 2021**Subject: Exton Park Vineyard**To:**

Licensing Section Winchester City Council

City Offices

Colebrook StreetWinchester SO23 9LJ**Reference:**

Application made by: Exton Park Vineyard LLP

Exton Park Vineyard

Allens Farm Lane

Exton

Southampton

So32 3NW

Application:Opening hours Monday to Sunday 10.00 – 23.00Supply of Alcohol (on and off premises) Monday to Sunday 11.00 -23.00.

I write to **object** to the granting of a licence to supply alcohol all day from 11.00 to 23.00, on the grounds of:

- Prevention of Crime and disorder
- Public safety
- Prevention of Public Nuisance

Exton village, through which traffic to Exton Park Vineyard passes, is a very small village with a network of accordingly very narrow lanes which are closely lined with old cottages and houses, many of which are located right next to the highway.

Any increase in traffic would present significant hazards as outlined by your criteria above.

Exton is nestled in the South Downs National Park with no main through route to the wider road network. After dark there are excellent dark skies and virtually no movement of traffic. This means that during the evening it is totally peaceful and after bedtime (which in our household is considerably earlier than even 23.00) you can enjoy an undisturbed sleep ready to get up early the next day.

With vehicles being invited to come into and out of the village at such antisocial hours is indeed a huge Public Nuisance which shows disrespect for those of us who live in the community of Exton village rather than at the dislocated vineyard.

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This is also in addition to the Public Nuisance, Public Safety and the need to Prevent Crime and Disorder which will all be impacted when you run events/invite undisclosed numbers of the public into such a sensitive area at any time of day though to 23.00 and beyond on any given day of the week.

I strongly Object to this application.

Morven Thorpe-Tracey
Wild Rose Cottage
Beacon Hill Lane
Exton
SO32 3LT

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Mark Masterman

Scotts Paddock, Rectory Lane, Meonstoke, Hampshire, SO32 3NF

Received 8 November 2021

Subject: Exton Park Vineyard

I have not seen a statement as to the intended activity associated with extended opening and licence. If it involves public entertainment, especially open air entertainment, the council may care to consider the public nuisance criteria as is applies to noise. The Meon valley is an echo chamber and the Vineyard centre is in a very commanding position.

Mark Masterman

Scotts Paddock, Meonstoke

Appendix 2 – Representations from Other Persons

Christine Frere-Cook**Exton Cottage, Allens Farm Lane, Exton, Hampshire, SO32 3NW
Received 8 November 2021**Subject: Christine Frere-Cook OBJECTION to Exton Park application.

Dear Sir/Madam,

Unless otherwise stated, references are taken from current licensing policy.

I am seriously concerned about Exton Park's application for licensable activities and strongly OBJECT to it. When permission was finally granted for the development of the building, now known as Exton Hall, as I recall the justification for it was as a prestigious wine promotions facility with the understanding was that there would be about 20 small events per year, at non peak times mostly in the summer, to promote the wine made on site from the grapes grown in the vineyard surrounding it.

This premise does not conform with the current application which seeks permission to sell all types of alcohol, on or off the premises, from 11.00 - 23.00 every day. Does the planning permission given concur with this? Reading the licensing policies I note that

- Prior to submitting an application to the Licensing Authority the Applicant should ensure that there is appropriate current Planning Permission for the hours and activities for which application is being made.

The planning application for the building stated that the promotion of their own wine to wholesale buyers would entail giving wine tastings to small groups of 6-8 people.

My understanding is that planning and licensing permissions are to be kept separate and that the second should not be a way of getting around the first. When permission for the building was sought, it was to be a prestigious wine sales office - there was no mention of the sort of activity which would require a general alcohol license and such long opening hours, with its inevitable noise, light and volume of traffic.

To my knowledge, there has been no communication with the local community about this application. Notices were inaccessibly placed. Corhampton Stores, within walking distance on the A32, already provides an off license facility for the area. The village of Exton is further well served by The Shoe pub which is also very popular with visitors. We do not need another retail alcohol outlet per se.

