

Asset of Value & the Community Right to Bid

NOMINATION FORM

Please use this form to nominate an Asset of Community Value (ACV).

The form is split into three key sections:

Section A: About your community organisation

Section B: About the asset you wish to nominate

Section C: What community value you believe the asset has

This information is required to assist you in making a high quality, eligible nomination to include an asset on Uttlesford District Council's register of Assets of Community Value (ACV). Assessment will be made on the information/evidence submitted on or with the nomination form. It is the responsibility of the nominating body to present their case for listing.

We will aim to consider nominations for validation within one week of receipt. Nominations will be considered valid once sufficient evidence is supplied to make an informed decision. The decision will be made within 8 weeks from the date that the nomination is validated. Nominations which fail to meet the regulatory requirements or lack sufficient supporting information and evidence to enable the Council to make an informed decision will be returned to the nominating body and will not be submitted for listing.

Guidance on ACV and the Community Right to Bid are on our website [here](#) please read these either before or as you work through this submission.

Our preference is to receive nominations via email. Please submit your completed nomination form and any supporting information to planningpolicy@uttlesford.gov.uk

Note: This form and any supporting information will be published on the Council's website. Personal contact details will be removed.

SECTION A: ABOUT YOUR COMMUNITY ORGANISATION

A1. Name and address of your organisation	
Organisation name:	Newport Parish Council
Address and postcode:	Waterloo House, High Street, Newport, Essex, CB11 3PG
Registration number (if you are a charity, company, CIC or social enterprise)	

A2. Who should we contact to discuss this nomination?	
Name:	Andrew Sampson
Address and postcode if different from above:	70 Cherry Garden Lane, Newport, Essex, CB11 3QN
Telephone number	██████████
Email address	██

A3. Please specify what type of organisation you are	
Category	Tick ✓
Parish/Town Council	✓
Unconstituted / unincorporated Community Group or Voluntary Group whose members include at least 21 individuals who appear on the electoral roll [Please note that the details of these persons will be checked]	
Neighbourhood Forum designated as pursuant to section 61F of the Town & Country Planning Act 1990	
Industrial & Provident Society which does not distribute any surplus it makes to its members	
Company Limited by Guarantee which does not distribute any surplus it makes to its members	
Community Interest Company which satisfies the requirements of Part 2 of the Companies (Audit, Investigations and Community Enterprise) Act 2004	
Charity	

A4. Additional information required, as appropriate		
		Tick information provided ✓
If a Community Group or Neighbourhood Forum or Company Limited by Guarantee:	Please provide documentary proof that you are a charity, company or neighbourhood forum	
If an unincorporated body, Community Group or Voluntary Group: [Such groups must be independent. A larger, e.g. national or County, organisation may not submit a nomination on behalf of its local membership] Please provide the following documentation:	A completed membership list – this list should have a statement confirming that all those named on the list agree to be members of the community group. The list must include at least 21 electors registered to vote in the district or a neighbouring district	
	A signed statement from the Chairman of the group, or copy of the constitution, confirming that the group does not distribute any surplus to its members	
If a group other than a Parish Council: Please provide evidence of organisational status, as relevant to your organisation	Memorandum of Association	
	Articles of Association	
	Companies House return	
	Trust Deed	
	Constitution/ Terms of Reference	
	Standing Orders	
	Interest Statement for Community Interest Company	

A5. Local connection
For groups other than Parish or Town Councils, please provide details of your group's local connection to the nominated asset, i.e. How your group's activities relate wholly or in part to the area covered by Uttlesford District Council or a neighbouring authority area

SECTION B: ABOUT THE ASSET TO BE NOMINATED

B1. Which asset do you wish to nominate?	
Name of property or land:	Land to the rear of the Coach and Horses public house, Newport
Address and postcode:	Cambridge Rd, Newport, Saffron Walden CB11 3TR
Website:	

B2. Owner and Occupier Details - Please provide all information available to you		
Owner	Name:	PUNCH PARTNERSHIPS (PML) LIMITED (Co. Regn. No. 3321199)
	Address and postcode:	Jubilee House, Second Avenue, Burton On Trent, Staffs DE14 2WF.
	Email address:	████████████████████
	Telephone contact number:	██████████
	Status (delete as appropriate)	Current – see attached title register, queried from the land registry on 12/09/2021

If more than one owner, please provide details for all owners

Lawful occupier(s)	Name:	Jonathan Luis
	Address and postcode:	██████████ ██████████ ██████████ ██████████
	Email address:	████████████████████
	Telephone number:	██████████
	Status (delete as appropriate)	Current

B3. Boundary of the property or land nominated

What do you consider to be the boundary of the property or Asset of Community Value?

