

HOUSE PRICES WILL TUMBLE!

That was the clear message from a leading chartered surveyor who has seen the site and residential area around the planned Motorway Service Area.

There is no doubt that one of the major elements worrying local residents with regards the building of the MSA is that the prices of their properties are going to fall dramatically. This could mean a substantial loss to many householders and could plunge many people back into 'negative equity'.

"It is not inconceivable for some properties to lose anything **upwards from 20%** of their value" said the informed source.

If residents have been complacent in the past believing that an MSA will never appear at Booker, this is the time to stand up and be counted.

One of the factors that the Department of Environment's Inspector will record will be the numbers of local residents attending the Inquiry.

Each day the Inspector will record the attendance and this will be included in his Report and Recommendations which is bound to influence the judgement of the Secretary of State.

Unless you want to see thousands of pounds wiped off the value of your property, try to make the effort to spend some time during the days that our case is being heard. Even a short time (except between 1 & 2 pm) is sufficient *so long as you sign the register!*

THE GLOVES ARE OFF!

Although Mobil Oil's Appeal in 1990 was dismissed it is never assured that the same will happen again. Your Society has submitted more than 39,000 words of evidence in support of our case.

This was bound in no less than 11 different volumes of which 23 copies of each were required. The cost of stationery alone was colossal.

We have two excellent witnesses condemning the plans on the grounds of pollution and its health hazard and damage to the local environment. Both are experts in their relative fields.

Our own Chairman will also be giving evidence from a collection of reports, incidents, and case histories that have occurred in the area over the years. He has files of information now more than twice as large as they were in 1990.

The one witness that we have only recently found is a pilot whose plane actually crashed on the proposed MSA site in 1984. He and his passengers were lucky to escape with their lives before the aircraft caught fire.

There is no doubt that all of our witnesses will be given a rough ride in cross-examination. Mobil have learned lessons from their last Appeal and their Legal Advisors will be only too ready this time to punch us where it hurts.

We are privileged to be able to retain the same Legal Advisor as before. He will be only too willing to give their witnesses the same measure of cross-examination, and more, as any of ours get. This should be a sight well worth seeing.

We have to be swift and light on our feet and keep one step ahead of Mobil Oil all of the time. The gloves are off and although it will be a bitter and bloody battle, we cannot afford to lose.

ATTENDING THE INQUIRY

We must all take a very keen interest in Mobil's Appeal for the MSA. The ramifications should they succeed will have a detrimental effect on all of us.

Not only will our house prices suffer, but there may also be serious health risks in the longer term from the extra pollution levels we would have to endure.

It is possible within ten years that some residents of Booker could suffer respiratory illnesses or even premature death as a result of carcinogenic materials suspended in the air.

You should also consider the subsequent loss of local amenity. The nearby woodlands and footpaths across the MSA site would not be half as nice to walk along.

Visitors to the MSA will certainly spread litter into the adjoining areas of woodland and further in by wind-borne litter such as sweet wrappers. There will be noise and smell from traffic, the kitchens, and the fuel pumps.

THIS IS HOW TO SHOW YOUR PROTEST

- Spare a short period each day, especially when the Society's evidence is being heard.
- Sign the attendance register with your name and address (ask for Anita Willis if it is not on display at the entrance)
- Sit quietly, suppress your anger, and act with dignity and decorum at all times.

The Inquiry will take place over 2 to 3 weeks, but the most important days for attendance are as follows:

OPENING DAY - Tuesday 7th February

EXHAUST POLLUTION (HEALTH) - Friday 10th February and Tuesday 14th February.

AVIATION HAZARD - Thursday 16th February and Friday 17th February..

THE SOCIETY'S CASE (on behalf of residents) - as well as the above will be heard in week commencing Tuesday 21st February.

THE SOCIETY'S CLOSING submissions will be made during week commencing Tuesday 7th March.

There may be late changes to the above dates. Residents should phone the Inquiry line number and try to attend to support the Society.

MSA INQUIRY LINE NUMBER IS:

01494 421272

from Anita Willis

The Inquiry is held on weekdays normally between the times of **10:00 am to 1:00 pm** and **2:00 pm to 5:00 pm**.

The venue is Wycombe Council Chamber, Council Offices, Queen Victoria Street, High Wycombe. Parking is available in the Swan Car Park or Easton Street Car Park.

**THIS A FIGHT FOR YOUR HOMES, YOUR HEALTH, AND YOUR AREA
DON'T LET OTHERS DO ALL OF THE FIGHTING FOR YOU!**

QUOTE FROM INSPECTOR'S REPORT FROM THE 1990 APPEAL (WHICH WAS DEFEATED)

"I consider the aviation aspects of overriding importance. The consequences of an accident on the MSA involving and aircraft could be dire"

The society disagreed with the independent Aviation Assessor who reported:

"that in his view the low probability of an accident might be acceptable if there were strong advantages to the public on other grounds"

Annual Subscriptions and Fighting Fund for 1994/5 donations are now being collected. Public Inquiries are very expensive so please be as generous as you can with your donations.