

Application for a premises licence

Your Data

MSDC Ref:	LI/26/1595

Your Details

Your Details	
Title	Mr.
First name	Edward
Last name	Johnstone
Address line 1	The Sussex Peasant
Address line 2	Pangdean Farm
Town	Pyecombe
County	West Sussex
Postcode	BN45 7FJ

Premises

Premises Information	
Postal address of premises or, if none, ordnance survey map reference or description	The Sussex Peasant Pangdean Farm Pyecombe Brighton
Postcode	BN45 7FJ
Non-domestic rateable value of premises.	£0 - £4300

Applicant Type

Please state whether you are applying for a premises licence as:	a person other than an individual - i) as a limited company
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Applicant Type

Please confirm one of the following	I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
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Applicants

Other Applicants

Other 1.0 Applicants	
Applicants first name	Edward

Applicants last name	Johnstone
Description of applicant	Founder of company

Operating Schedule

Operating Schedule	
When do you want the premises licence to start?	2026-10-01

Description of Premises

Operating Schedule	
Describe the premises	The premises consists of a single-level, secure storage unit located within a rural farm complex at Pangdean Barn. The primary use of the premises is as a dry goods warehouse, order-packing facility, and distribution hub for an online retail business and market stall operation. Key features and operational layout: General Situation Access: Situated in a non-residential, farm-based location. The premises is secure and monitored, with vehicle access suitable for order dispatch and collection. Layout: The unit is dedicated to stock storage, packing, and dispatch. A designated and secured area within the unit is allocated specifically for the storage of premium local alcohol stock. Public Access: The premises are not open to the general public for standard retail browsing or on-site drinking. Access is restricted strictly to staff and authorized couriers. Proximity to Consumption: The application is for off-supplies of alcohol only (for consumption away from the premises). There is no facility or area provided for the consumption of alcohol on or near the premises. All sales are fulfilled via delivery or handed to customers for consumption off-site at our market locations. Licensing Objectives: Due to the non-public nature of the site, there is negligible risk of public nuisance, crime and disorder, or public safety issues. Age verification (Challenge 25) is enforced both at the point of online/telephone order placement and at the point of delivery/collection.

Activities Guidance

Which types of licensable activity will you be provisioning?	Supply of alcohol
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Activities

Activity #1.0	
Supply of Alcohol	
Type of Activity	Supply of Alcohol
ActivityVerb	supply of alcohol
Please indicate standard days of Supply of Alcohol	Monday,Tuesday,Wednesday,Thursday,Friday,Saturday,Sunday
Please indicate the standard days and timings. Provide times using the 24 hour clock.	
Monday	
Monday from	06:00
Monday to	19:00
Tuesday	
Tuesday from	06:00

Tuesday to	19:00
Wednesday	
Wednesday from	06:00
Wednesday to	19:00
Thursday	
Thursday from	06:00
Thursday to	19:00
Friday	
Friday from	06:00
Friday to	19:00
Saturday	
Saturday from	06:00
Saturday to	19:00
Sunday	
Sunday from	06:00
Sunday to	19:00
Where will the supplied alcohol be consumed?	Off the premises
State any seasonal variations	None
Non standard timings. Where the club intends to use the premises for the supply of alcohol at different times from those listed above, please list	None

Activity #2.0

Hours premises is open to the public	
Type of Activity	Hours premises is open to the public
Please indicate standard days of Hours premises is open to the public	Monday,Tuesday,Wednesday, Thursday,Friday,Saturday, Sunday
Please indicate the standard days and timings. Provide times using the 24 hour clock.	
Monday	06:00 to 19:00
Tuesday	06:00 to 19:00
Wednesday	06:00 to 19:00
Thursday	06:00 to 19:00
Friday	06:00 to 19:00
Saturday	06:00 to 19:00
Sunday	06:00 to 19:00
State any seasonal variations	The day and time fields above are mandatory, however the premises will not be open to the public, at any time or day.
Non standard timings. Where the club intends to use the premises for the at different times from those listed above, please list	None

Premises Supervisor

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Premises Supervisor	
First name	Edward
Last name	Johnstone

