

Christine Frere-Cook
Exton Cottage, Allens Farm Lane, Exton, SO32 3NW
Received 10 March 2023

Dear Sir/Madam,

I am seriously concerned about Exton Park's broad application for licensable activities and strongly OBJECT to it.

Apparent conflict with stated objectives when obtaining planning permission

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.

The current application 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 the 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 inevitable increases in noise, light and volume of traffic.

There is no need locally for another retail alcohol outlet per se. 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.

Exton Park is currently applying for a licence as appropriate for specific events they hold. This ensures more control over the nature and impact of developments there. Since a broad licence is now the course chosen, we must question what routine other uses of the enormous building the owners have in mind.

Will their plans bring out the best in this exceptionally beautiful area and be good for the valley residents in this AONB in the SDNP?

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

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 events -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 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 already 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.

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. The narrow lanes are already frequently made more difficult and dangerous by visitors to the pub and by walkers parking.

The increase of traffic on unsuitable access routes would be dangerous

Above all considerations is the fact that further development at Exton Park would make the narrow access lanes more dangerous.

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 though Exton Park has now made up the road surface as far as their entrance)

Access to this entrance is

1. Off the A32 and then through the village which is mostly single tracked lane 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 1.5 miles of steep, single - tracked narrow lane with dangerous bends and difficult, shallow passing places. It is also the temporary but longstanding South Downs Way route for walkers, riders and cyclists.
3. The ground traffic and, potentially, air traffic created in our area by a retail outlet/events facility open from 11.00- 23.00 would be untenable, creating danger for visitors and for locals 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, The Shoe, and the South Downs Way generate in Exton, the originally muted 20 or so events per annum predicted at Exton Park 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. Service vehicles (eg. caterers, florists, serving staff, music, lighting technicians) would further add to the level of traffic and make our narrow lanes even more dangerous.

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

- 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 socialise in them. The licensing authority will have regard to the SDNP purposes when considering applications to ensure they are respected. Whatever the current plans for the use of the building may be, we need to ensure that the safety of our village, the beauty of the SDNP and the amenities of its residents and visitors should not be compromised unnecessarily.

Granting this application would wedge the door open for further developments at Exton Park which could be seriously harmful to our area.

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, SO32 3NW

P.S. FYI Observations and Information from the Consultation with local residents at Exton Hall on Sat 14th January 2023.

Robin McMillan, the CEO of Exton Park said that 65 local residents were present and that he had had to turn people away. The concern local residents have for the preservation of our area was amply demonstrated.

He divided us into three groups for a tour around the building. Ironically the wine cellar tasting/sales area was the only part unfinished. Large lounge and dining areas could clearly allow for entertaining on a large scale.

The 100 Club and the Vault club members and their families all have access to the Exton Park for refreshments and have the benefit of being able to use the premises for their private events. A brochure inviting them and others to hold events there is apparently going out. The CEO said he could not foresee what level of response they would receive.

Robin McMillan confirmed that the wine sales account for 80 % of the business plan with events generating the other 20% of income needed. This extra events factor does not appear to be part of their building's planning consent.

What would happen if a bug wiped out the vines? (cf the impact of phylloxera in France) Would they not have to promote Exton Hall for more events to make up the loss of income? Whatever reassuring claims are made by the current CEO, he said he was unwilling to enter into any binding agreement legally. In any case, since the licence would be granted to the site, what could happen if the building is sold to another company with different aspirations?

We were shown around the enormous building which has a very large bar facility on each of the three levels and could clearly comfortably take far more guests than the CEO says he is currently foreseeing. He talked of the Park's 3 year plan and would not be drawn on beyond that. We all need to look much further ahead than that to ensure we preserve our environment heritage.

Responding to concerns expressed about large vehicles coming through the village causing damage to walls and buildings, the CEO said he had already directed all service vehicles to be careful and suitably sized and regretted that he could not control this. In reality, it is impossible to police and control this, so we have to try to preempt problems by ensuring that restrictions remain in place to prevent the abuse of our village. One house has already had to add a sign warning lorries about her low roof, which has been damaged several times latterly. Recently Exton Park kindly paid for the repair of our flint perimeter wall- damaged by a ludicrously large vehicle en route to Exton Park.

David Frere-Cook
Exton Cottage, Allens Farm Lane, Exton, SO32 3NW
Received 10 March 2023

Exton Cottage
Allens Farm Lane
Exton
SO32 3NW.

8th March 2023

Objection

Licensing application by Exton Park Vineyard LLP 3rd March 2023

I am very alarmed to see this application for the

"Supply of alcohol for consumption on and off the premises from 10.00 hrs - 23.00hrs , 7 days a week."

" Open to the Public from 10.00 hrs -23.00 hrs , 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 Vineyard's establishment of a "100 Club " along with a more exclusive " Vault Club", both of whose members and families appear to be entitled to use Exton Hall for informal meetings and coffee, between the hours of 09.00 and 17.00, has already started to generate more traffic through the village.

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.

Cont'd Frere-Cook

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.

In mitigation, and in an endeavour to be respectful of the Village, the directions to attendees at a previous hosted event at the Vineyard involved 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. 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 is not a breach of the planning permission already granted.

David BC Frere - Cook

Mark & Nasreen Potter
Sunnyside
Shoelane
Exton
SO32 3NT
Received 10 March 2023

Dear Sir/Madam,

We are writing to object to the licence application above for the following reasons:

Public safety & The prevention of public nuisance

Both access roads (Allens Farm Lane & The White Way) to Exton Park are single-track routes, with no places to pass cars coming from the opposite direction. These roads are busy with walkers, cyclists and equestrians accessing the South Downs Way and other local public footpaths. Increased traffic on these routes, including by those consuming alcohol is dangerous.

Protection of children from harm

The village is home to an increasing number of families with young children, who are currently able to walk, cycle and play in the quiet lanes. Increasing traffic volume, density and encouraging the consumption of alcohol presents a risk to them.

Best,

Mark & Nasreen Potter
Sunnyside
Shoe Lane
Exton
SO32 3NT

Jeremy & Amanda Berwick
Beacon Lodge, Church Lane, Exton, SO32 3NU, Hampshire.
Received 13 March 2023

Exton Park Sale of Alcohol Licence Application - Exton Park, Allens Farm Lane, Exton Park, Exton, Southampton, SO32 3NW

To Whom It May Concern,

As residents of Exton village, we strongly object to the proposed plans by Exton Park Vineyard to sell alcohol on their premises from 10am to 11pm seven days a week. Our objections are centred around the impact this will have on public safety from increased traffic, the increased risk of public nuisance, and the increased risk of harm to children again from increased traffic flow.

PUBLIC SAFETY

The proposed opening hours will inevitably lead to a significant increase in traffic through our narrow and poorly maintained village roads, which are already struggling to accommodate walkers and pub visitors, particularly at weekends. The increase in traffic volume poses a significant increase in danger to pedestrians and South Down walkers in Exton, particularly as there are no pavements or speed limits in the village. The added risk of intoxicated drivers during the late opening hours is also a major concern, further exacerbating the risk to public safety and increasing the costly burden on policing and emergency services.

