

With reference to the above application we wish to express our concerns as follows,

We personally do not oppose the development of a Brewery at the grain store but do strongly oppose a licence to provide and sell alcohol and provide entertainment.

This would have a huge impact on local residents and indeed wild life in the area.

This part of the village provides a haven for wildlife, owls regularly nest in the barn immediately opposite and cows are also overwintered there. Local residents and others enjoy the peace and quiet while walking the paths and woodland close by indeed several paths pass directly or very close to the area of concern.

Live music will be heard by residents in East Cholderton and Amport village. We have a local pub in Amport which deserves all the help from local and outside custom and we feel it certainly does not need close competition.

Huge support against this application appears to be building and we hope others will come forward with their concerns within the time scale allowed.

David and Jennifer Gollop
Victoria Cottage
The Green
Amport
SP11 8BA

Dear Mr White

**RE: Breach Farm Brewing Ltd
Premises Licence for sale of alcohol for consumption on and off the premises
Annex to Grain Store, Haydown Farm, Wiremead Lane, East Cholderton SP11
8LR**

Many thanks for your reply. Following acknowledgement and clarification from your office about acceptable terms of objection would like to inform you that I am pursuing issues around livestock, wildlife and fauna and the impact on them on their environment with other authorities.

I would, however, like to reiterate my concerns regarding:

Public Nuisance

People will be drinking during the licencing hours asked for not 'tasting' as the brewery is marketing. Tasting I believe is trying a few small samples of something and then deciding and purchasing one's preferred tipple. I don't believe spending hours drinking late into the night and on occasions early mornings counts as 'tasting' it is drinking and possibly to excess for some customers.

Breach Farm Brewery have posts on their social media (Facebook) of 'events' in which noise and light pollution are extremely evident. Musicians and singers are promoted. The noise of the crowds excessive. Another concern for me is litter and disposal of broken bottles and glass. Numerous families with children and dogs will frequent the area as it is virtually on a footpath.

Protecting members of the community from harm

The brewery and 'tasting' area are adjacent to public footpaths used by families, dog walkers, horse riders. This will impact on all those people out for 'quiet' enjoyment of the countryside.

The farm track is one vehicle width for most of its length and not conducive to vehicles passing each other safely at the best of times, especially where the track cuts through my horse paddocks and there is then the possibility of fencing being damaged and horses wandering onto the lane and the nearby A303. Horses in panic will cause severe damage and injury to anything in their path whether it be vehicles or people. There would also be the concern of people walking, cycling and cars all passing each other on the track.

Public safety

I don't believe that many people are totally aware of the dangers on farms and their equipment especially if they are inebriated. Fires are a big concern and with smoking so close to barns holding equipment, hay, haylage and straw together with chemicals it may be an accident waiting to happen. People will be drinking

inside and outside the venue and therefore it will be virtually impossible to prevent people from wandering off to the side to have a smoke and then discard a cigarette butt. Social media posts by Breach Farm Brewery show fire pits being used and Mr Hartigan is consistently posting and arranging for a pizza van, again with a fire, and other eateries to dispense on the village green. Will there be assurances that these will not be appearing at the grain barn to cater for customers.

Prevention of crime and disorder

Once people are buoyed by alcohol, they invariably become carried away with what they are capable of and what they touch. Most things on a farm are dangerous whether it is because people climb on a tractor to have their photo taken, look at me lift this, etc.

There have been numerous incidents of theft and criminal damage on the farm in the past. I have been a tenant on the farm for several years with horses and despair at the incidents of theft of batteries, fencer units, hay and even buckets. Plus, one of our horse trailers has been defaced by graffiti.

The farm access track runs from Wiremead Lane up to the barns flanked part the way along by my paddocks. For several months now a gate, locked overnight, has been installed. This has reduced significantly unwanted visitors and hence a reduction in crime and disorder. Unfortunately, there have been some issues with village residents objecting to the farm gate being in-situ and locked and there has been an incident of the padlock being taken. It is depressing that some people feel the need to make a point and abuse the landowner's property. It is a minor incident in the scheme of things, but it shows how untrustworthy people are even in a village.

I would like to close by stating that in all my time at Haydown Farm and dealing with my horses whether it be late evening, sometimes extremely late or early hours I have always felt safe. There is no street lighting and I wear a head torch. It can be extremely dark. However, now with the knowledge of people drinking and possibly to excess I have to say I feel somewhat daunted about the prospect of being at the horses on my own. The possibility of it being dark and people driving down the track and possibly tooting a car horn, making gestures, whistling, or making comments feel me with dread. I am even more uncomfortable with the knowledge that people are going to be asked to walk and cycle as I won't necessarily hear or see them coming as easily. Buoyed by alcohol whether by a single person or in a group the prospect of people having a 'drink' and coming so close to me, and my stables is making me feel extremely uncomfortable and vulnerable. There is no other access road to the farm.

I have this afternoon (28 August) attended a meeting at where Mr Hartigan presented his brewery plans to people and am appalled by what I heard. I attach a copy of a Facebook post in which he seemingly apologises for his mistake in

completing his licensing application. At the meeting he stated that TVBC made the application difficult to complete ! Mr Hartigan advised those present that he would ask the Council to 'adjust' his application. Surely it would be appropriate for the application in question to be thrown out and a further application to be made and another 28 day consultation period for people to comment !

Regards.

Ann Hughes

Dear Sir

**RE: Breach Farm Brewing Ltd
Premises Licence for sale of alcohol for consumption on and off the premises
Annex to Grain Store, Haydown Farm, Wiremead Lane, East Cholderton SP11 8LR**

I am submitting a representation / objection in relation to the proposed licensing of the abovementioned premises. The basis for this opposition is that granting a licence for these premises as currently proposed will not promote the licensing objectives, particularly the prevention of public nuisance, public safety and anti-social behaviour. In particular, I believe that there will be a detrimental impact on the locality.

1. Public Nuisance

The brewery will be on a farm. There is sure to be the request for a limitless number of open air "events" for promotional launches of products that will also cause disturbance and light pollution to the livestock in-situ ie cattle and horses, wildlife and to residents in the nearby houses ? Reality is, this is a business and businesses need to be promoted and promotions bring the public in. The adjacent barn is used regularly for calving and the girls are not guaranteed peace and quiet with the prospect of social interaction, music, bright lights and traffic noise. Disturbance when they calve and rear their young will have catastrophic consequences for them and their owner.

I have seen posted on social media posts by Breach Farm Brewing who at their previous location in Basingstoke held numerous events which included the playing of bag pipes, live entertainment by Maud's Dog, duo Jackie Pryce and Mark Fisher plus others, so it is hard to imagine this is not going to be replicated at Haydown Farm. I do not believe the farm will benefit from musicians or singers blasting across the countryside. Nor will the farm or countryside benefit from catering vans, firepits, barbeques or gawdy lighting.

In addition, there will be a need to have rubbish and glass refuse bins. People are not guaranteed to use facilities put in place so who is going to be responsible for the clean-up operations ?

Also, will there be a ban on smoking on the farm ? Feed supplies, chemicals, farm machinery and stubble fields are all extremely flammable.

The farm is presently a haven for wildlife with deer, foxes, hares, swans, geese, owls to highlight just a few species. An increase in traffic, footfall, music and lights are going to severely impact and most probably destroy the habitat in which they currently thrive.

2. Protecting members of the community from harm

The proposals are inconsistent with the licensing objectives because they will impact upon traffic congestion, and this raises concerns about safety of walkers and cyclists.

In addition, for those horse riders in our community there are concerns about safety excessive noise and congestions etc. This is of particular concern to me as a tenant as my horses are stabled just inside the entrance to the farm. This is my only means of vehicular entrance / exit on to the farm / Wiremead Lane. My alternative route out of the farm (but not vehicular) is on a footpath which runs directly alongside the Brewery complex and the proposed car parking area. Therefore, licensing any future proposed events (music indoor and outdoor, and late alcohol etc.) with the associated noise and unusual sights and sounds could spook the horses and cause a real risk to my health and well-being, as well as to other local riders.

Presumably the licensing application makes no mention of the use of plastic rather than glass drinks glasses, which would reduce the risk of harm to children, animals etc. when invariably such containers are broken etc. Glass on a farm where there are dogs, cattle and horses is frankly a horrifying prospect.

3. Public safety/prevention of crime and disorder

The proposed licensing hours and the likelihood of possible future applications for internal and external late night music licenses do not take into account the limited parking facilities at the Brewery. Overspill customers will almost certainly decide to park and walk if allocated parking is full. How is car parking going to be monitored / controlled?

The farm already has impromptu visitors in the form of dog walkers who drive onto the farm, park and walk. This will only become worse with the licensing of the Brewery. I would ask that consideration is given to the impact upon the road and the extent to which parking along the single track road, with a field verge, when the car parks are full may occur. This will cause not only a public nuisance but bring about public safety issues for those trying to use the farm track, ie walking with children and or dogs, cycling, horse riding and the movement of motorhomes, caravans and horse trailers from the storage compound.

Caravan storage is also provided on the farm and the single track has relatively few passing spaces. Vehicles will inevitably be driven into the field verges / crops to pass each other and brushing very close to horse fencing – a number of hits have already been sustained to paddock fencing and water stopcock due to lack of manoeuvring space and lack of patience on the part of some drivers.

In addition, there is the concern about additional accidents etc. If events were to be held there is extremely limited public transport so, those tasting and drinking the beer in the brewery may find themselves driving under the influence. Also, bringing children on to a farm with the possibility of them being left unsupervised whilst parents drink, socialise and become distracted could mean that haylage bales stacked, machinery parked, calves penned and horses could become of interest and therefore accidents occur.

As a tenant on the farm (with horses) I have had significant trouble with theft, trespass into the fields, people throwing bags of food into the fields and dogs fouling. These problems will inevitably be exacerbated with the increased flow of people onto the farm.

The environment / local countryside is important to almost 100% of residents in the village and tenants at the farm. This application will not improve the local environment or countryside;

Paths, roads and lanes- speeding traffic and HGVs are of concern to all. The above licensing proposals will make this worse for those living and using the local area especially those who use Wiremead Lane on a daily basis.

Transport, increased traffic flows will further discourage people from walking, cycling and horse riding around the district and make it unsafe for children. I have reported a number of incidents both to the Parish Council and the British Horse Society regarding near misses with vehicles whilst horse riding. Being told it would take a fatality to occur before a speed reduction would be made is incredulous but with increased traffic it will only be a matter of time until this occurs. Wiremead Lane is mostly a single-track road with few passing spaces and several bends. It has sections with both 30 and 60 mph limits. Totally inappropriate at the best of times and an increase in traffic will, no doubt, exacerbate the ongoing problems.

Each year there is the annual problem of contaminated water discharging into the Pillhill Brook and tankers are a regular feature 24/7 whilst pumping takes place. Three- way traffic lights are always put in place causing chaos.

This is not a rural business, and local employment is not likely to be increased.

There are already two very popular pubs either end of Wiremead Lane – The Hawk Inn and The White Horse – therefore I question whether there is really a need another outlet for alcohol consumption all within a stretch 1.17 miles!

I would add that I do not think the Public Notice for application of a Premises Licence was posted in a particularly notable position. Placed on the farm signage up in a splayed entrance has meant that drivers and anyone else using Wiremead Lane would not have noticed the application. Neither would people using the footpaths to walk or cycle on the farm if they failed to use the main entrance track. An extremely limited audience in my opinion and this could have a detrimental impact on the number of objections raised. This instance it is a case of ignorance is bliss!

A second notice has now been placed over the first with a different date although nothing has changed on the licence application notice!

I ask that the Council refuses the licensing application in its current form and that no late-night license be granted, nor music or promotional events be permitted. Better still would be the option of permitting a brewery only and allow sales but disregarding completely a licence to consume alcohol on Haydown Farm.

Kind regards.
Ann Hughes

Dear Michael

Thank you for your email. I appreciate your comments and as mentioned would like to resubmit my representation which is detailed below.

Many thanks

Pete Acloque
Mulberry House,
East Cholderton
Andover
Hants
SP118LR.

Representation – Licensing Application for Haydown Farm

This email is a representation against this licence application.