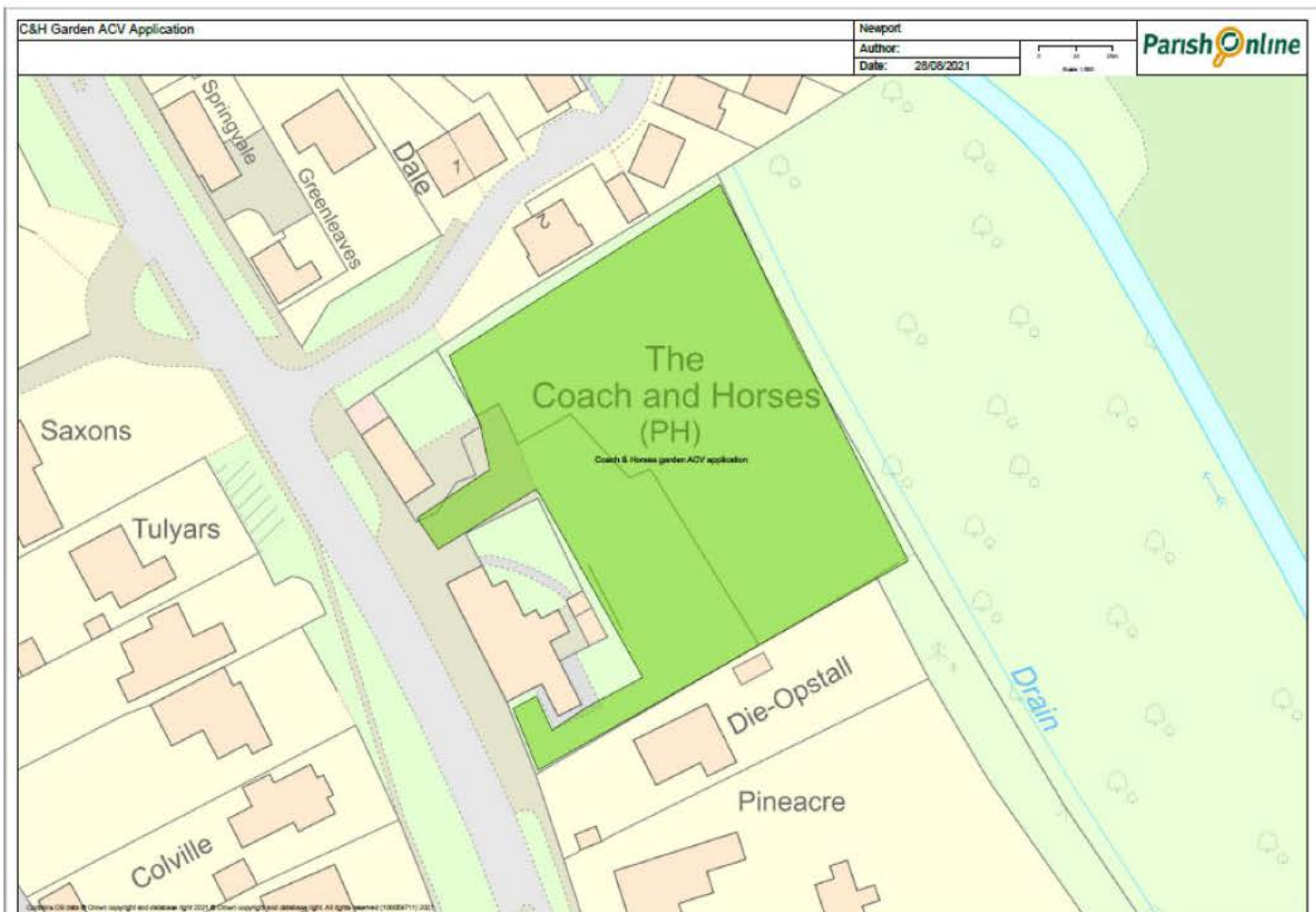
For a community nomination to be valid, it must include a description of the nominated land; and a map or plan with proposed boundaries clearly shown in red. Please give as much detail as possible.