Furthermore, and whilst less of a consideration, the greater traffic volume will lead to further deterioration of the local roads, resulting in greater claims against Winchester Council for the subsequent pothole damage to cars, ultimately leading to an increased and avoidable cost for the council and the taxpayer.

THE PREVENTION OF PUBLIC NUISANCE

The proposed opening hours will create greater noise levels arising from an increase in traffic through the village, as well as directly from visitors to Exton Park Vineyard, negatively impacting the quality of life for villagers. The noise pollution will also have a significant impact on the wildlife and livestock in the surrounding area.

We have already seen a significant increase in cars and visitors due to the successful Shoe Inn pub in the village since the lifting of lockdown measures. This has become particularly acute at weekends when village roads are further congested with visitors' cars, occasionally leading to verbal altercations as cars struggle to enter and exit the village and damage to verges. Adding another new licensed premise will only exacerbate what is already a growing and chronic problem, further diminishing the quality of life for those of us living in Exton.

Finally, the sale of alcohol is often associated with increased levels of anti-social behaviour, which causes a public nuisance in the local area. This is particularly concerning for those of us who live close to Exton Park Vineyard.

HARM TO CHILDREN FROM INCREASED TRAFFIC FLOW

Cont'd Berwick

The proposed increase in traffic will pose a significant increase in risk to children who walk to and from the local infant and junior school in Meonstoke, school bus stop on the A32 or play in the village - particularly during the lighter summer months. The narrow, poorly maintained roads and lack of pavement make it incredibly dangerous for children to be around moving vehicles and an increase in traffic flow, inevitably, will only exacerbate this issue. As parents, we cannot emphasise enough how worried we are about the safety of our children and other children in the village.

CONCLUSION

Given the significantly increased risks to public safety, greater potential for public nuisance, and the very real and serious threat to the safety of children, it seems to us that the only beneficiary of this application is Exton Park Vineyard and not visitors to Exton or locals like ourselves. We also note that were this licence granted, it is one that is transferable to any subsequent owner of Exton Park Vineyard, who may view the business through an even harder commercial lens of generating return from the vineyard without due consideration for the local impact.

In conclusion, we remain strongly opposed to the granting of this latest licence application from Exton Park Vineyard. We respectfully ask the Licensing Authority at Winchester City Council to carefully consider the risks outlined above and reject this latest application.

Yours faithfully,

Jeremy and Amanda Berwick

Beacon Lodge, Church Lane, Exton, SO32 3NU, Hampshire.

Richard Pepys
Tithes, Allen's Farm Lane, Exton, SO32 3NW
Received 14 March 2023

Exton Park Licence Application

Dear Sir

I write **to support the** application for the licence to sell alcohol that has been made by Exton Park vineyard. I do not believe that the granting of a licence will be detrimental to the prevention of crime and disorder; to public safety; to the prevention of public nuisance or to the protection of children from harm.

For these reasons I support the application and wish the vineyard ongoing success.

Yours faithfully

Richard Pepys
Tithes, Allen's Farm Lane,
Exton,
SO32 3NW

Sue Robertson
1 The Crossways, Exton, SO32 3LW
Received 14 March 2023

Application for Premises Licence - Exton Park Vineyard LLP - SO32 3NW

I am writing **in support** of the above application made by Exton Park Vineyard at Allens Farm Lane, Exton, SO32 3NW.

As a resident of Exton for over 25 years, I am in total support of the above application on the grounds that I do not believe that by granting any such permanent licence there will be any detrimental effect on the local community or those communities surrounding us. As I do not personally believe that it will result in any additional crime or disorder in the area or be a detriment to public safety, create any nuisance to the surrounding area, or cause any harm to children within the vicinity, as the site is at the back of the village with no general public access being possible without a prior appointment and is within a private gated estate, which is maintained to an extremely high standard and in an incredibly sustainable way with staggered plantings throughout the seasons, encouraging an array of wildlife, wild bees and insects benefiting the whole area and within the Winter months the grounds are maintained by local sheep grazing within the vines.

Exton Park vineyard was initially planted in our village in around 2004, and since then has grown to a single vineyard of 60 acres and a business employing around 12 permanent employees, and several seasonal employees, of which I am one, along with others from the village, including many of our younger generation who have helped during various periods of their gap years and during Covid, at harvest time, etc, therefore offering valuable flexible employment opportunities in our village to many of the older and younger generations over the years.

They have held an off licence for some time now (around 9 years I believe) and this has caused no detrimental effect whatsoever to the community and therefore I see no reason why a permanent licence would alter this situation, particularly as currently they apply for temporary licences when and if necessary for the few exclusive events that they are currently running.

From my experience Exton Park endeavour to invest in local businesses for services whenever possible, providing more income to the local community other than just through the employment of permanent and casual staff.

I hope you will consider the application favourably to enable this amazing asset we have in our village to thrive for the benefit of our and the wider community.

Kind regards,
Sue Robertson
1 The Crossways, Exton

Annabel Armstrong
Harvestgate, Stocks Lane, Meonstoke, Hampshire, SO32 3NQ.
Received 17 March 2023

Objection to licensing application - Exton Park, Allens Farm Lane, Exton Park, Exton ,
Southampton, SO32 3NW

I would like to object to the above application on grounds of

- Public safety
- The protection of children from harm

The site is unsuitable due to poor access. The only access is through Exton village which is all single track lanes with very few passing places. The locals are used to this and drive slowly. It is a village where people walk, often with children and dogs. There is also a lot of horse riding in the village.

Therefore any increase in traffic is dangerous particularly from non-local drivers who are not used to driving in country lanes and do not expect to go round corners and find walkers, children, dogs and horses in the road in front of them. There are also houses very close to the road which have already been damaged by delivery vans to and from the site.

It is a great pity it was ever built. It is a huge incongruous eyesore which shows from miles around. It is sadly a white elephant which is quite unsuitable for its position on the hillside behind a beautiful Hampshire village.

Annabel Armstrong
Harvestgate
Stocks Lane
Meonstoke
Hampshire
SO32 3NQ

Jack Martin

Beaconhill Farm, Warnford Road, Southampton, SO32 3LA

Received 17 March 2023

Beaconhill Farm, Warnford Rd, Southampton, SO32 3LA

Dear Licensing Authority,

I wish to show my support for the alcohol licence as requested by Exton Park vineyard.

We farm next door to Exton Park Vineyard, so I have been aware of the vineyard and it's activities for many years and have no reason to think that by granting the licence there will be any impact to the wider community with regards to four criteria you have stated. (Namely the prevention of crime and disorder; to public safety; to the prevention of public nuisance or to the protection of children from harm.)

I therefore offer my wholehearted support for the application.

