

# Booker Common & Woods Protection Society

(Registered Charity : No.289871)

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## YOUR GREEN FIELD ENVIRONMENT IS AT RISK!

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The new Local Plan considerations include Commercial developments in the green field designated Area of Outstanding Natural Beauty (AONB) at Sands.

If there are any building developments at all at Sands AONB, for a local interest, then it will stimulate interest for some group to make a third Appeal for a Motorway Service Area (MSA) at Booker AONB, but in the wider national interest.

MSAs are now permitted to be sited at 15 mile intervals, therefore the proposed Booker MSA site between Booker Common and the Air Park remains very vulnerable (residents who overlook the Sands green field site from Arundel Road, Carisbrooke Avenue, Rydal Way, and Warwick Avenue are "gagged" from objecting by reason of covenants attaching to their properties).

It can be as certain as night follows day that if Sands AONB is developed then it is only a matter of time before Booker AONB is also developed.

Obviously, it is a matter of self-interest for every individual resident of Booker to write, with reasons, objecting to any development of the Sands AONB site in particular and any other AONB site on this western side of the town.

Don't delay, write today and before 25th July 1997 (closing date for objections)

To:  
Chris Swanwick,  
Director of Planning, Transportation & Development  
Wycombe District Council  
FREEPOST HY120  
Queen Victoria Road  
HIGH WYCOMBE  
Bucks. HP11 1BB

Reasons for objection are many, but the following must not be forgotten:-

Public safety is paramount. The Sands green field site is an emergency landing zone for aircraft taking off from Wycombe Air Park. There has already been an aircraft crash in these fields when pilot and passenger were killed. Had there been any buildings on the site at the time or indeed a car park, the effect would have been 'dire' for the people on the site as well as residents in the houses adjoining the field. **NO OTHER PROPOSED DEVELOPMENT SITE HAS SUCH A HAZARD ATTACHED!**

Building development on the Sands AONB green field for local interests would strengthen the case for an MSA at Booker AONB green field for the wider national interest

The green fields in the valley rising to the beech woods at the crest are typical of the Chilterns landscape and the reason for AONB designation. To destroy a part of it would diminish all of this beautiful Chiltern landscape.

The existing excessive traffic congestion and car parking problems would be worsened by any development at all on the Sands site.

Every vote counts! If you don't FREEPOST your objections before the 25th July 1997 the Council is left to assume that you don't object and you must share the blame if the green fields on this western side of town are lost in concrete and buildings.

### SILENCE IMPLIES CONSENT!

Write now before you forget.

# YOUR RIGHTS OF WAY THROUGH THE COUNTRYSIDE

The 'Definitive Public Rights Of Way Map' (ROW) below shows each ROW by its specific number and defines where the public has a legal right to walk across private land.

But the definitive map does not identify 'Newmer Common' by name, to which the public have legal right of access (for air and exercise).

As seen from the map, Newmer Common lies between the junction of ROWs 110 and 111, and ROW 143 which runs east/west across Newmer Common. But inconsistently, the north/south route between 143 and 110/111 is not a designated and numbered ROW.

Those who are unaware of Newmer Common or of the right of access are left to walk a narrow, unpaved and heavily trafficked road when moving between the ROW networks separated by Newmer Common. The number of damaged and demolished bollards alongside Lane End Road by fast moving vehicles are proof of the great risk to pedestrians.

The only safe pedestrian route from ROWs 110/111 to ROW 143 is northwards across Newmer Common and passing between Beechwood House and Yew Tree House.

Several residents have requested Bucks County Council to designate this north/south route across Newmer Common as a ROW and amend the Definitive ROW Map accordingly.

Bucks County Council have informed us that before this can be considered certain legal technicalities require evidence of use of this route by people who have walked it prior to 1961.

**URGENT:** If any reader of this Newsletter has used this route before 1961, or who knows of anybody who has done so, please phone Allan Duggin (01494) 525665.

