

EAGLE QUARTER II NEWBURY

STATEMENT OF COMMUNITY INVOLVEMENT

September 2023

LOCHAILORT

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1.0 Introduction

- 1.1 Lochailort Newbury Ltd (the applicant) is committed to ensuring that appropriate stakeholder engagement has informed and influenced its proposed masterplanned mixed-use development of the *Kennet Centre* in Newbury town centre. Accordingly, the purpose of the consultation that has been undertaken was to provide the opportunity for residents, the Town Council and other key stakeholders to express their view about the proposed development, and to influence the proposal prior to its formal submission to the Local Planning Authority.
- 1.2 The applicant has undertaken significant consultation since 2020 for the proposed redevelopment of the shopping centre for a mixed-use scheme comprising commercial/office space and build to rent units.
- 1.3 The applicant undertook a great deal of consultation prior to the submission of application refs: 21/00379/FULMAJ and 21/00380/FULMAJ. These applications were refused on the 4th of November 2022 and subsequently appealed (refs: APP/W-340W/23/3321517 and APP/W0340/W/233321484). The appeals were withdrawn on the 1st of September 2023.
- 1.4 The latest scheme (known as Eagle Quarter II) which is the subject of this application submission builds on all consultation held to date with West Berkshire Council, the local community, Town Council, and statutory consultees. The SCI in **Appendix 1** details all consultation held prior to the submission of application refs: 21/00379/FULMAJ and 21/00380/FULMAJ.
- 1.5 During the course of the above application determination, the applicant held a number of meetings with officers including:
- 6th July 2021: Meeting with WBC conservation officer
 - 8th September 2021: Meeting with case officer
 - 21st September 2021: Meeting with case officer
 - 13th October 2021: Meeting with the head of planning
 - 25th October 2021: Presentation of the scheme to Newbury Town Council Planning and Highways committee.
 - 10th December 2021: Initial Heritage meeting with Conservation Officer
 - 7th March 2022: Heritage meeting with planning team
 - 29th March 2022: Further meeting with Conservation Officer.
- 1.6 During the application process for application refs: 21/00379/FULMAJ and 21/00380/FULMAJ, feedback from officers, members, local amenity groups and residents continued to inform the scheme, and the proposals were amended a number of times. Unfortunately, despite the changes made the applications were refused on the 4th of November 2022 and an appeal was subsequently submitted.
- 1.7 The applicant has continued to have discussions with WBC in relation to the Appeal and the potential for a new revised scheme. Following significant discussions with the Council's planning officers, Newbury Town Council, and technical consultees, a number of amendments have been made to the appeal scheme, which has resulted in the current scheme. The

proposed scheme is predominantly the same as the previous application (21/00379/FULMAJ) albeit now comprise the following key changes:

- Increased the overall number of units (now 426 units) through various internal reconfigurations, and replacement of the office floorspace in Block S with residential units;
- 2 storeys removed from both Block A and Block B;
- A storey removed from Block E;
- New wing added to Block S;
- Inclusion of 18 affordable units; and
- Removal of the additional proposed floor on the multi storey car park.

1.8 The applicant has employed a range of consultation methods since 2020 which together seek to ensure that views and opinions have been sought from a wide range of potentially interested parties. This has included:

- Meetings with the Town Council;
- Meetings with the Local Authority;
- Technical consultee discussions;
- Individual meetings with interested parties;
- Public exhibition;
- Online consultation; and
- Media engagement.

1.9 Whilst consultation has taken place prior to the applications' submission, the applicant intends to continue to engage with technical consultees, stakeholders and interested parties during the application's consideration and determination by the Local Planning Authority.

1.10 As well as this, the applicant will seek to consult with the local community through a permanent exhibition of boards within the Kennet Centre throughout the determination period of the application. The applicant will also promote the scheme and consultation via the Eagle Quarter website, newspapers, and posters/flyers.