Introduction: On Saturday 28th August between 2-5pm the applicants for the Nano-brewery licence held a meeting in East Cholderton Scouts Hut. This was to explain the applicants vision for their Nano-brewery and to respond to the large number of strong opinions against the application, in particular its location and opening hours.

In the meeting the applicants firstly explained that the application they had made was in their own words, I quote a 'cock up'. This was because the application requested longer and later hours than it was their intention to apply for. It was noted that this was a revised application and that compared to the original application, the hours of the licence have been extended.

This has caused widespread confusion on what is designed to be a clear and fair process.

The applicants of the licence publicly declared that they would either revise or re-submit their application. Given all these factors I strongly believe it would be fair if:

- The current application was ignored.
- The local residents should have 28 days to review any revised application.

My grounds for this representation are as follows:

Public nuisance

The applicants of the licence intention is to sell beer for consumption on or off site and would encourage customers to use the local footpath network to reach the site. We were informed the craft ale being sold would be between 6% and 9% and that c. 9,000 pints would be brewed per annum.

I am very concerned about this, as even if the Nano-brewery prevented customers drinking too much at the brewery, they have no means of controlling how much customers consume in the surrounding area near the brewery.

Given this is a remote site, anyone one accosted by a drunk or disorderly customer would have no protection from passers by. It would only take one incident to stop members of the community being afraid to enjoy the local footpaths.

Further, introducing an establishment that is licenced so sell alcohol to 11pm will create noise disturbance and light pollution that will be heard and seen by residents in this peaceful, rural setting.

Public safety

Access

Access to Haydown Farm is along a c.400m single track, uneven farm track that leads onto Wiremead lane. Wiremead lane is a single track road with few passing places and no pavements. The introduction of a licenced premise to the South of the village would put additional pressure on a road that is already at capacity.

- The main access to the site would be from the A303 through East Cholderton village. This single-track road is very narrow and has few passing places. There are already traffic issues and in the winter when water extraction water from the Pillhil brook occurs and temporary traffic lights are introduced annually.
- Secondary access would be from the South along a single track road. In addition to crossing the narrow and weight restricted bridge crossing the Pillhil brook, this would send additional traffic through Amport. This village has no pavements, and the main street is already used by children to go to school as well as cyclists, dog walkers and horse riders.

Additional traffic is a significant public safety concern.

Dangerous site

The proposed site is a working farm. It contains livestock, chemicals, hay bales and is regularly used by tractors and combine harvesters.

Combining these factors with a premise to sell strong beer is a significant public safety concern.

Prevention of crime and disorder

In the 6 years I have lived in East Cholderton I am aware of high crime in the area. My garage has been broken into (Mulberry House), my neighbours garden shed has been broken into (Haydown Lodge), the ladies renting the next door field for their horses have had batteries powering their electric fence stolen, neighbouring Waterloo cottage has been broken into, and the site of the proposed brewery has had a caravan stolen.

In light of this high level of crime, the village have instigated a strong neighbourhood watch culture to reduce crime. Working together we are alert to unusual activity, and if we see people walking about at unusual hours or see vehicles parked in unusual places that we do not recognise we report this on social media. Through working together like this, our community has learnt how to become alert to potential threats and as a result crime has reduced.

Further, and in response to the crime, the owner of Haydown farm put in lockable gates to reduce access to his farm in early 2021.

We are very concerned about the brewery introducing unknown vehicles and people to this remote area as we feel the all the work we have done as a community will reverse, and crime and disorder will increase.

Protect children from harm

The local roads do not have any pavements and the surrounding roads are used by (dog) walkers all ages and children walking and biking to school. There is a strong concern that the additional traffic is dangerous, particularly to school children.

Conclusion: For these reasons I think the location of the site is wholly inappropriate and have very grave concerns that a licence to sell alcohol at this site is approved.

We wish to make the following representations to the Licensing Authority.

We object to the issuing of an alcohol licence at the above for the following reasons:

The hours of opening will destroy the peacefulness and tranquillity of this rural setting, thereby causing nuisance and discomfort, not only to near residents but also the public in general who use the public Rights of Way around the site.

The consumption of alcohol, particularly in the evening, and more so at "functions" invariably generates noise. This is unacceptable and incompatible with quiet enjoyment of the countryside.

The hours of trading proposed will involve lighting to show the building - access and parking area at night causing light pollution in this hitherto dark area.

Vehicular access will result in additional traffic through the village of East Cholderton which will cause hazards and nuisance in this quiet hamlet.

The site is at an intersection of several footpaths, one of which is the rough access track from Wiremead Lane. The proposal will, of necessity, increase the traffic flow on this access track. This will present a danger to walkers, their children and animals, riders and other footpath users who will be endeavouring to avoid cars and, in wet weather, being soaked by spray from the numerous potholes.

The application is not specific as to the number of drinkers to be catered for, but even a modest number will require a sizeable parking area. This will be an unsightly blot on the landscape. Manoeuvring vehicles will put the public in danger.

Having a building in such an area, selling alcohol for up to 11 hours a day is incompatible with the location and is likely to lead to antisocial behaviour.

The proposal amounts to the provision of a new public house in the area. It would be a completely unsuitable location due to the access, and detrimental to farm animals, wildlife and the rural nature of the surroundings.

The brewing of beer and a small tasting facility is acceptable. However the vastly extended proposal and hours applied for is not.

We appreciate you taking this letter into consideration when making your decision on granting a new Premises Licence. Our objections are based on concerns that this Licence may increase the possibility of public nuisance for dwellings nearby, including our own.

Clive and Angela Pedlar
Old Farm Cottage
East Cholderton

I strongly object to this application for the following reasons.

The 7 days business which applicant has applied for will create a public nuisance from both adverse noise and light pollution in a small hamlet surrounded by farm land.

It's neither warranted or needed which would create more unwarranted traffic 7 days a week and up to late at night.

East Cholderton has The White Horse pub & Restaurant has and The Hawk in Monxton, both within walking distance, these two Licensed Premises serve Ampport, Monxton and East Cholderton, there is absolutely no need for another .

The site proposed is off a Conservation area, Wiremead Lane has no pedestrian foot paths, this will create a danger to both residents, cyclists and walkers both day and night .

The access is via a farm track where there are residents who will be greatly affected by noise, traffic and light pollution of which we are blessed with none at present.

The site proposed is crossed by 4 footpaths of which any users will be possibly create safety hazards both day and night.

Although aware, from some bizarre reason animals are not accepted as a reason for denial of a Alcohol License in this instance it should seriously be a consideration.

The access track has Horse paddocks either side, there are cattle in field alongside farm track also, Alcohol Licensed premises are not usually sited in such areas but in this case access is to a Agricultural Farm, it's not an urban area in any sense or form.

The License Application mentions long days and late nights thus creating a traffic nuisance, a late night noise nuisance and light pollution nuisance, none of which residents have to experience at present, in fact the very reason residents live and bought property here.

The Applicant have expressed already, late Burns Night, NY Eves night up to 3 am which is totally unacceptable to residents .

The Parish Council we're not aware of the plans until I bought it to their attention.

Parish Council do Not support the Application, Monxton PC may but then they aren't going to be affected by the disruption 7 days a week and every night.

This application should be looked at very closely and the website of the Applicants present premises which offer far more than merely tasting sessions.

The encouragement of alcohol consumption in an area with no street lights , no pedestrian pavements to protect residents and visitors is extremely ill advised of which All residents are extremely against and are dismayed that such an Application should even be considered.

East Cholderton is a hamlet in a Conservation area, it needs to be protected from noise, light and increased traffic pollution.

There is very much the danger of considerable lorry deliveries daily through Wiremead Lane creating a considerable noise and toad danger nuisance to All residents.

There is also the concern that excess alcohol consumption will give cause of concern to residents due to excessive noise late at night, after closing time, i.e., drinking up time, car noise, car doors slamming, late traffic noise and no doubt shouting as we all know from experience of Licensed Premises already.

That and the more very concerning aspect as per Applicants Website that they hold Firepits ,BBQs and firework nights, none of which residents can afford as many Thatched properties around of which one I own !

Plus, the noise and bangs of Fireworks with horses, cattle, residents and pets would find an Intolerable nuisance on many levels.

I appeal to TVBC Licensing Dept to refuse this very ill-advised application on all the above grounds.

The Farm owner only recently erected large lockable gates to restrict access to the Farm Track to stop unwarranted and unknown persons from access to the Farm area and buildings, no one would know who or whether they should have access or even be there at all , another great concern to residents and their livestock of which owner of Haydown Farm rents our paddocks and fields , the track also adjoining private property and field in which cattle are situated at times Trusting the above points address a considerable area to which this Application is completely unwarranted and of considerable detriment to the area, residents, walkers , and private property .

Perhaps the Applicant should settle on applying in the areas where the activities would not impinge so greatly on a peaceful rural area but stick to Industrial Estates and not imply it's a Nano Brewery but a glorified small pub as on their Websites they also state they serve food too.

Looking forward to a reply and that this Application is refused totally.

Yours Sincerely
Mr J V White
Mr S R Sothcott
Monks Cottage
Wiremead Lane
East Cholderton
SP11 8 LR

Good morning

I am a resident at Elmstead park Wiremead Lane next to Haydown Farm. I live opposite the gate at the top of Elmstead park which leads to Haydown Farm. We are already used as a cut through for dog walkers which allow their dogs to foul on our grass ways .As I am sure you are aware Elmstead Park is private property and no public footpath. My concerns are we will be used as a cut through late at night banging gates and leaving them open as they do now .I am one of the few residents that still have to work and I don't want to be woken every weekend or through the week people walking pass my house .Whilst I am not against the brewing development I really do not want to hear about it every night and people need to keep of private property.

Yours sincerely

Kerry Vincent

22 Elmstead Park Wiremead Lane East Cholderton Andover Hants SP11 8LU

Dear Sir/Madam

**Re: Breach Farm Brewing Ltd
Premises License for the sale of alcohol for consumption on and off the premises
Annex to Grain Store, Haydown Farm, Wiremead lane, East Cholderton, SP11 8LR**

I would like to submit an objection with regard to the above for all the reasons noted below. I strongly feel that if the license was granted it would have a detrimental effect on the farm and the surrounding area.

1. Public Nuisance

The farm that this request is for is a very small farm within a very small, quiet and tranquil village/hamlet. The increased level of traffic along Wiremead Lane and then on the private track that leads to the proposed premises will in no doubt have an unwanted impact on the local residents, walkers, dog walkers, cyclists, horse riders and local farmers (especially at harvest times etc.)

The amount of cars, motor bikes (off road bikes are not currently permitted on the farm) that will be parking at the farm will impact on walkers, dog walkers, horse riders, farm traffic and wildlife. There are large grain lorries coming and going from the farm at various times that pass directly by the proposed premises, again at various times through the year there are combine harvesters and various other large pieces of farm equipment parked nearby and moving around, more cars and people on the farm will surely impact on the farmer.

There will no doubt be a big increase in noise especially during the evening open hours, events and promotional nights when the farm and surrounding area is quiet and peaceful. Noise will disturb livestock, wildlife and local residents.

There will be lighting which will also disturb livestock, wildlife and possibly local residents. Litter is highly likely to increase as the number of people increases as we have sadly seen on so many occasions during the lockdowns. Dog poo bags being left indiscriminately around the farm and even thrown into the animals fields/paddocks.

Fire is of great concern with livestock being kept in the barn just a few meters away, hay, straw, chemicals, fertilizers etc, a stray cigarette is all it takes.

2. Drunk and disorderly

With the consumption of alcohol there is always a chance of drunk and disorderly behaviour whether it be an increase in noise or silly acts. With machinery, chemicals, livestock etc so close by there could be a chance of serious harm, accident, damage and distress caused to animals.

3. Wildlife

There is a wonderful variety of wildlife on and around the farm including barn owls, bats, badgers, foxes, deer, muntjac, hares, ground nesting birds, hedgehogs just to mention a few. The flora and fauna needs to be protected especially those species already in danger. The increase in traffic, noise, lighting etc will in no doubt disturb so many of these animals especially those that are nocturnal and may even drive them away. Those that have already lost so much of their natural habitat need to be able to keep what they have left.

I am lead to understand that flora and fauna will not count in this planning application but surely an ecological survey should have been carried out on the barn and surrounding area before any building work had begun? Surely there should be consideration these days to wildlife? Please let me know who I can contact with regard to this matter.

