



SANDFORD FARM SHOCK: ON-SITE PLANT THREATENS PLAGUES OF FLIES, RATS AND TOXIC DUST

Two years of blight could await local Woodley residents if the latest development plans for Sandford Farm get the go-ahead. An application for outline planning permission to build almost 500 homes and associated developments comes with a major remediation plant on-site for two years in a bid to make 300,000 cubic metres of largely unidentified, probably toxic, waste safe to build on.

This latest exploitation at the expense of local residents threatens to disturb waste that has lain safely dormant for more than 30 years.

This time, developers propose to dig it up and process it where it lies, all within yards of Woodley homes and families. That means hours of excavation, loading, sifting and sorting, with any rubbish that can't be treated shipped off site via heavy goods lorries racing in and out of residential roads and school runs.

That's two years of:

- industrial noise and disturbance in an established residential area
- the threat of toxic dust being distributed over homes, gardens and schools
- potential exposure to unpleasant smells, flies and vermin
- the added danger of heavy goods vehicles clogging up local roads.

Nor is waste the only issue—there is also the height of the proposed houses (up to 3.5 stories), the risk of flood, the impact of extra



traffic (via a single access point) and the adverse effect on the area's biodiversity, to name but a few.

The site is neither sustainable for industrial nor residential use and should be retained as countryside as originally envisaged when permission was granted for gravel extraction.

Please add your voice to our protest by opposing this outline application for access and scale which, if approved, would establish the principle of development for the site. The deadline is Tuesday 15 July.

Turn over for details of the application and how to object →

LVAG contacts:

David Parker 969 3982 George Puttock 969 9772

www.lvag.org.uk

REGISTER YOUR OPPOSITION NOW!

The number of individual objections received by the Council really matters

⇒ **The application (number O/2008/1282):**

A residential development of 492 dwellings • A continuing care retirement community

Up to 175 sq metres of retail floor space • Up to 336 sq metres business/restaurant floor space

A community hall • Energy centre • New access • Car parking • Two new bridges over the old river

• Landscaping and associated work

⇒ **View the plans**

- online at **www.wokingham.gov.uk** (select *Planning & Environment* > *Planning* > *Planning applications and enforcement* > *Planning applications search*)
- at the **Oakwood Centre**, Woodley weekdays 9.00am – 4.30pm (4.00pm Fridays)

⇒ **Object (deadline 15 July):**

- By email: **developmentcontrol@wokingham.gov.uk**
- Via the online comments form: **www.wokingham.gov.uk** (select: *Planning* > *Planning applications* > *Comment on applications*)
- By letter to: **Planning Services, P.O. Box 157 Shute End, Wokingham, RG40 1WR**

KEY OPINION AGAINST DEVELOPMENT

Woodley GP **Dr. Jeremy Lade** believes residents should not be exposed unnecessarily to the risk of disturbed landfill.

“It is impossible to predict the nature of the local effects that might result from digging up this waste,” he said, citing a research paper published in the British Medical Journal in 2001.

This noted that exposure to potentially damaging toxic chemicals can occur through the dispersion of

contaminated air and soil, or via leaching and runoff.

Local Conservative MP Theresa May wants “to see this site left as an open space for the enjoyment of local people.”

She told Loddon Valley Action: **“Why can't we just say no** and return this site to what was envisaged when the gravel extraction and landfill operations started - an area of countryside to be enjoyed by all?”

CAN YOU HELP?

We would welcome help with our fight to preserve Sandford Farm as open space. In particular, we'd like to hear from local people with knowledge of:

- **Pollution** – this developer is down-playing the toxic nature of the Sandford Farm waste.
- **Soil mechanics** – would the proposed remediation cause subsidence in nearby homes through dewatering?
- **Planning regulations**
- **Law**

Don't worry if you're not a specialist—**we need you too**. If you can contribute just a small amount of your time in whatever way suits you, then do please get in touch via our website at **www.lvag.org.uk**, or call **969 3982** or **969 9772**.