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Uttlesford District Council

Chief Executive: Peter Holt

Assets of Community Value and Local Heritage List Committee

Date: Tuesday, 25th January, 2022

Time: 2.00 pm

Venue: Council Chamber - Council Offices, London Road, Saffron Walden,
CB11 4ER

Chair: TBD

Members: Councillors J Evans, R Freeman, P Lees, L Pepper and M Sutton

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**AGENDA
PART 1**

Open to Public and Press

1 Election of a Chair

To elect a Chair.

2 Apologies for Absence and Declarations of Interest

To receive apologies for absence and declarations of interest.

3 Minutes of the previous meeting

4 - 7

To consider the minutes of the previous meeting.

**4 Nomination of The Stag, Little Easton, as an Asset of
Community Value**

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To consider the nomination of The Stag, Little Easton as an ACV.

MEETINGS AND THE PUBLIC

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The agenda is split into two parts. Most of the business is dealt with in Part I which is open to the public. Part II includes items which may be discussed in the absence of the press or public, as they deal with information which is personal or sensitive for some other reason. You will be asked to leave the meeting before Part II items are discussed.

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Agenda Item 3

**ASSETS OF COMMUNITY VALUE AND LOCAL HERITAGE LIST
COMMITTEE held at COUNCIL CHAMBER - COUNCIL OFFICES, LONDON
ROAD, SAFFRON WALDEN, CB11 4ER, on TUESDAY, 17 AUGUST 2021 at
2.00 pm**

Present: Councillor C Day (Chair)
Councillors J Evans, R Freeman, P Lees and L Pepper

Officers in attendance: C Edwards (Democratic Services Officer), C Gibson (Democratic Services Officer), J Hill (Planning Policy Officer) and E Smith (Solicitor).

ACV15 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

There were no apologies for absence or declarations of interest.

ACV16 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 21 June 2021 were approved.

ACV17 NOMINATION OF HILL GREEN AS AN ASSET OF COMMUNITY VALUE

The Planning Policy Officer presented a report asking Members to consider the nomination of Hill Green as an Asset of Community Value (AoCV). She outlined the necessary criteria that needed to be established for an asset to be considered as an AoCV. The nomination had been made by Clavering Parish Council and was supported by Clavering Cricket Club.

Members sought some clarification around the leasehold tenancy, the current unidentified landlords and the ownership of the cricket pavilion. The Parish Council were encouraged to seek to identify the current landlords.

All Members expressed support for what was considered to be a valid nomination.

Councillor Lees proposed that the site be listed as an AoCV. This was seconded by Councillor Evans and the decision was unanimous.

RESOLVED that the site be listed as an Asset of Community Value.

Meeting closed at 2.14 pm.

DECISION NOTICE

The matter before the Committee today is a request, known as a nomination, that the entry upon Uttlesford District Council's list of Assets of Community Value (ACV), in respect of land situate and known as Hill Green, Clavering, be

renewed for a further five years. The nomination is made by Clavering Parish Council who have a leasehold interest in the land.

The Localism Act 2011 introduces a concept of an 'Asset of Community Value' (ACV). Section 87 of the Localism Act places a duty of Local Authorities to 'maintain a list of land in its area that is land of community value'.

An Asset is of community value if (in the opinion of the local authority) either:

- an actual current use of the building or other land, that is not an ancillary use, furthers the social wellbeing or social interests of the local community; and
- it is realistic to think that there can continue to be non-ancillary use of the building or other land, which will further (whether or not in the same way) the social wellbeing or social interests of the local community;

or

- 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 social interests of the local community; and
- 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.

The Act states that "social interests" "includes (in particular) each of the following – (a) cultural interests, (b) recreational interests and (c) sporting interests.

Assets of Community Value are buildings or land which involve the physical use by the community and include for example a village shop, pub, community centre, allotment or recreation ground.

In arriving at our decision we are required to answer the following questions :

- a) whether there is a valid nomination;
- b) whether the use of the building (current or recent past) furthers the social wellbeing or social interests of the community;
- c) whether it is realistic to think that in the next 5 years the building could be used to further the social wellbeing or social interests of the community.

In considering these questions, we need to consider the principal, rather than ancillary, uses of the building. If we conclude, on the basis of proper evidence

since our decision today potentially impacts upon someone's ability to deal with land owned by them, that the answers to these questions are "yes", then the land should be included in the list of ACV's.

We have taken into account the provisions of the legislation, the Council's policy, and such case law as there is in the area. We also feel we should explain, for the record, what a successful nomination will achieve and what it will not. It is not a species of "listing lite". It gives no protection against development and it is not permanent – it lasts for five years only.

What it does do is give community groups, as defined in the legislation, a window of opportunity to make a bid for the asset should it come on the market for sale, and some sales – disposals – are exempt. It does not give the right to force a sale, any purchase by one of the prescribed groups must be at market value and the landowner can refuse to sell to the community group. He or she can also withdraw the premises from community use.

We have had the opportunity of reading a detailed officer's report in this case, a copy of which has been served on the Parish Council. It has not been possible to trace the current owner[s] of the freehold reversion and as time passes this particular issue is going to be of increasing importance. We have also heard from Ms Hill, the Case Officer, who spoke very eloquently to her report. She presented us with the application form and site plan completed by the Parish Council, setting out, among other things details of the groups and activities that take place on the site. Some of our number are familiar with the location. We have no reason to doubt that these activities do take place there and will continue to do so; we have been provided with fixture lists for the cricket club and have viewed letters and photographs of activities taking place there that have been uploaded to the Council's online Planning Portal under reference UTT/212181/ACV. We also believe that the Parish Council would be a definite purchaser of the freehold reversion, and because of the very nature of that interest, the earlier they can acquire it the more favourable the price.

There are a number of things we may not take into account in arriving at our decision. One of these is the impact our decision may have on the value of the property, and nor may we consider the question of what compensation, if any, might be payable in respect thereof. A registration as an ACV has no impact upon whether or not planning permission will be granted on an adjacent site; all it is, ultimately is a statutory pause in the sale process while a community group seeks to put together a bid – it is not a right to a compulsory purchase, & it must be at market value.

Having said all of this, our decision is that this application for a renewal is granted. However, we would like to sound some notes of caution. Firstly, we strongly recommend that the Parish Council makes serious and sustained efforts to trace the current freehold reversioner[s]. They may need to engage professional assistance. Their lease has 27 years to run but with every month that passes the value of that lease decreases and that of the freehold reversion increases.

Secondly, a more general point. The Council has revised its policies regarding the granting of ACV status in view of the true nature of the right, which is a right to bid rather than a listing that will prevent development. If the nominator already

has a legal interest in the land and therefore has control over it, then ACV registration gives no protection against development.

As leaseholder, Clavering Parish Council have de facto control of this land and are unlikely to assign their interest to another, hence it is most unlikely that it will cease to be in community usage; it is for this reason, therefore, that we urge them to use the period of this registration to make every possible effort to trace the current freehold reversioner of this land.

Agenda Item 4

Committee:	Assets of Community value and Local Heritage List Committee	Date:	Tuesday 25 January 2022
Title:	Nomination of The Stag public house, Little Easton, as an Asset of Community Value		
Report Author:	Joanna Hill, Planning Officer jhill@uttlesford.gov.uk		

Summary

1. This report concerns the reconvened ACV & Local Heritage List Committee from 21 June 2021. 19 emails were submitted to an unrelated email address and so were not considered. The Committee will reconvene on 25 January 2022 to consider these representations and determine the nomination.
2. The Localism Act 2011 introduces a concept of an 'Asset of Community Value' (ACV). Section 87 of the Localism Act places a duty of Local Authorities to 'maintain a list of land in its area that is land of community value'.
3. What the provisions¹ do and do not do:
 - The provisions give communities a right to identify a building or other land that they believe to be of importance to their community's social well-being. The aim is that, if the asset comes up for sale, then they will be given a fair chance to make a bid to buy it on the open market
 - The provisions do **not** restrict in any way who the owner of a listed asset can sell his property to, or at what price
 - They do **not** confer a right of first refusal to community interest groups
 - The provisions **do not** place any restriction on what an owner can do with their property, once listed, if it remains in their ownership. This is because it is planning policy that determines permitted uses for particular sites.
4. The fact that property or land is listed as an ACV may affect planning decisions – it is open to the Local Planning Authority to decide that listing as an Asset of Community Value is a material consideration, if an application for change of use is submitted, considering all the circumstances of the case. It is trite law that the weight any particular consideration has in the balance is an issue for the expert judgment of the decision maker and not a question of law.
5. The National Planning Policy Framework (2021) requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The purpose of the planning system is 'to contribute to the achievement of sustainable

¹ Department for Communities & Local Government (September 2011) *Assets of Community Value - Policy Statement*.

development . . . meeting the needs of the present without compromising the ability of future generations to meet their own needs' (para 7).

