

LOCHAILORT NEWBURY LIMITED

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Nick Carter
Chief Executive
West Berkshire Council
Market Street
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RG14 5LD

Wednesday 31st March 2021

Dear Nick

Full planning application: redevelopment of the *Kennet Centre*, Newbury RG14 5EN

Following the extensive consultation that we have undertaken since our we purchased the *Kennet Centre* 15 months ago, we are pleased to submit our detailed full planning application for the centre's redevelopment, comprising:

"Full: Phased redevelopment of the Kennet Centre comprising (i) partial demolition of existing building (ii) flexible-use commercial space (iii) headquarters office building (iv) 402 dwellings plus residents' ancillary facilities (v) access, car parking and cycle parking (vi) landscaping & open space (vii) sustainable energy installations (viii) associated works"

Application composition

The enclosed application seeks full planning permission and comprises the following plans and documents:

Layout drawings

001	Drawing P0-001	A1	Site location plan
002	Drawing P0-010	A1	Existing site plan
003	Drawing P0-020	A1	Existing elevations
004	Drawing P0-030	A1	Demolition site plan
005	Drawing P0-040	A1	Demolition elevations
006	Drawing P0-100	A1	Proposed site plan – ground floor
007	Drawing P0-101	A1	Proposed site plan – first floor
008	Drawing P0-102	A1	Proposed site plan – second floor
009	Drawing P0-103	A1	Proposed site plan – third floor
010	Drawing P0-104	A1	Proposed site plan – fourth floor
011	Drawing P0-105	A1	Proposed site plan – fifth floor
012	Drawing P0-106	A1	Proposed site plan – sixth floor
013	Drawing P0-107	A1	Proposed site plan – seventh floor
014	Drawing P0-108	A1	Proposed site plan – eighth floor
015	Drawing P0-109	A1	Proposed site plan – ninth floor
016	Drawing P0-110	A1	Proposed site plan – tenth floor
017	Drawing P0-111	A1	Proposed site plan – roof

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Proposed floorplans: Blocks A, C, D & cinema wing

018	Drawing P1-100	A1	Proposed plan – ground floor
019	Drawing P1-101	A1	Proposed plan – first floor
020	Drawing P1-102	A1	Proposed plan – second floor
021	Drawing P1-103	A1	Proposed plan – third floor
022	Drawing P1-104	A1	Proposed plan – fourth floor
023	Drawing P1-105	A1	Proposed plan – fifth floor
024	Drawing P1-106	A1	Proposed plan – sixth floor
025	Drawing P1-107	A1	Proposed plan – seventh floor
026	Drawing P1-108	A1	Proposed plan – eighth floor
027	Drawing P1-109	A1	Proposed plan – ninth floor
028	Drawing P1-110	A1	Proposed plan – tenth floor
029	Drawing P1-111	A1	Proposed plan – roof

Proposed floorplans: Blocks B, E, F, G & H

030	Drawing P1-200	A1	Proposed plan – ground floor
031	Drawing P1-201	A1	Proposed plan – first floor
032	Drawing P1-202	A1	Proposed plan – second floor
033	Drawing P1-203	A1	Proposed plan – third floor
034	Drawing P1-204	A1	Proposed plan – fourth floor
035	Drawing P1-205	A1	Proposed plan – fifth floor
036	Drawing P1-206	A1	Proposed plan – sixth floor
037	Drawing P1-207	A1	Proposed plan – seventh floor
038	Drawing P1-208	A1	Proposed plan – eighth floor
039	Drawing P1-209	A1	Proposed plan – ninth floor
040	Drawing P1-210	A1	Proposed plan – roof

Proposed floorplans: Offices and car park

041	Drawing P1-300	A1	Proposed plan – ground floor
042	Drawing P1-301	A1	Proposed plan – first floor
043	Drawing P1-302	A1	Proposed plan – second floor
044	Drawing P1-303	A1	Proposed plan – third floor
045	Drawing P1-304	A1	Proposed plan – fourth floor
046	Drawing P1-305	A1	Proposed plan – fifth floor
047	Drawing P1-306	A1	Proposed plan – roof