Furthermore, I understand it is possible to apply for an alcohol license for a specific one-off event. This would ensure more control over the nature and impact of developments there but this is not the course chosen. We must question what routine other uses of the enormous building the owners have in mind. Will their plans

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bring out the best in this exceptionally beautiful area and be good for the valley residents?

Prevention of Public Nuisance -Tranquility in the SDNP and the night sky

- C2. Stricter conditions with regard to noise control will be expected in some circumstances.

This includes:

- (ii) areas of the District that have low levels of background noise (such as within ... The South Downs National Park
- (iv) Licensable activities to be held outdoors, in garden areas or in marquees
- (v) Licensable activities of longer duration or greater frequency e.g. every day/ every weekend.

Exton Park is in the S.D.N.P. and also in an area of outstanding natural beauty. Its situation so near the village and the nature of the application, with its long and late opening hours every day, mean that this needs to be judged very carefully with full regard for all the implications and possible ramifications the granting of any sort of activities licensing permission could entail. Licensing the sale of alcohol for such extended hours here, especially well past normal weekday commercial working hours, could open the door to many further event applications-eg. weddings, concerts, parties, fireworks etc.

Exton Hall is a very tall, grand edifice of unusually large proportions perched in the open countryside on the skyline above Exton. It is clearly visible from many areas and footpaths including from the other side of the Meon valley in Meonstoke. Sales and possibly other events going on until 11pm, perhaps using the garden/ terrace areas and with smoking shelters, would undoubtedly require unacceptable levels of normal lighting (and provision for emergency lighting) which would make it all the more visible at night and thus spoil the night sky.

The granting of this permission could encourage events using loud speakers and music. Could restrictions be placed on the playing of music outside which could spoil the tranquility of the SDNP and prevent local residents from enjoying their homes and gardens in the summer? Sound travels. The music from Matterley Bowl can be heard in some parts of the Meon Valley.

Noise from the traffic engendered by the granting of this application would undoubtedly mean much more undesirable noise and inconvenience for local residents. The narrow lanes are frequently made more difficult by visitors to the pub and by walkers' parking.

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Public Safety and Protection of Children-concerns re Highways, Access and Traffic

Exton now has several young families - young children ride their bikes around the village. The challenge of Beacon Hill (including along Whiteway) is particularly popular with cyclists. Cycling clubs and walking groups frequently plan routes through our village. Horse riders also enjoy riding around here and on out into the bridleways of the SDNP.

One of the reasons several planning applications on this site failed was objections from the highways department. The main entrance to Exton Park is at the back of the village on a B.O.A.T. (known as Muddy Lane), which Exton Park has seen fit to sanitise/ tarmac up to its entrance. Access to this entrance is of

1. Off the A32 and then through the village which is mostly single tracked with right angled bends and no pavements. OR
2. Going down Whiteway, a single track road then right onto the BOAT to reach the main entrance. Whiteway is the “ temporary “ but longstanding South Downs Way route for walkers, riders and cyclists. It is is 1.5 miles of steep, single tracked lane with dangerous bends with shallow passing places barely every 200 yards. Guests to a forthcoming evening event at Exton Hall have just been instructed to use this route to reach the lower entrance to Exton Park and access Exton Hall.

The ground traffic and, potentially, air traffic created in our area by a retail outlet/events facility open from 11.00- 23.00, especially if requiring access down Whiteway or through the village would be untenable, creating danger for visitors and for local valley residents out with their children and dogs trying to enjoy their local amenity. One member of the board already arrives most weeks by helicopter- what protection can the local residents have against many more helicopters routinely arriving at this prestigious venue? We are outside of the restricted flight zone. Given the already high level of activity which our beautiful setting, successful pub and the South Downs Way generate in Exton even outside of peak hours in the summer, the originally muted 20 or so events were worrying enough. The granting of this application could create incalculably more traffic all day and evening, with the set and clear up doubtless going on considerably earlier and later than the opening hours and service vehicles (eg. caterers, flowers, music, lighting technicians) accessing through the village.