4. Livestock

There are a small herd of cows which are housed in the barn just a few meters away when they are calving, raising their calves and being overwintered. Disturbance to them at such times when they require peace and quiet can cause a number of problems and unnecessary stress to them and their owner.

I have had the pleasure of keeping my horses on the farm for the last fourteen years, but on occasion have had problems with uncontrolled dogs chasing them around their paddocks, litter left and people feeding them sometimes with items that can cause choking, illness and unnecessary vet bills and distress. Which sadly I can only imagine will increase with more and more people. I fully appreciate that many people just want to make a fuss of them and feed them but it is not always in the horses best interest.

5. Risk of accident

The nearby barn houses various pieces of farm machinery, equipment, trailers, chemicals, fertilisers, hay, straw bales and is easily accessed. If unsupervised children or adults that may have had a little too much to drink were to access this area and be tempted to play/climb etc there is a significant chance of accident and damage. The cows are very protective of their young and capable of causing serious harm even death to those unexpected children /adults that may get in with them to make a fuss of them, needless to say young calves attract a lot of attention.

6. Security

Over the past years there has sadly been an increase in theft, damage and vandalism on the farm from a simple water bucket being stolen to serious damage and theft of caravans which are stored at the farm.

Gates were installed at the entrance to the farm track which we all try to keep closed and locked during the evenings and overnight to help prevent unwanted visitors. It is hard to see how these will be able to be locked with visitors coming and going from the brewery at different hours. With so many more people/vehicles it will be very difficult to keep a check on those that are there for the wrong reasons. This will be of big concern for those who keep animals, caravans, equipment etc at the farm and for those residents whose properties border the farm and the track.

7. Local pubs/ Hawk conservancy

With The Hawk Inn, The White Horse and the Hawk Conservancy Trust so close by is there really a need for another venue selling alcohol and food? Surely we should be supporting those already there. Another premises will no doubt affect their business.

8. The Farm

I like so many of the locals have and still do enjoy and appreciate the peace, tranquillity, wildlife and countryside of the farm and its surrounding area. It would be such a shame for this to change or even be lost.

9. The countryside code

Sadly many people are not aware of the countryside code as we have seen all over the country especially during lockdowns with disturbance and death of many farm animals, uncontrolled dogs, massive increase in litter and anti-social behaviour which has a big impact on many people, livestock and the environment.

I therefore ask/hope that the council will not grant a license for the consumption of alcohol on and off the premises or permit late night, music or promotional functions at the Annex to Grain Store at Haydown Farm.

Kind regards

Jo Badby

Representation and Objection.

Dear Mr. White,

Thank you for sending a copy of the application yesterday 23rd August 2021, which I have now had the opportunity to examine in detail. As an immediate neighbour of Haydown Farm, with rights and obligations regarding the main footpath from Wiremead Lane to Haydown Farm, it is disappointing that Breach Farm Brewing Ltd have not yet taken the opportunity to talk to us, especially as the encouragement of increased footpath usage is an integral part of their business plan.

General comments and observations.

East Cholderton is already well served with public houses, the White Horse, the Hawk Inn at Amport are both within easy walking distance of Haydown Farm, as is the Rosebourne cafe / restaurant which also offers alcohol for sale. Indeed the Applicant's business model would appear flawed, with both the George at Thruxton and the Black Swan in Monxton having closed in recent years, despite having centuries of establishment; the immediate environment is inundated with licensed premises. The village is also well served with the existing Community Hall and currently has no need or desire for further 'community space'.

Wiremead Lane, the only access point for Haydown Farm is a single track road with passing places and already dangerous to negotiate with existing levels of traffic. The road is used by agricultural traffic, horse riders, cyclists, Andover Hash Harriers and walkers on a daily basis. The entrance to Haydown Farm has limited visibility in both directions. While the application makes reference to the encouragement of further pedestrian traffic via existing public footpaths, it must be assumed that any off licence sales will be transported by vehicular means. Increased levels of traffic on this hazardous B road will endanger public safety.

In the general description of the premises the Applicant describes a 'redundant farm building ... to be repaired and converted to house the brewery business.' This is not completely accurate, the Annex to the grain store was in use up until the day before work commenced on the conversion. Haydown Farm is a working farm, with livestock, chemicals and agricultural machinery in daily use and close proximity to the Annex. Haydown Farm itself has an unfenced swimming pool within a few yards of the Annex. The plan for the premises, was not included with the copy of the application as forwarded; and it is therefore not possible to accurately assess the extent of the Application. However, while it details the usage of a 144 sqm building, it does not provide details of other necessary facilities / requirements, such as staff or public toilets. Currently those members of the public who do access the site, do so on foot and adhere to the footpaths. The Applicant in section M b) states that, 'the venue will have car parking available.' There is no public car parking available on site. Indeed the land owner, Mr. Simon Cheshire, has recently taken steps to prevent public access to the site, with the erection of padlocked gates at the entrance - this was undertaken following a spate of break-ins at the farm and neighbouring properties.

The Application refers to the encouragement of drinking alcohol both on and off the premises; the consumption of alcohol in such a dangerous agricultural environment must be considered irresponsible and an inevitable endangering of public safety.

The application is inconsistent, incomplete and inaccurate, as a consequence we are not able to make a full determination of the impact. However, based on the details provided to date, we believe that any on premise sale (or provision of free of charge 'tasters') of alcohol would constitute a danger to public safety and the cause of public nuisance and object on these grounds.

We do not object in principle to the establishment of a nano brewery at the Annex but with the sale of the beer to be via existing local licensed premises.

Chris Davies.

As a resident of East Cholderton I would like to register my astonishment at Breach Farms Brewing Ltd planning application. This would adversely affect the local environment i.e. increased traffic, noise pollution and would be totally damaging to the area as a whole. The possible increase in traffic flow in Wiremead Lane and the total unsuitability of the unmade track leading to the site are major factors that should influence any decision.

As you are aware there is already a planning application regarding the development of the former Chaplains School in Furzedown Lane Ampport. The roads from all directions would be totally inadequate for the increase in traffic.

Yours faithfully

Paul and Susan Ayers, 8 Elmstead Park, Wiremead Lane, East Cholderton SP11 8LU

We object to the nano brewery having consumption of alcohol on the premises with live music 7 days a week for twelve hours per day. We are a community at Elmstead park of 46 properties within earshot of the premises. Wiremead lane is not suitable for any more traffic. We shall be attending the meeting at the scout hut on Saturday to voice our opinion.

Yours sincerely Mr and Mrs Viney 10a Elmstead Park

To whom it may
concern

25/08/2021

We have just recently found out about the proposed application for a Nano Brewery at Haydown Farm East Cholderton.

As we live at the top end of Elmstead Park, approximately about 200 metres from the proposed site, we are very concerned about the licencing hours, the noise factor, the traffic and parking problem, the litter, nuisance and generally spoiling a very nice peaceful environment.

We have a dog that we regularly walk around that area, at least three times a day as do many other dog walkers.

This is a working farmyard with farm machinery, hay bales and at times cattle with their calves that can become aggressive if aggravated. There are also a lot of horses that would be disturbed by the traffic at night, not to mention the local wildlife, e.g. deer, badgers, owls, bats, foxes etc.

There is a well-established public house (White Horse) within ½ mile of this site so it is not a necessity and serves no useful purpose.

There is no outside lighting in this area and if any were installed it would then cause light pollution which would then be another problem.

All in all this is not the right site for a drinking establishment with late night music or entertainment, local residents must be taken into consideration.

Kind regards

Anne & Melvin Walter (Elmstead Park)

Dear Mr White

I would like to put in my objections for this proposal

1. You would have to access the farm track from Wiremead Lane, this road is unsuitable for large volumes of traffic and had water problems too
2. The gates at the entrance to the farm are usually locked by 8pm, earlier in the winter.
3. The farm track to get to this brewery is a unmade, unlit track, again unsuitable for large volumes of vehicles
4. It is a working farm so large farm machinery, used and stored there, which poses a danger
5. Livestock are kept in a barn opposite in the winter, I would be concerned about their welfare.
6. To get here people would have to drive, therefore drink driving a huge concern.
7. There is a mobile home site very close to this Nano Brewery that has a considerable amount of elderly people living. and concern has been raised about people wandering about, and excessive noise.

Kind regards

Debbie Stevens

Dear Mr White

I have sent some photos which in all cases are metres away from this proposal, which surely is very significant to public safety and protecting children from harm

With regards

Debbie Stevens





Dear Mr White,

I would like to register my representation against the issuing of a licence for the above Brewery.

Apart from the problem with Wiremead Lane coping with extra traffic, many locals, including myself use the road to walk along and also to exercise their dogs. It can be quite scary at times with passing cars as there are no footpaths to walk on.

Also, as alcohol will be served I am concerned about drink/driving.

I am concerned too about the public nuisance that live music will cause. It's bad enough already with the noise from Thruxton Race Circuit.

Thanks,

Kevan Blow
11a, Elmstead Park
Wiremead Lane
East Cholderton

Dear Mr White,

I would like to register my view against the issuing of a licence to the above.

I think that live music inside and especially outside will cause a public nuisance.

Wiremead Lane is already dangerous to walk along without any more traffic, especially if the driver has had alcohol!

Thank you,

Leslie Graham
11a, Elmstead Park
Wiremead Lane
East Cholderton

Sir

I wish to make representation opposing the proposed Nano Brewery.

I live in Furzedown Lane, Amport and we get almost constant daily noise from Thruxton so on a bank holiday weekend we could get 4 days of noise during the day and if the proposed brewery goes ahead it could well mean we get 4 nights of noise as well. Not good for ones stress levels as I live less than a mile from Haydown Lane. This would clearly be a public nuisance as I can foresee the music would be at most weekends during the summer and causing noise pollution for the whole of East Cholderton and Amport. Not to mention the terror for the cattle in the adjoining sheds

The site is somewhat isolated and the farm has been the subject of criminal activity on numerous occasions and therefore the brewery itself would be a target for the criminals as well as would other local properties. There are no floodlights at the location at present and without doubt, would have to be installed thus causing yet another nuisance with light pollution.

For your information, the farm yard has Cross Country footpaths running through it from all four points of the compass.

The access road is in a very poor state of repair and could be regarded as a public safety hazard to both punters vehicles as well as increasing the danger to those walking the footpath. I cannot see the land owner paying to resurface it.

It is my view, and most other local residents, that this proposal is the wrong activity in the wrong location.

Regards

Mr.E.Perren

The above application has been brought to my attention by a number of other residents of East Cholderton although surprisingly I have received nothing from TVBC about a proposal which will have significant impact on this rural locality.

Whilst understanding the wish for diversification to augment income from the farm, it is difficult to reconcile the need for a brewery in a totally rural location within easy walking distance of a well established public house. This is particularly relevant as the declared intention by BFB is to establish not just a brewing and sales outlet but also to provide facilities for consumption of alcohol both inside and immediately outside the premises. As this site is at the junction of a number of local footpaths regularly used by families, licensing could hardly be seen as a contribution to prevention of crime and disorder. Indeed the combination of alcohol consumption and the remote location will inevitably be seen as a threat to families, particularly to unaccompanied women and children.

Furthermore a sales facility will inevitably result in an increase in traffic along the narrow Wiremead Lane and the un-metalled track to the farm building.

Apparently the application submitted includes lengthy opening hours from 1100 hours to 2300 hours on a number of days per week and on Bank Holidays, Burns Night, New Year, pre-Christmas and similar occasions.

Subsequent unofficial statements by BFB indicate a reduction in opening hours but these have not been formally declared and, I believe, remain part of the application.

Adjoining a designated Conservation Area, designed to protect and enhance the rural nature of the village, a brewery is a totally inexplicable and unacceptable proposal. A brewery and its sales would not justify any significant employment and the detrimental effect on local walkers, together with the effects on the local residents of extended opening hours and live or recorded music, must mitigate against any such proposal.

If for reasons, which it is difficult to imagine, licensing is to be authorised, this must specifically limit opening hours and preclude any provision of music, live or otherwise.

Norman Arnell

(ex Leader TVBC and ex Local Councillor for East Cholderton and Amport Ward) Field House East Cholderton

Thank you for the belated provision of the revised Licensing Application. I have updated my objection to the provision of the License based on the changes which have been made but I remain adamant that this Licence should be refused.