Your Sincerely

Jack Martin

Jack Martin

Co-Founder & Director

Beaconhill Farm, Warnford Road, Southampton, SO32 3LA

Kevin Robertson
1 The Crossways, Exton, SO32 3LW
Received 14 March 2023

Dear Sirs,

Firstly, I do need to point out that **I am a strong supporter of Exton Park Vineyard**, thus there cannot be any hidden “conflicts of interest” in my comments below. I live on the periphery of the village, not within the village itself, so traffic is something I live with.

I have worked at the Vineyard, fulfilling a “bucket list” wish that I have had since a teenager, I am a Member of the 100 Club and a paying Member of The Vault – the exclusive club Exton Park Vineyard run.

Furthermore, my wife, Sue, works there, having planted some of the first vines in 2004, and my son, Taylor, also works there temporarily – as have some other children of Exton village, so a sort of “rite of passage” opportunity for growing teenagers in the area.

My concerns about the Vineyard are not primarily with their desire to extend their license to allow for not having to apply for “temporary” licenses at events, but more on the “commercial” success of the vineyard itself. If it fails to become a commercial success, then it will inevitably have to be sold. At that point the “collegiate” approach that we have witnessed, in that the Village is presented with ideas and consulted with on plans, will be lost. Any buyer will want to run the business “differently” and not have the legacy that the current owners enjoy with the village. Adding additional costs, by having to apply for “temporary” licenses, both in terms of outlay and management time, is an unnecessary burden on the business.

Being a self-contained entity, with no public access, there is no risk to public safety and that restriction on access – through invitation only events and secure access gates - prevents children accessing the site, thus can cause them no harm.

Crime is not a significant issue in this part of Hampshire, thank goodness, however allowing a permanent license for the Vineyard will make no difference to having temporary licenses and, having a pub in the village, we do not witness any reportable disorder or public nuisance. I do not foresee that changing should Exton Park be successful in their application to move from Temporary licensing to a Permanent license.

The vineyard needs to succeed, hosting "High profile events" - a number of Charity events have been hosted and attended by members of the community - can offer a valuable revenue stream, which will augment the main business of selling wine. With "clearly stated aims" not to host wedding parties, apply for Music Licences, or extend the business in a manner detrimental to the village, I write in support of this application

Best wishes and stay healthy
Kevin Robertson
1 The Crossways
Exton
Hampshire
SO32 3LW

Jill Hignett
Riversdale, Church Lane, Exton, SO32 3NU
Received 21 March 2023

Subject: Application for Premises Licence-Exton Park Vineyard LLP SO32 3NW

I am writing in support of the above application made by Exton Park Vineyard.

I have lived in Exton for 18 years and I feel that the Vineyard is a real asset to the village. It is situated at the top of the hill above the village , in a gated private estate and as such I do not feel it would be detrimental to the local community.

Being a self contained entity with no public access, without prior appointment, or invitation, should not pose a risk to public safety or cause nuisance. The secure access gates would prevent children accessing the site and thus prevent them from coming to any harm.

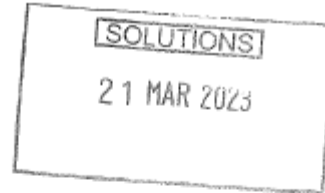
We are fortunate to have a very low crime rate and I see no reason why this would change .

I think we are very lucky to have Exton Park and fully support the above application.

Jill Hignett
Riversdale
Church Lane
Exton
SO32 3NU

Lady J F Cassels
 Wyndham Cottage, Shoe Lane, Exton, SO32 3NT
 Received 21 March 2023

Wyndham Cottage,
 Shoe Lane,
 Exton,
 Hampshire.
 SO32 3NT



18th March 2023.

Dear Sir,

Ref. to NOTICE of New Grant of Premises
 Licence.

"To use the Premises at Exton Park
 Vineyard, Allens Lane, Exton, SO32 3NT
 To sell alcohol from 10.00 am – 23.00 hrs"


I wish you to note that I strongly
 object to the issue of such a licence.
 I object on the grounds of Public Safety.
 Exton is a very small village with no
 pavements and several sharp bends.
 I visualise cars, minibuses, and coaches
 trying to access the vineyard which
 is at the back of the village - The
 extra traffic that this would entail
 would put at risk the many dog-walkers,
 children and cyclists who already use
 the village lanes.

Continued Lady J F Cassels

My other objection is obviously from a public nuisance point of view - If granted there would be a large increase of noise, horns, music until late at night - and very likely leading to crime and disorder.

For all these reasons, I wish you to notify that I object most strongly.

Yours faithfully


(LADY J.F. CASSELS)

Huw Arthur
Primrose Cottage, Beacon Hill Lane, Exton, SO32 3LT
Received 27 March 2023

Exton Vineyard LLP application to supply alcohol on and off premises

To whom it may concern,

I would like to object to this application on the grounds of public safety and the prevention of public nuisance.

Most people going to Exton Park will drive through the village of Exton which is a very small village with single track roads and no pavements. A constant stream of party goers passing through the village on their way to Exton Park constitutes a safety risk to children, riders, dog walkers and cyclists. Then, when the parties are over, there will be a stream of cars driving out of the village at 'chucking out' time that will drive within a few feet of many villagers bedroom windows, which constitutes a public nuisance.

It's worth remembering that the enormous Exton Park building was granted planning permission on the basis that it was a "marketing suite" for tastings and not an exclusive party venue for birthdays, anniversaries and weddings.

Yours sincerely

Huw Arthur
Primrose Cottage
Beacon Hill Lane
Exton SO32 3LT

Catherine Abbott
9 De Port Heights, Corhampton , Southampton, Hampshire SO32 3DA
Received 28 March 2023

28 March 2023

Dear Sir or Madam,

I write to object to the application from Exton Park Vineyard LLP, Abbey House, Alton Road, Warnford, SO32 3LB, for a Premises Licence New for Exton Park, Allens Farm Lane, Exton SO32 3NW. The grounds are Public Safety and the Protection of Children from Harm.

Exton, a small, hospitable village of around 240 people, nestled in the South Downs National Park, hospitably welcomes walkers, cyclists, and horse riders who travel the South Downs Way. Footpaths and bridleways in the South Downs converge on the narrow, paved lanes looping through the village.

To access the winery, vehicular visitors have to take Beacon Hill Lane or Church Lane and Shoe Lane and then Allens Farm Lane, driving a mile-and-a-half past homes, gardens, and farms. These are the same lanes that South Downs Way walkers, villagers, dogs, and horses use daily. Spillover parking from the Shoe Inn clogs them further. Eventually, drivers reach the spot, about a quarter mile from the winery, where a blue road sign informs them that the road *is not suitable for motor vehicles*.

I ramble down Exton lanes with my Welsh terrier. We walk in the road because *there is no other place to walk. There are no pavements or sidewalks*. We often meet school children, families, villagers, cyclists, dogs, and sometimes a horse-drawn cart and driver.

