

Dear Sarah,

I am writing in support of the Town Council's application to nominate the Railway Arms as an Asset of Community Value.

I refer to the attached Local Government Information Group Unit report on Public Houses that states the following:

- Pubs are very important. They play a variety of roles: they help create cohesion, they provide local character, they contribute to the local economy and they provide an important focal point for local communities.
- Councils can help to protect community pubs. In doing so they help to build places that are economically and socially sustainable: places that people want to live in.
- By working together communities and councils can accomplish more than either can alone.

The report has been published following extensive referenced research on the role of pubs in the community and the views of local councils on their role including the following statistic:

“45 out of 49 local authorities said they did consider pubs as valued community amenities worthy of protection, yet 33 felt that existing planning regulations do not give sufficient protection to public houses from change of use or demolition”

I would strongly commend the report and trust that it will help in supporting the application and the Cabinet's decision on nominating the Railway Arms as an asset community asset for the local community affected as well as for Saffron Walden as a whole

Kind regards

Tom Bennett

## Save The Railway Arms Pub

c/o Dave Kenny  
Saffron Walden  
15th March 2017

Sarah Nicholas  
Planning Department  
Uttlesford District Council  
London Rd  
Saffron Walden  
(By email to [planning@uttlesford.gov.uk](mailto:planning@uttlesford.gov.uk); FAO Sarah Nicholas)

Dear Sarah

I am writing as Chair of the Save The Railway Arms Pub (STRAP) group in support of Saffron Walden Town Council's (SWTC) nomination of the Railway Arms as an Asset of Community Value (ACV).

As you know there has been a long history of ACV nominations in respect of the Railway Arms dating from 2013 which has mirrored the pubs decline from a thriving local to its current condition; closed, for sale to the highest bidder, in danger of development and of joining the ever expanding list of public houses, throughout the country, now lost to their communities.

Residents of Saffron Walden have, on two previous occasions, during this period, sought to nominate the Railway Arms as an ACV - whilst it was clearly struggling and starved of resources, but before its eventual closure in January this year. These nominations were not taken forward on the basis of technicalities concerning eligibility to nominate under the Community Right to Bid. The current SWTC nomination would appear to have addressed all these concerns and is, I believe, a valid nomination made at a crucial point in the life of the Railway Arms.

The Railway Arms dates from 1865 and the arrival in the town of the Audley End to Bartlow branch line. Built in the same style and with the same materials as the station building itself, it was clearly intended to serve travellers and traders using the station. Though historic, it is not listed and, without its broader landscape of line, warehouses, sheds etc., advice suggests it is not listable as being of national importance. It is however clearly of local significance and, were there a Local List in Uttlesford, it would surely have been added to it before now and would benefit from some protection in planning terms. In the current circumstances though it is unprotected, whilst its owners recognise and have advertised its development potential.

At present only the ACV nomination secures it against permitted development rights and its possible change of use to a shop, supermarket, cafe or to certain classes of office space, as we have seen elsewhere in the town over recent years. Such a change of use, or indeed one won through an application for planning permission, would leave the town poorer in terms of the public domain and the south side of the town with only one public house to serve its expanding population and developing sense of community.

As I understand it the council has to decide 3 points in considering whether to register the Railway Arms as an Asset of Community Value:

1. Is the Railway Arms in Uttlesford?
2. Is it of Community Value, in that it furthers the social wellbeing or social interests of the local community?
3. If so, is this Community Value non-ancillary.

The first test is clearly passed and, in essence UDC must register the Railway Arms as an ACV if, in their opinion:

- (a) there is a time in the recent past when an actual use of the building or other land that was not an ancillary use, furthered the social wellbeing or interests of the local community, and
- (b) it is realistic to think that there is a time in the next five years when there could be non-

ancillary use of the building or other land that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community.

In terms of the recent past the actual use of the building as a public house clearly furthered the social wellbeing or interests of the local community in that it attracted people from different social and professional backgrounds, providing a space for interaction between people who might not otherwise meet and in so doing it benefitted social cohesion and wellbeing. It has been a place of celebration, often at times of local, national, and international significance, and as such it has been part of the social fabric of the town. These are not ancillary uses.

Turning to the next five years it is clear that Saffron Walden could benefit enormously from a community owned pub, with a strong community ethos. It could be more successful than a pub focussed solely on food and drink. In support of this argument I have only to point to the George and Dragon in Hudswell, Yorkshire which was closed for two years before it was bought by the local community in 2008. The community there went on to develop a range of services for the community, over and above food and alcoholic drinks, including a pick and return library, a shop and a community allotment. Early this month it was named CAMRA Pub of the Year 2017, no doubt in recognition of its integral, non ancillary community value. The recent STRAP AGM mandated the expanded committee to investigate putting in place a legal entity (possibly a Community Benefit Society or Community Interest Company) with the ability to put in a bid for the Railway, to put together a business case and explore the level of interest within the wider community. Should we proceed we will seek to ensure that any re-opened pub would be family-friendly and attractive to all parts of the community, with good quality food and drinks priced to suit all pockets. Thus it is clear that the second and third tests are passed.