OBJECTION

Whilst understanding the wish for diversification to augment income from the farm, it is difficult to reconcile the need for a brewery in a totally rural location within easy walking distance of a well-established public house. This is particularly relevant as the declared intention by BFB is to establish not just a brewing and sales outlet but also to provide facilities for consumption of alcohol both inside and immediately outside the premises. As this site is at the junction of a number of local footpaths regularly used by families, licensing could hardly be seen as a contribution to prevention of crime and disorder. Indeed the combination of alcohol consumption (of claimed high strength beer) and the remote location

will inevitably be seen as a threat to families, particularly to unaccompanied women and children.

Furthermore even the sales facility alone will inevitably result in an increase in traffic along the narrow Wiremead Lane and with increased danger at the entrance to the un-metalled track to the farm building, which has severely restricted visibility for traffic.

The revised application reduces the excessive opening hours but the detrimental impact on the use of the footpaths by local rural residents remains as previously highlighted.

Even the spurious justification regarding it as an Employment Site in the Countryside is irrelevant when the Hawk, the local pub in Amport, has been offering financial incentives in an attempt to attract suitable employees, who would presumably be those required in this less accessible rural location.

Adjoining a designated Conservation Area, designed to protect and enhance the rural nature of the hamlet, a brewery is a totally inexplicable and unacceptable proposal. The detrimental effect on local walkers, together with the effects on the local residents of extensive opening hours must mitigate against any such proposal.

N R Arnell

Dear Sir

Proposal by Breach Farm Brewing Ltd for a Nano Brewery at Haydown Farm in East Cholderton

I am writing to strongly object to the granting of a license for the above proposal. If this were to be purely a brewery with no sales outlet I feel it would be acceptable as we are assured there is no pollution in any way to the countryside but this is clearly not the owner's aim.

He held a meeting in East Cholderton yesterday at which he stated that he wanted outdoor and indoor seating areas at which people could drink the beer and a cafe serving light refreshments (although no kitchen and no mention of any lavatories). He also tried to explain why he had 'inadvertently' requested a license for extended opening hours (Sun-Wes 11-2100 daily; Thur/Fri/Sat 1100-2300 daily; Bank Holidays, Burns Night and the 12 days prior to Christmas Day 1100-2300 daily; New Year's Eve 1100-0030) and had also requested a license for live music both inside and outside the venue. He now says that he did not intend to do this and that in fact he only needed permission for a license to be granted for Thur 1600-2000, Fri 1600-2100, Sat 1200-2100 and Sun 1300-1800 and that he did not want a license for live, or indeed, any music inside or out.

I asked whether he would be serving any other alcoholic drinks and he said in front of the meeting that they would also be selling wine and cider in addition to the beer which is apparently stronger than normal beer. My neighbour was not present at that part of the meeting but when she asked the same question half an hour later he said that he would not be selling wine so it is quite difficult to find out exactly what his intentions are.

I feel this venue for drinking is not acceptable in a very quiet rural hamlet of 26 houses, especially as we have the White Horse pub at the other end of the lane. I cannot think that it will prevent crime and disorder; in fact, quite the opposite as people drinking strong beer are more likely to be involved in both.

I cannot think how it will promote public safety as at present we all walk the footpaths in the early evening and quite often alone. I am sure that we will feel unsafe to do this with people carousing in or outside the barn. When my grand-daughters come to stay I happily wave them off to walk round the fields on their own but would definitely not want to do this with the venue open.

I cannot see how it would prevent public nuisance since there is more likelihood of rowdy behaviour amongst people who have been drinking than people peacefully walking the footpaths.

I also fail to see how it would protect children from harm. They are more likely to be harmed by the extra traffic on what is a very narrow lane and on the unmade-up track to the farm.

I also worry about drivers leaving the venue in an inebriated state. Breach Farm Brewing Ltd stated at the meeting that they anticipated most people visiting on foot but I think this is unlikely because if the intention is for them to buy beer to take home they would need a car in which to carry it.

I hope you will understand my worries about the granting of a license to Breach Farm Brewing especially as we have The Hawk in Amport and The White Horse in East Cholderton already and this seem to me to be a totally inappropriate and unnecessary additional venue in a quiet rural hamlet.

I understand that this morning Breach Farm Brewing Ltd stated that the present licensing application will be withdrawn and another will be submitted with shorter opening hours. I assume this means that if this does happen we will need to object again. I would be grateful if you could let me know if a new application is submitted.

Many thanks for your patience in reading this missive,

Yours faithfully

Jean Arnell

Hunters Gate
East Cholderton
Andover
SP11 8LR
To: Licensing Officer TVBC

Representation – Licensing Application for Haydown Farm

1. I am aware of an application under the Licensing Act 2003 for a Premises Licence for the sale of alcohol for a nano brewery at Haydown Farm in East Cholderton. In this email I wish to make a representation in regard to this application. The context is important and I hope the Licensing Officer will permit a short initial explanation. I am aware of the licensing objectives and will explain my position based on these criteria. I will also seek advice on how the process might develop.

Context

2. I am a Member of Amport Parish Council (APC) and fully appreciate that this is not APC business; TVBC is the Licensing Authority. I live in East Cholderton on Wiremead Lane. I was aware of the proposed development and know both the landowner and proposed nano brewery owner.

3. The proposed location is in a quiet, rural setting, up 500 metres of single, rough track. There is no similar business in the immediate location. The Licensing Authority has received an application for a premises licence for a new business on the site. As it stands, the license application seeks extensive hours and broad agreement to the use of the building and its immediate environment, for example for the sale of alcohol on the premises and entertainment. There are existing public houses on Wiremead Lane and in Amport; we are well served for social drinks and food opportunities.

4. The applicant held a public meeting on 28 August in East Cholderton to explain his plans. I know from those that attended that the first presentation (shortly after 2pm) was well attended, largely by those from outside the village and went well. A second presentation was made at 4pm, attended by up to 40 East Cholderton residents and another dozen or so 'supporters' of the brewery. This meeting was tetchy, ill-tempered and emotionally charged; whilst it gave the applicant a limited opportunity to explain his plans (too frequently presenters were interrupted). Reflecting, I suspect many will regret some of the things said – it inadvertently served to focus the anger and frustration felt by many in the village at the lack of prior and full consultation.

5. There are two licensing applications; the first sought modest hours, the second extended hours. According to your observations, the second application offered the potential licensee the opportunity to 'test the market'. The revised application, by his own admission at the second public meeting, may not fully represent the operating model (hours and activities) the applicant had intended; he was asked to withdraw it.

6. The applicant suggests he has approval from TVBC planning officers under 'permitted development', although I have not seen the TVBC communication.

7. To my knowledge, the applicant (tenant) has a signed lease with the Landlord (landowner) that can be varied at any time, without consultation with

the Licensing Officer or local residents. This is important because the applicant has said publically that the Landlord will control hours and use of the site (within any agreed licensing hours) and variations to them. Many of us are concerned that the lease is not an appropriate document for controlling use of the premises; it is the licence that will provide that 'protection' to local residents and the premises licence as currently presented affords extensive hours and days of use.

Objections

8. Public Safety. Increased traffic on already congested and narrow country roads represent an increased risk to public safety. The narrow track is used by walkers, horses and riders and increased use for visitors to the brewery and deliveries (in and out of the brewery) represents an increased risk to public safety. The farm has cows in a nearby barn; if access around the site is not controlled properly, visitors may be unfamiliar with the threat they could present and would be at risk.

9. Prevention of crime and disorder. The area has limited use beyond local residents in the four surrounding villages. Residents are aware of most crime and disorder threats and prevention initiatives. An influx regularly of visitors to the brewery will disturb this equilibrium. Were the car park to encourage additional walkers from outside the village to walk around here, that could exacerbate this potential.

10. Public nuisance. The potential for a public nuisance from the uncontrolled and legally binding use of the site for the sale of alcohol, use of areas outside the building and events and increased traffic over extended hours and days limited only by the applicant's resources present the most pressing objection to the premises licence.

11. Protection of children from harm. Were children to come to the brewery, and their access to the farm not be constrained, they could come to harm on the farm from animals, farm machinery and other contents (e.g. stacks of straw bales).

Next Steps

12. In your prior advice¹, you explained the process².

13. The applicant was urged to withdraw the application at the public meeting and by local residents.

14. Were the applicant to keep the current application and seek a compromise with the Licensing Officer, I am specifically asking you to advise that this is the case and consider the following compromises against the current premises licence:

a. Narrow opening times perhaps such as the applicant proposed in the first application and has since committed to in public fora.

b. No additional days (New Years Eve, before Xmas and so forth).

c. No sale of alcohol for consumption on the site (allows 'tasting').

d. No events, live music or food vans³.

e. No activity outside the 'barn'.

f. Access limited up the track to 'licensed' hours by the tenant (using the landlord's gate near Wiremead Lane to control access; this will require the landlord to make alternative provision for other tenants to obtain access).

g. Limited to six the number of car parking spaces for use by the business, controlled by the tenant.

These compromises would also apply if the applicant withdraws the current application and wishes to submit another application. I recognise that some of these compromises may need to be reinforced or achieved through other measures.

15. We would also recommend a support group is formed by the applicant/tenant, perhaps chaired by the landowner and with East Cholderton resident representation. It could helpfully be used to consult on local opinion as the business progresses (opportunities and challenges). The support group could be used in circumstances where extending the hours and holding events are considered before any such application is made to TVBC. It would give the applicant the opportunity to explain what charitable or community provision had been provided by the business, to discuss and evidence green objectives and so forth. Such a group could potentially bring back together the four local villages that have very recently been in such opposing corners in the last few days over this premises application.

16. Specifically, I would welcome your support:

- Please let me know if the current licensing application is withdrawn, and/or any compromises the licensing authority is considering, or if any new application is made.
- If you refer the application to the Licensing Committee, please provide early advice of the date and time of the meeting, so that those that provided representation can make best efforts to support the deliberations of the Licensing Authority.
- We would welcome public safety advice from the community police and wondered if you could help connect us with the appropriate part of TVBC.
- We would be grateful if TVBC could advise what planning authority (permissive or otherwise) has been given and/or may be required for the premises.

17. In conclusion, this application is deeply contested by East Cholderton residents – those most affected by the proposals. Ensuring that planning issues, the lease and the premises licence are aligned to support the business proposal and protect local residents is crucial; we need time to ensure we can play any part that we might be permitted to play. The success of the business will best be served by carrying the local community with them; there approach to date has been fundamentally flawed. Improved consultation could help garner support for a limited business model, such as the applicant initially proposed and appears to be championing in recent public comments.

18. We stand ready to oppose unreasonable requests for the current business model and to support any such future plans as might be considered by the applicant, landlord and/or Licensing Authority to meet the compromises we propose.

Kind Regards,

Tim Grimshaw

Mrs King
Mandrey House
East Cholderton
Andover
Hampshire
SP11 8LR

29 August 2021

For the Attention of Mr Michael White

Licensing Manager
Legal and Democratic Service
TVBC
Beech Hurst
Weyhill Road
Andover
SP10 3AJ

Objection to License Application for the Brewery at Haydown Farm

The space of the brewery unit is quite limited. There are no boundaries outside the confines of that proposed unit. Health and safety regulations will be applicable only to within the parameters of the unit. The surrounding area is open farmland upon which crops are grown and animals reared. The majority of residences in East Cholderton back directly onto this farmland and importantly onto the surrounding footpaths which converge just outside the proposed unit. By the very nature of thus far happy rural living, the majority of these residences do not have particularly substantial boundaries.