6. Nominations for listing as an Asset of Community Value, should only be made where use of land or property by the local community is well evidenced and there is a genuine commitment and consideration of how a community group may raise funds to bid for that land. A detailed business plan with costings is not required but there should be a realistic and practical idea of what can be achieved or expected. Listing an ACV has an impact on the value of property and on the rights of private property owners². This is an issue that has not as yet ever been directly litigated but it is a point that remains open to interpretation by the Courts. However, it has never been the intention of the legislature that the provisions pertaining to Assets of Community Value should be used as a tool to block sustainable development or as 'listing lite', and the extant case law is clear, albeit obiter, that this is indeed an illegitimate use of the legislation.
7. An Asset is of community value if (in the opinion of the local authority) either:
 - an actual current use of the building or other land, that is not an ancillary use, furthers the social wellbeing or social interests of the local community; and
 - it is realistic to think that there can continue to be non-ancillary use of the building or other land, which will further (whether or not in the same way) the social wellbeing or social interests of the local community;or
 - 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 social interests of the local community; and
 - 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.
8. The Act states that "social interests" "includes (in particular) each of the following – (a) cultural interests, (b) recreational interests and (c) sporting interests.
9. Assets of Community Value are buildings or land which involve the physical use by the community and include for example a village shop, pub, community centre, allotment or recreation ground.

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² Department for Communities & Local Government (September 2011) *Assets of Community Value – Policy Statement*.

10. The purpose of this report is to enable members to determine:
- a) whether there is a valid nomination;
 - b) whether the use of the building (current or recent past) furthers the social wellbeing or social interests of the community;
 - c) whether it is realistic to think that in the next 5 years the building could be used to further the social wellbeing or social interests of the community.

In considering these questions, members need to consider principal, rather than ancillary, uses of the building. If members conclude that the answers to these questions are “yes”, the building should be included in the list of ACV’s.

Recommendation

11. Following the previous Committee on 21 June 2021 the nomination has been reviewed, including:
- The information and evidence provided through the nomination
 - The 19 emails that were incorrectly submitted between the 12 and 19 June 2021 and not considered on 21 June 2021
12. The Officer recommendation is not to list The Stag public house for the following reasons:
- There is insufficient supporting evidence to validate the different types of usage and the frequency of usage that furthers social wellbeing and social interests; or the different community groups related to that usage (numbers, demographic make up etc)
 - Of the 19 emails submitted, 16 are emails of support for the nomination. 3 of the emails endorse some aspects of usage by the local community, but fail to record accurately the frequency or period of use, the size and make-up of local community groups that participate in activities hosted by The Stag, to further the social wellbeing or social interests of the local community.
 - The Council will not support the listing of nominations where the timing of a nomination strongly implies intent to block specific planning application(s) for sustainable development
13. It is recommended that the Parish Council inform the owner, David Tunmer, of their interest in and ability to purchase the land should he consider selling the land. However, they should be mindful that a landowner is always at liberty to refuse a community offer.

Financial Implications

14. There are direct financial implications arising at this stage which relate to the formal process of identifying and contacting asset owners, time of Planning Policy and Legal Officers and, if relevant, registering an asset as a Land Charge. These costs can be met from existing budget and staff resources.

15. There is also an unquantifiable financial risk to the Council, if there was a claim for compensation. This needs to be kept under review and at an appropriate time consideration should be given to establishing a contingency reserve to mitigate the risk to the Council's budget. However, the potential liability should not be taken into account in deciding whether or not this is an asset of community value.

Background Papers

16. The nomination form and email representations and can be viewed by the public on Uttlesford Council's website via the planning search function [here](#) using reference UTT/21/1531/ACV.

Impact

17. Consideration of possible impact:

Communication/Consultation	In line with regulation 8 of The Assets of Community Value (England) Regulations 2012 the Council have taken all practicable steps to give information that it is considering listing the land to the owner of the land, freeholder and occupant. This has taken the form of letters.
Community Safety	No impact.
Equalities	The duty will affect all equally.
Health and Safety	No impact.
Human Rights/Legal Implications	Pursuant to s.19 Human Rights Act 1998 the Secretary of State has certified that in his opinion the Localism Act is compatible with the Convention rights.
Sustainability	If the land is included on the list of Community Assets it will form a Land Charge.
Ward-specific impacts	The Eastons
Workforce/Workplace	No impact

Situation

a) Is this a valid nomination?

18. S.89 of the Localism Act states that land in a local authority area which is of community value may be included in its list of assets of community value only in response to a “community nomination”, or where permitted by regulations made by the Secretary of State. A community nomination means a nomination by a parish council in respect of land in the parish council’s area or “by a person that is a voluntary or community body with a local connection”.
19. The proposal to nominate the land as an ACV was voted on by Little Easton Parish Council on 31 March 2021. The nomination includes:
- A map outlining the site and boundary has been submitted
 - Address of the owners of The Stag – Cheryl and David Tunmer. The licensee is not the owner of the pub
 - Reasons for nominating (see points 22-24).
20. A nomination must include:
- i. A description of the nominated land including its proposed boundaries.
 - ii. Any information the nominator has about the freeholders, leaseholders and current occupants of the site.
 - iii. The reasons for nominating the asset, with an explanation of why the nominator believes the asset meets the definition in the Act.
 - iv. Evidence of the nominator’s eligibility to make the nomination.
21. If it meets these requirements, it is a valid nomination under Localism Act S.89(2) and ACV Regulations 2012 regulation 6. This nomination meets those requirements, and so is valid.

b) Does the use of the building (current or recent past) further the social wellbeing or social interests of the local community?

22. The nomination includes the following facilities:
- The public bars and tables set aside for eating
 - The outside tables at the front of the Pub
 - The Garden to the rear of the pub
 - The car park to the rear of the pub
- The website describes the venue as a public house and restaurant
<https://www.thestaglittleeaston.co.uk/>
23. Little Easton Parish Council believe that The Stag furthers the interests of the local community offering the activities listed below. No supporting information was provided as part of the nomination, to evidence the activities in the form of events or fixture programmes, audience or participation numbers or timeframes for activities. The 19 emails submitted provide some endorsement but do not provide sufficient detail of what takes place when, by whom. The

content of the emails mainly reiterate the list of events from the nomination form. Activities and content are summarised below:

Activity:	Endorsement from emails submitted:
Neighbours Night - Last Thursday of each month	Endorsed in 6 emails
Board games	Endorsed
Ladies darts team	No information submitted to evidence dates, frequency or participants
Pool table and pool competitions	No information submitted to evidence dates, frequency or participants
Meeting point for football teams: <ul style="list-style-type: none"> - Local adult team - Children and parents from the youth team 	No information submitted to evidence dates, frequency or participants
Local cricket clubs meet at the pub	Endorsed in one email. No details of dates or number or make-up of participants
Monthly meetings of local ladies 'knit & natter'	Email from founder and one participant endorsing knit & natter. No details of dates or number or make-up of participants
Monthly meeting of a village book club	Email from one participant. No details of dates or number or make-up of participants
Annual Christmas Carol evening, collection point for donations to local Round Table and Santa visit	No information submitted to evidence dates, frequency or participants
Annual race for the local running club	No information submitted to evidence dates, frequency or participants
Live music nights. Ad hoc music sessions breakouts	Endorsed in 3 emails, including band member playing at gigs at the pub. No details of dates, events programmes, posters/fliers or audience details
Quiz nights, fund raising events, beer and food festivals take place	No information submitted to evidence dates, frequency or participants
Fireworks evenings	Memories of firework evening endorsed in one email – no dates given

24. During the pandemic the pub has been offering takeaway food and the last Thursday of each month has been designated neighbours night.
25. The nomination refers to the large field to the rear of the pub, which is used for camping and caravans and extension of the pub garden, where children play. However, this site is not included in the nomination.
26. The pub landlord has confirmed that all the activities listed in the nomination form are correct (pre-covid pandemic), with the exception of the gymkhanas. About 50% of the public house is used as pub or bar and 50% restaurant. He confirmed that the campers camp in the field behind the pub and use the facilities in the public house.
27. The letter from the land owner and pub landlord, dated 2 June (see Appendix 3) states that there are no formal or regular arrangements for any wider social groups to use the pub's facilities. The field to the rear of the pub is not owned by the pub and any activities are allowed by kind permission of the owners. The pub does not provide the camping facilities and has no rights to use the field to promote its business.
28. The field to the rear of the pub, which is used for camping, has a proposal for development – UTT/21/1495/FUL - *Erection of 44 residential units and 3 commercial units (flexible space); inclusion of 3 additional plots for self-build homes; together with associated access, carparking and landscaping* (5 May 2021). The land occupied by the pub and the field are owned by the same owner. The planning application, can be viewed in full [here](#), by entering the planning application reference into the search function. The location plan, proposed masterplan and car parking diagram, including provision for the public house, are shown in Appendix 4. The application will be decided by the Planning Committee (determination date 4 August 2021). The planning application proposal includes:
- Development on the site of the existing public house car park
 - Provision of 12 parking spaces for the public house, behind the employment units for the Public House (with main vehicle access towards the south east of the site) and pedestrian link to the village, alongside the public house
29. It is not for this nomination to review the merits of planning application UTT/21/1495/FUL. However, for this nomination, it is relevant to consider whether it is realistic to think that in the next 5 years the building or land could be used to further the social wellbeing or social interests of the community.
30. Members may wish to consider the role, position and access to parking for the future viability of the Asset; whether parking provision for the pub can be secure, if not included in the listing; and whether or not to list the site as nominated or request a change to the nominated site boundary.