In conclusion, I OPPOSE this licensing application as excessive and inappropriate in this location. Furthermore it is not necessary to achieve the use for which planning permission for the building was granted relatively recently.

- 1.7 The licensing objectives collectively seek to protect the quality of life for those who live and work in the vicinity of licensed premises and those who choose to

Appendix 2 – Representations from Other Persons

socialise in them. The licensing authority will have regard to the SDNP purposes when considering applications to ensure they are respected.

I do not believe that any economic benefit muted could outweigh the detrimental effects the granting of this application would engender in our village and valley community. It would also impact negatively on the natural beauty, wildlife and cultural heritage in the SDNP, which primarily aims to conserve and enhance this special area.

Yours faithfully,

Christine Frere-Cook, Exton Cottage, Allens Farm Lane, Exton.

Appendix 2 – Representations from Other Persons

Emily Martin**Dair's, Allens Farm Lane, Exton, Hampshire, SO32 3NW****Received 8 November 2021**Subject: Representations against application for Exton Park Vineyard

To whom it may concern,

I am a resident at the below address and would like to voice my concern against the for-mentioned alcohol license application:

Dair's
Allens Farm Lane
Exton
SO32 3NW

I truly believe this to be a big detriment to the village of Exton and it's inhabitants and I strongly protest against it. All 4 of the objectives below will be impacted negatively and I explain why:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

Granting of this licence will bring insurmountable amounts of traffic through our village and along our quiet narrow lane past our house. This will range from everyday cars to deliveries lorries and trucks. Not only will this be terrible a public nuisance but will increase the danger along the road of which I, and the rest of the locals, walk my dog with my child everyday. I dare say it, the crime and disorder rates could be heightened with this new influx of people coming back and forth past the house and possibly at night after an evening of drinking.

As your council tax office will know this area we live in is not a cheap area to live and we have worked very hard to be able to afford our lovely home and life in Exton. We were drawn to the village for its quiet and tranquility, and even more so Allens Farm Lane for its minimal traffic passing our house. I'm afraid this licence will completely ruin all that we are seeking to live here and in this house.

I hope you find this a sufficient case to decline the application.

Yours sincerely,

Emily Martin

Appendix 2 – Representations from Other Persons

Anthony and Pauline Provest
Beacon Cottage, New Road, Meonstoke, Hampshire, SO32 3NN
Received 8 November 2021

Subject: Exton Park Vineyard LLP

Licensing Application by Exton Park Vineyard LLP

We strongly oppose this application for the unlimited sale of alcohol from 11am to 11pm,
7 days a week.

Planning permission was granted to erect a building to host a limited number of promotional events a year.

Planning to erect or extend a building for licensing for the sale of alcohol on a regular basis is a totally different issue. It would result in a substantial increase in usage and therefore traffic. Events would also result in unacceptable increase in noise in this peaceful countryside. Noise of parties from this building can be heard from our house over a mile away accross the valley.

The situation of the site is highly unsuitable for large numbers of visitors and traffic on a regular basis. Roads leading to the site are narrow at best and much of it is single track. Roads are regularly busy with walkers, riders and cyclists visiting an area of outstanding natural beauty.

Anthony and Pauline Provest

Beacon Cottage Meonstoke, SO32 3NN

Sent from my iP
Anthony Provest

Appendix 2 – Representations from Other Persons

Cllr Hugh Lumby
C/O City Offices, Colebrook Street, Winchester, SO23 9LJ
Received 8 November 2021

Subject: Application for a New Premises Licence - Exton Park Vineyard, Allens Farm Lane, Exton, Southampton. SO32 3NW

Revised submission

Dear Sirs

I am the county councillor for the Meon Valley division and a ward councillor for the Upper Meon Valley, in which this site is in both cases located.

