

CS/EB/JSG/P26-1411

13 July 2026

Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)
The Horse Guards Public House, Brokenborough, Malmesbury SN16 OHZ
Planning Portal Ref: PP-15067407

Pegasus Group has been instructed by Carol Dobson and Manjula Cook to submit an application for permission in principle for proposed development at The Horse Guards public house, Brokenborough.

The application proposes the change of use of the site from a public house (sui-generis) to a single residential dwelling (Use Class C3).

The following documents are submitted in support of this application:

1. This covering letter;
2. Completed application forms;
3. Site Location Plan (drg no. 22503.104-A);
4. Planning Statement, prepared by Pegasus Group;
5. Economic Viability Assessment, prepared by Fleurets; and
6. Marketing Report, prepared by THP.

The planning application fee of £2,124 (site area of 0.32 ha, at £531 per 0.1 ha), plus £91 service charge, will be paid by the applicant via Planning Portal.

I look forward to receiving notification of validation, however, should you require any further information or clarity, please do not hesitate to contact me.

Yours faithfully,

Elizabeth Bloomfield
Director – Planning
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