

Response from Applicant to Representee 2 – Dominic Gaunt

Public Safety

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

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

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

Public Nuisance

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

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

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

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

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