This is a vineyard I am well aware of and have visited recently. Exton Park is an important local business, producing excellent sparkling wines and is one I am keen that WCC should support. I am also aware that they are seeking to engage with the community more by welcoming them to use the facilities there. I am very supportive of this. Similarly I am supportive of the facility being used to support the marketing and sales of their produce. The broad principle therefore of them being open and being able to serve produce is one I support.

Various concerns have been raised locally about the broad extent of this licence as described below. These accordingly give rise to worries that the use may greatly change, causing for example large amounts of noise (and so a public nuisance). There are also worries that this may lead to an increase in traffic through the village, giving rise to concerns in relation to public safety and the prevention of public nuisance.

It would suggest therefore if the licence is to be granted that it be conditioned to the specific uses intended rather than being too broad. Ideally this would be done in conjunction with the vineyard and local residents and would contain limitations on noise. I appreciate public entertainment and music would require separate licences. However, suitable conditions could give assurance on the public nuisance concerns whilst still permitting the intended uses.

Exton is a small village with narrow roads. Little traffic passes through it although it has a fair volume of cyclists and walkers, given its proximity to the South Downs Way. The vineyard has been very good in encouraging visitors to enter without going through the village, although the alternative routes are not ideal in practice either. Again, if this licence is to be granted, I suggest it be conditioned in relation to this too, to address the concerns about public safety and nuisance and to reflect what is intended to happen anyway.

Many thanks
Best wishes

Hugh

Councillor Hugh Lumby
Meon Valley division, Hampshire County Council
Upper Meon Valley ward, Winchester City Council

Appendix 2 – Representations from Other Persons

Stephen and Janine Casey
Coombe Cottage, Corhampton Down, Hampshire, SO32 3LL
Received 8 November 2021

Subject: Exton Park licensing application.

Dear Sir/Madam,

We live approx a quarter of a mile to the west of Exton Park, and have concerns of the application in respect of public nuisance, in particular noise from music. The detrimental impact on peace and quiet of this beautiful rural location, and the consequent effect on wildlife, could be significant. From its location, any noise from Exton Park will permeate the nearby area and will be easily heard by local residents and those living in the village of Exton.

Residents and wildlife alike, should have careful consideration during your deliberations.

Yours faithfully,

Stephen and Janine Casey.

Coombe Cottage,
Corhampton Down,
Hampshire.
SO323LL

Appendix 2 – Representations from Other Persons

Quentin Whitfield**Heathfield House, Warnford Road, Corhampton, Hampshire, SO32 3ND
Received 8 November 2021**Subject: Application for a New Premises Licence - Exton Park Vineyard, Allens Farm Lane, Exton, Southampton, SO32 3NW

Dear Briony,

I have only just heard this evening about Exton Park's licence application, so apologies for a very rushed and last minute objection.

First Objection:

I live in Corhampton which is the adjoining village to Exton, however due to the geography of the area Exton Parks vineyard starts only 465 metres from our home. This is an issue as the folks who live in this furthest part of Exton are oblivious to the nuisance they cause the residents of Corhampton which is actually closer than parts of Exton. This nuisance includes considerable bonfire pollution, rocket fireworks being sent over Corhampton, noisy parties etc. and in the 12 years I have lived here we have not received a single notice from the residents of Exton of a possible nuisance not an apology. I am therefore concerned that the proposed licence application if granted will only escalate the nuisance level from Exton to unacceptable levels

Second Objection:

My second objection is on public safety. The access roads to Exton Park are very narrow and two sensible size cars struggle to pass. Lunchtimes and evenings at the Shoe make the traffic into Exton considerably heavier than normal times and parking is at best dangerous with cars parking blocking access to homes as well as preventing adequate access to pass. Another major licence in the area will make the situation considerably worse as the route past the Shoe Inn is the only realistic way to Exton Park.

These routes are used daily by cyclists, walkers, local dog walkers but most worryingly very young (five or six years old) walking home from the school bus unaccompanied. Drivers who have enjoyed a jolly good lunch at a winery and very young unaccompanied children simply should not share the same very narrow road, it will only lead to tragedy.