It is not part of my remit to ask whether another, accessible, less disruptive route to the winery could be available.

Given the narrow, winding lanes, which lead over a mile to the winery's location above the village, this license undermines Public Safety and will not protect children from harm. If this license is granted, drinkers will drive through the village to and from the winery for glasses of wine seven days a week from 10 in the morning to 11 at night. These hours are excessive and hostile to Public Safety.

The license will increase vehicular traffic on village lanes all day and into the night. Much of that traffic will be unfamiliar with the village. This license will increase the risk of harm to children on foot and on their bikes.

Respectfully submitted,

Catherine Abbott

9 DE PORT HEIGHTS
CORHAMPTON
SOUTHAMPTON
HAMPSHIRE SO32 3DA

Mr Terence Smallpiece
 Sunrise, Beaconhill Lane, Exton, SO32 3LT
 Received 28 March 2023

Premises Licences Dept;
 W.C.C.
 Winchester
 Hants, SO23 9LT.

Mr Terence Smallpiece
 Sunrise,
 Beacon Hill Lane,
 Exton, Hants SO32 3LT

LICENSING

28 MAR 2023

W. C. C.

25/3/23

Dear Sir / Madam,

I am writing to you regarding the impending licence application for Exton vineyard. The vineyard lies at the further most end of the village and they have a rear entrance which I understand they refuse to use, which would solve this whole sorry problem.

Exton was many years ago designated in an AONB, and again 5 years ago into the SODN area which was the start of many more visitors enjoying the area.

Then with the outbreak of 'Covid' the village became a visiting place for many more people trying to escape the populated towns etc. It was also designated as a stopover on the South Downs Way route.

All these observations bring Fun runs / charity walks, lots of cyclists, dog walkers all of use vehicles, to come & go, park in the centre of the village and it has become an obstacle course for many.

Also the road width barely allows for 2

Cont'd Terrance Smallpiece

vehicles to pass at any one time so consequently the grass verges have been obliterated causing in the last 12 months 3 walls to be damaged of which I was personally witness to.

There have been Summer vintage car & bike rallies and of course all staff movements & delivery movements to & fro

Then there is the local hostelry & there would be considerable increase in visitors & supplier traffic.

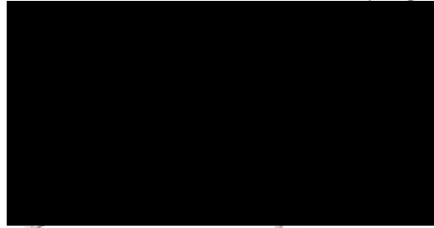
Safety would definitely be compromised and then there is the noise, particularly on exiting the venue back through the village after midnight.

I have been a resident for over 30 years and I am not particularly against progress but this application is badly judged by people who do not live in this village and mark my words, there will be a bad result of all this unless there is a stipulation on the licence to

Cont'd Terrance Small

use a, Seperate entrance to take away
all future traffic from passing through
the village.

Yours Sincerely,



MR. T. A. SMALL

Beth Arthur
Primrose Cottage, Beacon Hill Lane, Exton SO32 3LT
Received 28 March 2023

28 March 2023

Exton Park Premises Licence

To whom it may concern,

I am writing to object to the Exton Park Vineyard premises license.

I am a resident of Exton and have been for 25 years. I am so disheartened to hear that another license has been applied for my Exton Park Vineyard. Exton is a small safe village where children often walk/bike/horse ride around - this license is going to increase the amount of traffic and along our small lanes (for which there are no pavements) and therefore decrease the safety of the children.

Furthermore the village is small and quiet and having more traffic and visitors to a site advertising the alcohol industry is only going to cause public nuisance and will certainly be a threat to public safety. We have no public road lights and small narrow lanes surrounded by flint walls - which are already being knocked down and damaged by traffic going to the vineyard.

I implore you to consider the reasons above.

Best wishes
Beth

Primrose Cottage
Beacon Hill Lane
Exton
SO32 3LT

Diane Arthur
Primrose Cottage, Beacon Hill Lane, Exton SO32 3LT.
Received 28 March 2023

28 March 2023

Subject: New Premises Licence - Exton Park Vineyard, Exton SO32 3LB

To whom it may concern

I am writing to object to the proposed new Premises Licence at Exton Vineyard.

Exton is a small village of 50 houses, with small lanes and no pavements. We are on the route of the South Downs Way and have an extraordinary amount of walkers, horses and cyclists using the small roads. There is no public car park, so vehicles park on the narrow lanes, already the heavy traffic is problematic with the possibility of more traffic if a licence is granted, there is an issue with public safety.

The village has no lighting and is a quiet rural location, traffic travelling through at night will cause a public nuisance.

At present all traffic for Exton Park is directed through the village, large lorries, commercial vans and private cars drive along the narrow lanes where children ride bicycles and horses, often unaccompanied by adults. The lanes do not cope, there are numerous potholes, the flint walls around the village are becoming damaged and the small bridge over the river Meon is being weakened.

I would be grateful if my objections are considered.

Yours faithfully,

Diana Arthur

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

Simon Taylor
13 Humphrey Farms, Hazeley Roads, Twyford, SO21 1QA
Received 29 March 2023

Licensing Section,
Winchester City Council
Colebrook St, Winchester SO23 9LJ

29th March 2023

Re: Application for Premises Licence-Exton Park Vineyard LLP SO32 3NW

Dear Sirs

I am writing **in support of** the application made by Exton Park Vineyard for an alcohol premises licence for Exton Hall. As a local wine merchant I have made a number of visits – to both the vineyard and Hall - so know the setting and business well.

Exton Hall is an incredibly smart and expensive building, beautifully decorated, and lends itself to small, exclusive events. Given the limited scale of these, the gated entrance, and the isolation of the site, I can not see that there could possibly be any disturbance or nuisance to the local community. The gain would be increased local employment.

I understand Exton Park already has a licence for cellar door sales. The difference here is that the premises license would enable Exton Park to host a different type of event to promote Hampshire sparkling wine. We should all be supportive of anything which increases sales of local produce and reduces our need for imports.

Exton Park is one of the top producers of sparkling wine in the country and I wholly support the application.

Yours faithfully

Simon Taylor

Dougal Christie
Honeysuckle Cottage, Church Lane, Exton, SO32 3NU
Received 29 March 2023

Subject: Exton Park Vineyard - License Application LLP S032 3NW

To whom it may concern,

I am writing **to support the** application of Exton Park Vineyard (LLP S032 3NW).

We have lived in the Moon Valley near Exton for almost ten years and feel that the Vineyard is a considerable asset to the community and a great source of pride. Its location outside the village of Exton in a private estate makes it a self contained entity, with access via a number of roads and gates, not passing through the village itself. We therefore do not see how the local complaints against traffic hold any validity whatsoever. Foremost because you have to book an appointment to enter the vineyard itself anyway so is far more controlled than other establishments throughout the Meon Valley.

