

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

**Planning Application:**

**Description:**

**Planning permission is sought for the Erection of a Barn Store situated in the field below the Beer Garden of our Public House.**

**Reasons:**

**We are in the process of cultivating and planting the Land to form a small Vineyard an Apple Orchard and we are also intending to bottle water from our Natural Spring. The Barn is required for all 3 ventures as follows:**

- 1. To Store Agricultural Plant and other associated paraphernalia that will be used in the maintenance of the Vineyard and Orchard.**
- 2. To House Vats, Processing Equipment and Bottling Systems for Wine, Spring Water and Cider.**

**This will not only greatly enhance the overall look of the area it will help towards the viability of the Public House. Our initial Tests of our Spring Water have indicated that it is extremely pure with safe levels of beneficial elements including magnesium and calcium. We will submit samples for Laboratory Testing and are confident that we will be able to start bottling and selling our own Blaze Valley Spring Water sometime this year. Obviously there will be some Capital Investment involved nevertheless we believe that we will be in profit within 12 months. Furthermore, it is estimated that in 4 to 5 years the Vines and Apple Trees will start producing Wine and Cider that will also contribute to profitability of the Business.**

**History:**

**We have it on good authority that when Sibford Gower Village Hall was built, the earth and stone that came from digging out the foundations was unlawfully dumped in our field. This irresponsible act not only blocked the flow of a Natural Spring it also covered large areas of the land with huge mounds and resulted in many uneven ground levels. This rendered the land unfit for any form of crop growing although it was sporadically used as grazing for Horses and Sheep. The field is Officially Classed as Agricultural Land and we are therefore fully entitled to cultivate and farm it as we see fit and as a consequence, we have undertaken the following:**

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**2.**

- A. We have exposed and re-instated the open flow of the Natural Spring which will both be utilised for crop irrigation and Marketed and sold as Blaze Valley Spring Water.**
- B. In addition, we have created several Flat Levels (Terraces) to enable the planting and cultivation of new Grapevines and fast-growing Apple Trees. The land is South Westerly facing and sloping, the drainage and sunlight exposure is ideal for grape and fruit growing.**

**Proposed Barn Position:**

**The siting of the Proposed Barn is as far away from Hawks Lane as physically possible and therefore it will be virtually hidden from public view. Furthermore, the building will be dark stained timber and screened by the many Blackthorn Trees that already cover this part of the site.**

**Planning Policies:**

**Local Planning Authorities are actively encouraged by Government to give their support to Rural Businesses in particular Public Houses when it can be seen that by Diversification it could increase their chances of long-term Viability. The LPA should therefore give their full support to any sensible proposals or schemes.**

**Business Model:**

**It is common knowledge that we do not believe that there is enough population in the Sibfords to support 2 public houses and that is why we changed our Trading Model to that of a Bikers Pub. We have never received any Local Support from the Villagers and to the contrary most of them continue to Boycott our Pub. It is extremely unlikely that the Tenant of The Wykham Arms (the other village pub) would have a full-time job as a Chef at Soho Farmhouse if his business was actually trading viably.**

**When we re-opened as Blaze-Inn Saddles we were quietly confident that by catering for the Motorcyclist Community that we would appeal to customers from much further afield. That is exactly what happened and we were thrilled by the response from these truly wonderful Biker Customers. Our new Client Base comes from all over the Country, prior to Covid 19 restrictions we also had a great Monday Night following. There were our Biker Guys from Brailes, Shipston and Stratford and also our local Hook Norton Group of Vintage Motorcycle friends. Our Saturday and Sunday Trading attracted Bikers from all over the Country and some came from many, many miles away. Without exception they are all great, friendly, respectful, pleasant and polite people. Planning Officers are invited to view our Facebook and website pages to understand just how much our customers truly appreciate our venue, we receive fantastic reviews.**

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3.

**Viability:**

**We wish to continue operating as 'The Bikers Pub' however we have realised that our business operation is mainly Weather Dependent, Seasonal and mostly in the Day-Time Hours and therefore we need to maximise our Lands Potential to ensure we can Financially survive.**

**The Barn is required for the Vineyard, Orchard and our Spring Water Production Plant, the latter of which will yield an almost instant and a new revenue stream and vital financial input for the future viability of our Public House.**

**Conclusions:**

**We believe this Application has great merit and the overall concept will enhance the views from Hawks Lane and the surrounding area. The proposal will contribute to the Viability of the Public House both in the short-term and the long-term. We are hopeful that this proposal along with our significant financial investment will give the Public House a better chance of long-term viability and survival.**

**This is a very sensible and logical scheme; it makes purposeful and likely profitable use of what was essentially wasted land and untapped Natural Resources.**

**For all of the above reasons this Application should be granted.**

**Signed:**

**Dated: 15/02/2021**

**Geoffrey Richard Noquet**