31. **The 'local community'**: To be listed, an Asset must benefit the 'local community'. The nomination states that the public house is used by:

- Families and groups
- Sports teams
- Ramblers, dog walkers, cyclists
- Clubs and associations
- Campers and caravaners
- The farming community
- Local shoots and the Essex Hunt

However, usage by the different community groups is not evidenced.

32. The pub is a part of the history and tradition of the village, it supports local rural traditions/way of life. The pub also supports the Country Show held annually at the village church by providing food and camping facilities.

33. **'Furthers the social wellbeing or social interests of the community'**:

The use and important role of The Stag as a meeting place in the village is acknowledged. However Pubs are by definition sociable venues, a place to meet, and in this case offering refreshment, food (including takeaway) and accommodation. There is a need to consider whether 'an actual current use of the building, that is not an ancillary use, furthers the social wellbeing or social interests of the local community'. What makes this pub special and of particular value to the local community, beyond its commercial function as a public house?

34. **The Stag is the only pub or inn in Little Easton. The nearest alternative** pubs are over two miles away in Takeley and Great Dunmow. There is a need to consider whether being the only pub in a village is sufficient to list as an ACV,

c) Is it realistic to think that in the next 5 years the use of the building could further the social wellbeing or social interests of the community?

35. Little Easton Parish Council consider that there is strong support in the village for the pub and there is opportunity to do more e.g. More use of the field by campers potentially (licences allowing), exploring more fully the village shop idea and potentially B&B type accommodation. [Please note that the field is not included in the nomination and its use may change, dependent on the outcome of the planning application for development].

Representations

36. Letters received from the owner and/or proprietor are shown in Appendix 3. The letter dated 1 June refers to planning application UTT/21/1495/FUL and states that 'the public house and associated rear garden are under no threat' from the planning application; and that the 'potential increased trade resulting from new incoming residents and the creation of local employment opportunities would only serve to enhance and strengthen its position within the community'.

37. The content of the 19 emails submitted are summarised at point 23.

The role of Assets of Community Value

38. The legislation seeks to protect buildings and land which furthers the social wellbeing and social interests of the local community; and allow the community the right and time to bid for that property or land should it be put up for sale. There is no obligation for an owner to sell the asset to a community group.

39. It is not the role of ACV to stop or interrupt the sale of property or land, or stop development. The planning application process is in place for the management of development control and protection of heritage and the environment.

40. Change of use of a public house to a different use is protected by the need for planning applications to include submissions of the results of 6-12 months marketing to prove that a venue is no longer viable; Current permitted development does not allow change of use from A4 pubs to residential.

41. Regarding the criteria for listing public houses as ACV's, the Committee may wish to consider what supporting evidence should be required with a view to providing a guide to ensure high quality and robust assessment of ACV nominations in future.

Conclusion

42. This is a valid nomination.

43. Members need to consider whether sufficient information has been provided to the evidence that The Stag, current or in the recent past, furthers the social wellbeing or interests of the community.

44. Members need to consider whether it is realistic to think that the public house can continue to be used in a manner that furthers the social wellbeing and interests of the local community.

45. Members need to consider the site to be nominated. The site outlined in the nomination i.e. Public house, garden and car park or the site of the pub and garden.

46. Consideration of these issues will lead the Committee to determine whether The Stag public house should be listed as Asset of Community Value for a period of five years.

Risk Analysis

1.

Risk	Likelihood	Impact	Mitigating actions
<p>The nominating body or the owner is unhappy with the decision reached.</p> <p>The potential diminution of value of land or property, if listed as an ACV, has not yet been litigated. However, Members should be aware of this risk.</p>	<p>High risk if the land is listed as an ACV.</p> <p>High risk that one of the bodies will be unhappy with the decision.</p>	<p>The owner has rights of internal review and appeal and can claim for compensation.</p> <p>The nominating body does not have rights of review or appeal. A new nomination can be made with additional information.</p> <p>If it felt the Council had acted unlawfully, it could seek to challenge by way of judicial review.</p>	<p>Carefully scrutinise submissions for inclusion on the Asset List so as to ensure only those which comply with the criteria are included.</p>

- 1 = Little or no risk or impact
- 2 = Some risk or impact – action may be necessary.
- 3 = Significant risk or impact – action required
- 4 = Near certainty of risk occurring, catastrophic effect or failure of project.

Appendices

Appendix 1: Extracts from the Nomination Form

The full nomination form can be found here:

<https://www.uttlesford.gov.uk/article/4955/Currently-nominated-Assets>

Appendix 2: Revised plan of site nominated

Appendix 3: Letter from the owner 1 June 2021. Letter from the land owner and the pub landlord, dated 2 June 2021

Appendix 4: Proposed site plans from planning application UTT/21/1495/FUL

Appendix 1: Extracts from the Nomination Form

Section 3 DEMONSTRATING THE COMMUNITY VALUE OF THE ASSET

Q5a Why do you feel the property is an asset of community value?
Please give as much information as possible about the current use of the asset i.e. what activities take place, what groups use the facility currently or in the recent past etc. Continue on a separate sheet if necessary. Definition of an asset of community value can be found in the guidance notes.
<p>The pub is situated at the heart of the village on the main through road. The current landlords take an active role in village life.</p> <p>The facilities to be included in the nomination are :</p> <ul style="list-style-type: none">• The Public House, including the public bars and any tables set aside for eating• The outside tables at the front of the Pub• The Garden to the rear of the pub• The car park to the rear of the pub. <p>The nomination excludes the camping field to the rear of the pub.</p> <p>The asset is primarily a public house. The pub does serve food and some tables are set aside for eating but the asset is not a restaurant. The main activities are as a public House.</p> <p>During the Covid-19 lockdown and when allowed by government regulations the pub has remained open – crucially introducing a takeaway option on four days of the week and ensuring that the prices were affordable and realistic for the local community.</p> <p>In 'normal' times the pub is a community hub</p> <ul style="list-style-type: none">• An initiative has been running for some time now whereby the last Thursday of each month is designated as 'neighbours' night' – this is publicised locally, not only in Little Easton but to the neighbouring villages and hamlets as well – <i>"On the last Thursday of each month why not pop in to the pub in the evening. There will be people there, i.e. your neighbours both from Little Easton and elsewhere, and we can all have a bit of a social evening. The pool table is now available if you fancy that, there are even some board games or just quiet drink and a chat. Come along and meet existing acquaintances and make some new. Please do share with friends and neighbours especially those who might not be "online" - why not pop a note through a neighbours door and come along together?! Look forward to seeing you."</i> This has been extremely popular and successful.• The pub has a ladies darts team; has hosted pool competitions; is the meeting point for the local adults football team who play at the village Laundry Lane pitch; is used by the parents and children from the youth teams that play on the same pitch; has plans to organise golf days, race days and other social events.• Monthly meetings are held by the local ladies 'knit and knatter' group; a village book club set up online during the pandemic plans to meet there too• Every year the pub hosts a popular Christmas Carol evening, opens on Christmas Day and is the collection point for the annual donations to the local Round Table and is host for the visit from Santa organised by them• The younger members of the community are welcomed in the pub – the pool table and darts being a real attraction for the older ones, the large field to the

back for the younger - it acts as an unofficial extension to the pub garden where children can play safely and still be supervised by adults in the pub garden.

- There are board games freely available in the pub.
- The field to the rear of the pub has a licence for camping and is very popular. It is also used a great deal by local dog walkers/ramblers. In the past it has been used for village firework events, by local stables for gymkhanas, for a boot sale, for music events etc
- The pub hosts an annual race for a local running club
- Activities such as quiz nights, live music nights, fund raising events, beer and food festivals take place.
- It is a real focal point of the village, at one stage the landlord was looking in to also operating a small shop for 'essentials'
- The pub website states "Our landlord Glen Miller is a keen musician and there is often live music in the evenings, as well as other events such as quiz nights and curry nights " it also mentions that they welcome
 - Families and groups
 - Ramblers, dog walkers, cyclists
 - Clubs and associations
 - Campers and caravaners
- The pub supports local rural traditions/way of life – it is used by local shoots and the Essex Hunt meets there annually
- The local farming community are regular supporters of the pub
- The pub is used as an affordable and friendly venue for local parties, weddings and wakes
- The landlord is the licence holder for the local village hall and supports events held there
- The pub also supports the Country Show held annually at the village church by providing food and camping facilities
- The pub is a part of the history and tradition of the village – there has been a pub in the village on/near this site for many many years - the original building is The Old Stag Cottage – close by and a protected Grade II listed thatched property – Wikipedia notes that the Parish population in 1882 included the publican of The Stag Inn!

