



24th February 2023

Dear Sir/Madam,

We are writing to raise our concerns regarding the proposed industrial development at Membury, and the associated issues that are impacting our community and environment. We are deeply concerned about the following issues:

1. Increased traffic on rural road networks: The increase in industrial activity at Membury will lead to increased traffic on local roads, which will have a significant impact on the local community. The roads are not designed to accommodate the volume of traffic that already exists and the increase that will result from further development will lead to more safety concerns for pedestrians, cyclists, and motorists.
2. Unsustainable development plans: There are no sustainable travel plans in place for the proposed industrial development at Membury. This is particularly concerning given the rural location of the development, which makes it challenging to access via public transport.
3. No environmental impact assessments: We are concerned that no environmental impact assessments have been carried out for the proposed development, particularly given the significant impact it will have on the local environment.
4. Cumulative impact assessments: There is a lack of cumulative impact assessments for Membury and other developments in the area, which is leading to critical infrastructure issues such as power cuts. This issue requires urgent attention.
5. Flood risk assessments: There have been no flood risk assessments carried out for the proposed development, and the increased business footprint has caused localised flooding. The lack of permeable membranes is also contributing to this issue.
6. Pollution/Carbon Footprint increase: The proposed industrial development at Membury will significantly increase pollution and the carbon footprint of the area, which goes against WBC's own policy.
7. Noise impact and Air quality: The proposed development will lead to an increase in noise and air pollution, which will have a significant impact on the health and wellbeing of local residents.
8. Size and scale of developments out of keeping with AONB policy: The proposed development is out of keeping with the Area of Outstanding Natural Beauty (AONB) policy, which is concerning given the government's emphasis on protecting these areas.
9. Need to protect the night skies and wildlife habitats: The proposed development will have a negative impact on the night skies and wildlife habitats in the area, which are critical for the conservation of local biodiversity.
10. Need to protect ancient woodland: The proposed development may impact ancient woodland, which is a valuable natural resource that needs to be protected.

11. Concerns for surface water runoff: The proposed development will have a significant impact on surface water runoff, which may pollute local chalk streams and the aquifer.
12. Industrial spread into agricultural land: The proposed development will lead to the spread of industry into agricultural land, which may have a negative impact on local food production and the rural economy.
13. Stantec report: The Stantec report indicates that there is no need for industrial development in this area, but that it is required in Newbury and Reading.
14. Economic argument vs environmental impact: We believe that the economic arguments for the proposed industrial development at Membury do not outweigh the significant environmental impact it will have on the landscape and local community.
15. Destruction of rural character: The proposed industrial development at Membury will significantly impact the rural character of the area, which is a critical part of our community and needs to be protected.

We urge you to take notice of these concerns and ensure that any proposed industrial development at Membury is carried out in a way that is environmentally sustainable and socially responsible. We believe that it is possible to strike a balance between economic development and environmental protection, and we urge you to prioritise the needs and concerns of local residents in any decision-making processes related to this issue.

Thank you for your attention to this matter.

Yours faithfully

Alasdair and Carolyn Hadden-Paton