In the few weeks since then we have seen coverage in the local press and our membership numbers have soared, reaching close to 100. We have been accepted onto the Plunkett Foundation's 'More Than A Pub' programme and have completed the associated Action Plan. We are now in contention for a bursary of £2500 to meet early set up costs. We plan to keep working over the coming weeks and to report back to a general meeting on 5th April. It would be great if we could also report that the Railway Arms has been registered as an Asset of Community Value by Uttlesford District Council.

Kind Regards

Dave

**From:** Bob Eastham  
**Sent:** 13 March 2017 15:21  
**To:** planningpolicy@uttledford.gov.uk;  
**Cc:** '  
**Subject:** Railway Arms ACV

FAO Sarah Nicholas

Dear Sarah,

I am writing in support of the 'Railway Arms' being so designated for several reasons, which I enumerate below.

1. The public house, when open, is a place not just where alcohol is consumed but as its title implies is a venue in which the public can meet on a social basis and interact with their fellow neighbours.
2. I can categorically vouch for this point being true as a vice president of the Saffron Walden Musical Theatre Co., that after every rehearsal, many of this group's members would meet there to relax and enjoy each other's company, As the rehearsals last from early September to the show in mid March this happens on a weekly basis and latterly a twice weekly occasion. Often after the show we would have our final party there also.
3. The pub has a real value in our society by virtue of the community cohesion it can create. In the old days each pub had its darts team and I recall the 'Railway' putting up a Tug – of – War team and a five a side football team for the Saffron Walden Carnival on more than one occasion. With the right attitude and proper dedication this sort of philosophy can once again be engendered in a family pub which has a catchment area of the entire southern part of the town,
4. The area in the immediate vicinity of the 'Railway' is one in which many residents could benefit from, for example, a bring and take book exchange, sociable subsidised coffee mornings and afternoon tea parties designed for seniors groups. These sorts of activities bind the community together, combat boredom and loneliness and enhance a sense of well being in our society.

For the above reasons and many more not stated here, I would urge you to recommend to Cabinet what I believe and what the Chancellor of the Exchequer said in his budget speech last week – “we recognise the value of pubs as community assets”, - and grant the 'Railway Arms' ACV status.

Yours sincerely

Robert Eastham

From: Steve Langford  
Sent: 14 March 2017 21:25  
To: Planning  
Subject: Application for ACV Status for the Railway Arms Pub, Saffron Walden

To whom it may concern,

I would like to lend my support for the application for the Railway Arms in Station Street, Saffron Walden to become ACV status.

I moved into Saffron Court opposite the pub in June 2008 and, being new to the town, the Railway was my first port of call. In those days the pub was very well run and supported, I became a member of Saffron Walden Rugby Club by meeting their vets team who used to meet in the pub every Wednesday.

Aside from the rugby club, Saffron Striders, Walden Tri, the Walden Am Dram group and many other clubs used the pub.

Sadly the pub was taken over by Charles Wells approx 5 years ago and their sole intent was to sell tenancy agreements to incompetent licensees over the past few years and the pub went into decline.

I along with many other locals feel that if the pub was run by people who cared about the pub and the local community, rather than greedy corporations demanding extortionate profits that the pub would not only survive but thrive. The fact that there is a campaign group set up to save the pub supports this argument.

I hope you consider favourably the application and give the local community the opportunity to save this much-loved pub

Best regards

Steve Langford  
Saffron Walden

**From:** Adrian Pretlove  
**Sent:** 14 March 2017 21:08  
**To:** Planning  
**Subject:** The Railway Arms, Saffron Walden

For the attention of Sarah Nicholas

Dear Sarah

I believe that you are working on behalf of Uttlesford District Council in deciding whether the The Railway Arms should be given status of an Asset of Community Value.

As a local businessman I have seen the decline in the number of Public Houses over the past number of years, not only in the town of Saffron Walden but in the surrounding villages within the Uttlesford area.

With the closure of these "Public" Houses, we have lost the facility of places where people can meet to discuss the days events and forge relationships. Places such as these are not just full of character, in this instance the Railway Arms used to serve the people using the old Railway Station itself, but are a meeting place for members of the local community, not somewhere you would choose to meet up if it were permanently closed and turned into a Tesco Express or something similar.

I personally have made lots of long standing friends both of social and business nature which I would not have done if places like The Railway Arms did not exist.

In this respect I would strongly suggest that The Railway Arms is a place of character and in being so is an Asset of Community Value, and its status should be protected as such so that the next generation have the same opportunity to have such a facility to relax, develop acquaintances, both social and business on which our community thrives.