Q5b How could the building or land be acquired and used in future?

If it is listed as an asset of community value, community interest groups (not limited to your organisation) will get the opportunity to bid for it if it comes up for sale. Please set out how you think such a group could fund the purchase of the building or land, and how they could run it for the benefit of the community. Continue on a separate sheet if necessary.

There is strong support in the village for the pub and all it brings to the community. If there was a danger of losing that then it would be probable that the community would want to come together to find a way to fund the purchase and keep the pub open – there are funds available that could be applied for in that event.

With the strong community support already in place the group would want to build on that and encourage even more use by local people and organisations. Several people in the village have experience of running and financing businesses – whilst the pub is well supported now there is still opportunity to do more. More use of the field by campers potentially (licences allowing), exploring more fully the village shop idea and potentially B&B type accommodation.

Q6 What do you consider to be the boundary of the property?

Please give as much detail as you can, including an Ordnance Survey plan outlining the site.

The red outline on the map below indicates the boundary of the nomination. The Boundary Includes:

- The Public House
- The outside tables at the front
- The Garden to the rear
- The car park to the rear

The Boundary nomination excludes the camping field to the rear. Camping does currently take place on the camping field but this aspect is excluded from the nomination.



Picture of The Stag from the front



The Pub Garden to the rear



The Pub Garden to the rear



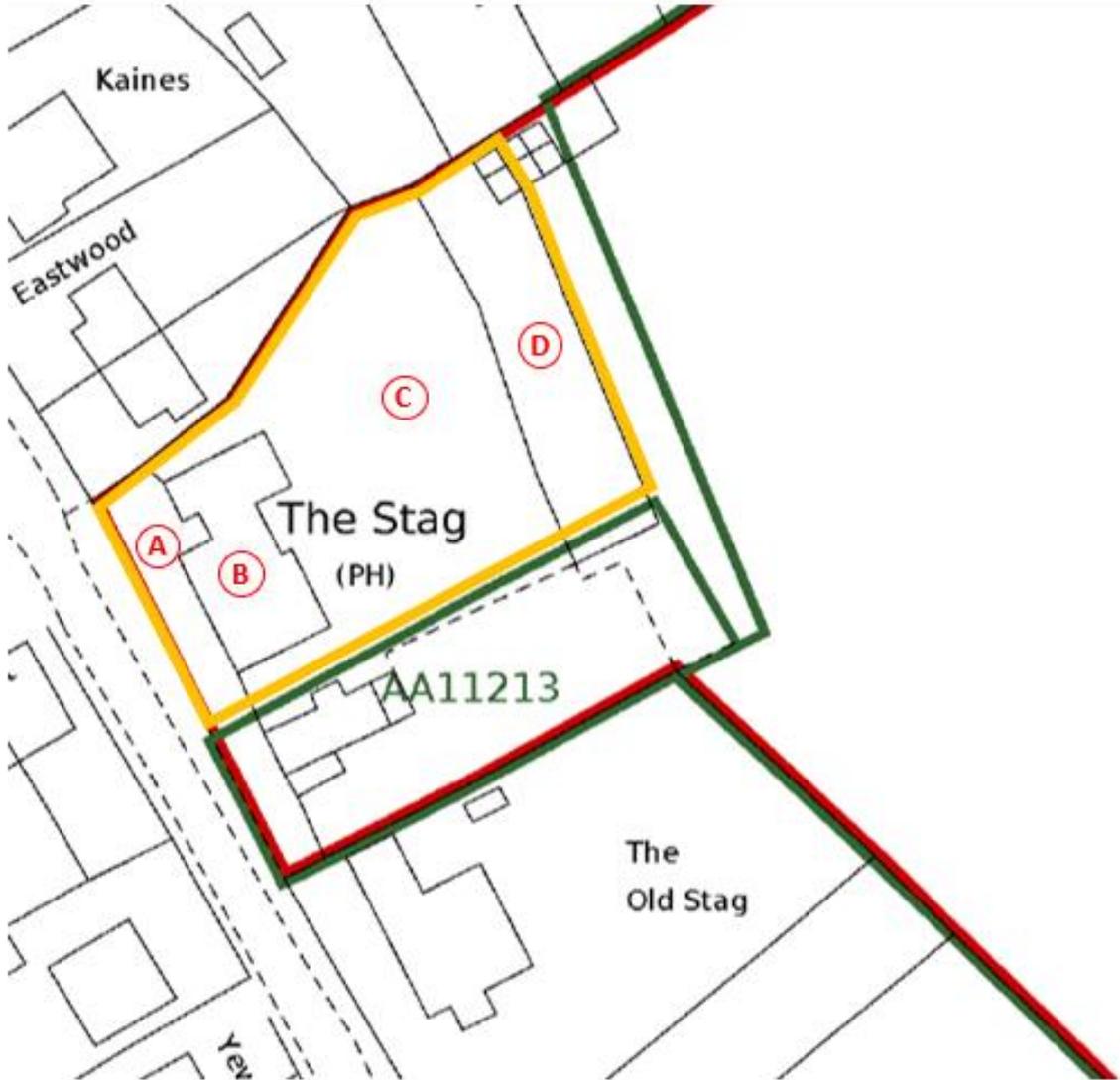
The car park to the rear



Camping Field to the rear
(Not included in Nomination)

Appendix 2: Revised plan of site nominated

The Stag, Little Easton – Asset of Community Value Nomination – Boundary Clarification



-  = Area Included in AOCV Nomination
-  = Pub Frontage (included in nomination)
-  = Pub Building (included in nomination)
-  = Pub Garden (included in nomination)
-  = Pub Car Park (included in nomination)

Appendix 3:
Letter from the owner 1 June 2021

Mr Gordon Glenday
Assistant Director Planning
Uttlesford District Council
Council Offices, London Road
Saffron Waldon
Essex CB11 4ER

1st June 2021

Dear Mr. Glenday,

Nomination of The Stag as an Asset of Community Value (ACV)
Reference UTT/21/1531/ACV

Further to your letter of 5th May, we wish to raise the following points: -

The timing of this nomination by the Parish Council (PC) is extremely difficult to understand as it appears to have been triggered by the recent submission of a planning application (ref UTT/21/1495/FUL) for a residential led mixed-use development; a primary objective of that submission being to help underpin the on going viability of the public house and secure its long-term sustainable future.

Notwithstanding the above, the red line boundary of the application site does not even include the public house building; rather, only an adjacent narrow strip of land (required for connectivity of the proposed development to the village) and its rear car park (required to facilitate an improved, more efficient car parking layout).

It is therefore a matter of fact that the public house and its associated rear garden area are under no threat whatsoever from the current planning application proposals. Rather, the potential increased trade resulting from new incoming residents and creation of local employment opportunities would only serve to enhance and strengthen its position within the community; perhaps the PC have misunderstood the plans and/or the intention behind them?

We are however pleased that the PC recognises the socially valuable role that the pub plays in our local village community, albeit their appreciation is not necessarily reflected in the trade or custom received.

There are a number of factual errors included in their response to Question 5a; as long established stewards of the public house we are the best placed to provide an accurate commentary of its associated events and activities. It is therefore surprising that the PC has not consulted with us; our door is always open to them.

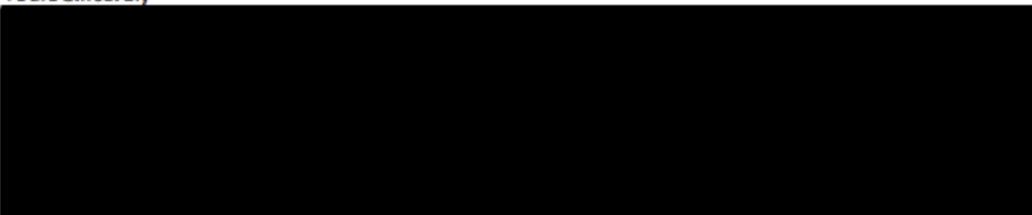
Furthermore, we understand that Regulation 14 of the ACV can have a potential (negative) impact on value due to its onerous covenants and are taking advice in this matter, who in the council would deal with such matters or would this fall upon the Parish.

