

Wycombe District Council has now received the considered comments on the future of the Green Man site from the Planning and Environment Group of the Residents Association. It was drawn up by Group Chair, Carolyn Leonard, with assistance from Councillors, planners and concerned local people who care for this quirky village of ours.

Their submission takes account of the views of the public meeting of 24 January and presents them in the format the Planning Committee recognises. It explains the problems that the development would cause and relates them to the policies with which planners work.

Chepping Wycombe Parish Council has also sent in a substantial submission.

Tim Kendell



**The  
Flackwell Heath  
Residents  
Association**

**Re: – THE GREEN MAN – PLANNING APPLICATION NO:- 11/05045/FUL**

Dear Mrs Ion,

We wish to bring the following concerns regarding this application to your attention.

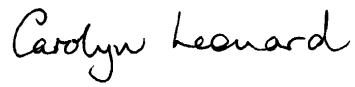
1. The Core Strategy Policy CS10 states a centre such as Flackwell Heath should provide basic food and grocery shopping, supported by a limited range of other shops. At the public meeting held on Monday 24<sup>th</sup> January at the Community Centre there was overwhelming support that the existing shops in Flackwell Heath provide these facilities and there was no demonstrable need for an additional store such as Sainsbury Local (Local Plan Saved Policy S1.2). Furthermore this development if permitted will have an adverse impact on the vitality and viability of the businesses, which already exist as spending will be spread more thinly and this may force some to cease trading with the resulting loss of a greater number of jobs than may be created by the proposed development.  
(Local Plan Saved Policies S1.3a and S1.3c)
2. The proposed development being more bulky and longer than the existing Green Man buildings will have an adverse impact on neighbouring properties, particularly numbers 4 and 2 Straight Bit being visually intrusive. At present the rear gardens of these two properties have an open aspect due to that of number 4 being flanked by The Green Man's Beer Garden, should this development be allowed not only will this amenity space be lost and the gardens have a more enclosed feeling but the sun comes from the direction of The Green Man and therefore the proposed development would cause overshadowing and a consequential loss of light, particularly to the rear rooms of number 4 (Local Plan Saved Policies G8.1a and G8.1c).  
Light pollution affecting neighbouring properties is also a potential problem. Clearly a high level of lighting during operational hours would be required and this would obviously be extended for staff convenience whilst on site. With such a development there would also be a necessity for appropriate security lighting outside these hours.

3. We consider there will be far greater noise disturbance over a significantly extended period for all the neighbouring properties than when The Green Man was trading. The proposed air conditioning units will particularly affect numbers 4 and 2 Straight Bit and 23C Old Kiln Road and are likely to be a 24-hour nuisance. Traffic noise, car doors slamming, trolley noise, servicing etc. will affect all the neighbouring properties including the flats in Libra House and noise will extend outside the proposed hours of operation for staff convenience as they will be on site at these times (Local Plan Saved Policy G8.1 d).
4. The site is immediately opposite a bus stop, is adjacent to the junction of Common Road with Straight Bit and is approximately 50 yards from the mini roundabout by Swains Market. Traffic flows along this section of road are already problematic particularly at rush hour and at the beginning and end of school days. The additional impact of the traffic going into and out of the site will simply make matters worse and will increase the risk of accidents. Moreover, we see a problem with servicing the site from Straight Bit during operational hours as we feel there will be insufficient room for the manoeuvring of large heavy goods vehicles together with shoppers' vehicle movements, pedestrian movements, elderly folk's buggy movements, trolley movements etc. We note the smaller unit to the rear of the property will be serviced with 10.7m (35 foot) vehicles but there is no real indication of the size of vehicles to service the Sainsbury Local. We fear this will prove impractical and alternative means will be sought:
  - a) Out of hours servicing adding to the inconvenience of neighbouring properties
  - b) On the road servicing from Straight Bit which would be dangerous and cause traffic congestion
  - c) Servicing from Old Kiln Road via the pedestrian access which would cause considerable inconvenience to the residents of Old Kiln Road and would be via a narrow estate road.(Core Strategies CS 20.4 and CS 20.5)

It is not clear exactly what Sainsbury's delivery schedule and methodology would be to service the Sainsbury Local. We feel this needs full clarification.
5. We consider the pedestrian access to Old Kiln Road should be closed off because the car park of the proposed development, being on the main road, would be seen as more convenient by many folk than Budgens at the back in Old Kiln Road and would be used by parents taking their children to the Carrington Schools and the nursery thus blocking the car park for other users. The closure of the access to Old Kiln Road would also prevent any servicing of the site from the rear.  
(Core Strategy CS 20.5).
6. The developer's Community Needs Assessment in section 5.16 states 'the application site is well served by schools...All schools offer a variety of after school clubs and activities for pupils, including school sport'. This assessment is flawed as they have not considered that the schools only cater for pupils up to the end of Year 6 i.e. Age 11. There is little provision for youngsters beyond this age; indeed Wycombe District's Community Facilities Strategy cites Flackwell Heath as not having a youth club. This is an important omission in village facilities and its lack leads to some anti-social behaviour within the village. The Residents' Association has been trying to redress this problem for several years however the lack of suitable premises has prevented this. The Community Facilities Strategy also points out the Community Centre is fully booked on a regular basis and even the Public Meeting on the 24<sup>th</sup> January could not have taken place had the regular users not been prepared to forgo their slot that evening. With renovation The Green Man Site could provide a suitable youth facility fulfilling an identified community need (Core Strategy Policy CS 15.2a). It could be used for youth during the evenings and additionally during the day as a library. Library facilities are currently a subject of discussion with Bucks County Council. Should this not be practical we feel a facility should be provided on another site within the village offering no less overall community benefit (Core Strategy Policy CS 15.2b). We note the developer is seeking exemption from paying S106 contributions in their Design and Access Statement section 5.7 and would urge Planning Officers to resist this, as there is clearly a shortfall of community facilities in the village.
7. It was clear from the public meeting that the site would be better used for a youth facility or for community use however if this is not viable perhaps affordable housing with part ownership to enable younger folk to stay in the village or housing for the elderly would be appropriate.

It is clear the developers have little regard for the village of Flackwell Heath and its villagers as there has been no community consultation with the two main village organisations, namely the Residents' Association and the Community Association and we would urge you to consider our views in your deliberations.

Yours sincerely,

A handwritten signature in black ink that reads "Carolyn Leonard". The script is cursive and fluid.

Carolyn Leonard  
Chair of Planning and Environment Group