# Residents fear a new wine shop and tourist expansion will shatter Bodiam’s tranquillity



Residents in the picturesque East Sussex village of Bodiam, famed for its stunning 14th-century moated castle, have expressed profound concern over plans for a new wine shop that they fear could disrupt their tranquil lives. The proposal, put forth by the owner of New House Farm, seeks to transform a barn into a shop dedicated to selling homemade wine, alongside offering holiday lets and additional accommodation for agricultural workers. The plan includes utilising two other buildings on the property for storage and introducing three mobile homes to further support tourism.

Local objections have been pronounced, with many villagers asserting that the shop represents an unwelcome expansion of tourism that may lead to increased disruption. One resident articulated the sentiment of the community, saying, “I am appalled and alarmed at this proposal... If this were to go through, it would be devastating. We did not choose to live directly opposite a tourist destination.” Further complaints have highlighted the disruptive nature of current holiday lets, with visitors reportedly trespassing and disturbing the peace. Another neighbour recounted their discomfort with tourists approaching their home for trivial requests, emphasising that “having braying, shrieking wine drinkers just 30 yards away would be unpleasant and unfair on residents.”

This resistance is not an isolated incident, as similar patterns of objection have arisen in other areas of Sussex. In Eastbourne, plans for a new wine shop faced scrutiny and delays due to community concerns over the establishment of additional alcohol-serving venues within residential zones. Such incidents reflect broader fears among residents about the encroachment of commercial interests into their lives, often resulting in contentious negotiations between business aspirations and community values.

In an industry marked by fluctuating demand and evolving consumer preferences, the challenges facing wine businesses are not merely local phenomena. Nationally, the wine sector grapples with regulatory changes, such as the new tiered alcohol duty system introduced by the Treasury, which has drawn criticism from bar owners for complicating the landscape for wine sales. This shift aims to regulate based on alcohol by volume (ABV), yet faces backlash for potentially stifling the enjoyment of wine based on its taste rather than its strength.

The Bodiam situation underscores a complex dynamic at play within rural communities, where the introduction of potential tourist ventures clashes with the desire for peaceful living. The outcome of the proposed wine shop will likely hinge on the strength of the community's objections and the local council's sensitivity to residents' concerns.

As the debate continues, it is clear that the balance between fostering tourism and preserving the character of quiet villages remains a contentious issue that many communities across the country are grappling with.

## Reference Map:

* Paragraph 1 – [[1]](https://www.express.co.uk/news/uk/2062762/sussex-wine-shop-shrieking-tourists-village), [[6]](https://www.sussexexpress.co.uk/business/new-eastbourne-wine-shop-plans-stalled-following-objections-4436118)
* Paragraph 2 – [[1]](https://www.express.co.uk/news/uk/2062762/sussex-wine-shop-shrieking-tourists-village), [[6]](https://www.sussexexpress.co.uk/business/new-eastbourne-wine-shop-plans-stalled-following-objections-4436118)
* Paragraph 3 – [[5]](https://www.standard.co.uk/business/business-news/london-bar-owner-says-treasury-change-misunderstands-why-people-drink-wine-b1214452.html), [[4]](https://www.winespectator.com/articles/wine-top-news-stories-of-2023)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.express.co.uk/news/uk/2062762/sussex-wine-shop-shrieking-tourists-village> - Please view link - unable to able to access data
2. <https://www.theargus.co.uk/news/24340533.sussex-corner-shop-faces-stop-selling-alcohol/> - A convenience store in East Grinstead, Sussex, had its premises licence revoked after Trading Standards seized 235 packs of cigarettes not labelled in English and 104 packs of Marlboro Touch, which should only have been sold in Turkey. The shop had previously been suspended for six weeks after selling alcohol to a child during a test purchase. The revocation was based on concerns over crime prevention, public safety, and the protection of children from harm.
3. <https://www.theguardian.com/australia-news/2023/sep/13/grape-growers-in-legal-dispute-with-sa-winery-berri-estates-over-2023-vintage> - Grape growers in South Australia are in a legal dispute with Berri Estates, a major winery, over unpaid dues for the 2023 vintage. The growers claim that Berri Estates, which produces half of Australia's cask wine, has yet to pay in full for the grapes harvested. Accolade Wines, the parent company of Berri Estates, disputes these claims, highlighting the challenges faced by the wine industry amid a global wine glut and financial difficulties.
4. <https://www.winespectator.com/articles/wine-top-news-stories-of-2023> - Wine Spectator's 2023 roundup highlights significant events in the wine industry, including the closure of iconic New York wine shop Sherry-Lehmann, the impact of Silicon Valley Bank's failure on winery clients, and notable developments in Bordeaux's wine futures. The article also covers new health research, changes in the wine market, and the appointment of top winemakers in France and California, reflecting the industry's resilience and adaptability.
5. <https://www.standard.co.uk/business/business-news/london-bar-owner-says-treasury-change-misunderstands-why-people-drink-wine-b1214452.html> - A London bar owner criticises the Treasury's change to alcohol duty, stating it 'fundamentally misunderstands why people drink wine'. The new system, which ended in February 2025, applied varying duty rates based on wine's alcohol by volume (ABV), leading to 30 different payable amounts within the 11.5% to 14.5% ABV range. The owner argues that wine consumption is primarily about taste, not alcohol strength, and that the change adds financial strain to businesses already facing challenges.
6. <https://www.sussexexpress.co.uk/business/new-eastbourne-wine-shop-plans-stalled-following-objections-4436118> - Plans for a new wine shop in Eastbourne, Sussex, have been stalled following objections from residents. Dawmouse Furniture Limited had temporarily opened a wine bar called Dawson’s Wine Bar during the Eastbourne International tennis tournament. However, their application for a permanent alcohol licence faced complaints to Eastbourne Borough Council, leading to a delay in the approval process. The objections highlight community concerns over the establishment of new alcohol-serving venues in residential areas.
7. <https://www.walesonline.co.uk/whats-on/food-drink-news/cardiff-wine-shop-run-controversial-28479271> - Wine Republic, a Cardiff-based wine shop, is under investigation for potential breaches of planning regulations. The establishment, run by businessman Adam Pledger, has been serving food alongside wine without the necessary planning permission, raising concerns among local authorities. Additionally, former staff members have alleged unpaid wages and other grievances, leading to calls for accountability and adherence to business regulations in the hospitality sector.