We also note that the Parish are willing to accept responsibility for any compensation and that they want to purchase the asset from their purse although we have not received any formal offer which we do find a little strange. Can you please confirm the position on the above.

Ultimately, our view that this nomination for an ACV is unnecessary to safeguard the interests of the pub and the service we offer to the public.

We trust that you will take these comments on board and look forward to hearing from you in due course.

Yours Sincerely



Letter from the landowner and pub landlord – 2 June 2021

Mr Gordon Glenday
Assistant Director Planning
Uttlesford District Council
Council Offices, London Road
Saffron Waldon
Essex CB11 4ER

2nd June 2021

Dear Mr Glenday

Nomination of The Stag as an Asset of Community Value - Ref UTT/21/1532/ACV

Further to the correspondence regarding the nomination of The Stag as an ACV. As the freehold owner and pub landlord, we would like to take the opportunity to correct some of the misleading and incorrect information within Lt Easton Parish Council's application.

The business, similar to many other traditional country pubs, operates as much as a restaurant as a pub probably 50/50. We try to take an innovative approach to our business and are constantly looking for ways to encourage more custom with the focus on our core trade of selling food and drink.

All the special events that we put on are for the purpose of encouraging more trade and we recognise that our business, along with many others only thrives with the regular patronage of the local population. We are sure we do not need to point out the basic principle that any additional expense to attract new custom must be outweighed by additional sales. In a similar vein, having people come into the pub is great and the first step, but this must be combined with them putting money over the bar.

The ladies' darts night did run on Mondays but when the landlord reluctantly made the decision to no longer open on Mondays due to lack of customers (no support) it changed to Tuesday night. Again, due to lack of customers, the pub is now closed on Tuesdays. In fact, due to the lack of support the pub now only opens from 4pm on Wednesdays until Sunday night.

There are no formal or regular arrangements for any wider social groups to use the pub's facilities although any regular custom would be welcome. The meeting of the members of Crafty and Natter Group is most welcome. However, the use of a venue by certain community groups is probably more appropriate for the village hall or a social club.

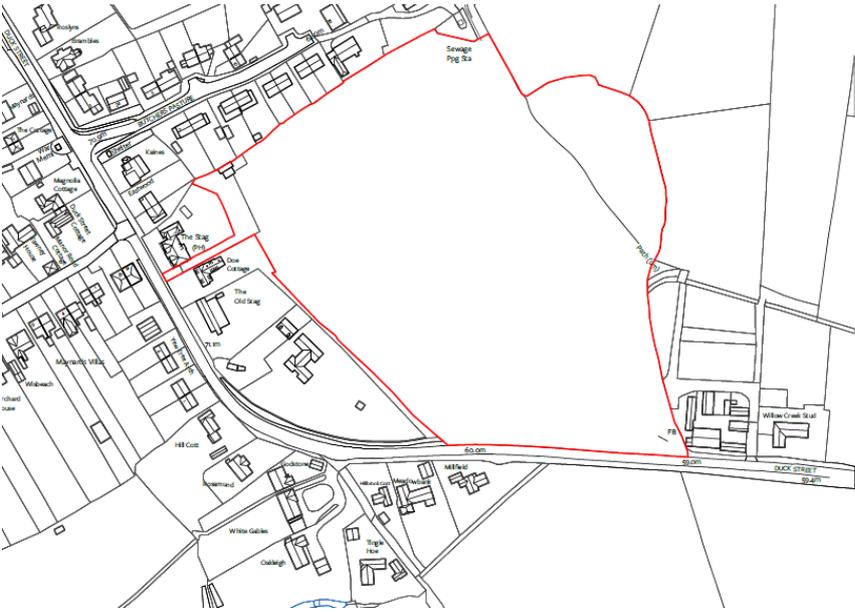
The field to the rear of the pub is not within the pub's curtilage and has never been used as a playground for children. Furthermore, the field is not owned by the pub and any activities are allowed by kind permission of the owners. Please be clear, the pub does not provide the camping facilities, these are permitted by the landowner as they see fit.

The pub has no rights to use the field to promote its business and any use of it has only been made possible with kind permission of the owners of the field. There have been no golf or race days nor are any planned for the future. Furthermore, no gymkhanas have taken place on the field for at least the past 10 years.

As for fireworks, there has not been a gathering on 5th Nov for 6 years. The previous landlord, George Weston, did host them but once the fireworks had finished, most of the villagers just went home. This lack of patronage obviously made the event unviable for the business. And once again, the use of the field was only possible by kind permission of the field's owners.

Appendix 4: Proposed site plans from planning application UTT/21/1495/FUL

Location Plan



Proposed Masterplan



Car parking diagram

Public house provision: 12 parking spaces provided behind the employment units for the Public House.



Car parking Diagram

Emails sent in response to UTT/21/1531/ACV

From: [Lisa Smith sm design](#)
Sent: Monday, June 14, 2021 2:18 PM
To: consultation@uttlesford.gov.uk
Subject: UTT/21/1531/ACV

I am writing to support the nomination of The Stag PH as an AOCV
I live in Little Easton and The Stag has always been a large part of my life in the village, in fact on moving here over 20 years ago having a 'local' was strong draw as we knew it would be a good way to quickly meet people and be able to get involved in village life – it is great that i still see that happening today still when new people move to the village. Personally I belong to the village Book Clun and Knit and Knatter Group which meet at the pub. I've also been involved on the social gatherings known as 'last Thursdays' which are widely supported. The pub is very supportive of the local community and equally the community is supportive of it – during the pandemic lockdowns the pubs affordable take away food has been a real lifeline and equally villagers were keen to support the takeaways as a way of showing support for the pub.
There is a strong sense in the village that having a pub is something we should value and protect and therefore I support this nomination

Thank you
Lisa Smith

[Redacted]

From: Robert Boulton <[Redacted]>
Sent: 21 June 2021 15:09
To: Consultation <consultation@uttlesford.gov.uk>
Subject: [External] AOCV Listing for The Stag Public House UTT/21/1531/ACV

Please note that I am completely in support of the The Stag Public House being listed as an AOCV as in the above application. As a regular user of the pub I feel the reasons stated in the application are exactly right.

Regards

Rob Boulton

[Redacted]

From: Peter Bright <[REDACTED]>
Subject: AOCV Listing for The Stag Public House UTT/21/1531/ACV
Date: 17 June 2021 at 13:39:50 BST
To: consultation@uttlesford.gov.uk

Please find below my representation in support of application UTT/21/1531/ACV.
Peter Bright

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Sirs,

I am writing in support of the Asset of Community Value application submitted by Little Easton Parish Council in respect of The Stag Public House; listing reference UTT/21/1531/ACV. If this application helps protect the long term future of The Stag as a convivial meeting-place for village residents and their non-resident friends then the application is well made.

Little Easton is a small village comprising of approximately 200 houses with few local amenities and services although these are commensurate with village size and the close proximity of Great Dunmow.

The key amenity and frankly the only one for neighbours to meet, share experiences and relate stories is the village pub — “The Stag”, a 1920s style ex-Ridleys hostelry, owned by Greene King for a short time before the present owners took over.

As the application infers, The Stag pub has been the source of community ‘togetherness’ for over a century. The day my wife and I exchanged contracts on our house in the village was celebrated by drinks and lunch at The Stag on a sunny afternoon in the garden. There, we chanced upon friendly new neighbours and coupled with the views across to the Chelmer Valley we knew we had made the right decision to move.

The firework evenings were a particular hit with our children when they were held but there has been a lot of change in the village over recent years and The Stag has not been excepted. This AOCV application at last recognises the importance of The Stag to village life as a community hub.

The letter from the existing owners is disappointing and has caused unnecessary angst in the village. If the intention is for The Stag to continue, then why object to the AOCV application? There would be only one restriction (not “onerous covenants”) — and that is for a period of up to five years after acceptance as an AOCV the owners must inform UDC if they intend to dispose of The Stag. The community will then have up to six weeks to determine if they wish to bid, and that being the case, no more than six months (including the first six weeks) to raise the necessary funds but would be in equal competition with other would-be purchasers. The owner is under no obligation to sell to the community and thus the AOCV would not affect the market value. (It’s even possible, with increased competition, the market value could be inflated.)

Simply, if the owners mean what they say, inasmuch that The Stag is a going concern and will not be impacted by other planning matters, then for those five years the owners will not notice any adverse impact of the AOCV at all but will own an asset that is cemented in villagers minds as furthering the social wellbeing of the community. And the opportunity to positively advertise the asset as such.

PR Bright

From: Jayne Green <[REDACTED]>
Sent: 13 June 2021 16:06
To: Consultation <consultation@uttlesford.gov.uk>
Subject: [External] The Stag Pub

Hello

AOCV listing for The Stag Public House UTT/21/1531/ACV

Our pub, The Stag is situated at the heart of the village on the main through road. The current landlords take an active role in village life.

