

## Green Man & Sainsbury Local

Enterprise Inns and Oakengates One Limited have applied to Wycombe District Council for planning permission to knock down the Green Man and replace it with a building containing two retail units, open from 7am to 11pm seven days a week. The larger unit of 4000 sq ft is designated a Sainsbury Local. There would also be 16 car parking spaces.

The “top up convenience store” will “provide a broad range of goods, and in particular, a range of fresh produce including fruit, vegetables and meat. Alongside the fresh produce the store would also provide other basic goods (dry, tinned, chilled and frozen items) and non-food products such as household products, toiletries, newspapers, magazines and tobacco.”

A public meeting called at short notice by the FH Residents Association filled the Large Hall of the Community Centre to capacity on the evening of Monday 24 January. The purpose of the meeting was to gauge opinion and explain that for an objection to carry any weight it had to deal with a limited range of planning issues. And to emphasise that any objections has to be with the WDC Planning by Thursday 3 February.

Vic Grewal said that Budgens had a team of property experts who would be able to list the relevant grounds for objection. He undertook to have this information available in his shop as soon as possible.

Wycombe District Council Planning has a list of matters that they take into account when they consider planning applications.

- Loss of privacy
- Loss of light
- Car parking
- Traffic generation
- Noise and disturbance
- Character of the area
- Green belt or conservation area
- Design, appearance and layout
- National and local policies

Among the issues they will NOT take into account are

- Loss of value to property
- Commercial competition

At the meeting, a major topic of concern was traffic. Sixteen parking spaces for staff and customers was thought to be inadequate. People were very concerned about delivery trucks backing in or out of the car park especially as they would be so close to a busy roundabout, the Carrington schools and pre-schools.

There was concern about the risk of loosing some of our shops. Vic Grewal who has the franchise of the Budgens supermarket said that he and Budgens would have to reconsider their improvement plans and even close the shop if they had to share the customers with Sainsburys. Flackwell News was feeling the effects of the recession and they too would have to consider their position if the new shop sold newspapers, magazines and tobacco – which the application say they will do.

On 22 January Pam Mannering checked the prices of 15 widely used branded goods - household goods such as Anchor Butter, PG tea bags and Fairy Washing-up Liquid. The total cost of the 15 items was £28.88 in the Sainsburys Local in Marlow and £27.52 in Budgens.

There were some positive suggestions for an alternative use for the site. There was considerable applause for a suggestion that the Green Man could be converted to a youth club/centre. People also liked the idea of housing on the site.

At the end of the meeting people were asked to raise a hand if they did NOT want a Sainsbury in the village. Virtually every hand was raised.

You can see the full details of the application on the Wycombe District Council website. The application number is 11/05045/FUL. Beware! Several people reported that they had been unable to send an objection via the Council website. Don't leave it to the last minute.

Brian Moulson who runs the village website has a new address where you can email thoughts, ideas and comments to [feedback@flackwellheath.net](mailto:feedback@flackwellheath.net) and he will then put it up on the website.

As Editor of the Grapevine I am concerned that there appears to be total unanimity against a new Sainsbury development in our village. Sainsbury is a perfectly respectable chain of supermarkets and it has to be impossible for the 5 000 adults in the village to all agree we do not want a Sainsbury Local in Flackwell Heath. Would people who would welcome a please let us know via the feedback address what you think and why.

Tim Kendell