Once these places are gone they are gone forever and so is the characters that go with them.

I would strongly urge therefore that the Uttlesford District Council within its powers, protects such a worthy Asset, one of a rapidly declining number of Public Houses in the town of Saffron Walden.

Yours sincerely,  
Adrian Pretlove

Pretlove's Removal & Storage Service Ltd

**From:** David Hanson  
**Sent:** 14 March 2017 20:56  
**To:** Planning  
**Subject:** FAO Sarah Nicholas - Railway Arms – Asset of Community Value

Tuesday 14<sup>th</sup> March 2017

**Re: Railway Arms – Asset of Community Value**

Dear Sarah,

I hope you are well.

I am writing in support of the campaign started by an organisation known as STRAP that aims to turn the Railway Arms pub into something of a community hub in Saffron Walden.

It is my understanding that you are currently undertaking an assessment regarding whether the Railway Arms should be registered as an Asset of Community Value. As such I would like to make the following representation in support of such a registration.

There are many reasons I believe the Railway Arms has been and can be of community value, but I'll keep this brief as I'm sure you have plenty of other information to consider.

#### 1. Uses of the pub

Basically, no other pub in Saffron Walden is equipped with the same quality or size of beer garden that is enjoyed by the Railway Arms. When the garden was kitted out with a trampoline, games for kids, a sand pit and occasionally a paddling pool, it was a fantastic place for families to come together to enjoy a weekend afternoon of relaxation.

The garden – and the pub itself – lends itself to be used for many community events such as Battle of the Band competitions and other talent shows or small scale music festivals that could be used by local musicians, poets and artist to showcase their talents.

The pub itself has also been used in the past to showcase the art and photography of local artists (indeed I purchased a fine photo of when the Tour De France passed through these parts after seeing the picture in the Railway).

Looking to the future and it is clear from examples from around the country that when a community gets behind a pub in order to save it, they invest in its success. This can be by visiting regularly but also by being proactive when it comes to planning and running events that can benefit the whole community (e.g. trying to include sections of the community who might not otherwise utilise the pub and its beer garden – such as running events specifically aimed at elderly people, carers and disabled people, and indeed trying to bring all parts of the community together for events).

#### 2. Location of the pub

The second point I wish to mention is about the pub's location. Since the Tesco Express replaced another pub at that end of Saffron Walden there are few options outside of the centre of town. With the likelihood of more housing being built near the Lord Butler Leisure Centre, the Railway Arms is well placed to service a growing community at that side of town.

Of course a pub must be commercially successful to remain open, but I am of the opinion that the very fact that there is an enthusiastic (and growing) range of people interested in saving this pub will be the main factor in helping it thrive in the future.

I hope you are able to recommend that the Railway Arms is classified as an Asset of Community Value and I thank you for your time.

Best wishes,  
David Hanson  
Saffron Walden



**From:** Richard Mortimer  
**Sent:** 14 March 2017 20:37  
**To:** Planning  
**Subject:** STRAP ACV (Railway Arms)

Good evening,

I wanted to take a few moments to write and ask you to consider helping us to save the Railway Arms in Saffron Walden by designating it of Community Value. All public houses, as places of communal gathering, meeting, socialising, celebration, commiseration etc are of value to their communities, and we are running desperately low on them at the present time. Things are looking bleak for 'society', for drinking and socialising in public, with friends, neighbours and strangers. It feels as though governments would rather we sat at home and drank ourselves into a stupor on subsidised supermarket alcohol. Well, I don't want to drink alone, I don't want to drink myself into a stupor, and I don't want to feed the voracious supermarket machine any more than I need to. I do not even want to drink at home. Drinking a beer or two, in the company of whosoever may be in the pub that evening, is as good a way to stay connected, to stay sane, and to stay caring about your community as any I know of. What happen to community, to the people and the places you serve, when no-one meets anyone else anymore, when no-one knows their neighbours or cares who does what to who? Pubs help police the community, they bring things out into the open, they are talking shops for local people. What is left of our society needs them. Please help. Do not hammer one more nail into the coffin of British society.

Thank you.

Save the Railway Arms.

Richard

Richard Mortimer MCIfA

From: Phil Jones  
Sent: 14 March 2017 20:26  
To: Planning  
Subject: The Railway Arms

Fao Sarah Nicholas

I am writing in support of the application for The Railway Arms to be designated a community asset.

I have lived in Saffron Walden for more than ten years and have used the Railway as a place to make new friends and cement established friendships. During my time here I have seen the closure of at least 4 public houses with the subsequent reduction in places for locals, and visitors, to meet, eat and drink and absorb the local atmosphere. There are now only 2 public houses within my walking distance - one is very much a sportspersons pub and the other is extremely noisy and busy. Neither offer a comprehensive eating experience. Other public houses in the area have been converted, predominantly, into restaurants without the facilities for social meeting.