2.0 Consultation 2023

- 2.1 As aforementioned, the applicant has continued to have discussions with WBC in relation to the appeal and the new planning application. These are listed below.

Meeting	Date
Meeting with officers	14 th June 2023
In-person meeting WBC Leader, CEO, WBC Deputy Leader, Officers (new scheme)	22 nd June 2023
Meeting with Service Director Officer	5 th July 2023
In-person meeting with WBC Service Director Officer	14 th July 2023
In-person meeting with WBC Service Director Officer	20 th July 2023
Meeting with WBC Service Director Officer	26 th July 2023
In-person meeting with WBC CEO	27 th July 2023
In-person meeting with Members	3 rd August 2023
Meeting with LLFA and Case Officer (appeal)	14 th August 2023
Meeting with Highways Officer and Case Officer (appeal)	15 th August 2023
In-person meeting with Chamber of Commerce	23 rd August 2023
In-person on-site meeting LLFA	23 rd August 2023
Meeting with Highways Officer and Case Officer (appeal)	29 th August 2023

- 2.2 The proposed scheme materials presented to the stakeholders over the course of the new application discussion are provided in Appendix 1- 5.

Local Authority

- 3.1 In accordance with Government guidance and acknowledged best practice, the applicant has entered into a pre-application discussions with the Local Authority to facilitate timely and detailed technical pre-application advice.
- 3.2 To assist in the preparation of the planning application, pre-application advice has been provided at various points by:

Council Officers:

- Nigel Lynn, Chief Executive, West Berkshire Council
- Joseph Holmes, Executive Director (Resources), West Berkshire
- Clare Lawrence, Executive Director: Place, West Berkshire Council
- Eric Owen, Service Director: Development and Regulation, West Berkshire Council
- Katherine Makant – Service Lead - Planning & Economy
- Bob Dray – Development Control Manager
- Debra Inston, Case Officer and Principal Conservation and Design Officer, West Berkshire Council

Councillors:

- Councillor Lee Dillon, Leader, West Berkshire Council
- Jeff Brooks, Deputy Leader, West Berkshire Council
- Councillor Martin Colston, Executive Portfolio Holder Regeneration, Growth and Strategic, West Berkshire Council

Meeting 22nd June 2023

- 2.3 A meeting was held with the Leaders of WBC to discuss the a potential new revised scheme in the context of the appeal. Matters such car parking, affordable housing. In particular, officers wanted to see some affordable housing in the scheme (non-proposed in the appeal scheme) and reduction in height on Bartholomew Street.

Meeting 14th July 2023

- 2.4 A meeting was held with the Service Director and Executive Director to discuss the new scheme and ongoing parking queries. It was noted that Historic England considered the new scheme was moving in the right direction and that broadly officers supported the new proposals.

Meeting 20th July 2023

- 2.5 A meeting was held with the Service Director to discuss the ongoing new scheme proposals. It was noted that officers supported the upgrading to the MSCP but would also like to balance the car parking contribution with affordable housing.
- 2.6 The applicant has also engaged in a significant number of informal discussions with the case officer and Service Director to discuss the new proposals.

Meeting with Members

- 2.7 An in-person meeting was held on the 3rd of August 2023 with Members to discuss the scheme proposals including height reductions, proposed amenity offerings, parking proposals and ventilation in the MSCP. Along with this, Members have been kept abreast of the changes to the scheme by Officers. The scheme has made significant key changes in response to Member's comments including reducing the height of Block E on Bartholomew Street which resulted in their support for the new proposals.

Town Council

- 2.8 Officers and Councillors discussed the new scheme with Town Councillors in July and August 2023 to present the key changes proposed and receive comments. Officers confirmed in August 2023 in principle the Town Council welcome the quality of the design and the changes proposed.

Chamber of Commerce

- 2.9 The applicant met with the Chamber of Commerce on the 23rd of August 2023 to discuss the updated proposals proposed redevelopment.