This could be:

- Land Registry title information document and map with the boundaries clearly marked in red, if the land is registered.
- A written description with Ordnance Survey location, explaining where the boundaries lie, the approximate size and location of any building(s) on the land and details of any roads bordering the site
- Ideally a map or sketch plan to scale 1:1250 with an arrow showing north

Please use additional pages as required, and tick box to indicate that a plan will be sent separately

Land registry title plan attached - *PlanEX522961.pdf* shows boundary of property, *C&H Garden ACV Application plan.pdf* shows garden, which is subject of this ACV application.



B4. Please send up to 10 photographs of the property or site nominated, demonstrating the different facilities or uses

Photographs are useful to show the site and demonstrate usage. Please list and detail any photographs submitted. Photographs can be inserted, appended or emailed with the nomination form. Please ensure photographs are recent (ideally within the last 12 months).

See attached document - ACV Photos.docx

SECTION C: DEMONSTRATING THE COMMUNITY VALUE OF THE ASSET

C1. Current use of Asset

Describe the significant or main uses of the asset (i.e. non-ancillary):

Please provide detailed information, for example:

- What facilities does the property or land offer? What are the different land uses? E.g. if it is a pub consider all facilities e.g. bar area, restaurant, car park, garden, accommodation etc
- What activities take place?
- Events programme, timetable or calendar, screen grabs from websites
- Frequency of activities

[If the activities are conducted by persons or groups other than the nominator then evidence in the form of letters containing full details of the activities carried on by them must be supplied.

With regard to public houses, existing caselaw is clear that use as a restaurant only, ie for the consumption of food and alcoholic beverages, is insufficient to qualify premises for an ACV listing.]

The Coach & Horses was built in the late 16th century and used initially as a coaching inn and later as a public house and restaurant. The building has been grade II listed since 1951 and the large beer garden extends to the boundary of the grade II registered Shortgrove Park.

The land attached to the public house has been used until recently as a beer garden, for overflow parking and, most significantly as a venue for large outdoor events. These have included meetings of classic car clubs, a petanque league and an annual music festival (see attached photographs).

Until 2020, when it was fenced off by the owners as part of a series of planning applications (see section C3) the land contained picnic benches with seating, a large open lawn, several mature trees, overflow parking on the grass area and a large 'pirate ship' play area for children.

The main use of the building and grounds is as a public house and restaurant. In the previous 2 months, July and August 2021, the pub has had bookings for 2,898 meals. However, for the purpose of this application the figures for 2019, in which more than 10,000 meals were served, have mainly been used. This is because 2019 was the last year without impact from lockdown or temporary loss of space due to recent planning applications – see C3 below and attached spreadsheet (CH bookings.xlsx).

Paper copies of booking diaries for 2019 and online booking system for 2021 are available should they be required to confirm the details in the attached spreadsheet.

In addition to the core restaurant business the Coach & Horses also hosts events for individuals and groups, such as wedding receptions, wakes, charity and community group meetings, AGMs, and live music events.

Many of these clubs and events, such as the music festival, the petanque league and the classic car shows, are of a nature whereby they can only take place outdoors, so would be unable to continue without the space covered by this nomination. A further proportion of the events hosted at the pub itself would also be curtailed as the building alone would not have space for the groups (at times more than 300) without overspill into the garden, or a marque installed on it. A third section of the business of the pub, particularly the larger events, would not be possible without the overflow parking that is available on the grassed area.

The pub can accommodate 80 covers inside the building, 52 in the rear garden and 28 to the front of the pub, making 160 covers in total. It frequently hosts events of over 200 people and without the overflow parking can only accommodate 15 vehicles, 5 of which are needed for staff and residents.

*See attached emails from organisers of previous events held in the garden, including dates and numbers of attendees.

The venue is very popular with families, due in large part to the outdoor space and play facilities including a large wooden pirate ship.

C2. Describe in detail the local community who uses the Asset

Please provide detailed information of who uses this Asset, for example:

- Age / gender
- Socio-demographic nature of users
- Number of members
- The nature of different groups using the Asset
- Catchment area – how far to people travel to use the Asset?

Please provide letters and/or supporting information to evidence the different groups in the community that use the Asset. Letters from community groups should detail any usage arrangements i.e. dates and times of usage and for what activities. These can be provided separately with the nomination form.