The area of town around the Railway lacks a social hub - somewhere where individuals and groups can spend time in the company of others be it for conversation, escaping from the daily routine or specific activities such as the book club which ran for several years from the Railway.

The resurrection of the Railway would tick so many boxes and, as a community project, would provide opportunities for extended social interaction between newcomers, people from a cross-section of society, those with limited access to groups of like-minded people and, in particular, to those who, for reasons beyond their control, have limited access to company. Your support, and encouragement, would be greatly appreciated.

Sincerely  
Dr Philip Jones

From: J Jones  
Sent: 14 March 2017 20:13  
To: Planning  
Subject: FAO Sarah Nicholls

In response to the bid to make the Railway Public House a ACV I would like to add my support for keeping the Railway as a viable community centre .

We moved to Saffron Walden 10 years ago and as older parents didn't have the natural advantages of meeting new people at the school gate so for some time struggled to feel part of the local community. Our visits to the Railway public house allowed us to get to know local residents . We started a book club with a few like minded people ,we have done several social activities together .playing Mah Jong, sharing celebratory meals and over time have been made to feel part of the local community.

This meeting place has not only been a place of social entertainment but due to circumstances for some of the users ,it has been a life line. Several bereavements ,which have been isolating to some of the regular users, provides them with the knowledge and confidence that they can meet friendly faces and feel comfortable in a famillar place surrounded by neighbours

Saffron Walden is expanding and the small local community hubs that cement a feeling of belonging are so important I would urge you to support this motion because in a world dominated by the Internet we should not forget the benefits of meeting with our neighbours and forging friendships

Sincerely  
Jackie Jones

From: Jennifer Whyte  
Sent: 14 March 2017 16:57  
To: Planning  
Subject: FAO Sarah Nicholson

Please allow the Railway Pub to keep going as it is an asset to the community.  
Jennifer Whyte

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**From:** Alex Wilkins  
**Sent:** 14 March 2017 17:32  
**To:** Planning  
**Subject:** Railway Arms (ACV) Attention of Sarah Nicholas

Dear Sarah Nicholas  
Please find attached my letter in support of making the Railway Arms an asset of Community Value.

Kind regards  
Alexander Wilkins

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From: Andrew Frostick  
Sent: 15 March 2017 09:58  
To: Planning  
Subject: Attn Sarah Nicholas

Dear Madam,

I would like to add my full support for the proposal to register The Railway Arms an Asset of Community Value and would urge the Council to recognise what an important facility this is to the residents of Saffron Walden and the wider community. It would be a tragedy if the Town were to lose yet another public house. As a local resident and regular customer of one of the many sporting, theatrical and social clubs that need and have used the Railway it's survival is hugely significant.

Yours faithfully

Andrew Frostick

From: Lee Metters  
Sent: 15 March 2017 08:25  
To: Planning  
Subject: FAO Sarah Nicholas STRAP-ACV

Dear Ms Nicholas,

I am writing to you to support the registration of the Railway Public house as an asset of community value.

The steady and significant loss of pubs from Saffron Walden and the conversion of many of the remaining pubs to restaurants is a concern to me.

I have lived in Saffron Walden since 2000 and have seen the number of pubs (and clubs) open approximately halve during this time, leaving the small number remaining to become congested and noisy as people meet at social points like sports fixtures.

I am also an active member of Saffron Walden dive club, we used to meet at the Railway for a number of years, but now have to use the OEG. This is OK except on the dates when there is a sports fixture when the pubs become overcrowded.

My conclusion is that there is a capacity problem in the remaining pubs.

The railway has had an unfortunate recent history resulting in lower usage, but used to be a great pub with a pleasant garden and good food. I am sure that with sensible management it could return to its previous state and help resolve the capacity problems that the town now has in its pub capacity.

It's important to note that aside of food and drink sales, there is a need for meeting locations for clubs within the town and the capacity for this is in decline with many locations, like the schools or sports centre either being closed or full.

I look forward to hearing your decision.

Best regards

Lee Metters

Saffron Walden,

From: P Hoskins  
Sent: 15 March 2017 09:01  
To: Planning  
Cc:  
Subject: FAO SARAH NICHOLAS RAILWAY ARMS

Sarah ( if I may ) by way of introduction we are a small brewery in Essex Saffron Brewery in Henham. I recently attended a meeting to support the community at Elmdon who were attempting to keep their village Public House open The result of this will now be that the Public House will re-open later this year as a Public House. We have also renovated the Bluebell Inn at Hempstead again the subject of an ACV and now re-opened.

Whilst the Railway Arms is not "the last one standing" there are a number of aspects that hopefully do warrant an ACV.