Whilst the majority of the population take care and show responsibility, it is the minority which will become a public nuisance and as has been shown over the period of the pandemic this minority is increasing rapidly. With few facilities within the unit, there is a high potential for:-

- A) Littering over the countryside- Litter which might include broken glass, general rubbish, rotting meat, human faeces, drug paraphanelia. There is also a very high risk of an amount of these people exposing themselves to the public, either wittingly or unwittingly, neither is acceptable.
Public nuisance, public safety, harm to children, not to mention animals and adults.
- B) People wandering easily down footpaths to trespass onto land of local residents. A number of these will be alcohol fuelled and with that as we know from available crime figures, also comes drug use. The local residents are at high risk of exposure to the abuse and frequent disorder and violence that these induce. It is irrelevant that this may come from a very few people, but a couple is too many and enough to cause intense distress to the population of East Cholderton. Noted that 'Licensing' does not take into account risk to animals: this is a rural community and animals are at the very heart of livelihoods and local rural life. Its why people live there. This is not an application for a brewery on an industrial park in a much larger area or even a more built up area, and it would be appropriate that the council should take into account the needs of these particular ratepayers.
Public safety, public nuisance.
- C) 'b' will lead to high risk of crime and disorder. It is inevitable that a proportion of incomers will be tempted and indeed achieve a level of crime – noise disturbance, theft, drug abuse, trespass. Already the area has suffered from much rural theft – fencing batteries, machinery equipment theft and damage, damage to fencing and building structures to name but a few. Only in February 2021 a gate was put at the entrance of the main track leading to the barn. Put in to lock overnight in an attempt to reduce at least overnight theft and damage to farming equipment. Many people use these footpaths and tracks daily, this does not prevent the same occurring during the day. The presence of the brewery will not prevent such crime, only enhance the risk, and the gate will become useless.
- D) With an increased influx of humans will come cigarettes, and lower class drug use. You only need one match to a dry crop or litter, or to hay and straw left for livestock feed, to cause untold crop and residential damage – thatched cottages and outbuildings close by, leading to high potential of human harm and death. With open air

gatherings come fire pits. A further risk in this open ended rural landscape. The license mentions allowance of fireworks on certain occasions. Fireworks are a well known fire risk even in a town. In this community the risk of fire, damage and damage to livestock is immense. At Saturday's 'meeting' the brewers said they would not use fireworks. So why apply for it? In this type of environment it is also well known that people bring fireworks with them to let off. It is accidents waiting to happen, and happen they will, it is inevitable. The brewers may not be liable at that point, the surrounding area to the unit, being unboundaried, is not their problem, not covered by their liability or health and safety regulation.

Public safety, harm to the population, crime, damage, public nuisance.

- E) Staying with public nuisance, safety and potentially crime, Wiremead Lane is a narrow road with no road markings, with many potholes. As occurs in this type of community, many of its population walk this lane at least once a day for exercise, and severally to go about village business. People from Thrupton use it similarly. A busy footfall has over the last few years has struggled with the increase in vehicular traffic – delivery vans, lorries and school traffic from the surrounding villages. As a frequent walker myself I have found myself more often than is reasonable, forced into muddy ditches, splashed from road water, nearly knocked over by inconsiderate drivers. Sat navs send delivery drivers up people's open ended drives and tracks in spite of well marked house names for them to see. New influx will increase this significantly, risking scaring residents, waking pets and children. Public Nuisance complete, harm, public disorder.

The brewers mentioned at the meeting they held Saturday, that to mitigate traffic they would perhaps lock the gates at the end of the main track. Where will cars park at that point? Along a narrow, dangerous lane, blocking through and local traffic. Horse lorries and farm machinery require as much width as is available, at all hours of the day and evening. This will cause havoc – even from a few extra vehicles. Noise pollution is very much on the agenda of councils around the country, with devices being installed to clock the noise levels of 'gravity' style vehicles and motorbikes. The noise increase will cause substantial nuisance to this rural hamlet.

Liability and Policing

Liability of the risks of the presence of this brewery and its desires from licensing and trade, will, it would seem, fall more at the feet of those who house livestock very close to the site, and those whose residences are at most risk – that is, most of East Cholderton. It seems at odds that the residents should have to worry about this and take responsibility for something which has nothing to do with them or their lives. An excellent public house in the hamlet services those needs perfectly. Policing of the inevitable crime, nuisance, damage and safety of this area will cost massively. Inevitably it will require ambulance services with some regularity, more than the local public house requires, due to the extensive open nature of the premises location and the lack of external liability and regulation from the usual health and safety markers which cannot be exacted for the same reason. The residences will end up paying higher rates for this, the brewery will not be affected. Although it is, under current policing difficulties, unlikely that the Police will be able to service our community to the extent this will require, and be desirable to keep this community safe.

Intimidation

Vehicles following residents from the meeting Saturday slowed down to a halt at a number of residence entrances, staring at us walking to our homes. I personally now feel unsafe in my own house and fear for my safety especially when I take my daily walk close to the barn. This is a reality public harassment and intimidation which no one should have to tolerate.

Mrs King
29.08.2021

My original objection I wish to remain in place. I have some additional objections having read the changes.

The fact that the brewery may be operational at all means that there will be additional traffic and personnel going through the hamlet and using the tracks to the farm. Sat nav's will still take them up peoples drives. That public nuisance will remain.

It will still pose a threat to safety on the fields and surrounding area as they have stated how small their building is - emphasising really that the use of the no boundaries of the farm and surrounding paths will be utilised.

The above applies to their desire to produce leaflets. Clearly they see a risk but are now thinking they can escape blame by doing their bit which as we know, will hold no water with those who are curious, over imbibed, and who haven't been in the 'sticks' much. Insurance and liability burden is clearly passed to rural users of the farm.

The operation clearly requires visitors from outside the parish by the brewery's own admission of expense requiring return. If allowed to operate the desire to expand on all scores will be inevitable to the further detriment of a tiny rural hamlet.

The fact that events and live music has been scrapped only means a delay, for now. I do not believe it was an incorrect box tick these people have completed licenses before for such a business. In addition to which we were shown a poster for an event at their meeting clearly suggesting the presence of music and fireworks, and so on. That cannot take place in the confines of their unit. And they meant it to happen.

I reiterate that the risk of public nuisance, liability to the safety not just on and around the farm but to the entire hamlet is real and absolute.

The above is an addition to my original objection.

Mrs A King
East Cholderton
SP11 8LR

Dear Sir,

I write to convey my objections to an application by Breach Farm Brewing Ltd for the sale and consumption of Alcohol both on and off the premises and live music inside and outside the proposed venue at Haydown Farm, East Choldertoan.

This is a very small farm within a very small, quiet and tranquil village. The increased level of traffic - cars, motor bikes (off road bikes are not currently permitted on the farm) along Wiremead Lane and then on the private track that leads to the proposed premises will have an unwanted impact on the farm, on local residents, walkers, dog walkers, cyclists, horse riders and local farmers (especially at harvest times etc.)

There would no doubt be a big increase in noise especially during the evening open hours, events and promotional nights when the farm and surrounding area is quiet and peaceful. Noise will disturb livestock, wildlife and local residents, as will additional lighting, which will also be disturbing. Litter is highly likely to increase as the number of visitors increases as we have sadly seen on so many occasions during the lockdowns. Fire is of great concern with livestock being kept in the barn just a few meters away; with hay, straw, chemicals, fertilizers etc, a stray cigarette is all it takes. With the consumption of alcohol there is always a chance of drunk and disorderly behaviour whether it be an increase in noise or silly acts. With machinery, chemicals, livestock etc so close by there could be a chance of serious harm, accident, damage and distress caused to animals.

The variety of wildlife on and around the farm including barn owls, bats, badgers, foxes, deer, muntjac, hares, ground nesting birds, hedgehogs will be disturbed. The flora and fauna needs to be protected especially those species already in danger. The increase in traffic, noise, lighting etc will in no doubt disturb so many of these animals especially those that are nocturnal and may even drive them away. An ecological survey should have been carried out on the barn and surrounding area before any building work had ever begun.

The herd of cows which are housed in the barn just a few meters away require peace and quiet when they are calving, raising their calves and being overwintered - in order to avoid problems and unnecessary stress to them. Horses kept on the farm have had problems with uncontrolled dogs chasing them around their paddocks, litter left and people feeding them sometimes with items that can cause choking, illness and unnecessary vet bills and distress.

The nearby barn houses various pieces of farm machinery, equipment, trailers, chemicals, fertilisers, hay, straw bales and is easily accessed. If unsupervised children or adults that may have had a little too much to drink were to access this area and be tempted to play/climb etc there is a significant chance of accident and damage. The cows are very protective of their young and capable of causing serious harm even death from those unsuspecting children /adults that may get in with them to make a fuss of them - young calves attract a lot of attention.

Over the past years there has sadly been an increase in theft, damage and vandalism on the farm and even theft of caravans which are stored at the farm. Gates were installed at the entrance to the farm track which we all try to keep closed and locked during the evenings and overnight to help prevent unwanted visitors. It is hard to see how these will be able to be locked with visitors coming and going from the brewery at different hours. With so many more people/vehicles it will be very difficult to keep a check on those that are there for the wrong reasons; and this will be of big concern for those who keep animals, caravans, equipment etc at the farm and for local residents.

With The Hawk Inn, The White Horse and the Hawk Conservancy Trust so close by there is no need for another venue selling alcohol and food. We should be supporting those already there.

I therefore ask/hope that the council will not grant a license for the consumption of alcohol on and off the premises or permit late night, music or promotional functions at the Annex to the Grain Store at Haydown Farm.

Yours truly

John Whatmore

Waterloo Cottage

Wiremead Lane,

East Cholderton

To whom it may concern

25/08/2021

We have very grave concerns over what has been applied for as in the selling and consuming alcohol on the premises at Haydown farm and the proposed opening times. We live at the top end of Elmstead Park, approximately about 150 metres from the proposed site.

We have two dogs that are regularly walked around that area along with our 7 year son who often goes with us and suffers from autism and is not good with either groups of people or excessive noise, also he has no traffic awareness, which is another concern. Allegedly a music licence has also been applied for which means loud music could carry on till quit late into the evening.

Farmyards are renowned for being dangerous environments to be in, what with farm machinery, stacks of bales and cows that can become quite aggressive when with their calves.

I am also the Park representative at Elmstead Park and have spoken to several residents, most of which were unaware of any brewery proposals at all. They are concerned about the licencing hours, the noise levels , traffic levels around what is mostly footpath areas and people using the park as a short cut. One resident in particular said that they would feel very intimidated walking past any drinkers there and would properly stop his walks.

The track leading to and from the site is not really suitable for two-way traffic as there are no kerbs or street lighting of any description.

The area is also home to barn owls, foxes, deer, badgers and other wildlife.

All in all it not the right site for a drinking establishment with late night music or entertainment.

Kind regards
Lee & Tina Walter

Dear Sir/Madam

Application for license to sell alcohol at Annex to Haydown Farm East Cholderton SP11 8LR

I would like to strongly object to the granting of a license for the above on the following grounds:

- 1) Increase in traffic on a single file track off a road through a peaceful and quiet village.
- 2) Security issues for surrounding properties.
- 3) Adequate local pubs supplying alcohol.
- 4) Disturbance to local livestock.
- 5) Disturbance to wildlife and fauna.
- 6) Litter.

I have had a house in the village for 50 years and feel that if the above license were to be granted it would have a seriously detrimental affect on the local community.

Yours faithfully,

Anne Whatmore

Re: Breach Farm Brewery Ltd, Haydown Farm, Wiremead Lane, East Cholderton, Andover
SP11 8LR Licence Application

Dear Sir or Madam

We would like to make representations in relation to this application. We are against this licence application for the following reasons:

We do not need another alcoholic establishment we already have four in the vicinity, The Hawk Inn, The White Horse, Rosebournes and The Hawk Conservancy and soon a hotel in Amport House, we do not need another one in this small area. We understand that beer will be brewed and sold and also wine, coffee and cakes.

The Main Grain Store Annexe on Haydown Farm is not suitable for licenced premises, the entrance is on a farm track from Wiremead Lane, unlit so very dark at night. There are properties backing onto the farm some only a few hundred yards away from the Grain Store. The barn next to the Grain Store Annexe is used for cows in the winter and very often they are in calf, there are many horses in the surrounding fields. The farm has public footpaths that go through the barn area for walkers. The farm also has a caravan store and many lockups in the barn area and for security the gates are locked at the entrance from Wiremead Lane and entry with a vehicle is only by code after dark.

Having a licenced brewery on the farm would bring extra public onto the farm, noise, rubbish, disruption. If a licence was issued a further licence can be applied for to increase the hours and a music licence indefinitely.

We appreciate that farms do need to diversify hence the storage areas already there but licence premises is not the answer.

The Brewery did have premises in Dummer without a licence but did do events in an adjoining field and are now in Monxton for brewing only without a licence. We understand that this brewery is a hobby only so it is for a party atmosphere and we can see events with music being included at a later date.