The population of Newport was 2,352 at the 2011 census, but with significant development since is now about 3,500. The garden of the Coach & Horses is the only outdoor area in the village with access to services such as food, drink, toilets and baby changing facilities. It is also the only green space in the North of the village, with the green spaces elsewhere (Gaces Acre, the common and the recreation ground) beyond a reasonable walking distance for some residents.

The asset is popular with all ages, having hosted birthday parties for children and adults from 9 to 90. It is also widely used by clubs and associations from the surrounding area.

An examination of the bookings from 2019 show group bookings for over 30 separate organisations including book clubs, local shoots, charities, schools, scout groups, walkers, sports groups and others (see attached spreadsheet – CH events.xlsx for full list).

The public house's garden has been the subject of 3 planning applications for housing development in the past 2 years, UTT/20/0803/FUL, UTT/20/3370/FUL & UTT/21/2674/FUL. The first was refused, and the appeal was not upheld, the second has been refused, and an appeal made, and the third application (which is similar to the refused ones with one house removed) has not yet been determined. In support of these applications the land owner removed many mature trees and fenced off most of the pub garden. This has had an impact on the use of the outdoor space (see C3 below). These applications were strongly opposed not just by the local community but from all around the region. There were 885 individually written letters of opposition between the three applications.

An analysis of a selection of the opposition letters to the first planning application show that 81% specifically mentioned the garden as an asset (see attached spreadsheet Coach and Horses Jan 2020 application response sample.xlsx). Applying this ratio to the full list of oppositions suggests that ~717 respondents will have mentioned the garden.

The geographical spread of opponents is also testament to how far people travel to use the asset, with responses from:

- The local area (Newport, Quendon, Rickling, Clavering, Saffron Walden, Elsenham, Wendon's Ambo, etc...)
- The wider region (Cambridge, Bishops Stortford, Stansted, Harlow, Thaxted, Wimbish, Dunmow, Chelmsford, Haverhill, Bury St Edmunds, etc...)

- The rest of the UK (London, Aylesbury, Glastonbury, Coventry, Bolton, Slough, Leicester, etc...)

C3. Is the current use of the Asset different from how it was used in the past?

Please delete as appropriate:

- The current use is different from the recent past [please provide the information below]

If different:: How was the Asset used in the past and how is it different from the current use. Please provide detailed information including:

- A timeframe
- Previous facilities and use of the Asset
- How the social well-being, cultural, recreational or sporting benefit has changed
- Please provide independent evidence of such use.

Continue on a separate sheet if necessary.

Since around the time of the first planning application, UTT/20/0803/FUL in April 2020, a large part of the garden has been fenced off by the owners and allowed to deteriorate without maintenance.

Some outdoor activities, such as the petanque league and the classic car shows, have been able to go ahead in a limited way, but it has not been possible for the Coach & Horses to host large events, such as the outdoor wedding receptions and live music events in the attached photographs.

The scale of the classic cars shows has been reduced severely in comparison with the very large events held in the past. This threatens the future viability of the shows.

The applications and appeals decided to date have been refused/dismissed and it is the hope of Newport Parish Council that the land will be returned to its former use as soon as possible.

C4. Why do you feel the property or land is an Asset of Community Value?

Please describe in detail why this specific Asset should be listed. [General information about use of a category or type of building or land e.g. pubs is not relevant]

Continue on a separate sheet if necessary.

As detailed above, the garden of the Coach & Horses has, for many years, been a focus of community activity in the village of Newport. It is the only venue of its size suitable to host events such as the yearly music festival (Gaynorfest) or the classic car club gatherings, not to mention the countless weddings, wakes, birthdays and others for groups of up to a hundred or more guests.

The Coach & Horses public house itself is afforded a good deal of protection, firstly as the building is grade II listed and secondly as it is a very popular destination pub, making it highly unlikely that it would be sold for development. Shortgrove park, behind the land in question, is also afforded a level of protection as a grade II registered parkland. The land between these two assets is not protected and has been the focus of three recent planning applications. It is very important to Newport as a community that this land is protected as the valuable community asset it is.

The number and geographic spread of oppositions registered to the recent planning applications serve to highlight the broad appeal and value of this asset. Below are some extracts from these opposition letters to highlight this fact:

“The pub hosts many community events in the village. These events bring the local community together and the pub garden provides one of the few open spaces that can host music, act as a play area, offer space for fundraising events etc” – Anthony Gerard, Newport Essex.