The vendor a large brewer is acutely aware of the value uplift if planning were to be gained for redevelopment of the site. We have tendered an offer to buy the Public House and are confident that we can retain it as a profitable trading concern within our portfolio. It has become very clear that the vendors have little or no intention at present to look at selling on with the current use in place and are firmly set on profit from redevelopment , they are selling a number of properties from their portfolio. An ACV will test their metal and challenge their resolve that it cannot be traded as a Public House. Many of the tenants that the brewer has had in the premises have pointed to excessive rent and costs of product purchase under tie as reasons for failure, lack of choice and overbearing repair costs not the support from the community which is strong.

The building is the last remnant of the Railway History of Saffron Walden and should be preserved as such, this apart the local and indeed national statistics for Public House closures paints an alarming picture many as a result of owners quest to profit by change of use with little regard for the community the property serves as a social hub..

I am writing to you as an interested party and in support of STRAP and the local councils application to serve an ACV on the premises. Uttlesford DC have pioneered the preservation of more buildings than most other councils using ACV's The picture for preservation is encouraging and is presenting a number of successful outcomes Can I urge you to support the nomination for an ACV and further copy my email to your council colleagues in planning.

Your Ever Peter Hoskins

**From:** Richard Simms  
**Sent:** 15 March 2017 09:46  
**To:** Planning  
**Subject:** STRAP - ACV - Railway Arms

Dear Sarah Nicholas

I am writing to express my support for an ACV to be placed on the Railway Arms Saffron Walden.

Without seeming overly sentimental, I have lived in Saffron Walden since my early teens and before that in Chrishall and have formed the opinion that Pubs are of great importance to the local community.

When my now wife and I purchased our first flat in Saffron Court (opposite the Railway Arms), we regularly frequented the pub to get to know the local community and formed some lifelong friendships with people from all walks of life (and ages) which we never would have met. Now that I have children we have used the large beer garden to while away a lazy weekend afternoon whilst the children play and make friends outside their existing social groups and my wife and I can relax in a safe environment with similar company ( I am sure you are aware that the Railway Arms is the only Public House in Saffron Walden with a beer garden large enough not to be considered a smokers refuge and to be appropriate for children to spend time in). Public Houses are a meeting place, a place where people can from all backgrounds can mix, and if we want Towns to be communities not a collection of people in houses who don't mix and spend their money outside the local area, then we can't let another community asset to be lost.

Cross generational friendships are a essential to a community and generate understanding and compassion, and with the Railway Arms being in the middle of an immediate area containing retirement properties, flats and houses to allow this Public House (as indeed they are to be considered – not just shop that sells Alcohol and Food) would be a shame. I am sure you are aware of the coming together of cross generational groups has resulted in the creation of a world class Skate Park in Saffron Walden which is a credit to Uttlesford and Town.

I appreciate that Charles Wells will present the opinion that this is not the case, but in essence their position is very clear, as a Public House its value is £300,000 as Land with "permitted development" its value is £600,000 and this very clear fact of economics will guide their position. My counter is to Charles Wells is to why they have not invested the same amount of energy and money as they have on their other Public House in town (The Cross Keys). Maybe in a few years' time if the land values keep rising in Uttlesford they will use the same argument on this establishment.

Regards

Richard Simms  
Saffron Walden

**From:** MICHAEL MATTHEWS  
**Sent:** 15 March 2017 09:43  
**To:** Planning  
**Subject:** FAO Sarah Nicholas -- The Railway Arms Public House

Dear Sarah

It has come to my attention that the Railways Arms in Saffron Walden may be yet another pub lost to developers.

I would like to express my support for action that would allow this building to remain as a pub and I list just a few of the reasons that I believe this should be the case:

1. Too many of our pus have already been lost to property developers
2. On the south side of the town this is the only pub left since the Gate became a restaurant and the Crocus was developed to become a Tesco Express
3. The Railway Arms, in particular, is of both architectural and historical interest (it is the only remaining building that was still being used for its original purpose that has connection to the railway branch line that once ran through Saffron Walden)
4. Pubs are an important part of the local community as a place to meet
5. Loneliness is becoming an important issue in today's society, particularly among the elderly and pubs play a role in providing a safe convivial meeting place in the evening

My wife and I were regulars at the Railway and for the above reasons (and many more) I urge you to do what ever you can to ensure this valuable asset is not lost

Kind regards  
Michael Matthews



**From:** martin purbrick  
**Sent:** 15 March 2017 09:22  
**To:** Planning Policy  
**Subject:** The Railway Arms Public House

Dear Sir / Madam,

Please accept this email as support for making the Railway Arms public house in saffron Walden, an Asset of Community Value (ACV).

Public houses are one of the focal points of a towns life and soul and Saffron Walden is no different. Many pubs have now been lost in this town and whilst the town and it's population are growing, the diversity in social opportunity appears to be shrinking. Losing this beautiful community public house would be a significant blow to the town as a whole.