The impact on the village, and particularly the crime rate or the children in the village would be absolutely nil in our view. In fact we view the vineyard as a tremendous asset and sense of pride as mentioned, something that galvanises the residents and community giving a direct and positive impact. I don't foresee any circumstance where its activities could impact or indeed endanger children which is often a factor in these decisions. I have 3 young children myself in fact all at local schools and living locally and I am fully supportive of the Vineyard's application.

My family and I wholeheartedly support the vineyard's application and see it as a positive step forward for the community of the Meon Valley. I would be happy to talk further should you wish to discuss with me .

Regards,

Dougal Christie

Paul & Eleanor Garner
Corner Cottage, Church Lane, Exton, SO32 3NU
Received 29 March 2023

Dear Sir

Exton Park Vineyard - Objection

Pursuant to the recent Licensing Application for the Supply of Alcohol for consumption on and off the premises at Exton Park Vineyard we object to this application on the grounds of Public Safety.

We live in a circa 17th Century cottage that is located on the only access route to the Vineyard. Our cottage is situated on the junction of Church Lane and Beacon Hill Lane in Exton. The Vineyard can only be accessed using the narrow lanes of the village which were never intended for heavy vehicles or excessive traffic. Since the Vineyard has been in operation there have been several instances of oversized vehicles trying to access their premises which has lead to damage of the road surface, verges and overhanging trees. Additionally there are numerous delivery vans who pay scant attention to the safety of the villagers and visitors by driving too fast for the conditions. We are concerned that granting of the licence will lead to a significant number of additional visitors who will not understand the dangers posed when driving in secluded country lanes.

The access route is part of the South Downs Way and is shared and enjoyed by walkers, cyclists and villagers alike and we are concerned that it would be impossible to segregate the commercial traffic and consequently significantly increase the risk of accidents to all those who enjoy the South Downs Way.

We have a large number of visitors who come to Exton to enjoy the area. There is insufficient off road parking to accommodate the influx so people park on the village roads, sometimes in positions that restrict the width available making it almost impossible to pass without damaging the narrow verges and causing additional danger to pedestrians and cyclists. This poor appreciation of the environs leads to the prospect of emergency vehicle not being able to reach their destination along with possible damage of old flint walls which have stood for hundreds of years.

The Safety of the Public is of paramount importance to everybody and we believe that should this application be granted the risk to people and property is raised to a totally unacceptable level and therefore we request that this application be denied.

Yours faithfully

Paul and Eleanor Garner

Doctors Jacob and Lilly Stewart
West Hall, Upham Street, Upham, SO32 1JD
Received 29 March 2023

Date: 29 March 2023

For the attention of:

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

Application for Premises Licence - Exton Park Vineyard LLP SO32 3NW

I am a local resident who has lived in a nearby village for over seven years and have visited Exton Park on several occasions – including wine tastings, assisting with a harvest and using the space for small business meetings. Every time I have visited I have been impressed by the professional and discrete way that events are managed.

The vineyard is a private estate with gated access which is situated at the top of the hill above the village and is accessible without going through Exton Village – something which Exton Park actively encourage for those attending events. Given there is no public access to the vineyard without an appointment or invitation I do not see how it could pose a risk to public safety or create any nuisance. In addition, the secure entrance gates stop access by children which prevents them coming to any potential harm.

In light of the above, I fully support the application for an alcohol premises licence at Exton Park and do not believe granting the license will result in any crime and disorder, be a detriment to public safety, create a nuisance or harm children.

I would like to add that I feel that the vineyard is a real asset to the local community. Since its inception it has made considerable investment in the area and created significant additional employment. It has also developed land in Hampshire to create a world class sparkling wine vineyard to rival those in Champagne. The people involved with Exton Park should be rightfully proud of their achievements.

Yours Sincerely,
Doctors Jacob (Jack) and Lily Stewart
West Hall
Upham Street
Upham
SO32 1JD

Roy and Claire Middleton
Meonside House, Selworth Lane, Soberton, Southampton, SO32 3PX
Received 30 March 2023

RE: Exton Park Vineyard - Premises Licence Application

Dear Sir

I am writing on behalf of my wife and I, regarding the recent application for a licence submitted by Exton Park Vineyard.

Both my wife and I, have over the last few years, worked as casual labour at the vineyard which has been a wonderful experience allowing us to see how a local rural business has added so much to the community and opportunities for local people.

With this experience I cannot see any reason that this licence, if granted, would add to any increase in crime or public nuisance in the area. The vineyard is well fenced and therefore should ensure that public safety, and in particular safety of children, would not be compromised.

I understand that the vineyard currently holds on off licence and this additional licence is a natural progression that will assist in the ongoing growth of a much needed local business.

Best Regards

Roy and Claire Middleton

Edward Maddy
Fairfield Cottage, East Street, Hambledon, PO7 4RX
Received 30 March 2023

RE: Exton Vineyard

To whom it may concern,

It has been brought to my attention that Exton Vineyard have applied for a public licence for the sale of alcohol on site.

I was privileged to have met a number of the Exton team during various fetes in the local area and have always been impressed by their forward facing public support for local events. These meetings led to a wonderful tour of the vineyard and wine making process, I was most impressed with the high standards of cleanliness and health and safety on and off site.

I have lived near other agricultural enterprises which have had a negative effect on the surrounding area, I can say I have not witnessed this in the area surrounding Exton.

They are in short a wonderful example of modern English agriculture, this licence application should be granted to further assist in their business which will no doubt continue to support the local community in tourism and employment.

Regards

Edward Maddy

Charlotte Lumby
Manor House, High Street, Meonstoke, SO32 3NH
Received 30 March 2023

Re: Exton Park Alcohol License

To whom it may concern,

I'm writing to you to display my **support for** the alcohol license at Exton Park Vineyard. As a member of the community I have benefitted from being employed by Exton Park, as many locals are. I believe an alcohol will benefit the local area and allow Hampshire to become a hub of English Wine. English wine is a growing industry and Hampshire remaining at the forefront is an important progression for the area. An alcohol license will allow for increased tourism not only to Exton Park but to the surrounding hotels, pubs and BnBs. Exton Park is a superb employer and as they continue to grow they I'm sure will allow for further employment opportunities in this exciting industry.

Thank you

Looking forward to hearing the result of the license

Best, Charlotte Lumby

Paola Solares-Urnes
The Grange, High Street, West Meon, GU32 1LN
Received 30 March 2023

Exton Park license application

To Whom it May Concern,

I write in support of Exton Park's premises license application. The use of Exton Hall as a venue for promoting the vineyard's sparkling wines and holding small, high-end private events will be a benefit to the local economy.

I do not believe granting the license will result in any crime and disorder, be a detriment to public safety, create a nuisance or harm to children.