The final part of this objection is that visitors to the winery will be taken by the Sat Nav down the White Way, which is extremely narrow, very fast traffic, very fast cyclists and having more cars due to this licence will again only lead to accidents. The other way into Exton Park is via a farm track which is ravaged by rain torrents and full of mud – it is known locally as muddy lane.

Appendix 2 – Representations from Other Persons

I did not see the planning application for the huge building at Exton Park, I would have objected as is a considerable eyesore in what is a very beautiful national park.

Again, apologies if this comes across as rushed but as I said I only found out this evening.

Best wishes

Quentin

Quentin Whitfield

Heathfield House
Warnford Road
Corhampton
Hampshire SO32 3ND

Appendix 2 – Representations from Other Persons

Jerry Pett**Hill House, Warnford Road, Corhampton, Hampshire, SO32 3ND****Received 8 November 2021**Subject: COMMENT ON APPLICATION: EXTON PARK VINEYARD LLP

I wish to comment on this application, having only today been alerted to its existence by a neighbour.

With regard to two of the criteria against which the application will be assessed:

Public Safety

Access to the vineyard buildings is, in the case of both entrances, by passing through single-track roads, either through the small village of Exton or from 'The White Way', a narrow lane leading to that village from the Natural England car park near the top of Beacon Hill. Given the hours stated on the application it appears likely that events are proposed through and beyond the working day, and at weekends, that will inevitably add significantly to the vehicle flow on these narrow, restricted roads. This presents an increased hazard not only to residents but the very significant pedestrian traffic arising from Exton's position on the South Downs Way; indeed, the pedestrian route of this National Trail includes a stretch of "The White Way" close to the northern access to the vineyard. Any significant increase in vehicle movements on these roads consequent to the approval of this application therefore presents an increased risk to public safety. The Authority should therefore, if minded to approve the application, consider restricting vehicular access, perhaps by requiring the Vineyard to convey its visitors from more easily accessible off-site parking locations.

Prevention of Public Nuisance

The Vineyard's sensitive location within the South Downs National Park can be both benefit and threat to this special landscape. Whilst, of course, supportive in principle of successful businesses within the park, all activities of these businesses must be sensitive to their location and its tranquility. Mindful of the considerable nuisance caused by activities at the Matterley Bowl site, the noise of which can easily spread as far as Exton, Corhampton & Meonstoke under certain conditions, any similar use of the Vineyard site, even if on a much smaller scale, would likely cause a significant public nuisance in these villages. If the Authority is minded to approve this application it should place conditions on its approval to prevent specific "events" being staged at the site.

signed, Jerry Pett

J G Pett
Hill House
Warnford Road
Corhampton
SO32 3ND

Appendix 2 – Representations from Other Persons

Jan Tebb

**Beacon Hill View, Church Lane, Exton, Hampshire, SO32 3NU
Received 8 November 2021**

Subject: Application for a New Premises Licence - Exton Park Vineyard, Allens Farm Lane, Exton, Southampton, SO32 3NW

Good evening Briony

Thank you for speaking with me earlier and for your follow-up email.

I would like to object to the granting of a new Premises Licence for the following reasons:

Exton is a very small village of only 41 houses with very narrow country lanes with no pavements. Road parking is at a premium partly because of walkers parking here to walk the South Down's Way and also overflow parking from the very popular pub, The Shoe.

This can make life both difficult & dangerous at times with cars, walkers (often with dogs) and cyclists all vying for the limited space on the narrow lanes. For these reasons, I feel that our tiny village is totally unsuitable for the influx of cars that the granting of the Licence would undoubtedly bring and public safety would be severely compromised.

Exton is a beautiful quiet conservation village in the SDNP and I feel very privileged to live here. People move here for the beautiful countryside surrounding it and for the tranquility that brings. If the Licence was granted allowing alcohol to be sold 12hrs per day, 7 days a week, the influx of cars and people would shatter that tranquility in an instant.

I appreciate that Exton Park has a business to run and a profit to make but I feel the public nuisance that would be caused by it would be too high a price for villagers to pay.