This particular pub is of historical interest being the public house attached to the now defunct railway station, although the town still bears much of the railway architecture when sought out.

It has become a classic community pub based in streets of residential homes and with a sizeable garden for patrons to use and socialise in. The pub has a reputation for being a home of real ale and with a local brewery nearby (Saffron Brewery) such a link could be developed to build a tremendous local resource.

Saffron Walden suffers from a lack of choice when socialising and removing one more opportunity to meet one's neighbours and share community plans and spirit will only serve to further stifle what is a great place to live.

Many would agree that what this town does not need is : - another small development for housing, another coffee shop, another supermarket (large or small) for example. What it would hugely benefit from is a strong, characterful community pub that serves great beer and good food that enables the residents on this side of Saffron Walden to meet one another and nurture idea's and actions that benefit the immediate local community and the town as a whole.

Many small towns and villages are recalled after visiting them by a memory of a good public house or restaurant and the chance to meet local people and friends. Rarely (if ever) are they recalled by the memory of a housing development or convenience store.

As someone representing the best interest of Saffron Walden and Uttlesford, I sincerely hope that you agree and would want people to think of the town as a great place to visit and plan return trips that would boost the local economy and help the town continue to thrive.

Yours faithfully,

Martin Purbrick  
Saffron Walden

**From:** Julian Hales  
**Sent:** 15 March 2017 11:22  
**To:** Planning  
**Subject:** Railway Arms ACV FAO Sarah Nicholas

Dear Ms Nicholas

I am writing in support that the Railway Arms Pub in Station Street Saffron Walden be granted Asset of Community Value status. For many years prior to Charles Wells acquiring this pub it had been a social hub for the southern area of Saffron Walden and, until its closure in January, the only remaining pub in that part of town. During the Charles Wells tenure the popularity of the pub declined dramatically. In part due to the change in direction away from a corner street local to a food orientated gastro pub. When this didn't work a stream of temporary managers were parachuted in who appeared to be appointed specifically to run down the pub for sale for redevelopment. Hence its recent closure.

By granting ACV status it will give the long standing supporters of the pub a chance to collectively take responsibility for the pub and return it to its central role in the social well being of the community. With Saffron Walden becoming increasingly dependant on commuters it will also create a number of job opportunities in town for those who do not want or have the ability to find work in London.

Yours sincerely

Julian Hales  
Saffron Walden

**From:** Matthew Bateman

**Sent:** 15 March 2017 11:45

**To:** Planning

**Subject:** FAO: Sarah Nicholas. The Railway Arms, Saffron Walden, ACV support.

Dear Sir/Madam,

I am writing in support for making The Railway Arms, Station Road, Saffron Walden, an Asset of Community Value.

Public Houses are where people get together with others from their neighbourhood. Only this very morning was I asked if I was free for a pint and a catch-up, by a fellow dad on the school run. The sad fact is, that the choice of where that pint and catch-up can happen, is getting very slim indeed in the growing town of Saffron Walden. There are in fact, no pubs this side of town.

The Railway Arms has been host to many inclusive community activities such as Philosophy in the Pub, food nights, after-club get togethers or the classic pub quiz. Local pubs such as The Railway Arms are culturally valuable places that offer a sense of tradition and history, but are also places where new ideas can be formed and played out. The creative possibilities for what a good community pub can host, or the conversations that can spark up within its space, are endless!

The Railway Arms building itself is of historic importance, having been built in association with the train station across the road. It shares the same architectural style. The story of the old Audley End to Bartlow train line can be read and experienced within the building. This attracts the interest of people from outside the town to come and visit and spend time here. The craft of brewing is big and is getting bigger. There are many excellent local Cambridge and Essex based breweries and if a link could be forged, The Railway Arms would stand to provide a superb showcase for such interesting beers.

Community pubs and community run pubs work and work well. People from all kinds of diverging backgrounds and walks of life can come together. The options for where this can happen are few. But the importance of making certain that it does happen, is great. We cannot lose yet another pub, an historic pub, from Saffron Walden.

Kind regards,

Matt Bateman.

Saffron Walden,

**From:** Brad Bamfield  
**Sent:** 15 March 2017 11:01  
**To:** Planning  
**Subject:** Support for the Railway Arms Pub as an Asset of Community Value

Fao Sarah Nicholas

I write in support of classifying the Railway Arms as an ACV.

For many years when I was Diving Officer of Saffron Walden Scuba Diving Officer we met in the Railway Arms on a Wednesday.

It allowed our Saffron Walden members to get together in a social setting after our pool sessions at Friends School.

It also worked as a base for our out of town members and they made many friends through meeting at the pub.

I also got to know several locals who used the Railway and I would never have met if I had not visited the pub so it does have a vital social role in the community.

Certainly, pubs are a focus for help. While this example is not the Railway it serves to highlight the community role of the pub and the staff.

