



SANDFORD FARM NIGHTMARE: MASSIVE INCREASE IN WOODLEY TRAFFIC PROPOSED

Almost 3,000 extra two-way journeys per day along the Bader Way and into residential Mohawk Way in Woodley - many by heavy goods vehicles - will be the chief outcome for local residents of a new proposal to develop Sandford Farm.

A full planning application from Sandford Farm Properties proposes an industrial estate of **medium size warehouses, a data centre, offices and children's nursery**, bordered by a **150 unit retirement village**. "There is nothing for Woodley residents in this new application except the threat of more road accidents involving young families and children," said LVAG chairman David Parker.

The site will be operational between **7.00 am and 11.00 pm** five days a week generating **2,800 extra vehicle journeys per day** and will require the **construction of a new access roundabout** at the junction of the Perimeter Road and Mohawk Way. "Such a development will create **huge disturbance** from the time the first hole is dug, throughout a **four year construction period**, and then whenever vehicles visit well into the night – and all through a residential area."



A roundabout here?

The proposed retirement village to the north of the site will sit just off the **300,000 cubic metres of toxic landfill** known to have been deposited at Sandford Farm in the 1970s. It will require the **opening up for access of Beggars Hill Road**, currently a quiet back road mostly used by residents, dog walkers, joggers and cyclists. It's likely a 'controlled' access road will link Mohawk Way to Beggars Hill Road.

Why here? Why now?

These proposals are **totally inappropriate** for this residential, edge of town location.

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Only recently Wokingham Borough Council said it had released Sandford Farm as a housing development site because there were not enough in Wokingham. So why is there an application now to over develop the same site with industrial buildings?

There are so **many reasons** to oppose the application. Here are just a few:

- The addition of 1000 largely unskilled and low paid jobs will cause **congestion** along the Bader Way.
- Woodley doctors and dentists are **oversubscribed** - where will 250 extra elderly residents go for treatment?
- The site is home to 23 species of birds on the red and amber **conservation lists**.
- Riverside views from the Loddon will be **spoiled** by 12 metre high buildings.
- **Too many** vacant offices and warehouses in Woodley already.
- Data centres are **noisy** and have high electricity requirements.
- **Increased traffic** will impact Waingels Road, Beggars Hill Road, Charvil and the Bader Way and Mohawk Way.

WHAT YOU CAN DO NOW

- ⇒ **View the plans** (application number **F/2007/1690**):
- online at **www.wokingham.gov.uk** (select *Planning & Environment > Planning > Planning Applications > Planning Applications Search*)
 - at the **Oakwood Centre**, Woodley weekdays 9.00am – 4.30pm (4.00pm Fridays)
 - via online access at **Woodley library**
- ⇒ **Object (deadline: 2 October)**:
- 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**

Have your say now by sending your views to WBC by the 02 October deadline. To fend off the Hicks-Persimmon plans, residents wrote over 600 letters in protest. We may need even more this time.

MAY: "I WANT THIS SITE LEFT AS OPEN SPACE" Local MP against fresh proposals for Sandford Farm

Constituency MP Theresa May has come out firmly on the side of Woodley and Charvil residents opposed to the development of Sandford Farm as an industrial estate and retirement village.

When the current development proposals were first being floated last summer, she told Loddon Valley Action that she fully supported its campaign.

"I want to see this site left as an open space for the enjoyment of local people," Theresa May said. "What's more, commercial development would create yet more traffic on the roads of Charvil and Woodley.

"The long-suffering residents of Woodley, Hurst and Charvil have seen many proposals for this land over the years. Yet again they are facing up to the prospect of another battle to protect this open space.

"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?"