

Dear Member

21 June 2022

This is just to give you a short update on progress with Punch Pubs' plans to invest in The Bull.

As you will no doubt recall from Keith Birch's message of 1 June, Punch Pubs, as a result of pressure from our Group, made a commitment to invest in the Bull provided that they gain planning permission to build houses on the land at the rear of the pub. It was mainly in the light of this commitment that the Group's Management Committee decided against campaigning for a 'no' vote in the referendum on 23 June on the Parish Council's draft Neighbourhood Plan (NP), which gives the green light to developing the site. (The Management Committee takes the view that it's for each member to decide for himself/herself on how to vote in the referendum, viewing it as a whole.)

Two members of the Management Committee met a representative of Punch Pubs a few days ago, accompanied by Cllr Ian Hunt and another member of the Parish Council's Neighbourhood Plan Steering Group. This immediately followed a meeting which Punch Pubs had had with Alex Simion, the licensee, about the plans to invest in the kitchen and to refurbish the toilets and internal décor, as well as the beer garden. Alex is apparently happy in principle with what is proposed, which would include, for his part, bringing in a chef to enable him to offer an enhanced menu in a revamped dining area.

The next step is for Punch Pubs' Property Manager, together with a designer, to work up the details of the proposed improvements, which, of course, will be the subject of further discussions with Alex.

We also discussed with Punch Pubs certain concerns we had about the plans submitted as part of their pre-planning application (a copy of which was attached to my message of 27 May and is also on our website).

We have emphasised to Punch Pubs that we would want to see their commitments reflected as far as possible in written undertakings attached to any planning approval and they are going to take advice from their consultants about how this might be done. They also accept that the investment in the interior of the pub should not have to wait on construction of the proposed houses, but should follow as soon as practicable after sale of the site to a developer.

Kind regards

Brian

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