3.0 Summary

- 3.1 The public consultation confirmed there to be widespread support for the proposed mixed-use redevelopment.
- 3.2 Consultation with Town Council and the Local Planning Authority has led to amendments to the previous application proposals. The result is a scheme of exceptional design quality that relates to the historic character of Newbury while vastly improving the street elevations and the relationships of the proposal site with adjacent and nearby listed buildings and the conservation area. The proposed development will replace a fading and out of date shopping centre, which relates poorly to its surroundings, with a bespoke residential-led redevelopment of the highest quality which will, in turn, act as a catalyst for the wider regeneration of Newbury town centre
- 3.3 Interested parties have provided comment on a range of matters since 2020, which has informed the supporting documentation and technical reports that now accompany the formal planning application.
- 3.4 Given the nature and extent of consultation that has been undertaken, and the manner in which this has demonstrably resulted in amendments to the initial proposals, *National Planning Policy Framework* paragraph 128 is undoubtedly engaged.
- 3.5 This Statement of Community Involvement sets out the extensive steps that the applicant has taken to engage with the Local Authority and wider community from the inception of the design process, and the overwhelming positive feedback that has been received as a result of that consultation.

Appendix 1: Appeal vs New Heights





Appendix 2: Meeting Presentation

PROPOSED BARTHOLOMEW STREET ELEVATION

1. CURRENT SCHEME



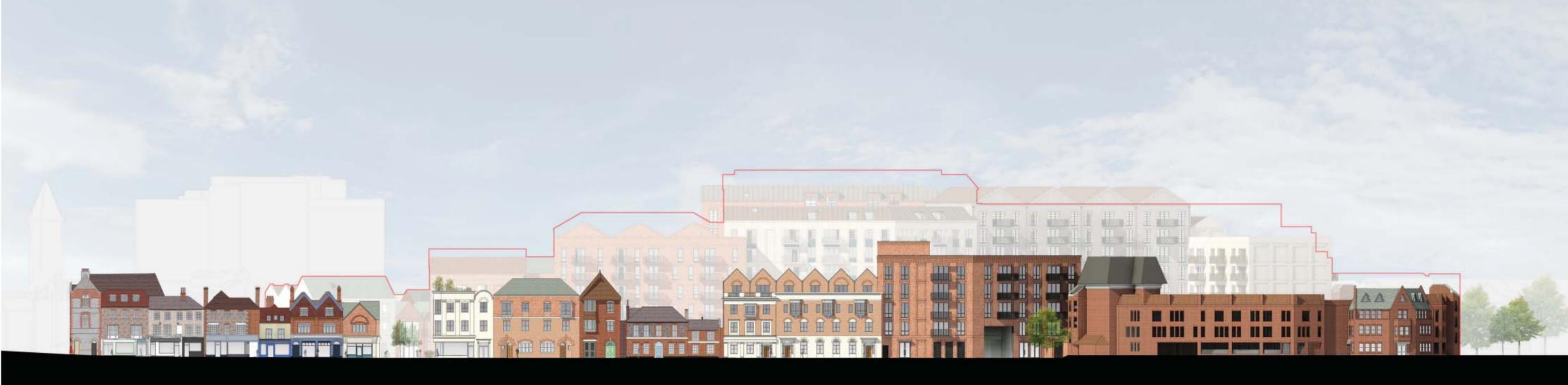
PROPOSED BARTHOLOMEW STREET ELEVATION