This is not needed, not right or has any benefit to East Cholderton a quiet rural village or the surrounding villages.

Yours faithfully

Ian and Lorraine Gaitskell
Robins
Amport
Andover SP11 8AX

I have been made aware of an application by Breach Farm Brewery of an application for a license to sell alcohol on and off their premises at Haydown Farm, Wiremead Lane, East Cholderton, every weekday until 2100 hours, on weekends until 2300 hours and via events such as New Year's Eve, Burn's Night and from 12-24 December. I wish to register my opposition to this application.

Wiremead Lane is a quiet residential lane in a rural setting on the edge of Amport civil parish. The lane is mostly designated as a Conservation Area, being made up of cottages and farmhouses, most of which sit directly on or very close to the lane itself. In keeping with its status as a Conservation Area, Wiremead Lane is narrow, unlit and un-paved. Haydown Farm is set back from Wiremead Lane but can only be accessed from it. There is very little public transport to the area during the day and none in the evenings. These facts are relevant because they help explain the impact the proposed brewery and events venue will likely have on the area

The link to the Application is here:

<https://www.testvalley.gov.uk/business/licensingandregulation/licensing/adviceinformation/current-consultations?displaypref=large-contrast>

My concerns about this application centre on:

- Potential for crime and disorder
- Threat to public safety
- Public nuisance

arising from alcohol consumption and especially late-night drinking events in this locality.

Potential for crime and disorder

The proposal is not for a pub-restaurant where diners enjoy a drink with a meal- it is for an alcohol-specific venue. The lack of public transport in the vicinity means that attendees will either drive to and from the venue or leave at the end of the evening seeking lifts and taxis which are not available locally. Self-drive party-goers will create a threat from drunk driving (recognising of course that most drivers will obey the law but not all will do so, intentionally or otherwise), both on the narrow, unlit lane itself, the nearby villages and the A303 accessed at the end of Wiremead Lane.

For party goers who rely on taxis, there is a clear risk to private property and livestock where inebriated attendees are leaving Haydown Farm on foot and going in search of their ride, or attempting to walk back into town. Haydown Farm is surrounded by arable crops but also cattle, horses and chickens, vulnerable to disturbance, litter and gates left open. This is not about flora and fauna but protection of property.

Threat to public safety

Wiremead Lane is narrow, unlit and has no pavement. The vehicle access lane to Haydown Farm has a bend on one side and a narrow bridge on the other over Pilhill Brook. Drivers leaving Haydown Farm who have been drinking will be tested by this route and pose a threat to themselves and others driving or walking along the lane. The lack of public transport to this locality will mean that a majority of attendees will rely on lifts and taxis, which are not available locally and will have to be called out from Andover. Mobile phone signal coverage is limited on Wiremead Lane so those seeking taxis will likely start walking along the lane. In safety terms, this is a bad combination with a raised volume of traffic along an unlit, narrow and twisting lane.

Potential public nuisance

This is a quiet residential lane unsuited to regular late-night revellers. The lane is not well adapted for significant traffic, and there will be intolerable nuisance to those living along Wiremead Lane and through the Pilhill Brook valley. There are no public toilets or changing rooms. Late night party goers walking along the lane will invade residents' privacy and breach the quiet and peaceful nature of this lane. Noise from parties, music, and vehicles will be a nuisance to local residents; if this is permitted for several consecutive evenings every week, every public holiday and weekend and in the fortnight approaching every Christmas this is an intolerable degradation of quality of life for East Cholderton residents.

Proportionality

There is no requirement in this Conservation Area for an expanded late-night economy; the village is already served by two public houses. Attendees at these events are most unlikely to be local residents, and the nuisance and harm caused to local people will be far out of proportion to the benefits of hosting this venue.

Claudia Moesel
Upper Haydown Cottage
Wiremead Lane
East Cholderton

Dear Mr White,

I am making this representation/ objection to the above requested licensing. The basis for this being, that granting the licence will impact on the licensing objectives.

Public safety and protection of children.

This proposed brewery is on a working farm, where four footpaths meet. They are well used by locals. I have cattle in the barn meters away, so I am there early in the morning till sometimes, late at night. I see many people at all times using these paths, before and after dark. There is no lighting. If turning left or right, the line of vision is obscured. With the increase in traffic, it is only a matter of time before a dog, child or walker, has an accident. This is still a working farm and today's very large machinery uses these paths. They do not stop quickly or easily.

The above mentioned machinery, is parked inside and outside of the barn where my cattle are over wintered. The barn is easily accessible. Unsupervised children will find it a wonderful, exciting playground. Farm machinery to climb on and roof high stacks of straw and silage bales. It is only natural for children to explore, while parents have a drink or a coffee. What if a child fell from the silage stack to the concrete floor, or a stack of straw bales collapsed?

I gain entrance to the actual cows by squeezing through the tombstone feed rail. A child would not have to squeeze. Young calves are very tempting but a cow and new calf can be more dangerous than a bull.

The straw in the barn is also a fire risk as are, the corn or stubble fields surrounding the yard. A carelessly discarded cigarette after a drink could cause untold damage.

Crime and disorder.

The farm has suffered a lot of thefts in recent years. Batteries from tractors and fencing units, drums of oil and fencing stacks to name a few. There is caravan storage behind the barn. Many attempts, some successful, have been made to steal these, resorting in damage.

This proposed brewery, gives people the opportunity to walk around the barns unquestioned. Allowing them to assess what is there and ways around security. At present those of us who use the yard regularly, take note of any unknown cars or people. With this brewery, we will have no clue as to who should or shouldn't be there.

The farm also has a lot of trouble with what is basically fly tipping. We have gathered together a large pile of rubbish including washing machines and mattresses that have been dumped in and around the yard.

A metal skip was placed outside to clear the rubbish but was quickly filled before much of the farm scrap could be put in. Within days of it being removed another pile of scrap has appeared.

This will become much worse if more and more people visit the farm and see things can be dumped.

Public nuisance.

There are many houses and a static caravan site very close to this proposed brewery. Most people bought these homes for the quiet peaceful area they are in at present. This proposed brewery will bring noise and disruption and an increase in traffic. Wiremead Lane

is single track with already poorly maintained passing places, full of potholes. It has several bad bends but, in places, has a sixty mile per hour speed limit. It is unsuitable for the extra traffic this will bring.

The caravan park and some of the houses can be accessed from the farm. This leaves them open to theft for the same reasons as the farm itself.

In a village meeting Breach Farm Brewing Ltd, stated that they had made mistakes on their application to you with the hours requested. They have also publicly announced this on the village Facebook page. Surely they should submit a second application with the correct hours. They refuse to confirm or deny if they would apply for any extension in hours on special occasions such as New Years Eve. They refused to say if a cafe would be put in place but in the parish magazine it has been stated that it would.

The villages already have two public houses with lovely gardens to sit in.

This establishment will bring nothing to the area other than noise, traffic and disturbance to a peaceful, beautiful spot

I am asking you refuse the application, advising that consumption of alcoholism not allowed on these premises nor promotional events.

Yours

Faithfully

Mr and Mrs May

31st August 2021

Dear Mr White,

Representation re. Licensing Application for Breach Farm Brewing Ltd/ Annex, Haydown Farm, East Cholderton

East Cholderton is a small linear rural hamlet in North West Hampshire comprising 22 residential properties on Wiremead Lane, two farms and Elmstead Park which comprises 40 residential static caravans and a brick built residence.

The hamlet has two access approaches into Wiremead Lane - these are the A303 East and Westbound carriageway slip roads/the roads from Thrupton and Weyhill, and the unclassified road from Ampert. The majority of Wiremead Lane is a single track road with 'improvised' passing places. 'Improvised' should be taken as meaning they are either entrances to properties, parts of the road that have experienced 'forced erosion' from vehicles, access roads to the two farms or lanes/byways that lead off Wiremead Lane.

Haydown farmhouse and agricultural buildings are set back from Wiremead Lane. They are accessed by a loose stone road which runs past residential properties, stables, and large open fields. Haydown Farm is a fully operational agricultural business run by a tenant farmer.

There are a network of footpaths/byways leading all directions which are sometimes uneven, overgrown, unlit and present dangers at night to anyone not familiar with them.

The proposed Annex (unbuilt at the time of writing this representation) sits adjacent to Haydown Farmhouse (which is a fully operational agricultural site) on a staggered crossroads of public-access byways which serve not only the agricultural machinery belonging to the tenant farmer, but also a number of small buildings (currently let out as storage units), a caravan/motorhome storage facility, and pedestrians, horses and cyclists. There are a number of large, exposed farm buildings which sit both opposite and behind the proposed Annex development. The building directly opposite the Annex is in poor condition with many means of unprotected access to its interior.

OBJECTIONS as follow;

PUBLIC SAFETY

- As well as the aforementioned, Wiremead Lane has a very dangerous pinch point at the Northern end between Ladysfield and Brooklands which enables thoroughfare by vehicles alone with absolutely NO room to share with pedestrians, cyclists or horses. It has steep banks which allow no safe retreat for walkers or riders should vehicles speed through the pinch point (as they frequently do).
- The lane is totally unlit in both directions from the Haydown Farm point of entry. The farm road itself is totally unlit and can only be considered as 'in very poor condition'. It is pitted and potholed for the majority of its length, and at the point it meets access to the farmhouse it suffers from severe subsidence rendering it difficult to drive a standard vehicle (e.g., saloon car) over.
- The access road is shared by pedestrians, cyclists and horse riders (as well as any other motorised vehicles). In order for motorised vehicles to travel safely up the access road they are required to swerve to avoid the obstacles mentioned above, thus creating a major safety risk to others using the road.

PROTECTION OF CHILDREN FROM HARM

- The license Applicant intends to serve 'strong' alcohol on and off the premises with the facility to sit outside with tables and chairs for customers to consume the alcohol brewed on the premises.
- The above mentioned Public Safety concerns (including the aforementioned day-to-day agricultural machinery movements, storage access road movements, exposed farm buildings, 24hr access to the

caravan /motorhome storage) present obvious dangers to children who are accompanied by adults consuming 'strong' alcohol on the premises.

- The above concerns are compounded by the fact that there are two large arable fields adjacent to, and opposite the Annex which are completely exposed without any protective barriers such as fencing, natural hedge or gates. These fields often rotate tall crops (including wheat crops) which are a natural magnet for children to go and explore. This presents not only the obvious danger of an 'unsupervised' **child losing its way**, but also the **risk of mortality** through the farmer's entitled use of heavy agricultural machinery. A large unfenced outdoor swimming pool is also situated close to the Annex in the garden of Haydown Farm, which can be freely accessed without any barriers.

PREVENTION OF CRIME AND DISORDER

- East Cholderton has been subjected to many forms of theft crime over the years (partly due to its easy access to the A303 trunk road). There has been an increased effort by local residents to make the village more secure by means of a Neighbourhood Watch scheme coupled with communication through social media. The landowner of Haydown Farm has himself been subjected to many criminal activities due to easy access and general lack of security. Caravans and motorhomes in the storage facility are subjected to break-ins, thefts and vandalism on a regular basis. Lockable gates were recently constructed at the Wiremead Lane end of the the farm track to kerb the flow into the farm and security cameras were recently installed in the caravan/motorhome storage compound along with lockable rising bollards. This effort has already proved ineffective as there has been a recent attempt to remove the rising bollards. The increase in unknown visitors (which is likely to occur) upon opening a nano brewery will only serve to exacerbate the problem.

PUBLIC NUISANCE

- BFB are intending to brew and sell beers that are of a high alcohol level. The sale of such beer in unrestricted quantity on site is inevitably going to lead to alcohol induced behavioural issues which will spill onto the road of East Cholderton. The Brewery's ethos is to encourage people to walk or cycle to its site. This will obviously create many possible public nuisance scenarios to the hamlet. There are no public transport routes and the Thrupton Race Circuit is a realistic walk for potential customers of the brewery. This will potentially lead to alcohol related noise and antisocial behaviour during late night hours. This will no doubt affect many residents of East Cholderton. It is also stated in the Application (Section E) under '**Will the performance of live music take place indoors or outdoors or both**', '**Both**' has been selected by the applicant. This will present noise pollution issues to the hamlet, especially to those residents who live in close proximity to the site.