Adult Entertainment

Adult Entertainment	
Please highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.	None

Objectives

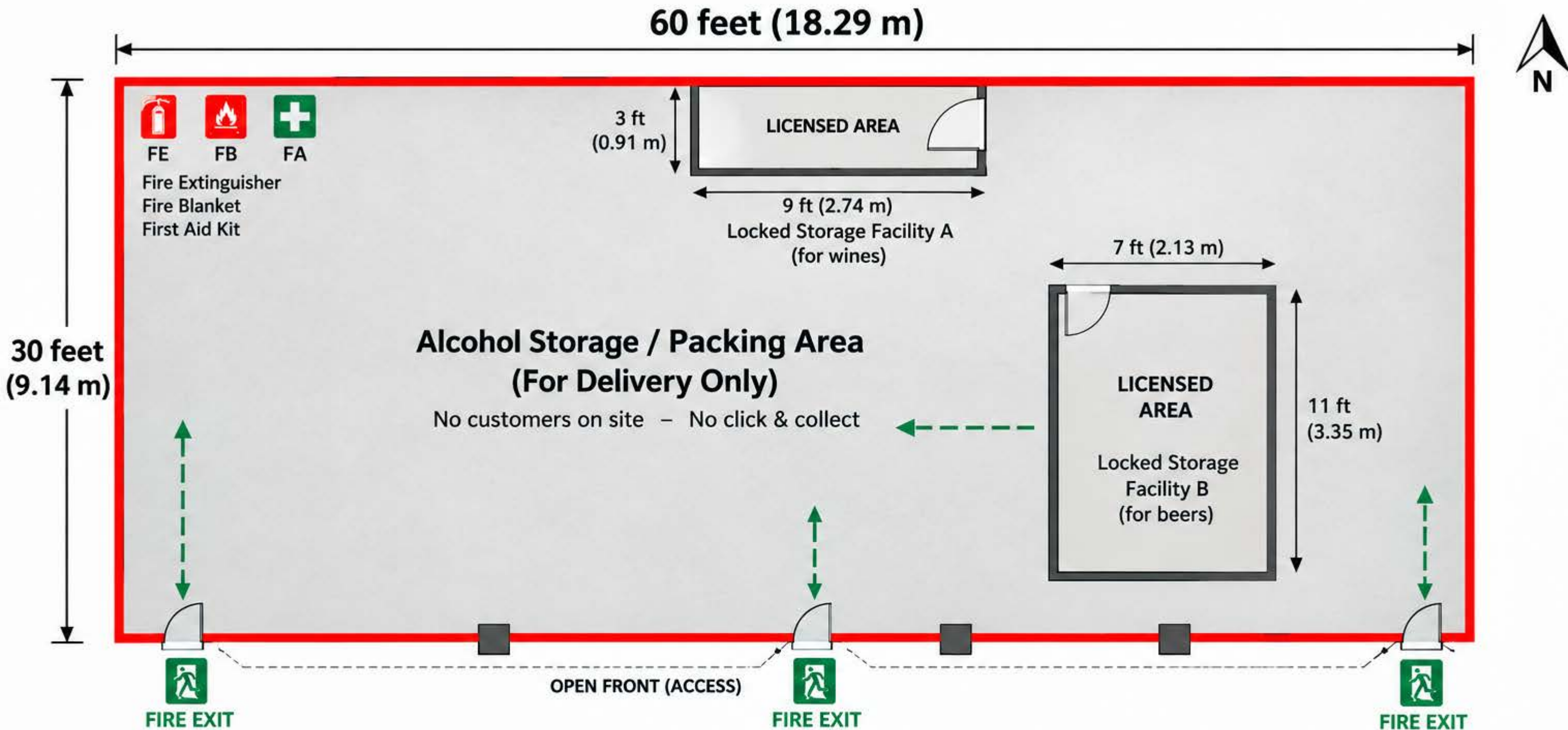
Licensing Objectives	
Please list here steps you will take to promote all four licensing objectives together.	The premises will operate strictly as a storage, packing and dispatch hub for online retail orders and market stall collections. The premises will not be open to the general public for walk-in retail sales or on-site consumption. All staff involved in the sale, packing, dispatch and delivery of alcohol will receive comprehensive training regarding their responsibilities under the Licensing Act 2003, with a particular focus on age verification, preventing proxy sales and record-keeping.
The prevention of crime and disorder	All alcohol in the storage barn will be secured at all times when unattended. Access to alcohol stock will be limited to authorised employees. No sales of alcohol will take place directly at the premises to unscheduled, walk-in members of the public. An electronic order log will be maintained for all orders, recording order dates, customer names, delivery addresses and payment details to ensure full traceability of all sales. Staff will refuse the dispatch or handover of alcohol if they suspect a purchase is being made on behalf of an intoxicated person or an underage individual (proxy purchasing). A refusal register (electronic or physical) will be maintained to record any such incidents.
Public safety	Appropriate fire safety equipment (including fire extinguishers and first aid kits) will be maintained in the storage barn in accordance with relevant health and safety legislation. Exit routes, gangways and dispatch areas within the barn will be kept clear of obstructions at all times. No alcohol will be consumed on the premises by staff, visitors or customers. Adequate internal and external lighting will be maintained at the storage premises to ensure safe handling and loading during hours of low light.
The prevention of public nuisance	There will be no public consumption of alcohol on or in the immediate vicinity of the premises. Vehicle movements for order collection and courier deliveries will be kept to reasonable daytime working hours to avoid disturbing neighbouring occupiers or farm operations. Waste materials, including cardboard and packaging, will be stored securely inside or in designated bins to prevent littering or environmental nuisance. No amplified music or noise-generating operations will take place at the storage premises.
The protection of children from harm	Age Verification at Point of Sale: A Challenge 25 policy will operate for all alcohol purchases. The business website will feature clear age-restricted disclaimers at checkout confirming that purchasers must be 18 years of age or older. Electronic age-assurance/verification checks will be used to verify DOB and customer identity prior to completing online sales. Age Verification at Point of Handover / Collection: For all customer collections (e.g., market stall collections) and direct staff deliveries, a strict Challenge 25 policy will be enforced. If the recipient appears to be under 25, valid photo ID (Passport, UK Photocard Driving Licence, or PASS-accredited proof of age card) will be required before the alcohol is handed over. Deliveries: Packages containing alcohol must be delivered only to persons aged 18 or over, requiring signature/age-verification upon delivery and must never be left unattended in a