I live in Debden and was called by my pub landlady to say that one of my elderly neighbours was not answering her phone and her daughter was concerned, so we called round straightaway to see if she was alright, which she was, and was able to ensure she spoke to her daughter. The daughter rang the Plough as the most public location of our village and the landlady was pleased to help, as were the neighbours, but without the online visibility of the pub the daughter had no way of contacting us.

Any pub has a significant role in a local community and while I accept they are not as popular as they once were they are still vital to a wide range of local people.

If there is a way to save the asset then we should provide that support.

Regards

Brad Bamfield

**From:** Mark Wesley  
**Sent:** 15 March 2017 12:50  
**To:** Planning  
**Subject:** Attn: Sarah Nicholas: Railway Arms Pub

Dear Sarah.

I am writing in support of the campaign to keep the Railway Arms Public House as a treasured local centre of community. With a continuing reduction of public houses in Saffron Walden, it is even more vital to ensure those that remain are supported.

A pub is often a first port of call when moving into a new area, it is a place to make new friends. In particular, the Railway attracts people from different social and professional backgrounds and interaction between people who might not otherwise meet is invaluable in terms of social cohesion and wellbeing.

I urge you and your fellow committee members not to ignore this essential local asset of community value.

Yours sincerely,  
Mr. M. W. Goble

**From:** Tom Cobbold  
**Sent:** 15 March 2017 14:19  
**To:** Planning  
**Subject:** Save The Railway Arms Pub

Dear Sirs

I write regarding the important above matter.

In considering whether to support the Save The Railway Arms Pub initiative, I have weighed up various thoughts and can best distil my opinion thus:-

Whilst the imagination and expertise of recent publicans has been disappointingly low, I feel this is in no small part because breweries see the chance to make more money from dissolving beer sales into something else – higher value commercial or residential real estate – and therefore the only people who take on the running of the leases are those with a degree of inexperience/naivety, which helps proliferate the myth the pub is failing. I feel the asset is therefore of distinct community value because not only has it been deoxygenated by recent management, but anything that is not a pub will attract many more car journeys, which for the foreseeable remain the very least desirable things to add to our town for all sorts of reasons.

Were the pub to be unshackled and allowed to flourish, in the same way that say for example the Gate on Thaxted Road has done, then I feel it would be of tremendous value. There is every opportunity for the growing population of Saffron Walden to enjoy this fine building and outside space – indeed there is remarkably little outside space for enjoying food and drink, the market square with its dismal car park being the best illustration of mid 20th century myopia. Why for heavens sake, can't the town try and follow Cambridge examples more ?

We must strive to turn the tables !

Yours faithfully

T G Cobbold

From: Andrew Webb  
Sent: 15 March 2017 11:37  
To: Planning Policy  
Subject: The Railway Arms, Saffron Walden as an Asset of Community Value

Dear Sir/Madam

As a resident of Uttlesford and as an award-winning food journalist of over 10 years, I am writing to you in both a local, and professional capacity with regard to The Railway Arms in Saffron Walden.

It is my opinion that the pub is clearly an Asset of Community Value and should be granted such status by the council. There are lots of reasons why this should be granted, but I'll aim for brevity and draw your attention to the following points.

The pub is used by a broad cross section of the community, and as a public space fostered community cohesion and social interaction across all social groups. It also provides a recreational space for community groups to meet and relax, as well as offering community enhancing pass times like quiz nights, local art exhibitions, readings and music.

It is also an historic piece of civic infrastructure and part of our community's heritage, being connected to the former railway station.

Finally, and most importantly, with the right team in place the pub could prove to be a real asset to our town, drawing in visitors, and food and drink enthusiasts from the wider region.

An example of just such a pub is the George & Dragon, in Hudswell, Yorkshire, which was rescued from bankruptcy by customers who formed a co-operative to buy and run it in 2010. It has just been named national pub of the year by the Campaign for Real Ale.

<https://www.theguardian.com/lifeandstyle/2017/mar/03/cheers-pub-saved-by-its-customers-rated-best-in-the-uk>

If you require an example a little closer to home, look at the Station Hotel pub in Framlingham. This too, is a pub that once served the now closed railway station on the edge of the town. Framlingham is about the size of Saffron Walden, and the Station Hotel is about the size of the Railway Arms. As well as offering great food and drink in the pub itself, the owner there has converted the former stables too, installing a wood-fired pizza oven providing a cheaper, family friendly dining option. <http://www.thestationframlingham.com>

I would be happy to expand on these points if needs be, as I believe this pub is an asset to the community.