Yours sincerely,

Paola Solares-Urnes
The Grange
High Street
West Meon
GU32 1LN

Shannon Martin
Pheasant Cottage, Beacon Hill Farm, Warnford, SO32 3LA
Received 30 March 2023

Exton Park vineyard Alcohol licence permit

Dear Licensing Authority

I wish to show my support for the alcohol licence being applied for by Exton Park Vineyard.

I live just over the hill from Exton Park Vineyard, so I have been aware of the vineyard and it's activities for many years and have never had a problem with the

activities that happen up there or any they plan to have in the future. (Especially in regards to the four main criteria of : the prevention of crime and disorder; to public safety; to the prevention of public nuisance or to the protection of children from harm.)

Furthermore I have been employed part time by Exton Park Vineyard for the past two years and I know of several others in the immediate community who have full time employment there. I think Exton Park can provide so much for the community And already does therefore I offer my wholehearted support for the application.

Your Sincerely

Shannon Martin

Taylor Robertson
1 Crossways, Beacon Hill Lane, Exton, SO32 3LW
Received 30 March 2023

Exton park application support

In regards to the licensing application of Exton Park I would like to register my support, I have lived in the village my whole life and have seen the vineyard develop over the years. Through the Covid pandemic it offered employment for me and other young people in the area and is a great asset to the village and local community as a whole.

Sincerely Taylor Robertson

1 Crossways, Beacon Hill Lane
Exton
Southampton
Hampshire
SO32 3LW

Mrs Jane Chase
Tinnisbourne, Beacon Hill Lane, Exton, SO32 3LT
Received 30 March 2023

To Whom it May Concern

Licensing Section WCC
City Office
Colebrook Street
Winchester

30th March 2023

I wish to object most strongly to the licensing application by Exton Park Vineyard. My objections are based on concerns of Public Safety, Prevention of Crime & Disorder and Prevention of Public Nuisance.

Exton, as I hope you know, is a quiet village with extremely narrow roads and high hedges. Additional traffic is a very real safety concern. If you allow the potential for an excessive increase in traffic, you should be prepared to be considered culpable if an accident happens. Public safety must please be at the forefront of your decision making process.

Licensing a premises inevitably leads to concerns about Crime & Disorder. The proposed licensing hours could lead to disorder, if not crime.

There is huge potential for Public Nuisance if this licence were to be granted. The quiet nature of Exton village would be impacted by noise and light pollution: the site is exposed and noise travels down in to the valley. Since an alternative route to the venue has not been obtained, the village of Exton would be subject to the noise and ecological impact of additional traffic. Furthermore, the noise nuisance from traffic would be at its worst at a time of night when people should be protected and able to enjoy peace and quiet. Many properties in the village are built by the roadside and noise from traffic, at night, would cause great distress.

This application exhibits what many villagers fear: an escalation of development which far exceeds the understandable use of the site for a vineyard. The granting of a licence goes far beyond the expansion of agricultural land. Exton Hall already, in my opinion, blots the horizon, please do not add licensing to its power. Once granted, planning permissions, licensing consents and road safety issues are permanent; please consider very carefully.

Yours faithfully

Jane V Chase (Mrs)
Tinnisbourne
Beacon Hill Lane
Exton
Hampshire
SO32 3LT

Mr Trevor Chase
Tinnisbourne, Beacon Hill Lane, Exton, SO32 3LT
Received 30 March 2023

To Whom it May Concern

30/03/2023

EXTON PARK VINEYARD LLP - LICENCE APPLICATION

I object strongly to the Licensing Application from Exton Park Vineyard LLP on the grounds of Public Safety and Public Nuisance:

The narrow lanes of Exton village are NOT suitable for additional traffic. There are no footpaths or lighting provision and the extremely narrow nature of the lanes makes traffic a very real safety issue.

Additional traffic, much of it generated at night, constitutes a public nuisance as well as a safety issue. Noise from additional traffic, especially late at night, is unacceptable. This is collectively a safety, health and public nuisance issue.

Furthermore, consideration should be given to the ecological impact of considerable additional traffic.

The burgeoning escalation of Exton Park Vineyard goes far beyond the initial wine producing expectations of the site and is unacceptable. The current licensing application must be viewed in conjunction with the original grant of permission for this site; it is not a separate issue.

Yours faithfully

Trevor R Chase
Tinnisbourne
Beacon Hill Lane
Exton
Hampshire
SO32 3LT

**Mr John & Mrs Carmen Crewe
Rose Cottage, Exton, SO32 3NT
Received 30 March 2023**

Dear Sir/Madam,

We understand that Exton Park Vineyard is applying for an Alcohol license, allowing them to sell alcohol from 10am to 11pm 7 days a week.

I am writing as I am concerned as to the impact that this will have on the village of Exton, where I live.

Access to the vineyard is through the village, and my concern is that with an alcohol license, Exton Hall will become an entertainment venue with a very large capacity. This would place significant pressure on the village infrastructure, particularly from traffic. Such traffic thru-put would jeopardise public safety for both villagers and walkers who pass through the village on the South Downs Way. There are many young children in the village who walk, ride and cycle along the village lanes on a daily basis and an increase in traffic on these lanes will put children at risk. Additionally, there is an Equestrian Stud next to the vineyard and dozens of horses pass on the same road to the vineyard throughout the day and further traffic to the vineyard would be detrimental to animal and rider safety.

Granting such a license will cause significant deterioration to the lives of hundreds of villages in Exton and the surrounding area.

Whilst the village is supportive of the vineyard for agricultural purposes, i see an alcohol license as a purely commercial step towards the property being used for a much wider range of events, with no recourse or way back.

I object to this license and request that the Licencing Office gives appropriate consideration to the wants and needs of the villagers and neighbours.

John and Carmen,

Rose Cottage, Exton. SO32 3NT

Linda Mellor
Exton Brooke, Shoe Lane, Exton, SO32 3NT
Received 30 March 2023

License application for Exton Park Vineyard Allen's Farm Lane SO32 3 NW

Dear Sirs,

I have lived in the village for 22 years. The Vineyard has had an off license for the last 9 years to my knowledge with absolutely no detrimental effect on the village in any way.

I fully support therefore, the application for a full license.

The Vineyard is employing at least 12 permanent staff and also many others on a semi permanent basis seasonally.

The planting is staggered and a great deal of thought has gone into sustainability care of the surrounding 60 acres which it occupies.

Exton Park Vineyard is situated within a gated site, which is impeccably maintained and I see no detrimental effect being placed on either the environment, local community or children.

I hope this application is looked on favourably as this is a valuable asset for the village and the community in general.

With kind regards,

Yours sincerely

Lin Mellor
Exton Brooke
Shoe Lane
Exton
SO32 3NT

Mark Castle

Parsonage Barn, Compton Street, Compton, Winchester, SO21 2AS.

Received 30 March 2023

Exton Park Vineyard - New Premises Licence

Dear Sirs,

I write in support of the above application - I live locally and have attended two business events at the venue. During both visits I was incredibly impressed with quality of the facility, the level of investment and the utter professionalism with which it is managed.

