Campaign for Pubs

Promote, Support and Protect Pubs

PROPOSED POLICY: PROTECTION OF PUBLIC HOUSES

The Council recognises the important role that pubs can have in contributing to the borough's character and their role as community assets. New public houses will be supported in town centres. The loss of public houses will be resisted unless the following can be adequately demonstrated:

a) its continued use as a pub or as an alternative community facility is not economically viable as demonstrated by meeting the marketing requirements as set out in paragraph i)*;

b) the proposed alternative use will not detrimentally affect the character and vitality of the area and will retain as much of the building's defining external fabric and appearance as a pub as possible;

c) the proposal does not constitute the loss of a service of particular value to the local community; and

d) if registered as an Asset of Community Value the premises can be shown to have been offered for sale to local community groups and no credible offer has been received from such a group at a price that is reflective of the condition of the building and its future use as a public house. The Council will treat registration as an Asset of Community Value as a material planning consideration.

* i) Where applications for a change of use or redevelopment of a public house are received, to make an assessment against criteria in policy PH1, the council will require evidence that:

a) the public house has been marketed for at least 12 months (ideally 24 months) as a public house and for an alternative local community facility, at a price agreed with the council following an independent professional valuation (paid for by the applicant) and there has been no interest in either the free- or lease-hold either as a public house in the first instance or as a community facility if no interest has been received for the premises as a public house;
b) the public house has been offered for sale locally, and in the region, in appropriate publications and through specialised licensed trade agents;
c) all reasonable efforts have been made to preserve the facility, including all diversification options explored – and evidence supplied to illustrate this;
d) the CAMRA Public House Viability Test, or a similar objective evaluation method, has been employed to assess the viability of the business and the outcomes demonstrate that the public house is no longer economically viable;
e) there has been public consultation to ascertain the value of the public house to the local community;
f) an assessment has been made of alternative licensed premises within easy walking distance of the public house ii)**; and whether such alternative premises offer similar facilities and a similar community environment to the public house which is the subject of the application.

** ii) Easy walking distance is as defined in the Manual for Streets (2007) paragraph 4.4 The walkable neighbourhood; Walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes' (up to about 800 m) walking distance of residential areas which residents may access comfortably on foot. In addition, there must be safe, well lit paths available for the journey.

Campaign for Pubs (Oct 2026)

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