

Planning Application: 24/00613/F

Blaze-Inn Saddles
Bishops End
Street Through Burdrop
Sibford Gower
Oxfordshire
OX15 5RQ

Rebuttal to Objections and Additional Supporting Evidence:

Precedent:

The precedent, justification and merit of the existing building permission is established, Granted by PINS Inspector (Hayley Butcher) and therefore there is no valid reason or argument to challenge what is already lawfully allowed within the pub car-park.

Assets of Community Value:

Cherwell District Council have determined that our pub is no longer classified as being an ACV and that it does not further the social wellbeing of the local community nor is it vital or required to provide their basic day to day needs. Therefore, any objection based on the loss of a community asset is groundless.

Sustainability:

This proposal is simply intended to change the kind of Holiday Letting Facility and will be more profitable, sustainable and environmentally friendly than the previously permitted development.

Support for The Wykham Arms and Village Shop:

The proposed 3 Bedroom Cottage will mean that we can have a total capacity of up-to 12 guests staying with us at any one time, potentially 12 customers for The Wykham Arms and the Village Shop.

Benefits to the Village and Surrounding Areas:

We have operated our Holiday Letting Business for the last 8 years and that has brought vital income for ourselves, The Wykham Arms and the Village Shop. Our reviews are exceptional and many guests comment on the pleasant times they have had at the Wykham and the convenience of having the nearby village shop. Our location is perfect for guests visiting the Cotswolds, Diddly Squat Farm Shop, Soho Farmhouse, Stratford on Avon and many other Tourist Destinations and that is why we have good occupancy levels all year around. Whilst it is difficult to put a figure on what our guests spend at the Wykham when there, we estimate it is at least £250 – £300 in any week and that could well double with this new proposal.

Potential Visual Gain to The Street Scene:

The only possible issue might be of any visual harm caused by the new design and that cannot be demonstrated simply because there will a nett gain to the public skyline views. Furthermore, if planning permission is granted, we intend to install new and lower gates that will open-up even better public views across our land and beyond to the Sibford Gap.

continued

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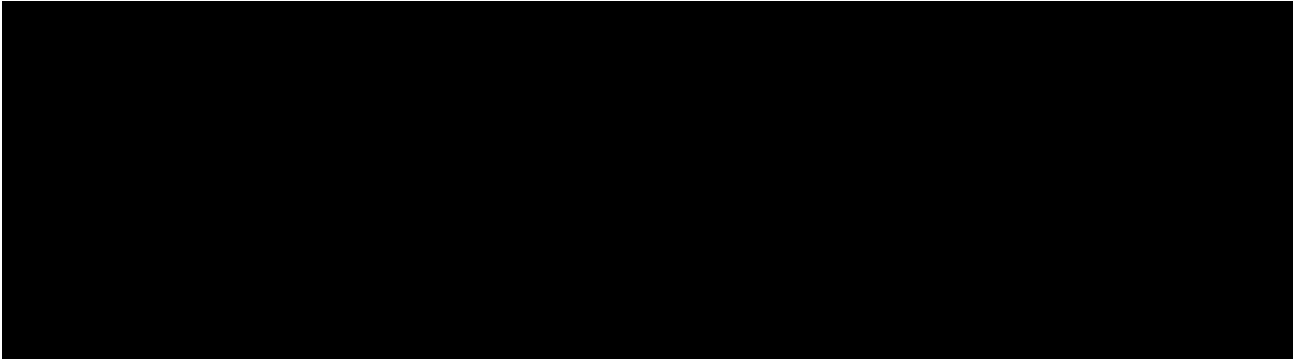
Planning Policies:

The proposal fulfils the intentions and aims of the Local Planning Authority and complies with their robust planning policy objectives. It will bring more Tourism to the location and will aid in the support and retention of a village pub (The Wykham Arms).

Invalid Objections:

The following items will not be taken into account by planning authorities and should not be entered as reasons for objection under any circumstances!

- ***The applicant's personal circumstances or other private matters***
- ***Boundary disputes or other unresolved civil disputes (unless their cause / content is specifically related to the planning proposal)***
- ***Any profit likely to be made (except perhaps in the case of rural exception sites).***
- ***The attitude or behaviour of the applicant or their representatives***
- ***Matters relating to past infractions, such as previous nuisances caused by the applicant or site occupiers. (Except perhaps in retrospective cases)***
- ***Worries or hearsay about possible future expansion or alternative uses of the application site - unless future plans are included in the application documentation.***
- ***Effect on the value of properties in the area - particularly you own!***



In my opinion there are no credible or valid planning objections to my proposal and therefore it should be granted.

Signed: Geoffrey Richard Noquet

Dated: 03/04/2024