It is an asset to the village serving food, which during Covid - 19 lockdown when allowed by government regulations was crucially good for the village serving takeaway food, and at a affordable cost. It is the main hub of the village to meet neighbours the only place to meet and chat in the village. It would be awful to lose our pub.

Regards

From: Catherine Charles <[REDACTED]>
Sent: 12 June 2021 07:42
To: Consultation <consultation@uttlesford.gov.uk>
Subject: [External] AOCV Listing For The Stag Public House UTT/21/1531/ACV

To whom it may concern,

I am writing in relation to the The Stag Public House, Little Easton to be considered as an Asset of Community Value (AOCV).

The pub is situated at the heart of our village on the main through road on Duck Street. The current landlords take an active role in village life.

The building is primarily a public house and the pub does serve food.

During the Covid-19 lockdown and when allowed by government regulations the pub has remained open - crucially introducing a takeaway option on four days of the week for the community and ensuring that the prices were affordable and realistic.

In 'normal' times the pub is a hub for the community.

The last Thursday of each month is designated as 'neighbours' night' - this is publicised locally, not only in Little Easton but to the neighbouring villages and hamlets as well.

The pub has a pool table and board games. The pub has a ladies darts team; has hosted pool competitions; is the meeting point for the local adults football team who play at the village Laundry Lane pitch; is used by the parents and children from the youth teams that play on the same pitch; has plans to organise golf days, race days and other social events.

Monthly meetings are held by the local ladies 'knit and knatter' group which I set up with a neighbour and Glen the publican accommodated us with a big table to be able share our creations with each other.

Every year the pub hosts a popular Christmas Carol evening, is open on Christmas Day and Boxing Day so that the community can come together and celebrate together. On these days there is a collection point for the annual donations to the local Round Table and is host for the visit from Santa organised by them which the village children love.

The younger members of the community are welcomed into the pub - the pool table and darts being a real attraction for the older ones the larger field to the back for the younger - it acts as an unofficial extension to the pub garden where children can play safely and still be supervised by adults.

The field to the rear of the pub has a licence for camping and is very popular which adds to the community feel. Even neighbours camp together on those weekends which is really significant to the community.

The pub is also used by local dog walkers/ramblers/cyclists. In the past it has been used for village firework events, by local stables for gymkhanas, for a boot sale, for music events.

Activities such as quiz nights, live music nights, fund raising events, beer and food festivals take place.

The pub supports local rural traditions/way of life – it is used by local shoots and the Essex Hunt meets there annually. The local farming community are regular supporters of the pub.

The pub is used as an affordable and friendly venue for local parties, weddings and wakes, especially those events linked to our parish churches.

The pub also supports the Country Show held annually at the village church by providing food and camping facilities.

The pub is a part of the history and tradition of the village – there has been a pub in the village on/near this site for many many years - the original building is The Old Stag Cottage – close by and a protected Grade II listed thatched property –Wikipedia notes that the Parish population in 1882 included the publican of The Stag Inn!

With all above in mind I would recommend you give the Stag Pub Little Easton an AOCV listing.

Kind regards

Cathy Charles
[REDACTED]

From: Pat Southon <[REDACTED]>
Sent: 12 June 2021 10:57
To: Consultation <consultation@uttlesford.gov.uk>
Subject: [External] UTT/21/1531/ACV The Stag

I should like to express my support and that of my husband to the notion that The Tag public house is an asset to the community. During lockdown it was a 'life saver' when the publican provided takeaway food but in normal times it is somewhere we all congregate together, there has been a knit and natter group and book club as well as various other activities provided by the landlord. These things are so important to villagers, particularly those unable to drive and people who live on their own to whom the pub is a crucial asset which we should all be 'lost' without.

Patricia and John Southon, [REDACTED]

From: Andrew Wise [REDACTED] >
Sent: 13 June 2021 17:03
To: Consultation <consultation@uttlesford.gov.uk>
Subject: [External] AOCV listing for Stag Public House UTT/21/1531/ACV

Dear Sir/Madam,

I would like to support the AOCV listing for the Stag Public House.

Sadly Little Easton has no Post Office or Local shop. So the only place of potential daily interaction in the local community is at the Stag PH.

The public house provides / has provided employment to local residents. It is a central part of the village for Social interaction. I.e. there is a social on the last Thursday of each month whereby local residents meet.

Local organisations use the Stag PH I.e. Little Easton Church organises a carol service in the pub over the Christmas period. I know local Cricket clubs will meet at the Stag PH prior to playing the Eastons CC just up the road.

Glen Miller is considered an integral part of the community and is popular. The Stag supports the Countess of Warwick show which in turn support the local parish churches.

So I believe the Stag Public House a local haunt of the American Airforce during the Second World War should be given AOCV status.

Kind regards,

Andy.

[REDACTED]

From: BMO Debits Update <[REDACTED]>
Sent: 13 June 2021 20:40
To: Consultation <consultation@uttlesford.gov.uk>
Subject: [External] responding to the AOCV Listing for The Stag Public House UTT/21/1531/ACV

Hello.

I am responding to the AOCV Listing for The Stag Public House UTT/21/1531/ACV.

I fully support the application as the pub has played a big part in keeping my mental wellbeing in good form from socialising with the local community.

It really does have the feeling of a close knit community where everyone is there to help each other out and have a few laughs in the meantime.

It's the perfect country pub and I couldn't ask for a better one to be in the village.

Regards

Lewis Mason

From: Margaret Board [REDACTED] >
Sent: 14 June 2021 20:15
To: Consultation <consultation@uttlesford.gov.uk>
Subject: [External] AOCV listing for The Stag public house

I wish to support the application UTT/21/1531/ACV for The Stag to remain a community asset. It is widely used by the villagers including me as our book club has begun using it after we formed in lockdown. We also have had many take away meals which improved our lockdown enormously.

The pub is within walking distance for the majority of the village and if it was lost the village would lose a vital part of the community.

Margaret and Roger Board
[REDACTED]
[REDACTED]
[REDACTED]

From: Emma Wells <[REDACTED]>
Sent: 15 June 2021 10:51
To: Consultation <consultation@uttlesford.gov.uk>
Subject: [External] UTT/21/1531/ACV - The Stag, Little Easton

Dear Sir/Madam,

We wish to register our support for the listing of The Stag as an Asset of Community Value.

We live immediately next door to The Stag and whilst we have only been in the village for 7 months it has already become abundantly clear to us that the pub plays a pivotal role in this small rural community. It furthers the social wellbeing and social interests of the community. This is recognised by the landowners themselves whose letter of 1 June 2021 refers to the “socially valuable role the pub plays in our local village community”. Little Easton is a small village with very limited local amenities. Those amenities consist of a village hall, a cricket pitch and playground and the pub. It is no exaggeration to say that The Stag is the hub of the village. It must be safeguarded. As soon as the Covid-19 lockdowns ended the pub opened its doors for business and it has been busy ever since. It is the epitome of the English country ‘local’. Residents from Little Easton and beyond come together at the pub. It also attracts members of the local farming community. Villagers of all ages meet there to socialise and catch up with each other. It is not unusual for an ad hoc music session to break out – with people bringing guitars and other instruments and entertaining the other patrons. It provides a lifeline for older and more isolated members of the community (particularly during the lockdowns when it provided a takeaway food service) – especially as the village is not within walking distance of any other pubs, restaurants or shops and is so poorly served by public transport. This was particularly important during Covid when opportunities to travel outside of the local area were limited and the pub’s front and rear gardens provided ample space in the open air to allow for this. The last Thursday of every month is designated “neighbours night” and residents from Little Easton and the surrounding villages are invited to meet each other and socialise which really adds to the community spirit. A place like The Stag, which means so much more to the local community than just somewhere to buy a pint, is now days unfortunately a rarity and the local authority should employ all possible avenues to ensure that it is protected as such.

It is also worth mentioning the local groups that use the pub. The last 2-3 weeks alone have seen The Stag be used by the local cyclists group (who visit on at least a weekly basis weather permitting), the local runners association as the base for their time trials and the East Essex District Association of The Camping and Caravanning Club. This is in addition to the local sports teams who often visit the pub of a weekend after matches, such as the Little and Great Easton Cricket team and footballers from the Great Dunmow pitches on Laundry Lane. The pub is also used by other campers, ramblers using the abundance of local footpaths (including The Saffron Trail and the Five Parishes walk), fishermen from the ponds within the village and other visitors to our picturesque village. Other groups include the ladies darts team, the village book club, Christmas carol events and a visit from Father Christmas, quiz nights and fundraising events, villagers social event such as birthday parties, anniversaries and small weddings.