NEXT STAGE

East Cholderton falls under the Parish of Amport. **However, the hamlet has its defined boundaries and this should be considered in any applications made relating to, and within its boundaries.** Therefore, any representations from other villages in the Amport Parish should **not be considered before** assessing the views and opinions of the geographically defined '**local residents**' of the hamlet of **East Cholderton alone.**

There have been no plans or drawings of the proposed nano brewery presented (certainly none that are available for public scrutiny). This morning I received a copy of the Amport Parish Magazine which features an article written by one of the Applicants wives which implies that the project is done and dusted (with no local consultation).

Representatives for BFB Ltd declared at the East Cholderton meeting at the Scout Hall on Saturday 28th that all planning considerations had been covered as it is considered 'permitted development'. I would like clarity from the TVBC planning authority that all of the necessary planning steps, along with all associated risk assessments (including those required to obtain full Public Liability Insurance) have been carried out.

Because of the above facts, the issuing of any sort of license at this stage would appear highly irresponsible without all of the above concerns being addressed in the first instance. The site of Haydown Farm, as it stands, is a highly inappropriate site for a fully licensed, or indeed a restricted licensed establishment to trade.

Because of the opinions expressed above I have CCd this representation email to the relevant Planning, Health & Safety and other related departments for clarification.

Sincerely,

Tim Redpath GRNCM PPRNCM(ens.dist.)
Guyatt Cottage
Wiremead Lane
East Cholderton
Hampshire
SP11 8LR

To whom it may concern

I would like to submit an OBJECTION regarding the above application for all the reasons noted below:

PUBLIC SAFETY

Wiremead Lane is what could only be called a single track road with very few vehicular passing points or refuge places for cyclists, pedestrians, horseriders and dog walkers. In the absence of street lighting, especially in the winter months, the increase of vehicles would pose an extreme danger to the pedestrians as well as private vehicle motorists and taxis and minibuses.

PROTECTION OF CHILDREN FROM HARM

Haydown Farm is a functioning agricultural farm with heavy farm machinery present which would be used extensively through the harvest and sowing periods, often late into the evening 7 days a week. The machinery is stored adjacent to the proposed brewery site posing a very great risk to humans, particularly children, who would no doubt be accompanying their parents whilst visiting the brewery. The beer is very strong and would greatly impair anyones parenting ability if consumed in quantity.

CRIME AND DISORDER

The proposed brewery site has already experienced theft and break-ins. We feel very strongly that by opening the site up to many more people this would only increase and attract opportunists to our tranquil hamlet. Our home, Downfield, lies up a single track/footpath which leads directly to Haydown Farm. This does not however have vehicular access to the farm so visitors to the potential brewery site would input the address into their SATNAV and find themselves at a dead end outside our property, with next to no ability to turn around without entering onto our private property. We would like to point out that the brewery has in its promotional material been encouraging visitors to cycle to the site. It must be pointed out that under the Licensing Act of 1872 and Road Traffic Act of 1988 it is illegal to ride a bicycle on a road or other public place whilst under the influence of alcohol!!!!

PUBLIC NUISANCE

With increased public footfall through the hamlet, and past our property, there will undoubtedly be increased noise from alcohol fuelled revellers. Along with the noise there would obviously be a problem with urination in the lane, and surrounding area. It has been noted that the brewery plans to have music both indoors and out. This noise would most definitely travel and be incredibly disruptive given the hours that the brewery would like to be open, ie until 2330, to service drinking customers.

LIGHT POLLUTION

There will undoubtedly be flood lighting for the car park and road leading up to the proposed site causing light pollution to East Cholderton and surrounding areas rural, dark night skies. There are no streetlights in the hamlet.

To sum up, whilst we do not disagree to the nano brewery functioning as such on this proposed site, we are objecting profusely to the sale and moreover the consumption of alcohol past regular trading hours 0900-1700hrs.

Sincerely

Julia Roe & Kelvin Helsdown
Downfield, Wiremead Lane
East Cholderton
Hants. SP11 8LR

Dear Sir

We are writing to object to the grant of a Premises Licence to Breach Farm Brewing Ltd at Haydown Farm, Wiremead Lane, East Cholderton, Andover, Hampshire SP11 8LR.

The grounds of our objection relate to the nature and scale of the proposed activity in what is a peaceful, rural area.

We are not aware of any planning application for change of use from the current agricultural use which would have enabled the following important matters to be considered by Test Valley Borough Council with input from Ampport Parish Council and local residents:

1. Noise and light pollution affecting neighbouring properties late into the night for 365 days per year as detailed in the application.
2. Increase in traffic and parking provision and the effect this may have on residents of East Cholderton and the safety of walkers on public footpaths which run along most of the access road and through the farmyard.
3. The effect of noise and light pollution on local wildlife, particularly owls and bats, given the late hours of operation in a rural location.
4. Whilst commercial use of redundant agricultural buildings is not unusual, the nature of this operation appears to be open-ended in that it is proposed to extend beyond the commercial production of beer and appears more in the nature of a public entertainment venue unconstrained by any planning consent.

We would ask that you bear these points in mind when considering whether to grant a Premises Licence.

Yours faithfully

Dominic Mills

On behalf of D, MG & GE Mills
Elmstead Farm
Wiremead Lane
East Cholderton
Andover
Hampshire
SP11 8LR

Mrs M. C & Mr P O'Hare
Wiremead, East Cholderton, Hampshire SP11 8LR

Mr Michael White
Licencing Manager
Legal and Democratic Service
Test Valley Borough Council
Beech Hurst, Weyhill Road
Andover SP10 3AJ

Dear Mr White,

Premises Licence application: Breach Farm Brewing Limited, Haydown Farm, Wiremead Lane, East Cholderton, Andover SP11 8LR

We are writing to lodge our objection to the granting of the above-mentioned premises licence.

East Cholderton is a small and quiet hamlet, located in a conservation area, situated between Thrupton and Ampport. It has around two dozen houses plus similar quantity of mobile homes at Elmstead Caravan Park. All are situated off Wiremead Lane, which is a narrow rural lane, with passing places in some stretches. There are no streetlights, very little sound pollution in the area and many of the residents are elderly.

We strongly believe this licence will have a massive detrimental impact on our community in terms of crime and disorder, public safety, nuisance and protection of children.

Crime and disorder

- Due to some instances of theft of equipment and damage to the area, the farmer has recently installed gates on the lane and cctv cameras by the motorhome storage area. Having constant footfall up and down the Haydown Farm track will significantly increase opportunistic theft and damage to property (farm machinery and motorhomes stored at the farm) and animals at the farm and adjacent properties.
- A commitment to zero tolerance with regard to drugs and discouraging drink driving will not in our view prevent crime and disorder from the brewery's customers or from additional members of the public, who will now be able to freely enter the farm, fields and motorhome storage site.

Public safety

- The barn is part of a working farm, with three footpaths converging at the site of the proposed brewery. At present this is used by local walkers, dogwalkers, cyclists, riders, runners, motorhome owners and the tenant farmer operating large farm machinery.

It is not designed to have constant traffic (pedestrian and vehicular) to and from a "tourist attraction with brewery tours, guided beer tastings and brew-day experiences" (per Policy LE18 Tourism in their business plan). Visibility is poor when reaching the barn area -worse at night, as there is no lighting (and we'd like to keep it that way), and the farm track is not safe for heavy usage. Therefore we believe this will pose a Health and Safety risk.

- The café/ bar selling alcohol and open to the public for around 14 hours each day will present a fire risk. All that's needed is a cigarette butt to be carelessly discarded onto the crops or barn full of hay and a fire could start. Bearing in mind the number of thatched cottages in the area, this is a massive concern. Needless to say, if a fire

pit or fireworks were used, this risk would increase considerably.

- The turnoff from the track onto Wiremead Lane has very poor visibility and more vehicular traffic will significantly increase the risk of accidents.
- Wiremead Lane is very narrow and, specially on the stretches where it narrows down even further, there isn't much space for pedestrians. Again, the increased traffic from brewery customers, deliveries, etc, will increase danger of accidents even more.
- For many years East Cholderton has had severe water table and sewer leakage issues, still not properly addressed by Southern Water. We would have serious concerns if the volume and content of effluents from the brewery could worsen the problem.

Public Nuisance

- Live music inside and outside the premises from 9AM till 9 or 11 PM, does not fit in with the environment of a quiet hamlet in a conservation area and will have a negative impact on local residents, specially those living within a short distance to the barn. This will also have an impact on the farm animals, horses and local wildlife.
- Wiremead Lane is a very small country lane, with no street lighting and some very narrow stretches which, even with existing traffic, can be challenging. With the potential increased usage this will be a big nuisance for the local residents of East Cholderton walking up and down the lane and will increase the risk of traffic accidents. The consumption of alcohol at the premises is also likely to result in anti-social behaviour and noise. Although the licence application states "*venue is located off the highway, with no residential properties nearby except Haydown Farmhouse itself*", not only this will impact the resident of Haydown Farmhouse but also the three properties located up the footpath behind the farmhouse, some of the properties at Elmstead Park as well as those located on Wiremead Lane, by the footpath.
- There is likely to be nuisance from litter (discarded cans and bottles), which is not in keeping with the environment enjoyed by walkers and runners on the footpaths running alongside the proposed site. This will be to the detriment of local residents enjoying the footpaths around the farm.

Protection of children

- Many families walk the footpaths, and children will be endangered by regular traffic running up and down Wiremead Lane and the path leading to the site.
 - Children accompanying brewery customers will be unsafe in an unfamiliar environment, which is a working farm, containing farm machinery. The proposed site is adjacent to accessible farm outbuildings with potential hazards and very close to a residential swimming pool with no fenced-in safety.
 - Having outside seating for customers is inappropriate and dangerous in this location, where three footpaths converge and farm machinery is operated.
- In light of the reasons stated above we believe the application is flawed and inappropriate and the granting of licence should not proceed.

Please can you keep us informed of the progress of this application.

Yours sincerely

Mr & Mrs Paul O'Hare

Dear Mr White,

Premises Licence application: Breach Farm Brewing Limited, Haydown Farm, Wiremead Lane, East Cholderton, Andover SP11 8LR

I have been made aware of an application by Breach Farm Brewery for a license to sell alcohol on and off their premises at Haydown Farm, Wiremead Lane, East Cholderton and I wish to register my opposition to this application.

As a note of background, Wiremead Lane is a quiet residential lane in a rural setting on the edge of Amport civil parish. The lane is narrow, unlit and unpaved. Haydown Farm is set back from Wiremead Lane but can only be accessed from it. There is very little public transport to the area during the day and none in the evenings. These facts are relevant because they help explain the impact the proposed brewery and events venue will likely have on the area.

My concerns about this application are focused on these four areas:

- Potential for crime and disorder
- Threat to public safety
- Public nuisance
- Threat to child safety

arising from alcohol consumption and especially late-night drinking events in this locality.

Potential for crime and disorder

The proposal is not for a pub-restaurant where diners enjoy a drink with a meal- it is for an alcohol-specific venue. The lack of public transport in the vicinity means that attendees will either drive to and from the venue or leave at the end of the evening seeking lifts and taxis which are not available locally. Self-drive drinkers will create a threat from drunk driving (recognising of course that most drivers will obey the law but not all will do so, intentionally or otherwise), both on the narrow, unlit lane itself, the nearby villages and the A303 accessed at the end of Wiremead Lane.

For customers who rely on taxis, there is a clear risk to private property and livestock where inebriated attendees are leaving Haydown Farm on foot and going in search of their ride, or attempting to walk back into town. Haydown Farm is surrounded by arable crops but also cattle, horses and chickens, vulnerable to disturbance, litter and gates left open. This is not about flora and fauna but protection of property. It is noted that there have in the past been several incidences of crime up and the farm and to the surrounding properties.

Threat to public safety

As mentioned, Wiremead Lane is narrow, unlit and has no pavement. The vehicle access lane to Haydown Farm has a bend on one side and a narrow bridge on the other over Pilhill Brook. Drivers leaving Haydown Farm who have been drinking will be tested by this route and pose a threat to themselves and others driving or walking along the lane. The lack of public transport to this locality will mean that a majority of attendees will rely on lifts and taxis, which are not available locally and will have to be called out from Andover. Mobile phone signal coverage is weak on Wiremead Lane so those seeking taxis will likely start walking along the lane. In safety terms, this is a bad combination with a raised volume of traffic along an unlit, narrow and twisting lane. In addition it is noted that the position of this venue is on a popular footpath, young children frequently use this path

including the local school, there is a concern that the children could be exposed to additional risk from customers.