My thoughts in relation to the four licencing objectives are as follows:

- The Prevention of Crime and Disorder

Exton Hall is not somewhere which is likely to attract any form of crime or disorder; it's rural tranquil location on a gated estate far away from public transport or main transport links is unlikely to appeal to the sector of society intent on committing crime or creating disorder. I am confident that there is no intention to compete with Weatherspoon's pricing or to start implementing weekly lap dancing events so as to attract binge drinkers or stag do revellers! This is a prestigious high end venue which people will only attend by invitation or by prior appointment and I personally struggle to think of a lower risk venue from a crime and disorder perspective.

- Public safety

Exton Hall has been constructed recently to the highest possible standards. Current building regulations must have been complied with; it is very clear from visiting the venue that everything has been constructed to the highest possible standard and will be maintained appropriately including fire protection alarms and equipment. It is also unlikely that the venue would attract any form of overcrowding and the associated risks. I note some objectors have referenced road safety concerns resulting from ingress and egress to the venue in increased traffic movements and drink driving. Both appear very odd representations as my experience is that people are more likely to car/taxi share when attending a venue with a view to consuming alcoholic beverages (which reduces the number of vehicles) and I am fairly sure it is still illegal to consume more than the prescribed limit and then drive a motor vehicle - even if you've been to Exton Park!

- The prevention of public nuisance

Exton Hall is 1 km from the nearest dwelling and will only play background music. The layout of the venue isn't ideal for large gatherings as there are numerous smaller rooms.

- The protection of children from harm

Having visited Exton Hall twice I don't believe it is the type of venue which is likely to attract children nor encourage their attendance. If children did attend with a parent or guardian I am confident that they would be in a perfectly safe environment.

Cont'd Mark Castle

I do not believe there is any legitimate reason this licence should not be granted – I am sure many of the objectors frequent The Shoe Inn (the village pub with an excellent reputation) without fear of being verbally abused by an inebriated patron on their way in or being run over by a drunk driver on their way home!

Yours faithfully,

Mark Castle

Peter & Stephanie Everard
The Barn, Lower Lodge, Tunnel Hill, Alderbury, SP53 3DW
Received 30 March 2023

30/03/2023

Application for Premises Licence-Exton Park Vineyard LLP SO32 3NW

We are writing in support of the above application for Exton Park Vineyard.

We have worked with Exton Park for over 6 years and feel that the Vineyard is a real asset to the village and the area. There is very little employment in the area, especially for young adults. The buildings and vineyard present a perfect venue for local employment and visitors alike, bringing wealth and opportunity to the area.

The Vineyard is extremely well protected in terms of security and vegetation. There is absolutely no reason why there should be any negatives to giving this venue a licence. You can only access the premises through electronic gates, by prior arrangement and all are requested to not drive through the village. The venue is designed to accommodate select numbers and so for all the above reasons we fully support the above application.

Your faithfully

Stephanie and Peter Everard

The Barn, Lower Lodge, Tunnel Hill, Alderbury, Salisbury, Wiltshire, SP5 3DW.

Christopher Daniel
Church Farm House, Privett, Alton, Hampshire, GU34 3PB
Received 30 March 2023

Subject: Exton Park Vineyard - Application for a Premises License

Dear Sir or Madam,

I am writing in support of the above application made by Exton Park Vineyard.

I have lived in West Meon for over 50 years and am firmly of the view that the Vineyard is a real asset to the locality. It is situated in a discrete location at the top of the hill above the village, in a gated private estate. Being a self contained entity with no public access, without prior appointment, or invitation, it should not pose a risk to public safety or cause nuisance. Furthermore the creation of a world class winery in our valley is something to be applauded and encouraged Given the quality to which the vineyard aspires it is clear that the grant of a premises license is not only concurrent with the existing use, but will not be misused and generate any anti-social behaviour.

I trust this is of assistance to you in your consideration of the application and look forward to learning of its approval.

Yours faithfully,
Christopher Daniel

Church Farm House, Privett, Alton, Hampshire, GU34 3PB.

Nick Lewin
The Malt House, High Street, Meonstoke, Hampshire SO32 3NH
Received 30 March 2023

Subject: Exton Park

Hello,

I am a resident of Meonstoke and live no more than a mile from Exton Park Vineyard. I understand they are applying for an alcohol premises license for their promotional building.

I believe that the Exton Park Vineyard is a wonderful advertisement for what we can do in the UK. They serve high quality wine which compares with our French competitors and strengthens the economic fabric of the area.

This is a serious business and should not be confused with the usual booze culture which stains so many of our towns. I believe we should be giving as much encouragement to businesses like Exton Park as is humanly possible and that therefore a license should be granted I am extremely confident it would have no detrimental effect on the surrounding area beyond what would happen anyway and cannot see how it would encourage any unruly behaviour.

Our children need a future and it is businesses like Exton Park that will give them that. Ultimately the more successful businesses we have the stronger will be our health service and all other public services.

Yours Sincerely

Nicholas Lewin

Mrs Morven Thorpe-Tracey
Wild Rose Cottage, Beacon Hill Lane, Exton, SO32 3LT
Received 30 March 2023

Application:

Hours open to the public Monday to Sunday 10.00 - 23.00

Supply of alcohol for consumption on and off the premises Monday to Sunday 10.00 - 23.00

I write to OBJECT to this application on the grounds of:

Public Safety

Prevention of public nuisance

Protection of children from harm

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. It lies within the SDNP, in an AONB and the village is a conservation area.

The vineyard already generates a noticeable volume of traffic from workers and large deliveries/construction traffic which often arrive in oversized lorries relative to the fragile infrastructure of the village lanes. The route they take is also part of the South Downs Way for horse riders and cyclists, not to mention villagers who use the lanes for walking, cycling, exercising and generally getting about on foot, and many strolling visitors. The primary school bus drops off children at the entrance to the village and I have witnessed occasions when children walking home have literally had their backs to the flint walls bounding the lanes to avoid being run over by such traffic, as indeed have I. There is a duty to Protect Children from Harm and protect Public Safety. Any increase in traffic, day or night, would multiply such hazards.

Exton is nestled in the SDNP 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 dark. With undisclosed numbers of vehicles being invited to come into and out of the village at such antisocial hours on any day of the week, would be a huge Public Nuisance for those of us who live in the community of Exton village, rather than those running entertainment events at the dislocated vineyard right on top of the hill visible for miles around.

I note that Winchester City Council's licensing policy for the SDNP says that where there is a conflict of interests between the purposes and/or duty, then purpose 1 must have priority "to conserve and enhance the natural beauty, wildlife and cultural heritage of the area".