The owners of The Stag have registered their objection to the listing of the pub as an ACV. In the opening paragraph to their letter they state that the primary objective of the recent submission of a planning application for the land behind the pub is to “*underpin the on going [sic] viability of the public house and secure its long-term sustainable future*”. This is very welcome news as it would appear that their long-term objective aligns with that of the Parish Council and the community of Little Easton and the surrounding villages; to ensure The Stag’s long-term sustainable future. It is

somewhat perplexing, therefore, that they have objected to the nomination of The Stag as an ACV since listing it as such would greatly assist them in achieving this objective. Perhaps they have misunderstood the purpose of and benefits of the registration? Registration as an ACV is a material planning consideration, that would give the local planning authority additional reasons to reject any proposal involving the loss of the pub and the power to compulsory purchase it if it is in danger of being lost. In short, the nomination and subsequent registration would safeguard the central role that The Stag plays within the community of Little Easton and the surrounding villages. Registration as an ACV not only aligns with, but supports, the owners' objective. Registration of The Stag as an ACV is, of course, a right to bid rather than a right to buy and no significant prejudice would be caused to the landowners by the registration; indeed it would actually benefit them by supporting their own stated objective for the pub. If it were the case that any negative impact registration *may* have on the value of an asset were a sound reason for rejecting a nomination then frankly the ACV system would not exist; clearly Parliament will have considered this when legislating for the ACV system and determined that the importance of protecting assets such as The Stag prevails over any negative impact on value, which if any would likely be minimal. The statement in the landowners' letter of 1 June that they have not received any formal offer for the pub reflects their obvious misunderstanding of the purpose of nomination of The Stag as an ACV. Registration as an ACV does not amount to an expression of a desire to purchase the particular asset at the time of nomination, but a wish to protect the pub in the future.

Furthermore, it is our understanding that the nomination was actually triggered, at least in part, by the recent sale of The Swan public house in Great Easton and not, as the landowners have ventured, by the application for planning permission of the land behind The Stag (which they also own). Part of their objection is taken up by a discussion of the benefits their proposed development would have for the village; that is, with respect, a separate issue and irrelevant to the determination of this nomination. It should be pointed out that their objection letter does somewhat overplay their role as "long established stewards" of the pub. They own the pub and the surrounding land. They do not operate the business that trades from there. Their only involvement is to demand and receive rent from the landlord. We are frequent patrons of the pub and living next door we see the regular patrons coming and going and have never seen the landowners there during trading hours. That is not to say they provide custom to the pub but if they do so it is on an infrequent basis so it is difficult to accept their assertion that they are better placed than anyone else to provide a commentary on the associated events and activities.

All in all we consider that there is little, if any, downside to protecting the pub as an ACV. It would recognise the hugely important role The Stag plays in the local community and protect its position as the same, whilst supporting the landowners own objective.

Kind regards

Emma Wells and Scott Jennings

From: Lucy Anderson <[REDACTED]>
Sent: 15 June 2021 14:57
To: Consultation <consultation@uttlesford.gov.uk>
Subject: [External] AOCV Listing For The Stag Public House UTT/21/1531/ACV

Hello,

I am emailing in support of making The Stag pub in Little Easton an asset of community value.

I recently moved to the area:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

The pub is the only property in walking distance that offers any kind of opportunity to buy produce. It is also a place where the community can gather including book clubs, sporting events and other uplifting activities.

The pub was a big part of why we moved to the area and without it we wouldn't have met as many neighbours as we have or been able to get involved in community life.

I have read all the reasons as to why this application was made and I agree with them all as listed below:

The pub is situated at the heart of the village on the main through road. The current landlords take an active role in village life.

The asset is primarily a public house. The pub does serve food and some tables are set aside for eating but the asset is not a restaurant. The main activities are as a public House.

During the Covid-19 lockdown and when allowed by government regulations the pub has remained open - crucially introducing a takeaway option on four days of the week and ensuring that the prices were affordable and realistic for the local community.

In 'normal' times the pub is a community hub

- An initiative has been running for some time now whereby the last Thursday of each month is designated as 'neighbours' night' - this is publicised locally, not only in Little Easton but to the neighbouring villages and hamlets as well - "On the last Thursday of each month why not pop in to the pub in the evening. There will be people there, i.e. your neighbours both from Little Easton and elsewhere, and we can all have a bit of a social evening. The pool table is now available if you fancy that, there are even some board games or just quiet drink and a chat. Come along and meet existing acquaintances and make some new. Please do share with friends and neighbours especially those who might not be "online" - why not pop a note through a neighbours door and come along together?! Look forward to seeing you." This has been extremely popular and successful.
- The pub has a ladies darts team; has hosted pool competitions; is the meeting point for the local adults football team who play at the village Laundry Lane pitch; is used by the parents and children from the youth teams that play on the same pitch; has plans to organise golf days, race days and other social events.
- Monthly meetings are held by the local ladies 'knit and knatter' group; a village book club set up online during the pandemic plans to meet there too
- Every year the pub hosts a popular Christmas Carol evening, opens on Christmas Day and is the

collection point for the annual donations to the local Round Table and is host for the visit from Santa organised by them

- The younger members of the community are welcomed in the pub - the pool table and darts being a real attraction for the older ones the large field to the back for the younger - it acts as an unofficial extension to the pub garden where children can play safely and still be supervised by adults in the pub garden.
- There are board games freely available in the pub.
- The field to the rear of the pub has a licence for camping and is very popular. It is also used a great deal by local dog walkers/ramblers. In the past it has been used for village firework events, by local stables for gymkhanas, for a boot sale, for music events etc
- The pub hosts an annual race for a local running club
- Activities such as quiz nights, live music nights, fund raising events, beer and food festivals take place.
- It is a real focal point of the village, at one stage the landlord was looking in to also operating a small shop for 'essentials'
- The pub website states "Our landlord Glen Miller is a keen musician and there is often live music in the evenings, as well as other events such as quiz nights and curry nights " it also mentions that they welcome

Families and groups

Ramblers, dog walkers, cyclists

Clubs and associations

Campers and caravaners

- The pub supports local rural traditions/way of life – it is used by local shoots and the Essex Hunt meets there annually
- The local farming community are regular supporters of the pub
- The pub is used as an affordable and friendly venue for local parties, weddings and wakes
- The landlord is the licence holder for the local village hall and supports events held there
- The pub also supports the Country Show held annually at the village church by providing food and camping facilities
- The pub is a part of the history and tradition of the village – there has been a pub in the village on/near this site for many many years - the original building is The Old Stag Cottage – close by and a protected Grade II listed thatched property –Wikipedia notes that the Parish population in 1882 included the publican of The Stag Inn!

Kind regards,

Lucy

Lucy Anderson

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

From: adam colson [REDACTED]
Sent: 15 June 2021 15:34
To: Consultation <consultation@uttlesford.gov.uk>
Subject: [External] AOCV Listing for The Stag Public House UTT/21/1531/ACV

I would like to add my support to The Stag pub being an asset to the community. From personal experience, I moved to the village looking for a sense of community to be a part of and hoping to make new friends. I'm happy enough to say I've found both. I've met people both young and old in the pub ranging from children of locals to the legendary nanny June who sells her lovely jams for charity. As a drummer, I've also met fellow musicians and even played a gig at the pub with them. 3 chaps living within a few hundred meters of each other whom wouldn't have met if not for the pub, all coming together for a cracking evening.

Without wishing to state the obvious but feeling there is a need to do so, the stag pub is a hub for all in the village. I've met local tradesmen in there whom have benefitted from projects and my house and have also worked on friends houses in the village. These chaps drink in the pub and are part of the community. This is part of what makes a pub so important. You meet local people, good local people whom become friends and not just people who work at your house. Ive met plumbers, floor layers and carpenters who worked at my house & I would not have met them otherwise. I now class these people as my friends. There's the older community too. I can list many retired people who use the pub whom are only to happy to sit and have a chat with over a pint. You only need to visit to see the range of ages of people using the pub from the immediate area who all get along so well.

Villagers have had numerous birthday and other special occasions held in the pub with the whole village welcome and often in attendance! Surely this is what unites a small community? Somewhere to meet and socialise. There's a pub WhatsApp group where people simply post "going for a pint" This gives the opportunity for people whom may not have lots of options to meet and converse with others to simply pop down for a chat, young and old. As new people move to the village, as I did 5 years ago, they visit the stag and as I did find that they now have new friends and have the opportunity to be involved in a real community. We've had bike rides & golf days organised with more to follow all put together through the pub. The village cricket team also meet in the pub, helping to cement the real sense of the village community. I'm my opinion, if the pubs goes, the community goes with it.

Please don't miss this opportunity to cement the further of this villages sense of friendship and community.

Adam Colson

[REDACTED]
[REDACTED]
[REDACTED]

From: Sophie Wise <[REDACTED]>
Sent: 15 June 2021 17:03
To: Consultation <consultation@uttlesford.gov.uk>
Subject: [External] The Stag Little Easton

Dear whoever this may concern,

I am writing an email to you regarding the fact that the public house: The Stag (located in Little Easton) should be an Asset of Community Value.

