



**Virginia House Stores**  
**25 High Street**  
**Sherington**  
**Nr Newport Pagnell**  
**Bucks**  
**MK16 9NU**  
**Tel/Fax # [REDACTED]**

23FE10

Mr Richard Sakyi  
Development Control  
Milton Keynes Council  
Civic Offices  
1 Saxon Gate East  
Milton Keynes  
MK9 3ZJ

Dear Richard

Re: PLANNING APPLICATION # 10/00018/FUL

Having read the various letters/e-mails objecting to this development, we believe that as the owners of the recently closed village shop we have a moral right to balance opinion by correcting certain comments with facts.

**Our shop did not close because it was not commercially viable.** We have for 14 years traded profitably and even now delivering just newspapers and magazines it is still generating a healthy profit.

**Neither did we close the shop because of the so called 3 recent break-ins.** There has only been 1 break-in over 14 years and that took place on 20SE09 which brought forward our intended closure to the end of January 2010. At the village meeting two weeks earlier on 05SE09, Sherington Parish Council agreed to examine the feasibility of developing a new shop following our announcement to close the shop in mid 2011 for the following reasons.

- 1) We wanted to take early retirement and continue to live on the premises.
- 2) We felt that a special purpose built shop was needed to support Sherington in the years ahead (our shop is the front of our house).
- 3) A larger well equipped/laid out shop would offer a greater product range that would be more attractive to customers thus reducing their need to travel to supermarkets to purchase goods.
- 4) A new shop with wider aisles and flat access would improve shopping for people with impaired mobility and mothers with babies and toddlers.
- 5) The new shop would hopefully include the much needed Post Office counter.
- 6) The location of the new shop would be in a much safer area reducing the risk of a serious accident involving schoolchildren who on alighting from the school buses make a bee line to the shop and have to avoid other buses, parents in their cars collecting their children and not to mention vehicles speeding along the High Street and those approaching the cross road from Water Lane and Church Road.

**With respect to the break-in, there is no evidence to support a potential link to residential crime as up to and after this event, there had been a spate of similar happenings involving small businesses only within Buckinghamshire, Bedfordshire & Northamptonshire. The armed robbery that we experienced 5 years ago during shop hours was carried out by a gang targeting commercial premises only as the same people repeated a similar incident later in the day at a near by Milton Keynes estate shop.**

Our shop, like that proposed for Church Road, is in a residential area with houses all around, in fact our next door neighbour's house adjoins our property. **It can be clearly stated that we have not received one complaint from any neighbour in the last 14 years regarding noise or presence of vehicles delivering to the shop.** Is there a vision being created that this new shop is being likened to a giant Tesco type store with deliveries being made continuously around the clock? Let me correct this thought by stating that for us it was very rare to have 2 or more deliveries on the same day during shop hours and more often than not there were none as we, like many small independents, collected the bulk of our products. It should be recognised that early morning deliveries of newspapers, bread and milk are made in vans that do not need or use audible reversing warnings. Do I understand that there is an objection to the current milkmen making their deliveries to the rest of the village in the early morning hours?

The potential for anti-social behaviour is naturally a concern to us all, but we believe it should not be highlighted as an objection to the proposal as there are 2 public houses within a few hundred yards of the proposed shop that could just as easily be targeted by underage drinkers and to date this has not presented any problem. **We expect the new shop licensee and staff would, like us and the two public houses, comply to the letter of the law to maintain their license by not selling alcohol to under age people** recognising that as we are in a village environment the youngsters soon become known. Obviously as we have not sold alcohol to underage people, we have never experienced a local congregation either outside our shop or across on the Knoll resulting in any disturbance or anti social behaviour.

We trust that the above helps qualify and clarify issues raised by others and would welcome you calling us if you require any further information.

Yours sincerely

  
Alan N Sims

Pamela D Sims