Proposed elevations

048	Drawing P3-101	A1	Block A: south and west elevations
049	Drawing P3-102	A1	Block A: east and north elevations
050	Drawing P3-103	A1	Block B: east and north elevations
051	Drawing P3-104	A1	Block B: south and west elevations
052	Drawing P3-105	A1	Block C: all elevations
053	Drawing P3-106	A1	Block D: all elevations
054	Drawing P3-107	A1	Blocks E & F: west and east elevations
055	Drawing P3-108	A1	Block E: all other elevations
056	Drawing P3-109	A1	Block F: all other elevations
057	Drawing P3-110	A1	Blocks G & H: west and east elevations
058	Drawing P3-111	A1	Block G: all other elevations
059	Drawing P3-112	A1	Block H: all other elevations
060	Drawing P3-113	A1	Offices elevations: south and east
061	Drawing P3-114	A1	Offices elevations: north and west
062	Drawing P3-115	A1	Car park elevations

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Landscape & public realm

063	Drawing 01-00-DR-L-1000-P01	-	Ground Floor Landscape Masterplan
064	Drawing 01-ZZ-DR-L-1100-P03	-	Roof Level Landscape Masterplan
065	Drawing 01-00-DR-L-1200-P02	A0	Landscape Plan – Ground Floor
066	Drawing 01-00-DR-L-1201-P02	A0	Landscape Plan – Level 01
067	Drawing 01-00-DR-L-1202-P02	A0	Landscape Plan – Level 02
068	Drawing 01-00-DR-L-1203-P02	A0	Landscape Plan – Level 03
069	Drawing 01-00-DR-L-1205-P02	A0	Landscape Plan – Level 05
070	Drawing 01-00-DR-L-1206-P02	A0	Landscape Plan – Level 08
071	Drawing 01-00-DR-L-1207-P02	A0	Landscape Plan – Level 10
072	Drawing 01-ZZ-DR-L-1208-P03	A0	Landscape Plan – Biodiverse Roofs
073	Drawing P20621-E-PV-001-A	A1	Car park: proposed PV roof plan
074	Drawing P20621-E-PV-002-A	A1	Offices: proposed PV roof plan

Supporting reports

075	Design & Access Statement	-	Collado Collins
076	Planning Statement	-	Lochailort Newbury
077	Sustainability & Energy Efficiency Statement	-	Envision
078	Heritage & Townscape Visual Impact Assessment	-	Montagu Evans
079	Accurate Visual Representations Report	-	Anderson Terzic
080	Transport Assessment	-	Stewart Michael Associates
081	Framework Travel Plan	-	Stewart Michael Associates
082	Ecological Impact Assessment	-	EPR
083	Flood Risk Assessment	-	Robert Bird Group
084	Drainage Statement	-	Robert Bird Group
085	Retail Demand Report	-	Rivington Hark
086	Statement of Community Involvement	-	Lochailort Newbury
087	Health & Wellbeing Statement	-	Lochailort Newbury
088	Noise Assessment	-	Stewart Michael Associates
089	Air Quality Assessment	-	Stewart Michael Associates
090	Framework Servicing and Management Plan	-	Lochailort Newbury
091	Asbestos Survey Report	-	Armour Analytical Services
092	Phase I Geoenvironmental Desk Study Report	-	Soiltechnics
093	Ground Investigation Report	-	Soiltechnics
094	Flood Risk Sequential Test Report	-	Lochailort Newbury

The statutory planning application fee of £129,622 has been paid via the Planning Portal quoting reference PP-09500860.

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The **benefits** of the proposed development are numerous and carry significant weight:

	A benefit that carries significant weight
	A benefit that carries great weight
	A benefit that carries some weight

Wider benefits

- **Retention and improvement** of the **Vue cinema** and leisure facilities
- New streets that will create a crucial **new pedestrianised link between the railway station and the Town Centre & bus station**

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- The removal of an outdated and underused shopping centre in favour of a comprehensive regeneration scheme will **provide a catalyst with wider regeneration benefits** to the town centre and its **urban rejuvenation**
- New **sustainable homes in the Town Centre** will drive footfall and increase the patronage of existing local shops and businesses
- Creation of a **new mixed-use quarter** will enhance the attractiveness of the Town Centre as a destination, with new spaces for **local, independent and artisan businesses** that will help enhance Newbury's unique and special identity
- Redevelopment will make a **significant contribution to reducing CO₂ emissions** in a major and positive response to the locally-declared Climate Emergency
- **Hundreds of permanent new jobs** will be created both on the site itself and in the wider economy

