

**Sent:** 13 July 2018 15:24

**To:** James, Jonathan

**Subject:** PLANNING APPLICATION - THE THREE HORSESHOES, BURBAGE - 18/04678/FUL

Dear Mr James

I appreciate that this will reach you long after the cut off date for comments on the above-mentioned application and possibly after the decision has been made, however, I had to let you know how disappointed and aggrieved I am at the apparent underhand way this application has been submitted.

A few days ago I noticed the curtains at the Three Horseshoes had been left open so I popped over to have a look. I was shocked to see the damage the current owners have caused to the interior of the building, making it even more difficult to resurrect as a pub. I don't understand why Red Star believe we need another four-bedroom house in the village. Our Neighbourhood Plan does not require further development within the village for at least another five years. There are currently 11 four-bedroom houses for sale (listed between January 2106 and July 2018) and seven three-bedroom house (listed between March 2017 and June 20180). None has sold. Perhaps Red Star have not done their market research.

I live in one of the listed house across the Green from the pub and I do not wish to look out onto yet another thatched house. The Three Horseshoes was part of what was, and could still be, a quintessential English Green. It was one of the many reason we chose the house we live in.

The viability report suggest that amenities should be concentrated in the centre on a village, I can't argue with that. Burbage is only a mile long and all the amenities in this village are now concentrated within 3/4 - 1 mile from Stibb Green. Not exactly central! That is why we need this pub to reopen at Stibb Green; it was a great amenity to the village and very well supported by those who lived close by and further afield. Visitors were frequent, and still are but are turned away by the eyesore on the Green. Only two days ago my husband came across a Belgian campervan looking for the pub. Sad, isn't it?

The only reason trade declined over the last few years was the illness of the penultimate tenant's wife. Even then they still managed to keep a good pint and serve food. It was the attitude of the last tenants that drove all but a few customers away. If Wadworth had employed the right tenant, given them some support and bothered to invest in the pub we would not be in this situation. The suggestion that the White Hart and Three Horseshoes were in competition with each other is poppycock. They kept different hours and the White Hart does not serve food. Under previous ownership the White Hart was complimentary to the Three Horseshoes as they served a different clientele, had a very different atmosphere and served different type of food. The White Hart is currently for sale with no guarantee that it, too, won't be converted into a house. All the more reason for keeping a pub on the Green. I don't think the Royal British Legion or Village Hall, worthy entities in their own right, can replace what we have lost.

Over the years Wadworth has sold much of the land surrounding the pub for development. Now they have sold the pub and it's land. To me this smacks of one firm run by accountants, selling to the like, for maximum profit without regard to the local community and their needs.

By the way, did you know there is a quirky painting on one of the walls of the pub? It was painted many, many years ago by a local resident (so I am led to believe). It is of no historic value nor is it a great work of art but has been the subject of many a conversation in the pub, particularly by visitors. It would be shame to lose this little part of Burbage history.

Thank you for taking the time to read my comments.

Your sincerely

Y Matthews (Miss)