From: Grant, David
Sent: 29 June 2022 15:19
To: _planningadvice
Cc: Fidler, Richard
Subject: FW: The Duke Of York - Planning Application H08-0964-21

Please add this email to the DIP under 6SUP – Black Horse Comparison

Many thanks,

Mr David Grant | Senior Planning Officer | **South Holland District Council**
Direct Dial: 01775 764472
www.sholland.gov.uk
Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.

served by One Team

From:
Sent: 29 June 2022 14:46
To: Grant, David <dgrant@sholland.gov.uk>; Fidler, Richard <rfidler@sholland.gov.uk>; info@richardsarchitectural.co.uk; richard@richardsarchitectural.co.uk
Subject: The Duke Of York - Planning Application H08-0964-21

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Good Afternoon David,

I write with reference to the above and something you touched on in your report under 7.14 where you mention about the business not to be considered as viable and make reference to the Black Horse Public House that is not only located in the same village but is a stones throw away from The Duke of York. Just to make you aware that this pub is now up for sale on Rightmove if you wish to take a look at the link below for £295,000, as you can see it is an attractive pub, quite a lot smaller than The Duke of York and pretty much ready for someone to move straight in. One thing I would like to point out since The Duke of York ceased trading in October 2020 you would have expected the Black Horse to have benefited financially from being the only pub in the village now and having the locals who supported The Duke of York, but this does not seem to be the case as they were only opening Wednesday through to Sunday as they were not attracting enough custom to open for 7 days. According to Rightmove their last years turnover was £216,000 which is substantially more that the £112,003 which The Duke of York turned over in the tax year ending 2020, it is smaller, which will cost significantly less to heat and light yet it seems that the current tenants were still struggling to stay a float and the Black Horse closed at the end of April this year. Whilst I do not doubt this pub will sell, being the only pub in the village was still not sufficient for 7 days a week opening.

https://www.rightmove.co.uk/commercial-property-for-sale/find.html?searchType=SALE&locationIdentifier=POSTCODE%5E649182&insId=1&radius=0.0&displayPropertyType=commercial&businessForSale=&minBedrooms=&maxBedrooms=&minPrice=&maxPrice=&areaSizeUnit=sqft&minSize=&maxSize=&partBuyPartRent=&maxDaysSinceAdded=&_includeSSTC=on&sortByPriceDescending=&primaryDisplayPropertyType=&secondaryDisplayPropertyType=&oldDisplayPropertyType=&oldPrimaryDisplayPropertyType=&newHome=&auction=false

Kind Regards

Lucy Stevens