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

Mr Brian Thorpe-Tracey
Wild Rose Cottage, Beacon Hill Lane, Exton, SO32 3LT
Received 30 March 2023

Application:

Opening hours Monday to Sunday 10.00 – 23.00

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

We write to **object** to the granting of a licence to supply alcohol all day from 10.00 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 impacted by increased traffic at regular and anti social hours, exacerbating a 'Health & Safety' risk that already exists.
 - b) There are no footways or street lights throughout the village of Exton, increased traffic results in increased risk to villagers and other Lane users causing a significant threat to Public Safety. An event of only 20 people in one evening could generate upto 75 individual additional traffic movements of one journey through the village (assumed 10 using own transport = 20 movements; 10 using taxi (alcohol consumption will prevent individuals driving) = 40 movements; 6 additional staff/contractors = 12 movements).
 - c) The local community will be heavily impacted by the Anti social time of dispersal, i.e. beyond 23.00, creating a Public Nuisance.
 - d) Potential for rowdy and boisterous behaviour impacting on 'quiet enjoyment' by local community giving rise to a Public Nuisance.
 - 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, which will impact on all three criteria.
 - f) No consultation with local Parish Meeting, the democratic instrument established under statute best qualified to comment on the three criteria cited.
 - g) Where does the development of the use of this site end?...currently considered to exceed any traffic impact assessment accompanying original applications (nuisance, public safety criteria considered)...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.
 - i) A less onerous application was made in October 2021 and subsequently withdrawn by the applicant in light of the extensive representations and objections made, in the expectation that alternative access could be provided. Despite the presence of a solution, no alternative access has been established and no amendment other than to **extend** the previously applied for period by a further one hour each day has been made, therefore the grounds for objection against this application remain the same as the withdrawn application in October 2021.

Kindest regards,

Brian Thorpe Tracey

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

Josie Eastwood
Upper Manor Farm, Longstock, SO20 6DT
Received 30 March 2023

Subject: Exton Park

Dear Sirs,

I am writing in full support of the application below.

Alcohol Premises Licence Application Exton Park

We do not feel that by granting this application, there will be any nuisance to the public, or harm to children. Neither will it cause any threat to public safety, to crime, or cause any disturbance. We fully support the application, and we feel it is essential for the council to support this fantastic local business, that has so much to offer Hampshire.

Yours sincerely,

Josie Eastwood

Erving Newton
2 Regency Court, Ashling Gardens, Denmead, PO7 6EY
Received 31 March 2023

From:
Erving Newton
2 Regency Court
Ashling Gardens
Denmead
PO7 6EY

Dear Sirs,

I would like to add my support for this application.
Selling their product benefits the local economy.
Part of this process is to be able to sell their product to visitors to the vineyard.
This is customary throughout the UK and the world.

Yours sincerely
Erving Newton

Ana Lloyd-Jones
Roseberry, Pound Lane, Meonstoke, SO32 3NP
Received 31/03/2023

License at Exton Park Vineyard (re: Exton Hall)

To Whom It May Concern:

As a local resident and member of the community, I am writing to say that I am very much in support of Exton Park Vineyard being granted the license to hold small, high-end, private events at Exton Hall and to promote their sparkling wines to an appropriate audience. It is a long-established business who are always keen to support local people and businesses and I do not believe it will impact the village in a negative fashion. Most importantly, I do not believe granting the license will result in any crime and disorder, be a detriment to public safety, create a nuisance or harm children.

They therefore have my full support.

Kind regards

Yours faithfully

Mrs Ana Lloyd-Jones

Address: Roseberry

Pound Lane

Meonstoke

Hampshire. SO32 3NP

Henry Lethbridge
Office 106, 250 York Road, Battersea, London, SW11 3SJ
Received 31 March 2023

Exton Park Licence

To whom it may concern,

I have visited Exton Park on a quite a few occasions for various gatherings, not to only look around the vineyard but enjoy tastings and have had the opportunity to buy wine from them to be delivered home, but have found it rather strange that I could never purchase wine on site, it seems that with such an amazing view, easy access, and a rural setting it would be ideal. I am aware that obviously there are various issues such as traffic management and anti-social behaviour to consider, things; I have to deal with in my work on a day-to-day basis, however all the times I have been to Exton Park, no issues have arisen such as traffic jams, public safety issues or disturbances, it's hardly the O.K. CORRAL and they do and will be looking for a more subdued clientele. I would very much like for the on-licence to be granted so myself and others can enjoy the spectacular view and delicious wine that this vineyard is producing, giving another reason to visit this corner of Hampshire.

Kind regards,

Henry Lethbridge

Director & Senior Project Manager

Lethbridge London Ltd

Office 106, 250 York Road, Battersea, London, SW11 3SJ

Joanne Somers
Beacon Hill House, Allens Farm Lane, Exton, SO32 3NW
Received 31 March 2023

Joanne Somers
Beacon Hill House
Allens Farm Lane
Exton
SO32 3NW

Reference: Alcohol License Application for Exton Park Vineyard, Allens Farm Lane, Exton.

To Whom It May Concern.

I am writing to object to the above license application for the following reasons.

The "point of public safety" and "protection of children from harm" are both significantly affected by a large increase in traffic requiring to drive through the small village of Exton to access the vineyard.

Exton is a small village in the South Downs National Park. It has very narrow, unlit lanes with flint lined walls and numerous blind corners. The residents of the village are mostly made up of families with children, who enjoy walking and cycling around the village. Many other residents are of retirement age. The main lanes the the village are also part of the South Downs Way National Trail, which is used by many walkers, cyclists and horse riders. The speed limit throughout the village remains 60 MPH.

The grant of an on license to Exton Park Vineyard would significantly increase the expected traffic through the village to the site including both customers, and associated events staff, etc.

My concern is that no alternative measures have been taken to address this issue, such as access to the Vineyard site avoiding the village.

Until this is matter addressed, I don't know how a license for a premises at the top of Exton village can be considered without prejudicing public safety and protecting village children from potential traffic harm.

Yours faithfully

Joanne Somers

Mr Ben Jones

Wickham House, The Square, Wickham, Hants, PO17 5JG

Received 31/03/2023

Exton park vineyard application

I fully support this application and think it would be of great benefit to the community.

Ben Jones

Wickham House

The Square

Wickham

Hants

PO17 5JG

Kirsty Goodacre
1 Crossways, Exton, Southampton, SO32 3LW
Received 31 March 2023

Letter of support for Exton Park

To whom it may concern,

I am writing to support Exton Park in their pursuit of an alcohol license. This is a great business and has provided jobs for local young people such as myself. Not only this - there is a strong community spirit built by Exton Parks presence in the village.

I also believe the vineyards success will have positive impact on other businesses in the village and surrounding areas, and will put Exton on the map.

Kind regards,
Kirsty Goodacre
1 Crossways,
Exton,
Southampton
SO32 3LW

Frank Luard
Tower House, Hambledon, Hampshire, PO7 4RS
Received 31/03/2023

RE: Exton Park Vineyard LLP, Abbey House Licence application

Dear Sirs

I fully support the above application as I think that it would be a huge benefit to the community.

Regards

Frank Luard
Tower House, Hambledon, Hampshire