Sadly too, an influx of visitors could lead to a rise in crime & disorder. We are currently tucked away well off of the A32 but once people see how quiet and dark the lanes are and how houses are fairly spaced out and private, this could lead to temptation to steal from houses and cars.

Another concern is that whilst everyone knows the rule - Don't Drink & Drive - Exton Park is not somewhere you could easily walk to, unless you actually lived in the village and the temptation to get behind the wheel when - you're perfectly ok to drive and anyway you only live a few miles away and unlikely to get stopped - becomes a very real temptation which then puts locals strolling home from the pub or dog

Appendix 2 – Representations from Other Persons

walkers taking their dogs out for a last walk before bed in very real danger, particularly at night in a village with no street lights whatsoever.

I am concerned that with very few people living in Exton, including older people without internet access, you will not receive a fair representation of the strong feeling against this. I myself only found out about it last night and some people I have spoken to today had no idea at all. I appreciate that Exton Park have put Notices up on the perimeter fence but as these are 8-10' above the lanes, up a very steep bank, whilst aware they were there, we had no idea what they were about.

I would respectfully ask that you take all of the points raised into very serious consideration and allow us to preserve our beautiful quiet village and turn down the Licence Application.

Yours sincerely

Jan Tebb
Beacon Hill View
Church Lane
Exton
SO32 3NU

Appendix 2 – Representations from Other Persons

Mr and Mrs M Searle

Hope Cottage, Beacon Hill Lane, Exton, Hampshire, SO32 3LT

Received 8 November 2021

Subject: Exton park vineyard

We are residents of Exton and object to the application. Exton is a very small tranquil and safe village with very narrow lanes, no pavements and no street lights. This will have a major impact on the village, as it will not be able to cope with the volume of traffic that this will create. Our lanes will also become unsafe to walkers, cyclists and the general public. Mr and Mrs M Searle Hope Cottage beacon Hill Lane exton.

Appendix 2 – Representations from Other Persons

Mrs Joanne Somers

Beacon Hill House, Allens Farm Lane, Exton, Hampshire, SO32 3NW
Received 8 November 2021

Subject: New Premises Licence for Exton Park, Allens Farm Lane, Exton, Southampton, Hampshire, SO32 3NW

Dear Licensing Section,

Re: Application for New Premises Licence - Exton Park, Allens Farm Lane, Exton, Southampton, Hampshire, SO32 3NW

I wish to make a representation AGAINST the granting of a new license to the above applicant for the following on the grounds of Public Safety, and prevention of Public Nuisance, related to increased traffic through the village.

Exton Park is only accessible via narrow, winding lanes through the village of Exton. There is a 60mph speed limit throughout the village, multiple blind corners, and no pavements.

Such a licence would inevitably considerably increase traffic along these lanes, which would in turn increase the risks to the following individuals:

1. Many walkers, cyclists, and horse riders using the busy "South Downs Way" National Trail, which is along the main access lane through Exton to Exton Park.
2. Young families in the village, or those patronising the busy "The Shoe" pub, who often walk and play on these lanes.
3. The many horse riders from Exton Stud, which accesses directly onto the lane outside of Exton Park, and is used every day of the week.
4. The elderly people who live in the village.
5. Many dog walkers and their dogs.

This license will also grant the holder the right to hold events and other activities at Exton Park. On such days there will inevitably be considerable traffic through the village, which will increase the risks to the above even further.

The original planning consent for the development of Exton Park was granted on the understanding that the impact on traffic would be limited. This has already been proved to be incorrect as there has been much increased traffic due to the viticulture activities at Exton Park. The granting of a License to sell and serve alcohol etc, would further compound the site's impact on this quiet village.

Yours faithfully,

Joanne Somers

Apologies. My address is Mrs Joanne somers Beacon Hill House, Allens farm Lane, Exton, Hampshire, SO32 3NW I hope this is satisfactory to validate my representation. Kind regards
Joanne Somers.