

LR609

Response from the Applicant to Representee 1 – Jennifer Fanshawe

Response

Public Safety

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

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

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

Public Nuisance

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

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

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

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