



NEWS from Loddon Valley Action

SANDFORD FARM THREAT – NEW PROPOSALS WILL GENERATE MASSIVE DAILY INCREASE IN WOODLEY TRAFFIC

Almost 3,000 extra two-way journeys per day through residential Mohawk Way in Woodley, including many by heavy goods vehicles, will be the chief outcome for local residents if new proposals to develop Sandford Farm get the go-ahead.

A full planning application has been submitted by Sandford Farm Properties to build an industrial estate of medium size warehouses, a data centre, offices and children's nursery, bordered by a 150 unit retirement village. 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 roundabout at the junction of the Perimeter Road and Mohawk Way for access.

"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. "Such a development will create huge disturbance from the time the first hole is dug, throughout a four year construction period, and then whenever the traffic is visiting or leaving the site well into the night – and all through a residential area.

"There has been no effective public consultation, and we ask this is organised as a matter of urgency so the people of Woodley can have their say on plans which will dramatically affect the area in which they live."

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 dead end back road largely used by residents, dog walkers, joggers and cyclists. The creation of a 'controlled' access road linking Mohawk Way to Beggars Hill Road is also on the cards.

A MORI focus group conducted on behalf of Wharf Land Investments in 2006 concluded it could be all right to house old people there because they will not garden and so won't disturb the waste.

"Woodley does not need this development," went on David Parker. "Quite apart from the potential health hazard of disturbing stable landfill, there is already plenty of vacant office and industrial space in Woodley, including a new development on Headley Road.

"What shopping or banking facilities are the 900 people who'll work there going to use? There's nothing within easy walking distance in a lunch hour.

"Recreational enjoyment of the River Loddon will also be destroyed."

Local MP Theresa May is already on record against any development saying, "I want to see this site left as an open space for the enjoyment of local people. 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."

Notes to editors

- In 2004 LVAG was successful in getting Hicks Persimmon to withdraw plans to excavate 300,000 cubic metres of waste from Sandford Farm and then build 450 houses.
- Sandford Farm is allocated for housing (mainly as a reserve site) in the current Local Development Plan – but the Sandford Farm Properties' application states the site is totally unsuitable for housing because it would require the contents of the landfill to be excavated.

Sandford Farm Threat – New Proposals Will Generate Massive Daily Increase in Woodley Traffic

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