"safe place" or handed to a minor. Packaging will be clearly labeled: "CONTAINS ALCOHOL – AGE VERIFICATION REQUIRED UPON DELIVERY (CHALLENGE 25)". Training & Refusal Records: All staff handling alcohol orders will receive training on age verification rules and red flags for proxy sales. A refusal log will be kept to record any failed ID checks or cancelled orders.

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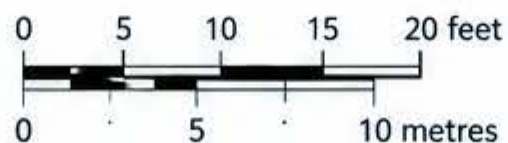


KEY / LEGEND

- ▬ = Licensed boundary (whole 60ft x 30ft area)
- - -> = Escape route
-  = Door / Access point
-  = Fire exit

-  **FE** = Fire extinguisher
-  **FB** = Fire blanket
-  **FA** = First aid kit
-  = Structural post / column

SCALE 1:100



PLAN DETAILS

Property: Open fronted Dutch Barn
Overall size: 60 ft x 30 ft (18.29 m x 9.14 m)
Scale: 1:100
Date: 17 April 2025

KEY NOTES

1. Red line shows the licensed area (whole barn).
2. All alcohol storage, packing and delivery preparation will take place within the licensed area.
3. No customer collection on site.
4. Deliveries only – no click & collect.
5. Fire safety equipment is positioned as shown.
6. Plan must be read in conjunction with the premises licence application.

THIS PREMISES LICENCE IS FOR ALCOHOL STORAGE, PACKING AND DELIVERY ONLY – NO CLICK & COLLECT – NO CUSTOMERS ON SITE