

Calancombe  
Modbury  
Devon  
PL21 0TU

21 December 2020

Dear neighbours,

We have read the objections you raised and have had the opportunity to talk to a representative of one of the objectors. We wish to clarify several points that have been made in the objections and outline proposals to allay concerns that have been raised about public safety, nuisance, protection of children from harm and prevention of crime and disorder.

1. **We are not opening a pub, wine bar or restaurant, and we have no plans to host weddings or similar events.** We grow grapes, apples, blackcurrants and other plants from which we make wine, cider and other drinks. The primary purpose for obtaining a premises licence is to enable our guests to try the products that we make on site, from produce that we grow here, and purchase them for consumption at home.
2. **We are not applying to open in the evenings.** The opening hours are 11 a.m. to 5 pm. Our opening hours will be clearly displayed on our website and the primary activity will be tours which will be booked in advance, with group sizes ranging from around 4-12 people per tour. We will make it very clear to you all when we are open, and we will also clearly display opening hours on our website.
3. **We will not tolerate drunkenness or allow the premises to be used for drinking sessions.** Lance takes his responsibilities as Designated Premises Supervisor very seriously.
4. **We will always remind customers about drinking and driving.** All guests will be provided with water and spittoons (when COVID 19 permits) at tastings.
5. **We want to do all we can to manage traffic and safety on the surrounding lanes and have outlined below our thoughts on how we can do this:**
  - a. In all correspondence with potential visitors and on our website, we will make it clear that the lanes are narrow with limited passing places and that guests **MUST drive slowly and**

**carefully.** We will also remind guests that the lanes are used by horse-riders, joggers and by farmers moving their animals.

- b. We suggest guests approach and leave the vineyard along a specified route and that we put up signage where needed, and brown tourist signs in appropriate places to facilitate this – there are three possible roads to the vineyard from the nearest main roads. We will adhere to the route decided by the consensus of our neighbours.
- c. We will re-open a gateway to one of our fields that runs along the lane to create a further passing place and we will improve the existing gateway so it can be more easily used as a passing place. We would be very happy to work with any neighbours to create additional passing places which we believe would benefit everyone, including visitors to the neighbouring farms/properties along the lane.
- d. We will be adhering to defined opening hours so any farming activities, such as the movement of sheep and cattle can be planned to take this into account. However, if we are notified of any other significant activities, we can highlight potential delays to customers who have booked to visit us or, with adequate notice, alter the times for tours etc on such days.
- e. We would fully support any applications for either reducing the existing 60mph speed limit and for the positioning of riding road warning signs on our lanes.
- f. Couriers – A complaint was made about the increase of couriers to Calancombe Estate. In fact, most courier visits are for personal purchases. Like most people, we have become more dependent upon couriers, since the beginning of COVID.
- g. Impact on dogs/animals etc – we live on a public highway so we must all take steps to keep livestock and children safe and, if there is a risk that they will run into a public highway, it is only prudent to use gates or other security measures. Presently, some animals and children are not protected from traffic by gates and fencing.

Kind regards

Caroline and Lance Whitehead