Yours sincerely

Andrew Webb

[www.foodjournalist.co.uk](http://www.foodjournalist.co.uk) – @foodjournalist Food Editor for [www.culturetrip.com](http://www.culturetrip.com) – @culturetrip

**From:** Bromfield, Anna M

**Sent:** 15 March 2017 13:15

**To:** Planning Policy

**Subject:** The Railway Arms Public House, Saffron Walden (FAO Sarah Nicholas)

**Dear Sarah**

I am writing in support for ensuring The Railway Arms, Station Road, Saffron Walden, is seen as an Asset of Community Value (ACV).

We have all seen in recent years pub closures in Saffron Walden have escalated dramatically, due to a combination of factors. However, numerous now-thriving pubs up and down the country, which would otherwise be heaps of rubble or the next Tesco METRO, stand testament to the efforts of local campaigners like us (for example the George & Dragon pub in Hudswell).

Any pub which successfully identifies the needs of its own customer base has a good chance of surviving, whether that be a traditional boozier, where the best food you'll get at the bar is a packet of pork scratching's, or the gastro style pub . Who better to gage what we need, but US the community. Look at how the British craft brewing trend has taken off. There are now a huge number of breweries in this country, with our very own Saffron Brewery a short distance away!

Pubs are, by their very nature, a community asset. Take away The Railway Arms and the local community will lose its heart! These Pubs perform the same "important hub function" as churches and other places of worship, providing "an open environment to meeting new people", especially for newcomers to an area and older patrons "whose turn of life has left them socially isolated". The Railway Arms hosts various events from Ladies nights, after-club get togethers, Philosophy in the Pub, quiz night and most closely to my heart, charity events.

Given the increasing tendency for our social life to be online rather than face-to-face, would you not agree that by having a relaxed accessible venue where people can meet old friends and make new ones become ever more necessary. Making and maintaining friendships, however, is something that has to be done face-to-face. The digital world is simply no substitute. I want to be able to enjoy an evening drink in Saffron Walden - out in the gardens of the Railway Arms. I want to take my family and meet with friends for Sunday lunch at the Railway Arms, but most importantly I want to preserve this for my children and generations to come. Saffron Walden would be a much poorer place if this pub was lost.

Yours faithfully,

Anna Bromfield  
Saffron Walden



**From:** Jezz Leckenby  
**Sent:** 15 March 2017 16:52  
**To:** Planning  
**Cc:** Barbara  
**Subject:** For the attention of Sarah Nicholas re The Railway

Dear Sarah

I am writing to add my support to the campaign to nominate the Railway Arms in Saffron Walden as an Asset of Community Value.

The location of the Railway and its ready-made catchment area makes it an invaluable resource to the community. Over the years, it has provided an excellent venue of local events: from the Walden Buskers to beer festivals a couple of times each year. These have always been well attended and if restored and publicised, I am sure a new Railway would enjoy success once more.

As a pub with a car park, it also offers a beautifully fenced garden which provides a good environment for families with young children. Backed with a good kitchen, the Railway has always had a good reputation in the town to go the extra few yards in order to enjoy good hospitality and interesting people to meet. It even led my wife and I to learn dominoes from some older "regulars", a game which we now take around other pubs in the town, sad that we may never be able to return to a vibrant Railway sometime in the future. It is a venue that is an asset to Saffron Walden. With the granting of ACV status, there are folks like my wife and I who are determined to put the Railway Arms back on the map.

I do hope you and your committee will consider your decision very carefully and come down on the side of granting ACV status.

Kind regards

Jezz & Barbara Leckenby

Jezz Leckenby  
Saffron Walden

From: simon mcinnes  
Sent: 15 March 2017 17:59  
To: Planning Policy  
Subject: Railway Arms ref UTT/17/0372/ACV |

I am writing in support of this application. The Railway Arms used to be a well used pub and meeting point for the community.

It's off centre location means that is uniquely positioned to offer residents in the south side of Saffron Walden a place to meet and socialise.

I am a member of two clubs who used to meet there. Under the last two landlords this has not happened but I am certain that under suitable management, this public house would become a thriving hub of the community again.

Thanks  
Simon McInnes  
Saffron Walden

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From: Ailish  
Sent: 15 March 2017 18:56  
To: Planning Policy  
Subject: Railway Arms pub

To whom it may concern,

I understand the above pub is for sale with some talk of turning into an asset of community value. I think this would be a hugely beneficial move for the town.

As a new resident, I am disappointed at the lack of real community public spaces-particularly family friendly ones - on this side of the town (we live in West Road).

Since the closure of Tumbledowns there are no dedicated indoor open play areas for children. The garden and outer buildings at the Railway could be used for this purpose, making the pub a genuine family friendly establishment, where families could eat, drink, play and socialise together. There is so much potential in this pub and I feel strongly that this town does not need another supermarket/office block/flats.

Please consider the needs of a) newcomers who don't know people and their need for somewhere public to meet, eat, drink and converse and b) families with small children with indoor play requirements.

Kind regards,  
Ailish Barnes  
Saffron Walden