# Bodiam residents raise fears over proposed wine shop and rural rentals



Residents of Bodiam, a picturesque village in East Sussex famed for its striking 14th-century castle, are expressing mounting concern over new proposals for a wine shop that local authorities are currently considering. The plans, submitted by the owner of New House Farm, seek to transform one of the farm’s barns into a retail space selling homemade wine. This initiative forms part of a larger expansion that includes the establishment of short-term rental units aimed at boosting the farm’s income.

Critics among the community argue that this development could significantly disrupt their peaceful lives, further adding to the issues caused by existing holiday accommodation on the estate. Detractors have voiced fears that the new shop will attract an influx of tourists, which they believe would compromise the character of their village. “I am appalled and alarmed at this proposal,” one resident stated emphatically, fearing that the establishment of a retail outlet so close to residential areas would be detrimental.

The appeal of rural tourism often comes with its drawbacks, as highlighted by complaints from locals who report disturbances stemming from holidaymakers. One resident recounted a recent encounter where a visitor knocked on their door seeking batteries, which underscored their frustrations with the lack of boundaries that holiday rentals can impose. Another expressed concerns over the potential for disruptive noise, particularly if the wine shop encourages boisterous patrons at all hours. “Having braying, shrieking wine drinkers just 30 yards away would be unpleasant and unfair on residents,” they remarked.

The emergence of this proposal is reflective of a broader trend in the region where local vineyards and wine producers have been eager to tap into the burgeoning market for English wine. Following Sussex’s recent attainment of Protected Designation of Origin (PDO) status, which places its products on par with traditional wine-producing regions like Champagne, the local wine industry is thriving. However, this newfound status has not been without its critics. Kent producers, for instance, have objected to the granting of PDO, arguing that it is more a marketing strategy than a genuine reflection of regional viticulture.

In another case in East Sussex, a convenience store faced the revocation of its alcohol licence after contravening sales regulations by selling alcohol to minors, demonstrating the local authorities' proactive stance on alcohol sales and public safety. Councils are increasingly vigilant, especially as more establishments seek to enter the wine retail market. A nearby vineyard's application to open its own shop and café has met with similar resistance from locals concerned about potential nuisances despite the vineyard's history of responsible operation without prior complaints.

As Bodiam grapples with the implications of the proposed wine shop, it becomes evident that the balance between fostering local economic opportunities and preserving community tranquillity is precarious. While the wine industry continues to expand in Sussex, the residents of Bodiam remain vigilant, determined to protect their village from any developments they perceive as intrusive.

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, West Sussex, had its premises licence revoked after selling alcohol to a minor. The decision followed the seizure of cigarettes not labelled in English, which were intended for sale 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 about crime prevention, public safety, and protecting children from harm.
3. <https://www.telegraph.co.uk/news/2022/06/15/kent-fury-bubbles-blasts-joke-decision-grant-sussex-wine-champagne/> - Sussex's wine producers have been granted Protected Designation of Origin (PDO) status, elevating their products to the same level as Champagne, Rioja, and Tuscany. While Sussex winemakers celebrate, Kent producers criticise the decision, arguing it is a marketing exercise based on political boundaries rather than geographical features that influence wine quality.
4. <https://www.sussexexpress.co.uk/news/people/councillors-considering-east-sussex-vineyards-licence-bid-4991170> - Councillors are deliberating on Beacon Down Vineyard's application for a new alcohol licence in East Sussex. The vineyard seeks to sell alcohol at a proposed shop and café, aiming to sell directly to consumers and during wine tasting events. The application has faced objections from local residents concerned about potential public nuisance, despite the vineyard's history of responsible operation without formal complaints.
5. <https://www.thedrinksbusiness.com/2022/07/sussex-pdo-backlash-was-a-storm-in-a-teacup-says-winegb-ceo/> - WineGB CEO Simon Thorpe downplays the backlash against Sussex's Protected Designation of Origin (PDO) status, stating that negative comments are not a true reflection of the industry. He emphasises the collaborative nature of the English and Welsh wine industry and suggests that the controversy is exaggerated.
6. <https://naturalpr.biz/755-2/> - The Sussex Food and Drink Awards 2016 recognised outstanding local producers and establishments. Ridgeview Wine Estate in Ditchling, East Sussex, was named Sussex Drink Producer of the Year, highlighting the region's excellence in wine production. The awards celebrate the best in Sussex's food and drink sector, including producers, shops, and dining experiences.
7. <https://rosamagazine.co.uk/wine-country/> - The Rathfinny estate near Alfriston, East Sussex, established a state-of-the-art winery in 2010, becoming Europe's largest single vineyard. In 2016, they applied for Protected Designation of Origin (PDO) status for 'Sussex' wine, which was granted in July 2022. This move has sparked concerns among Kent and Hampshire vineyards about potential perceptions of their wines being inferior.