



Brunning & Price

L I M I T E D

Re: The Haycutter Pub, 69 Tanhouse Rd, Oxted, RH8 9PE.

Dear "Local",

You may be aware that **The Haycutter** is currently closed with an undetermined future and that we have been going through a planning process to try and ensure its survival as a food led country pub.

We had our first meeting at St Agatha's Hall almost a year ago where, having outlined what sort of pubs we run and the scale of development proposed, the weight of local support (97% of the 70 attendees) encouraged us to buy the pub, which had been unoccupied for some time. There was some constructive feedback about ensuring the landscaping was good, something we were already keen to ensure but perhaps hadn't communicated well at this stage, as we always want to have a lovely setting for one of our country pubs.

If this is all new to you there is a lot of information about us, the sort of pubs we run, and how we run them on our website (www.brunningandprice.co.uk) but, in a nutshell, over the last 30 odd years we have become specialists at reconditioning, developing and running destination-led primarily country pubs. The good pub guide voted us "Pub Group of the Year" on four occasions. I think this is largely because, although we put a lot of effort into making the pub look good in a timeless, rather than a trendy way, our real focus is on making a lovely pub fit for the location it sits in and the community that it is joining. This means recruiting and motivating the right crew, "people make places", and consistently delivering high quality food and drink at a fair price.

At times we run the risk of being accused of running gastro-pubs, but we don't like this tag. Sure, for any rural pub to survive these days it needs to serve good quality freshly made food, but we love proper pubs with a good sized bar at its heart and plenty of space for those that just want to meet friends for a chat over a beer or glass of wine. We rarely do functions or weddings or large events, as we believe these wreck the atmosphere of a good country pub, so marquees and late night events are a rarity with us.

Nine months ago we put in a planning application which had a couple of negative comments, mostly about the scale of the pub extensions proposed, so we have been altering and refining the scheme to make it as small as possible whilst still ensuring it is viable from our point of view if we are going to invest close to £2m into the property. You can take a look at some more detailed notes along with the latest proposals at www.brunningandprice.co.uk/haycutterscheme.

We are now at a point where the planning officer will shortly be reviewing the latest scheme and will inevitably be interested in the views of the local community. So, if you would like to ensure that the future of the Haycutter is secured we really need you to **voice your support to the local planning authority**. You can do this by visiting <http://tdcws01.tandridge.gov.uk/ArcusPlanning/> and entering the application number 2016/290 or easier still, sending an email of support to the Senior Planning Officer Robin Evans at rmevans@tandridge.gov.uk or writing to him at Robin Evans, Tandridge District Council, The Council Offices, Station Road East, Oxted, Surrey, RH8 0BT. If we don't get planning permission for this scheme we will have no choice but to abandon the project and put it back on the market; not at all what we would want to do but anything smaller than this won't stack up for us and probably not for other pub operators either.

If you have the time we shall be holding an open afternoon at the pub from 2.30pm to 5.30pm on Tuesday 8th November where we can talk you through our proposals*. We will also be making a presentation to the Parish Council at 7:30pm in Community Hall, Oxted, RH8 9NB which you would also be welcome to attend.

Wishing you all the best,

Graham Price

*We plan to set up a display in a marquee, so please wrap up warm. Also if you want to pop into the pub, which is in a very unsavoury state we'll need you to come with solid flat shoes and be prepared to wear a hard hat, which we will provide.