

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

Licensing Application: Longdown Vineyard LLP: SO21 1QX

Public Safety

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

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

Public Nuisance

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

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

Jennifer Fanshawe
Whistlers
Love Lane
Twyford
SO21 1FB

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

Dear Claire,

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

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

My address is:

Highcroft
Love Lane
Twyford
SO211FB

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

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

In particular, I am concerned about:

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

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

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

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

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

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

Yours faithfully,

Dominic Gaunt

James Matthews

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

Received 12 May 2026

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

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

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

The salient points on which the Council has concerns are:

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

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

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

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

Council would encourage:

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

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

Best wishes,

Jamie

James Matthews

Clerk to Twyford Parish Council

The Pavilion

Park Lane

Twyford

SO21 1QS