

14 October 2016

Friends of Suffolk Punch

Additional Submission to support the Nomination of The Suffolk Punch Site as an Asset of Community Value.

Delegated Decision to be taken 15 November 2016

- 1) Further to the original nomination and with regard to the Officers comments at 3.6 and 3.7 of the report prepared for the Delegated Decision process for the 4 October 2016 further evidence is set out below to support the claim for the deferred date of 15 November 2016
- 2) The first and most important submission is to deal with the law and the interpretation put on it by officers – it is clear as set out below in advice submitted by CAMRA's legal team that the nomination is far above what is required by the legislation and a recent case decided in Milton Keynes by District Judge Snelson confirmed the low threshold with this comment :-

The test under s88(2)(b) is not a demanding one. Parliament has chosen to set the bar low.

The case can be accessed using this link:

<http://www.bailii.org/uk/cases/UKFTT/GRC/2016/CR-2015-0025.html>

- 3) The test is:- that is it realistic to think there is a time in the next five years that would further the social well-being or social interests of the local community. The fundamental point to be made here is that the site is a public house with grounds which include a car park. There has been no planning permission granted for any alternative use and it is reasonable to think that given a period of time a community group could run a community facility on the site and members of the community will attend to give evidence to that effect.
- 4) The Voluntary Body “The Friends of The Suffolk Punch” as laid down by the Localism Act do not have to submit a business plan but in the event of a decision to list the site again they will first call a Public Meeting in early December 2016 to put in place a Steering Group and a Fund Raising Committee.
- 5) With the facts set out in point 3 the value of the site is that of a closed up public house in dis-repair with a large car park. The achievable value will reflect that which clearly makes the possibility of a community bid much more possible.
- 6) Statement 3.7 of the original report ignores the fact that the premises have been closed for 21 months and had a planning application withdrawn at the last minute. It also ignores that the Developers and The Parks Trust have consistently refused to consult at all with the Parish Council and the Community. Therefore it has not been possible to put in place a plan to engage with local businesses and other bodies until now.
- 7) As to the other contention that no suggested alternative use has been put forward, this has now been dealt with through the second submission of 26 September 2016. Members of the Community will attend to give evidence of the wish to retain the site for the whole community. A Community Centre with a Residents Club including a bar and food facilities – could incorporate a Nursery and serve as a general meeting place and hall for various activities that would benefit the residents of

Heelands. We are well aware there is need some housing but it should be affordable.

- 8) The development of a new Business Park in nearby Linford Wood presents new potential for good food trade at lunchtime and after work relaxation at the facility if opened again. The site is also next to a well attended Roman Catholic Church which regularly has several hundred worshipping there at three Masses on Sundays. In the past it was also a great place for those attending the Church to also attend the Suffolk Punch – poor management and a burnt out kitchen negated that trade in the final period of the site being open. The success of the Suffolk Punch before it was left to fail shows it's potential to be successful again with local residents making use use of the site once more.
- 9) The Friends of The Suffolk Punch and a majority of residents of Heelands wish for a community solution which due to the neglect of the building may well be a Community Hall with a Residents Club Bar attached – this facility could easily facilitate any requirement for a nursery. To further that end The Friends of The Suffolk Punch have now been recognised by the Bradwell Parish Council and at the meeting of the Council on the 26 September 2016 which resolved to support the group by assisting with advertising and administration and hold any funds that are collected through a Fighting Fund Campaign.
- 10)The note at 3.6 points that the existing premises can be changed.
- 11)In the short time since the site has been de-listed “The Friends of the Suffolk Punch”have worked as quickly as they can to start the process of looking for solutions to get the site in place for community use.
- 12)I am grateful for the additional time to submit further information. The most important thing to note is the most current case law which I believe enables a listing of the site as a an Asset of Community Value once more. The threshold as set by Parliament and confirmed by Judge Snelson has been more than surpassed.