

Dear Member,

Just a quick update since we all last met in the Village Hall on 28 April and following a recent meeting of the Save the Bull Action Group (SBAG) Management Committee held on 11 May.

As of today, we have over 75 members. We have set up a Facebook page:

<https://www.facebook.com/SaveTheBullMuchHadham>

and our website is about to go 'live'. We will write again as soon as it's up and running.

I am attaching again the application form to join the Action group in case you've got friends or family who might wish to join the Group. The more members we have, the more weight our representations will carry.

As you know, the Committee have pressured Punch Pubs to consider two options, namely:

1. Re-investing some of the planning gain received from the Bull site into the fabric of the pub to ensure that it is significantly more appealing; or
2. In exchange for obtaining planning permission, selling The Bull to the Community at an appropriate value. This would enable the Community, rather than Punch Pubs, to safeguard The Bull's long-term future

We have stressed to Punch that SBAG has a strong mandate from the Community. That you have all expressed deep concern for The Bull yet acknowledge that years of under-investment has resulted in The Bull being a less attractive destination compared with other pubs in the area.

Critically, you all recognise that building works to the rear of The Bull, coupled with a service road running through the current car park and beer garden, is unlikely to add to its appeal. Consequently, further decline could be on the cards, with the long-term future of The Bull being in jeopardy.

Rest assured that the Management Committee will continue to apply pressure to Punch Pubs but, as of today, and despite requests, we have not received any further response.

As we all know, Punch Pubs' ability to build on the land behind The Bull is dependent on the Neighbourhood Plan varying the village boundary so that the land can be developed. Without this boundary change, Punch would not be able to build on the Bull site.

As a community we are now on notice that the date for the Referendum on the Neighbourhood Plan is 23 June. The formal Information Statement issued yesterday by East Herts Council is at:

<https://www.muchhadhamparishcouncil.co.uk/wp-content/uploads/2022/05/Much-Hadham-Neighbourhood-Plan.pdf>

The SBAG Management Committee next meet on 26 May and, if there are no substantive proposals received from Punch by then, the Committee will then consider mounting a vigorous campaign for a 'no' vote in the upcoming Referendum. Our aim would be to help produce a new draft Neighbourhood Plan which would remove the Bull site as a site for housing.

We will also continue to work with the Parish Council to encourage a positive response from Punch.

We will be keeping you abreast of matters through regular e-mails and with updates posted on our Facebook page and our website when 'live'.

With kind regards,

Keith Birch
Chair, Save the Bull Action Group

13 May 2022