

**Response from Applicant emailed to Representee 3 – Twyford Parish Council**

Within the barn there is a 6m<sup>2</sup> 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 neighbours on Love Lane.

The on site consumption area is positioned as far as possible away from all neighbours - there is a considerable buffer between that area and neighbouring properties made up of the barn and a large wooded area. The area is small (circa 50\*50m) and does not encompass the vineyard itself which is 2H of vines. 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 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 adequate space for the number of visitors we intend to have.

Hours: 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 consumption area and neighbouring properties involved.

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. The other licensed premises in Twyford have longer hours than we are applying for and manage their opening times within those hours without leading to disturbance or anti-social behaviour. We intend to do so as well.

**Litter/waste etc**

Proper provision will be in place in terms of toilets and bins on the Vineyard site. The Twyford village currently has 4 licensed premises – 3 on sales and 1 off sale. There is no evidence of the concerns expressed by this objection occurring and, given the type/age of customer that vineyards generally attract it is, in my view, pure conjecture that there will be anti-social behaviour. If such behaviour occurs employees are instructed to call the police.