

## **In Support of the Premises Licence Application** **Longdown Vineyard**

### **Attachments:**

1. Photo of Love Lane signage – clearly showing no vehicular access
2. Map showing Watley Lane and passing points
3. Overview of area with distances marked to nearby properties
4. Noise Management Plan
5. Background to Longdown Vineyard

### **Introduction**

We are a newly established vineyard set up in 2025 seeking to have a premises licence at our vineyard in Twyford. This would only be for on and off sales of our own wines made from grapes at the Bishops Waltham and Twyford Vineyards. We are creating links with other local businesses (we sponsored the Twyford Marathon), partnered with Circus Art etc and are offering opportunities to local people to volunteer and learn about the role viticulture has in maintaining agricultural usage of land in our changing climate conditions. We have engaged with neighbours, the Parish council, the Woodland Trust, The South Downs National Park and our local councillor.

### **Context**

We live next to the Vineyard situated on the edge of the South Downs National Park in a busy village (Twyford) 1.3 miles from the M3. Although rural in many ways there is constant noise from the motorway in varying degrees depending on the weather and the time of year plus, we are directly under the flight path for landing and taking off at Southampton Airport. Watley Lane – although not busy has a persistent stream of horse boxes, tractors and cars to and from the Livery Yard at the top of the Lane with heightened activity levels daily from 7:00 am till 9:00 am and 3pm -7pm. We have Twyford School opposite that has almost daily field sport activity and several day events generating noise and Forest School who use the layby on Watley Lane opposite us for parking when dropping off and picking up.

The Twyford vineyard is small in the context of vineyards – 5 acres with limited space for public events. It bears no relation to the size and breadth of The Grange, Raimes or Chalkdown. Our domestic residence is the closest property to the vineyard and its activities.

Twyford Village has 4 other licensed premises – 3 on sales and 1 off sales.

## **Response to Public Safety Concerns**

The vineyard is small and does not plan to hold large public events. It will not be open to the public on an ad hoc basis, any public event will be ticketed and numbers will be limited in accordance with the limited public space and facilities that we have - the impact on Watley Lane will be small, known and managed. The Lane 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. A concern was expressed that emergency vehicles would be impeded – this is not the case as evidenced on 19 April when 5 Fire engines attended a fire at the Livery Yard without issue. The Vineyard is 200m up a 1km dead end road (Watley Lane). Between the vineyard entrance and the Hazeley road there are 2 safe, well used passing places. There is no need for significant reversing despite the traffic on the road. 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 and we have received no objections from residents, horse users or pedestrians of Watley Lane.

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. (picture attached) 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 maps - 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. The site supervisor will be responsible for traffic management at any events. Prior to any event where more than 10 cars are expected the Livery Yard will be informed and a person will be on duty to supervise the leaving from the vineyard onto Watley Lane to ensure that pedestrians and horse riders are not in any danger.

## **Public Nuisance/Noise/Disruption**

There is 1 “nearby resident” property where Watley Lane joins Hazeley Road – there are no others between them and the vineyard entrance. The

off-road area for vineyard parking is immediately inside the gate as a visitor turns off Watley Lane. It is at the furthest point away (over 300m) away from any neighbours on either Watley Lane or Love Lane and completely screened by intervening land and trees. There will be no disruption to any neighbours from car lights, people leaving or car noise. There is adequate on site space for the number of visitors we intend to have.

Whilst we appreciate the concerns of our neighbours we have had experience of previous personal events in the field – such as our daughter’s wedding last year in July where there were 80 people with live music until 11.30pm (which I hasten to clarify is not our plan for the Vineyard). Our neighbours were completely oblivious and remember no problems with noise or nuisance of any kind from it.

There is no provision for use of the Barn except for agricultural equipment to support the vineyard business. There is no “tap room”. 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 supplies to the business. 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 any neighbours.

The on-site consumption area (c.70m\*70m) is positioned as far as possible away from all residences - there is a considerable buffer between that area and neighbouring properties made up of the barn and a large wooded area varying in depth between 70-120 mtrs. The vineyard is small and the provision for visitors is small - the distance from our closest neighbours is over 200m with considerable sound and light buffering from trees, grass and buildings. (See item 4). We have measured the distances involved and accounted for the buffering effect of the change in levels of the land, the trees and buildings between them. We are confident that the limited events that we are considering will not create any nuisance, and that sound levels at their properties will be no greater than background noise.

The Twyford village currently has 4 licensed premises – 3 on sales and 1 off sale. There is no evidence that litter/urination/glass/drinking in the road has been a problem experienced by these other similarly licensed premises and, given the type/age of customer that vineyards generally attract and the costs of English wines sold, it is, in my view, pure conjecture that there will be anti-social behaviour. If such behaviour occurs employees will be

instructed to call the police. Provision will be in place in terms of toilets and bins on the Vineyard site.

## **Hours**

The hours that have been requested are to cover on sales and off sales. We have taken note of the Winchester Licensing Policy Guidelines in relation to the hours applied for. The hours are necessary to provide operational flexibility for a start-up family business to enable the business to be economically viable. We anticipate that the 'cellar door' for 'off sales' will be open at selected daylight times only, on a seasonal basis within the hours applied for. We need to be flexible as to when we can perform the labelling, packaging and dispatch of wine to satisfy online sales -the hours requested reflect this.

We anticipate that 'on sales' will be restricted to small, tailored events that will not involve the numbers of people that would be required to disrupt the quiet of the day/evening - particularly given the distances between the social area and neighbouring properties involved. We are also in dialogue with the South Downs National Park Ranger to understand how best we can manage lighting to maintain the night skies which are as important to us, as residents, as they are to our neighbours. The types of event we hope to have are primarily community based, always pre planned, booked and ticketed.

The three events at the Twyford vineyard we have planned at the moment are:

Think18 – a picnic for adults with learning difficulties to experience a vineyard – c. 15-20 people. 10/8/26 no on site alcohol sales to be available

Forest School – educational opportunity for the pre-school kids to come for a picnic during June and see the baby vines No alcohol sales available

Open Day for Twyford residents – Probably the august bank holiday- details to be arranged – daytime. Reservation sales for home delivery available

Finally, I have spoken to each of the neighbours several times to invite them to come and look at the site but they have chosen not to. I have made sure that they have direct access to my contact details if, after the licence is granted, they have any concerns.

We propose to the Committee to accept these conditions:

1. That we withdraw the request for different hours during English Wine week
2. We adopt the attached Noise management plan
3. We limit on site events with no alcohol to a maximum of 100 people (off sales only) and to a maximum of 50 people where onsite alcohol is provided.

A confidential note to the Licensing Committee

We think the Committee should be aware that we have made a formal complaint of process failure and bias on 20/5 to the Clerk and Chair of the Twyford Parish Council. The representations made in relation to this Premises Licence were not in accordance with the minutes of the Full Parish Council Meeting that considered the matter.