

	<p><b>Online Comments</b></p>
<p>Application No</p>	<p>18/04678/ful</p>
<p>Comments</p>	<p>I have read the somewhat unbalanced ‘Public House Viability Report’ with interest. It would appear there are a large number of factual errors in the report and a fundamental misunderstanding of the local community and the location. Some of the key errors are:</p> <ul style="list-style-type: none"> <li>• 3.0 - Population based on 2011 census – 7 years out of date, the village has grown significantly over the last 7 years.</li> <li>• 4.1 - There has only been 2 sets of managers in 20+ years, the 1st ran a successful and thriving pub, the 2nd messed it up with poor food and general lack of interest/understanding of their clientele.</li> <li>• 6.1 - Whilst the Three Horseshoes is dependent on the local catchment area, there is plenty of passing trade with good signage on the by-pass, many walkers, cyclists and even boaters from the local canal less than a mile away could be found in the Three Horse Shoes at lunchtimes and at weekends before the most recent managers took over.</li> <li>• 6.2 – Whilst the pub cannot achieve additional revenue streams from letting of rooms, for the right persons the accommodation which comes with the pub is a great asset and can lead to significant cost savings for the owner/manager. This opportunity has been completely ignored in the report.</li> <li>• 6.3 - The White Hart is closed more than it’s open and does not provide food. Therefore any families wishing to eat out have to travel elsewhere. With a village pub serving good quality food there is a thriving community wanting and willing to support a village pub. Pubs in Pewsey and Marlborough provide for a very different clientele and the majority of the local residence would not travel to these pubs on a regular basis. In fact we have never used the pubs in Pewsey and rarely do we go to the pubs in Marlborough.</li> <li>• 6.3 – A number of badly run pubs have closed in the surrounding villages over the last few years giving better opportunities to grow revenues again with less competition if the right manager/landlord can be found.</li> <li>• 6.4 – discounting the rent would not have made a big difference, investing in the pub and expanding the restaurant area would have made a big difference. We used the pub on a regular basis before the new managers took over. We always had to book otherwise it was impossible to get a table. We would have continued using the pub but after a number of trials, the food was poor and the managers unfriendly. Instead we travel to Wilton a small out of the way pub with good food and friendly staff.</li> <li>• 6.6 – as a Chartered Accountant, with my business based in Burbage, servicing over 100 small businesses in the local area including pubs, cafes and shops I can confirm that it is difficult to run a small independent pub, however there are examples of well run pubs with good food and successful businesses in the area demonstrating, with the right management and the right investment, The Three Horse shoes could be a thriving pub for the local community and tourists. Whether this is purchased by an individual or run as a community pub there are opportunities for the right person to make a reasonable living and help maintain an important community asset.</li> </ul> <p>Conclusion</p>

	<p>In my opinion the report written by Deriaz Campsie ironically part of the Integrity Group whose business model appears to be based on making as much money as possible without consideration of the impact on local communities, is biased, factually inaccurate, based on limited information and has a general lack of understanding of the local community.</p> <p>With the right investment and the right manager/landlord who understands the needs of the local community, the pub will be well supported by the local community to make The Three Horse Shoes a viable business again.</p> <p>The community, especially those with families and those who lack transport, need a village pub with good food. This is something that has been missing for far too long in Burbage.</p> <p>On this basis I would object to any change of use.</p>
<b>Name</b>	<b>Mr. Matthew Sansum</b>
<b>Address:</b>	<p>1 Meadow View</p> <p>High Street</p> <p>Burbage</p> <p>SN8 3AF</p>
<b>Date:</b>	19/06/2018
<b>Case Officer:</b>	Jonathan James