Potential public nuisance

This is an extremely quiet residential lane unsuited to regular late-night revellers. The lane is not well adapted for significant traffic, and there will be intolerable nuisance to those living along Wiremead Lane and through the Pilhill Brook valley. There are no public toilets. Drinkers walking along the lane or indeed just at the locations will invade residents' privacy and breach the quiet and peaceful nature of this lane and community. Noise from any functions or just increased footfall on the footpaths will be intolerable. In addition there will be light pollution from any events. In this rural community light and noise travel hugely, testament that we can hear the church bells from Ampert every Friday evening.

I look forward to hearing from you on this matter and would be grateful if you could let me know of any progress.

Kind regards

Annabel Acloque
Mulberry House
Wiremead Lane
East Cholderton
Andover SP11 8LR

Fleur de Lys
Amport
Andover
Hants SP11 8AY
Tel 01264-771174

Directors
I R Morrison
J Morrison

Thriftrevisé Limited

29th Aug. '21

Dear Michael White.

Re. Nano Brewery, Haydown Farm.
I write as a resident of Amport for over 50 years; as past Chairman of our Parish Council; and a magistrate (retired) who served on the Licensing Committee for many years in London followed by a spell in N.W. Hants - with Adrian Montalto as Clerk, until you (TVBC) took control of these matters. When I was Borough Councillor for the Amport ward we met on various occasions. In brief, I supported Tim Hartigan's planning application as he clearly gave me to understand that his specialist beer would be sold from these premises on no more than two days per week, basically after fasting events during the day. It was certainly never mentioned that he would be applying for a license to trade every day, sometimes until late at night, with music and sales of other alcoholic products as offer. His aim was to sell his

beer, nor to provide a venue for entertainment.
The current application in no way reflects
his previous intentions.

I have today seen him and made my
attitude and concerns clear.

He was most apologetic and confirmed
that he would now withdraw his current
application, and later submit a new
one which would be in line with his
earlier assurances, and also, possibly,
allow the very real environmental and
public nuisance problems which would
otherwise occur.

I do hope that I can trust him to
withdraw the application as promised.

Sincerely,

Gaycorrel
Furzedown Lane
Amport
Andover
SP11 8BE

30/08/2021

To Whom It May Concern

Licence Application by Breach Farm Brewing Ltd at Haydown Farm, East Cholderton

I object to the application to sell alcohol at Haydown Farm, East Cholderton.

There are already 4 licensed premises within 1½ miles; White Horse, The Hawk, Rosebourne and The Hawk Conservancy.

The proposed site is less than 100 meters from a grass field I own used for grazing horses and sometimes cattle as well.

Anti-social behaviour, noise, general disturbance and a fire risk are all things to be expected if this application is approved.

Yours sincerely

Mrs Mary Perren

Representation against the granting of Grant of Licensing at the annex to grain store at Haydown Farm, East Cholderton.

We understand that the license requested is for on site brewing and full licensed sales permission.

We believe a cafe facility with a music license is also anticipated.

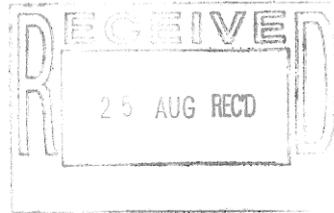
1. The site is entirely unsuitable for such activities to the extent that there is a risk of public nuisance from the operation and public safety could easily be compromised. No mention of sanitation is made in the application.
2. Access is by a single width private farm track or by a footpath running along the track.
3. Livestock, farm machinery & equipment are kept in nearby open barns & thus liable to disturbance & pilfering.
4. Houses, including our own, are likely to be considerably inconvenienced by additional traffic both on the road and farm tracks, by additional lighting and by noise from proposed events -

We object very strongly to the granting of this license.

21 Sarson Close
Amport
Andover
Hampshire
SP11 8AB

22 August 2021

Licensing Manager
Legal & Democratic Service
Test Valley Borough Council
Beech Hurst
Weyhill Road
Andover
Hampshire
SP10 3AJ



Dear Sir

**RE: Breach Farm Brewing Ltd
Premises Licence for sale of alcohol for consumption on and off the premises
Annex to Grain Store, Haydown Farm, Wiremead Lane, East Cholderton SP11 8LR**

I am making this representation / objection to this request for licensing. The basis of which is that granting this licence will have detrimental effect on livestock and wildlife, it will be a public nuisance and impact on public health and safety.

The farm is a beautiful peaceful spot, that is enjoyed by many locals for dog walking and general walks. Horse riders have kindly been given permission by the landowner, to also use the farm tracks.

Most people use this lovely space with respect.

On my regular early morning (5/6 am) dog walks I see barn owls going home to roost, little owls sitting on fence posts and deer grazing. Hedgehogs are often seen on the tracks and hare are abundant.

I have a small herd of cows who are kept in the barn only a few meters away from the grain store, currently under conversion for this brewery.

Breach Farm Brewing Ltd has opened this type of facility on previous sites with loud live music, light displays, fire pits and crowds of people.

This type of disturbance to wildlife is totally unacceptable and, will cause stress to my pregnant cattle. At present while my girls are in the barn, passing people, leave the footpaths to come into the barn to see them. This is human nature. Most observe the signs to not enter or feed and the girls are currently unaffected by this as disturbance is minimal. However, with the number of people expected at this brewery, this is bound to increase.

Will unsupervised children be told to "go and see the cows"? Will / can children read and obey signage? These constant disturbances at an unacceptable level, by strangers will upset the cows especially while they have young calves at foot. Young calves will no doubt attract more people and a vicious circle begins. Cows will reject calves if stressed or upset. They can develop twisted stomachs which is awful for them and leads to huge vet bills for me. If they are not happy and settled, I will not be able to get them back into calf. This will also cost me money.

This brings me to health and safety. The barn is high with stacks of straw and silage and to children this looks like an exciting playground however it is a very dangerous place with falls and collapse of stacks. Farm machinery is also stored in the barn and is another temptation for children to climb and play on. Stroking a young calf looks like a wonderful thing for a child to do but getting into a pen with cows and calves is as dangerous, if not more so, than getting in with a bull.

With straw there is always a fire risk. A stray cigarette carelessly discarded can cause huge fire not only in the barn but in corn or stubble fields.

With cars coming and going all day it is only a matter of time before a dog, horse rider or even a walker is hit as this site is the meeting place of several footpaths.

Horse riders are put in danger with extra traffic and horses spooking at throngs of people and extra noise. The horse owners at the bottom of the track have already had loose dogs chasing the horses in the fields. This is the type of place where people will bring their dogs for a nice walk before a drink. With more dogs, will this sort of incident increase?

Access to the barn is via a single car width track. With cars passing each other up and down this track there is sure to be damage to verges and crops. Fencing around the horse paddocks has already been damaged and a stop cock broken by vehicles being driven erratically and inconsiderately.

Caravans are kept in storage behind the cows' barn. There have been several attempts to steal these, some successful. I personally have had equipment stolen from the barn. Surely a surge in people numbers would give thieves the opportunity to walk around unsuspected looking for ways round security.

The noise, lights and disruption will impact those living near-by on the caravan park and houses on and adjacent to Wiremead Lane. This lane itself is only a single track and does not need any extra traffic.

The villages do not need this extra "pub" /cafe / burger van park /entertainment facility. There are two wonderful pubs serving food all within walking distance. I am sure neither one needs the added competition in what has already been a difficult time for them this past year or so.

I am asking the council refuses this application advising that consumption of alcohol is not allowed on these premises nor late night or promotional events.

Chestnut Tree Cottage
East Cholderton
Andover
SP11 8LR

30 August 2021

Dear Sirs

Licence Application – Breach Farm Brewing Ltd, Grain Store Annexe, Haydown Farm,
East Cholderton

I am writing to make representations against the above application for a licence to sell alcohol for consumption both on & off the above premises.

With the exception of the owner of Haydown Farm, I am the nearest resident to the proposed nano-brewery. The access track to Haydown Farm runs approximately 100 meters from my property, and so I will be able to hear, and be disturbed by, all the additional traffic travelling to & from it. The track my property is situated on (along with 2 others) runs parallel to the farm track, and some sat-nav systems direct traffic up this track, especially as the whole village shares the same postcode. This track is single lane, and the only possible turning point is in my gateway, so I will also be subjected to additional disturbance (and probable damage from cars hitting my gate / fence, especially in the dark). Some, of course, may well feel it is acceptable to park in my gateway blocking access. It is also a public footpath, with barely room for pedestrians & vehicles to pass in places, and no room to pass at all for approximately 100 yards. The building the brewery will be in is less than 150 yards from my property, so I will also be disturbed by car doors slamming shut, shouting, etc.

Due to the size of the building which is already being developed (without any change of use planning permission) for this nano-brewery, it is obvious to all that the applicant will be unable to produce enough beer on-site to warrant the opening hours being requested on the licence. Therefore, deliveries of other products will also be required. The farm track access to Haydown Farm is a very popular public footpath used by many people, including those with young children and dog-walkers, as it is part of a network of safe, off-road paths. It is also single lane, so any pedestrians using it (including myself) will automatically be at risk from both customers' vehicles, but also delivery vehicles, probably either large vans or even small lorries. There is no possible way the applicant can restrict the speed drivers go up / down the track, and this therefore adds to the risk for all footpath users. These vehicles will also add to the traffic pressure on Wiremead Lane itself which is only just 2 car's width at its widest point.

The application is selling the venture as being a "nano-brewery with tasting room". A tasting room does not need to be open for all the hours applied for, nor 7 days a week. The applicants have also put in writing in the parish magazine, that they will have a "tasting room & café" available for "tasting & takeaways". As well as further vehicles for delivery of food for the café, inevitably, it will mean a lot of litter from takeaway coffee & food being dropped in the village (a Conservation Area), on the local footpaths, or thrown in the hedges. I have livestock here and there are also cattle & horses at the end of the Haydown Farm track; as owners, none of us want our animals eating any rubbish which is thrown into our fields, or deliberately being fed anything unsuitable which has been purchased & taken-away so locally.

The applicant has stated within the last week that they "made an error" in their application, and only meant to apply for 4 or 5 days a week and different hours. The applicant has held a licence previously (via Basingstoke & Dean Borough Council), so has experience in making such applications, and it is difficult to accept that they could make such an error. If the current application is wrong, it needs to be withdrawn immediately, and a new application submitted from scratch with the 28 day period for representations starting again.

There was a village meeting about the proposed brewery over this last weekend where the applicant refused to confirm whether there was going to be a café on site; however, as he has stated in writing in the parish magazine that there is going to be, I feel that his credibility is questionable, especially as to exactly what hours he is planning to operate, or what other "add-ons" will happen – live music, for example.

Initially, I had no particular concerns about a nano-brewery operating from the next-door farm, providing it was only part-time, and within reasonable hours with the beer being delivered to customers (and NOT BEING SOLD for consumption on the premises), as my conversation with the farm owner had suggested. However, that is clearly not the intention now, and that the applicant wishes to operate as a public house.

There is another footpath running directly past the annexe, through what I understand is going to be the car-parking and smoking shelter area, so I along with anyone else using it do not want to be intimidated by rowdy, drunk customers, or having to dodge vehicles which may be reversing across the public right of way.

There have also been local thefts within the last few years, including at Haydown Farm and Haydown Mushroom Farm next door, so giving so many unknown people an opportunity to have a snoop around is increasing the risk of further burglaries.

Therefore, I have serious concerns about any license for the consumption or sale of alcohol at Haydown Farm being granted, and suggest it is far from being a suitable place for such a venture.

Regards

S PINNEY HILL

ETSI CHOLDEYTON
SP11 8LR

28th Aug. 2021

RE. PROPOSAL NANO BREWERY.
HAYDOWN FARM.

Dear Sir,

I strongly oppose the application by Broad Farm Brewing Ltd for a Nano Brewery in the Annex at Haydown Farm. The roads in the area are not suitable for an influx of vehicles causing doubt as to public safety, public nuisance etc.

Yours faithfully.