“The pub is a well run and thriving business, the removal of its large natural garden and parking would inevitably lead to its future demise. This pub is an important part of the community and the last remaining of its type in the village and must be protected by the Planning Authority from this development.” – Mr Derek Slade, Newport Essex.

“I have visited this pub on several occasions when visiting family. It is a lovely place that enjoys holding outdoor events and parties using the gardens” - Ms Roz Inns Pittock, Leicester.

“The Coach and Horses pub - and its garden - has been a focal point of the community for decades. It is the only pub in the village with any green space (and a large one at that) and due to its presence, really the only place where people of all ages can congregate together for an enjoyable time, a true “family pub”. The pub garden has hosted a multitude of events over the years, including music festivals, wedding receptions, wakes, and family parties - taking this away from the locals would be an unforgivable tragedy” - Miss Mary Rose Roberts, Cambridge.

C5. 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 realistically 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.

C5a. What is the estimated value of the Asset? And what is this based on?

£100,000.00

This is based on the owners' own valuation, as noted in the attached document - Land Registry Application June 2020.pdf

C5b. How would a community group realistically fund the purchase of the building or land, and how they could run it for the benefit of the community?

The expectation is that the land would be bought by the Parish Council using a combination of reserves, community contributions and finance from the Public Works Loan Board.

Interest in this from the community has been high.

Some plans that have been put forward for the area are:

- The current tenant has indicated that he would replace the, now damaged, play equipment and return the garden to its former state.
- The woodland at the back of the pub garden leading down to the River Cam is part of the Grade 2 Shortgrove Historic Park and Garden which was laid out by Capability Brown and added to on his themes in Victorian times. The Parkland boundary is the fence of the pub garden. This part of Shortgrove has a new owner who is resolving years of backlog – for example the repairs to flint walls up Sparrows Hill Road, ditching and path restoration.
- Should the pub garden be taken over by the Parish Council the Shortgrove owner has offered use of the woodland down to the river for the pub. It is in need of tree maintenance and tidying but could be a significant extra attraction and asset for the community. Most of the bank of the Cam in Newport is privately owned and with no public access. This is the sort of project the village would enthusiastically carry out.
- The Parish Council, with Community involvement, would replant specimen trees to replace those stripped out by the owners when the garden was fenced off.

C6. Are there other venues locally that offer the same or similar facilities within reasonable distance?

Please give details including distance from the nominated Asset.

This is the only venue in the area with an outside space of this type. There is one other pub in the village, but this is much smaller with very limited outdoor space so cannot be used for the same range of events.

There are large public houses in nearby Saffron Walden (3.4mi) and Stansted (6.4mi), but none with comparable outdoor space.

NOMINATION CHECKLIST

Please check that the following material is submitted at the time of your nomination. Please tick material submitted	(✓)
Evidence of organisation type e.g. a copy of Constitution (if applicable) or	NA
Names and home addresses of 21 members registered to vote in nomination area (if group is not constituted)	NA
Plan showing the nominated land, with boundary marked in red	✓
Copy of Land Registry Register View/ Official Copy register entries including title plan (if possible)	✓

SUPPORTING INFORMATION

Photographs of the Asset and facilities	✓
Evidence of current or past community use (e.g. activity programmes, weblinks, verifiable event times / dates)	✓
Letters from community groups confirming dates, times and details of usage	✓

SECTION D: DECLARATION

I confirm that to the best of my knowledge the information contained in this nomination form is complete and accurate.

I understand that my personal details including my email and telephone number will be provided to the owner(s) of the land and/or the owner's solicitor on request.

I understand that my personal details will not be placed on the website, but a redacted copy of the nomination form will be provided to the public on request and/or placed on our website.

I confirm that I have read the guidance and privacy notice relating to Assets of Community Value and the Community Right to Bid.

Copies of any documentation I provide including the membership list will be provided to the owner(s) of the land and/or the owner's solicitor on request.

(Where applicable) I have checked that the members are content to share their personal details with the Council and the owner (or associated solicitors) for the purposes of this nomination and I can confirm that they consent to the sharing of their name and the street name from their address for this purpose.

Signed: Andrew Sampson

Print Name: Andrew Sampson

Position in Organisation: Parish Councillor

Date: 12/09/2021

FOR OFFICE USE ONLY

Date validated:	7.10.2021	Decision deadline:	2 December 2021
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