Local benefits: Sustainability

- The *Kennet Centre's* poor environmental performance will be radically and permanently improved with a comprehensive redevelopment that uses **sustainable energy** solutions in place of fossil fuels, targeting an **annual CO₂ saving of 388 tonnes** compared to the current Building Regulations standards and up to **2,557 tonnes** compared with the existing *Kennet Centre*
 - A **Ground-Source Heat Pump** to provide carbon-free hot water, heating and cooling to the development without the use of any onsite fossil fuels
 - Adding **photovoltaic panels** to the existing multi-storey car park, as well as on the roof of the new offices, could in itself save a targeted 45 tonnes of annual CO₂ emissions
 - An onsite **car club** will provide flexible transport options that complement the scheme's close proximity to Newbury's railway station and bus station
 - Several additional **electric vehicle charging points** will be provided within the development as well as in the existing multi-storey car park
 - An **onsite cycle workshop** will encourage cycling with day-to-day repair facilities, cycle servicing and cycle hire facilities including electric bicycles and potentially electric scooters, complementing the **610 onsite cycle parking spaces**
 - A **net biodiversity gain** through the provision of targeted habitat enhancements

Connectivity

- New streets that will create a crucial **new pedestrianised link between the railway station and the Town Centre**
- Trips between the railway station and bus station will be **more direct** and **more attractive**
- Creation of these new pedestrian routes will repair crucial linkages, encouraging **increased footfall** in the town centre, and make **sustainable travel modes more attractive**
- The pedestrianised new streets will feature **new trees and planting** resulting in urban greening of this part of the Town Centre, with a **sense of place** and identity for the town
- New **public spaces** form part of the high quality public realm, incorporating **street trading opportunities** and **public performance spaces** – including a new **bandstand**

Economy

- The *Kennet Centre* is no longer fit-for purpose and the removal of the outdated and underused shopping centre for a comprehensive regeneration scheme will **provide a catalyst with wider regeneration benefits** to the town centre and its **urban rejuvenation**

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- The new **bespoke commercial units** that are targeted to **local, independent and artisan businesses** and offered on **flexible sizes, terms and uses** will invigorate the retail and leisure offering in this part of the town centre, without prejudicing the viability of other retail offerings such as that at Parkway
- A new **state-of-the-art environmentally sustainable headquarters office building** provides a golden opportunity to an existing major employer to relocate to modern purpose-built offices in the town centre, avoiding the continued leaching of office jobs to the edge of the town or out of the District completely
- The **tech incubator hub** will provide flexible office space for high-tech and other start-up businesses, providing a valuable new facility that it currently lacking in Newbury and ideally placed to take advantage of the high-tech cluster in Newbury
- **Hundreds of construction jobs** will be created

Architecture

- **Outstanding architecture**, rooted in the site's history, will transform an inward-looking shopping centre into an outward-facing development that embraces, rather than ignores, its place at the heart of the Town Centre
- The new **public realm tree planting** will contribute to landscape enhancement, habitat enhancement, urban greening, and itself make a modest contribution to **CO₂ reduction** targets
- Potential for **modular construction** designed-in from the outset, with its benefits of faster construction, reduced disruption, and less embedded CO₂

Facilities

- New **sustainable homes in the Town Centre** will drive footfall and increase the patronage of existing local shops and businesses
- An **enhanced leisure offering** for the Town Centre, including reworking of the existing Vue cinema wing and the addition of **new restaurants with indoor and outdoor seating**
- New **Health Centre/GP Surgery** facility, on a single level and ideally sized for a range of consulting and other health facilities
- Extensive amenities and facilities for the residents including **access to extensive private open space** as well as **exclusive leisure, social and wellbeing facilities**
- Betterment of the existing multi-storey car park turning it into a **solar car park** including
 - Additional car parking spaces
 - Additional electric vehicle charging points
 - Rooftop solar panels
 - New lifts
 - New lighting and signage

The application documentation clearly demonstrates that the proposed mixed-use redevelopment of the *Kennet Centre* is in accordance with the up-to-date policies in the Development Plan and that there are no material considerations that indicate otherwise. There is exceptionally strong policy support for this type and form of development at both national and local level, as the submitted *Planning Statement* identifies and explores.

The presumption in favour of sustainable development is undoubtedly engaged and the multiple significant benefits of the development would not be outweighed by any adverse impacts. Accordingly, planning permission should be issued without delay.

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We look forward to the Local Planning Authority's timely registration of the application and receipt of confirmation of the statutory target determination date.

Kind regards

Yours sincerely



James Croucher MTP MRTPI
Planning Director

Enclosures: as listed