

## 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](mailto: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 signature block]

**From:** Robert Boulton <[Redacted]>  
**Sent:** 21 June 2021 15:09  
**To:** Consultation <[consultation@uttlesford.gov.uk](mailto: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 signature block]

**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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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 supports 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](mailto: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](mailto: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](mailto: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](mailto: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]

[Redacted]

**From:** adam colson [REDACTED]

**Sent:** 15 June 2021 15:34

**To:** Consultation <[consultation@uttlesford.gov.uk](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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]