

**Blaze-Inn Saddles
Street Through Burdrop
Sibford Gower
OX15 5RQ**

Appeal Ref: APP/C3105/W/23/3321715

Final Comments:

The reality is that we have made 7 Applications for change of use over a 17 year period, some being resubmissions, not the 25 that Butt infers that we have made, we have appealed 4 of those applications. This coincides with the 17 year village boycott that has ruined our pub business and affected our physical and mental wellbeing. Our planning attempts to diversify into holiday letting have all been opposed by Butt and the LPA, nevertheless we have succeeded by winning 2 appeals. We have overcome what would have broken most families by diversification into the Holiday Letting Business and we have survived.

We have provided compelling evidence from industry experts that highlight the problems facing rural pubs. Social Habits have dramatically changed since the pandemic and many customers can no longer afford to visit pubs due to higher food and drink prices caused by soaring operational costs. Pubs that were viable 2 years ago are closing by the hundreds, our proposal will give a much-needed lifeline to The Wykham Arms whose owner works elsewhere and his pub lease is still for sale.

It is absurd to rely on by-gone times and trading figures that are 17 years out of date. There is no significant or genuine opposition to our proposal and we believe that if the LPA had published our full application and supporting evidence that there would have been significant SUPPORT for what is a perfectly sensible scheme.

Since the very beginning of the application process the LPA have not followed their own protocols or Government Guidelines. Regardless of that inexcusable fact, the LPA have not provided any weighted argument as to why they oppose this scheme. To the contrary, the LPA have produced PINS Inspector David Murrays Appeal Decision that gives immense weight to this fresh and more current and realistic application.

For all of the above and previously submitted evidence, we respectfully ask that our appeal is allowed.

Signed: Geoffrey Richard Noquet

Dated: 31st October 2023