I myself have spent many years at the Stag and it holds a special place in my heart because I got my very first job as a waitress there. I therefore have a personal connection with the pub and its landlord: Glen and have seen first hand the integral part this pub plays in the Little Easton community.

Of course there are the meet ups such as 'Knit and Natter' and the Carol Singing in the Christmas time, as well as many local ramblers visiting for their pub lunch and the campers (who set up in the field behind) having a place to get a home cooked meal.

There are a plethora of reasons why The Stag should be an Asset of Community Value, however one of the most pressing reasons is the risk the pub might be part of a housing development. I could write another email explaining why a housing development in a small village is not appropriate- including the lack of infrastructure and the risk of flooding to many houses (including my neighbour's house which already suffers from regular floods) however this is not the main focus of my request today. My main concern is that a place that has been the only social hub in Little Easton may cease to exist due to this housing development. The Stag is more than a place that serves food and drink but it is also a place that brings people together thus it should be an Asset of Community Value (AOCV).

I hope this email helps add to the case that The Stag should be an AOCV and will hopefully sway your decision!

I look forward to hearing from you soon.

Many thanks,

Sophie Wise

From: Catherine Smith <[REDACTED]>
Sent: 16 June 2021 20:35
To: Consultation <consultation@uttlesford.gov.uk>
Subject: [External] AOCV Listing for The Stag Public House UTT/21/1531/ACV

Mr. & Mrs. B Smith,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

AOCV Listing for The Stag Public House UTT/21/1531/ACV

To whom it may concern,

I am writing to support the application of registering The Stag Little Easton as an Asset of Community Value.

As a new member to the village the pub has and will continue to be a place to improve my social and emotional wellbeing through meeting groups such as the village book club and for meeting new people who live in the village and surrounding areas through 'neighbours night'; a monthly event designed for people to meet and socialise.

Moving to a small village during lockdown has been tricky. We have used the pub's takeaway service for food and also, once restrictions were somewhat lifted, to be introduced to members of the village in the pub garden. This has been an invaluable way to feel part of the community when lockdown has meant we've felt quite isolated here.

Many thanks for your time,

Catherine and Brad Smith

From: Joan Boulton [redacted] >
Sent: 17 June 2021 13:17
To: Consultation <consultation@uttlesford.gov.uk>
Subject: [External] AOCV Listing for The Stag Public House UTT/21/1531/ACV

Uttlesford District Council, Council Offices, London Road, Saffron Walden, CB11 4ER

Ref: AOCV Listing for The Stag Public House UTT/21/1531/ACV

I am writing to support the listing of this public house as an Asset of Community Value. This pub is in the heart of our village and is used by many members of the community both local and further afield.

Obviously as a public house it is where locals go for drinks and often a meal. Families enjoy it as there are facilities for young and older children as well as the more elderly and it is within easy walking distance for most of the villagers.

The field at the rear of the pub has a licence for camping and is very popular with caravan owners. The field is also used by dog walkers and ramblers.

Locally it is used by many associations for their meetings and celebrations.

During the Covid-19 lockdown and when government regulations permit the pub has remained open - crucially introducing a takeaway option on four days of the week and ensuring that the prices are affordable and suited for the local community.

At Christmas we have carol singing in the pub and this is extremely popular.

I believe you should take into account just how important this public house is to the local community.

Kind regards,
Mrs Joan Boulton
[redacted]

From: Chris Brooks [REDACTED] >
Sent: 17 June 2021 19:11
To: Consultation <consultation@uttlesford.gov.uk>
Subject: [External] The Stag in Little Easton

Good evening

I am writing to give my full support to the decision of Little Easton Parish Council to nominate The Stag Public House to be considered an Asset of Community Value.

We have lived in Little Easton since 2013 at Roslyns on Duck Street no more than 600yds from the Stag.

It has great heritage being an obvious 'resting place' for the Forces in the WW2 with the airstrip in close proximity.

However it is as a Hub for the Community that for us it has excelled.

Moving into a small community can be quite daunting - are we going to fit in? We couldn't have been better received - with The Stag being the venue for all the locals to meet on the last Thursday in the month. Soon we felt right at home.

But that has dwarfed into insignificance when the Stag became the centre of the community when COVID struck, providing takeaway meals at very favourable prices we felt as two pensioners that we were being cared for...

Sunday Roast from the Stag was something we could look forward to.

I know the landlord supports lots of other initiatives:

- Ladies darts
- Knit and knatter
- Book club
- Christmas carol evening

to name a few it is always hosting quiz nights, live music, beer festivals

Little Easton without the Stag is unthinkable. It is the heart and soul of Little Easton.

And both Marian and me fully support the nomination of The Stag as an AOCV.

Kind regards
Chis

From: James Bingham-Wallis <[REDACTED]>
Sent: 18 June 2021 10:41
To: Consultation <consultation@uttlesford.gov.uk>
Subject: [External] AOCV Listing for The Stag Public House UTT/21/1531/AC

Dear Uttlesford Council

I am writing to you in reference to the AOCV listing - The Stag Public House UTT/21/1531/ACV.

I have lived in the various villages around Dunmow for most of my life and have spent the last 8 years in Little Easton. Having grown up in this rural community, and coming from a farming background, I appreciate the importance of a public house like the Stag is to the local community. The Stag provides one of the best inclusive community locations I have ever experienced in the area. Both the current landlord (Glenn Miller) and the previous landlord have made the Stag a real community hub, delivering a true community spirit, for both the long-term residents and new residents moving to the area. In my time (pre COVID-19 restrictions) living in Little Easton the Stag has provided and still provides the following community activities:

- Community Night on the last Thursday of the month
 - Thursday community night in one form or another have been running in the Stag since before I moved the village. Thursday nights are inclusive, and all are welcome to join. Personally, I have met some of my now closest friends at the Stag, and the Thursday community night gave me the opportunity to meet them.
- The Easton's Cricket team meet for committee meetings, after pitch work drinks, and post-match drinks at the Stag.
- Book Club
 - Started in the Pandemic, the book club is now meeting in the Stag
- Local knit and natter group
- Free Firework's night for the community
- Live Music
 - Many of my now close friends in the village are musicians. The Stag regularly has live music, and open mic jam nights. This gives all the local musician a chance to express themselves amongst friend and the community
- Ladies' darts team and darts competitions
- Pool table and pool competitions
- Christmas Carols, supporting the community and the local churches
- Meet Santa
 - The round table visits the pub every Christmas with Santa Claus, my kids start asking when Santa will be here, around September time!
- Quiz nights
- Free board games
- Large garden for the kids to play in

- The Stag is child friendly and a safe location to meet other friends and families, with plenty of space for the kids to play
- Excellent pub food
- Camping and Caravanning
 - With Stag having regular campers and caravanners, as a community we also get to meet many people from other areas of the Country/World
- The pub supports local rural traditions/way of life – it is used by local shoots and the Essex Hunt meets there annually
- The local farming community are regular supporters of the pub
- The pub is used as an affordable and friendly venue for local parties, weddings, and wakes
- The landlord is the licence holder for the local village hall and supports events held there
- The pub also supports the Country Show held annually at the village church by providing food and camping facilities

I must also say that since the COVID-19 restrictions came in, the Stag value as a community asset has been invaluable. When allowed by government regulations the pub has remained open providing takeaway food on four days of the week and ensuring that the prices were affordable and realistic for the local community. The Stag also provides the opportunity to buy local eggs and “Nanny June’s” honey and Jam.

In summary we are seeing far too many community assets disappearing. Locations like the Stag are hugely important to keep a strong sense of community. Especially with the huge mental toll the COVID -19 pandemic has caused on communities throughout the country, I feel, has been lowered in Little Easton with the huge sense of community spirit the Stag has provided. If we had not had the Stag as a community hub before the pandemic and post restrictions (when they come) the impact could have been a lot worse on both young and old.

James Bingham-Wallis

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Tom Notley [REDACTED]
Sent: 19 June 2021 10:46
To: Consultation <consultation@uttlesford.gov.uk>
Subject: [External] The Stag Public House UTT/21/1531/ACV

Dear Sir/Madam,

I write in support of the application to make the Stag Public House, Little Easton an Asset of Community Value.

I have lived in the village for 20 years, and the Stag Pub has always been the heart of the village. It is where I have met and socialised with neighbours who I would not have come into contact with otherwise. It is a Public House in the oldest terms, providing somewhere to relax, unwind and recharge.

The COVID lockdown has highlighted just how important a community asset the Pub is. If the Pub is lost to the village, I know my quality of life would be worse, and I am sure that of many others.

Kind regards,

Tom Notley.

[REDACTED]
[REDACTED]
[REDACTED]