



UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER
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Our ref: UTT/23/2584/ACV: Cross Keys Hotel

15 December 2023

DECISION NOTICE – ASSET OF COMMUNITY VALUE

Nominee:	Saffron Walden Town Council
Nomination	Cross Keys Hotel

The Decision to list the Cross Keys Hotel on 14 December 2023 under Delegated Decision Powers (in agreement with the Chair of the Assets of Community Value and Heritage Listing Committee, Strategic Director of Planning & Building Control and Head of Legal/Monitoring Officer.

Rationale for Decision

The Cross Keys public house is a non-ancillary use is located centrally within Saffron Walden Town Centre. The nominated asset comprises a public house, restaurant, and bed & breakfast accommodation (10 bedrooms).

The asset benefits the social wellbeing or interests of the local community by acting as a venue to socialise offering a tearoom service along with a bar and full restaurant on offer – several community events also take place.

The public house provides a venue for socialising, supporting the mental wellbeing of the local community. The music/ quiz events support socialising with groups residents might not ordinarily meet.

The hotel also supports the business community by increasing tourism and footfall in the independent shops.

The nominated site according to the lease has a current, non-ancillary use (public house) and therefore falls to be assessed under Section 88 (1) of the Act. The Cross Keys Hotel is located within the Saffron Walden Town Centre. The public house is open to all members of the public (over 18 years), and it is considered that it does indeed promote social inclusion and interaction between residents and visitors, whilst also providing opportunities for local community events to occur.



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The Cross Keys Hotel, therefore, satisfies the statutory tests set out in Section 88(1) of the Localism Act 2011 and it was consequently determined that the site should be listed as an asset of community value.

Decision:

Uttlesford District Council resolved to list the Cross Keys Hotel as an Asset of Community Value for a period of 5 years commencing from 14 December 2023.

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This decision will come into force and may be implemented on the expiry of five working days after the date of publication unless either the Chair or any members of the Assets of Community Value and Local Heritage Committee objects and calls it in.