2. FLAT ROOF ON BLOCK E



PROPOSED BARTHOLOMEW STREET ELEVATION

3. FLAT ROOF/ ONE FLOOR REMOVED ON BLOCK E; FLOOR ADDED TO BLOCK A



PROPOSED CHEAP STREET/ MARKET PLACE ELEVATION

1. CURRENT SCHEME



PROPOSED CHEAP STREET/ MARKET PLACE ELEVATION

2. FLAT ROOF ON BLOCK E (not visible)



PROPOSED CHEAP STREET/ MARKET PLACE ELEVATION

3. FLAT ROOF/ ONE FLOOR REMOVED ON BLOCK E; FLOOR ADDED TO BLOCK A (Block E not visible)



PROPOSED MARKET STREET ELEVATION

1. CURRENT SCHEME



PROPOSED MARKET STREET ELEVATION

2. FLAT ROOF ON BLOCK E



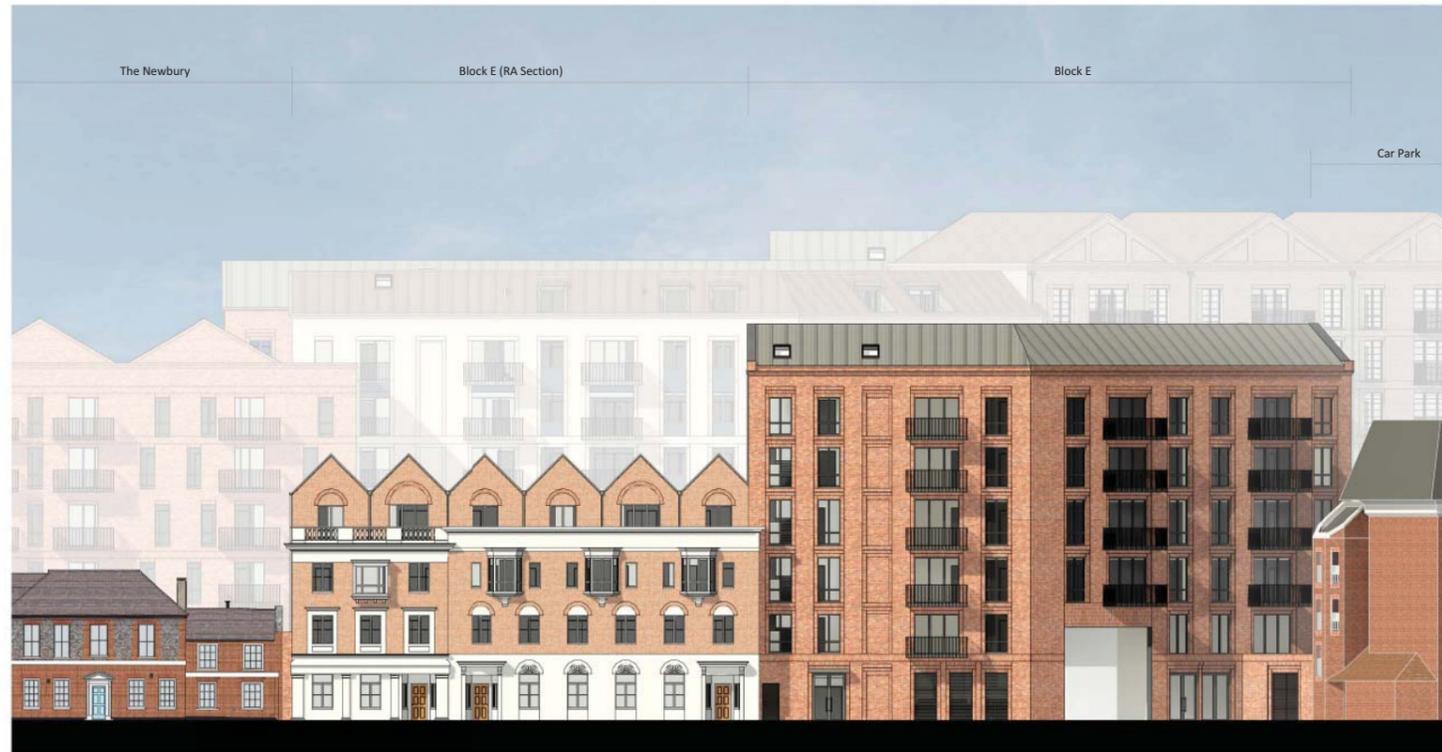
PROPOSED MARKET STREET ELEVATION

3. FLAT ROOF/ ONE FLOOR REMOVED ON BLOCK E; FLOOR ADDED TO BLOCK A



PROPOSED BLOCK E ELEVATIONS

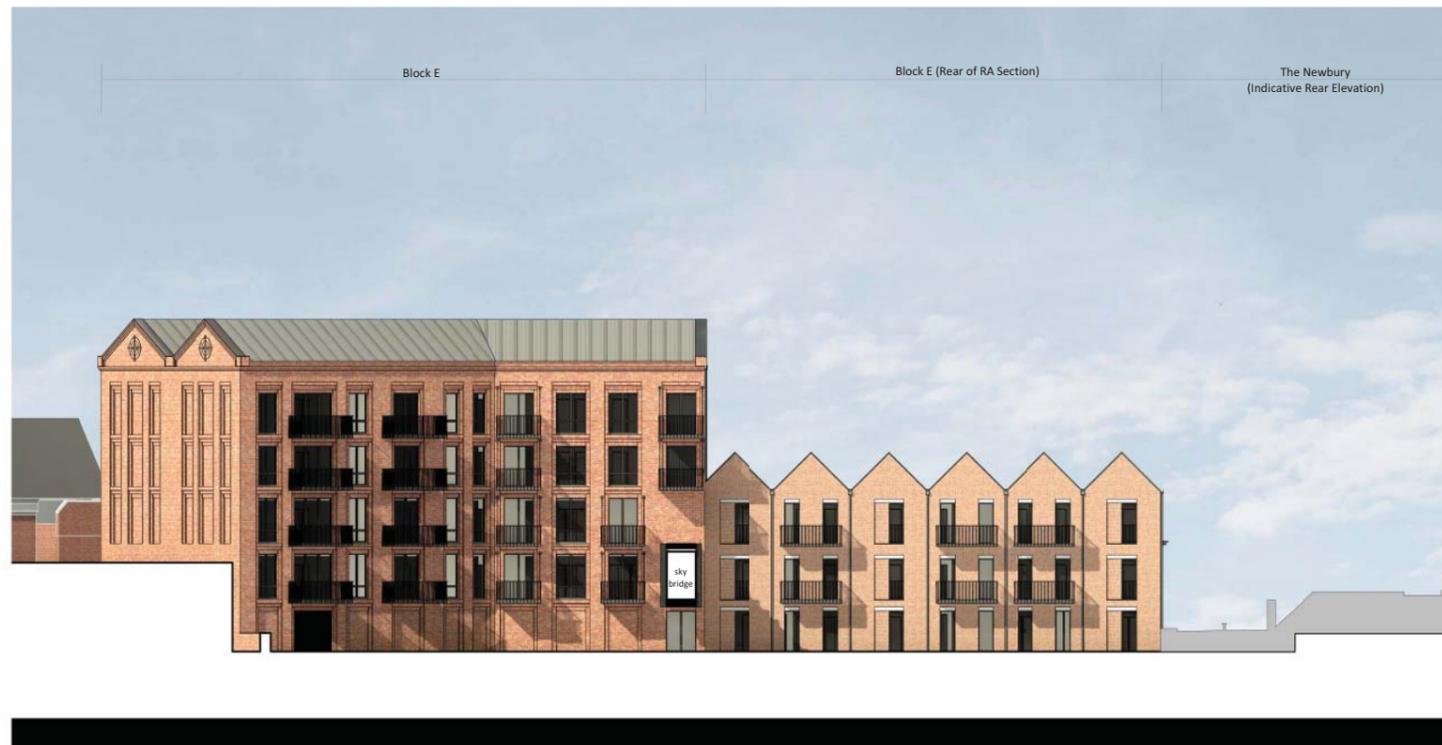
1. CURRENT SCHEME



1 Block E - West (Bartholomew Street) Elevation



2 Block E - North Elevation



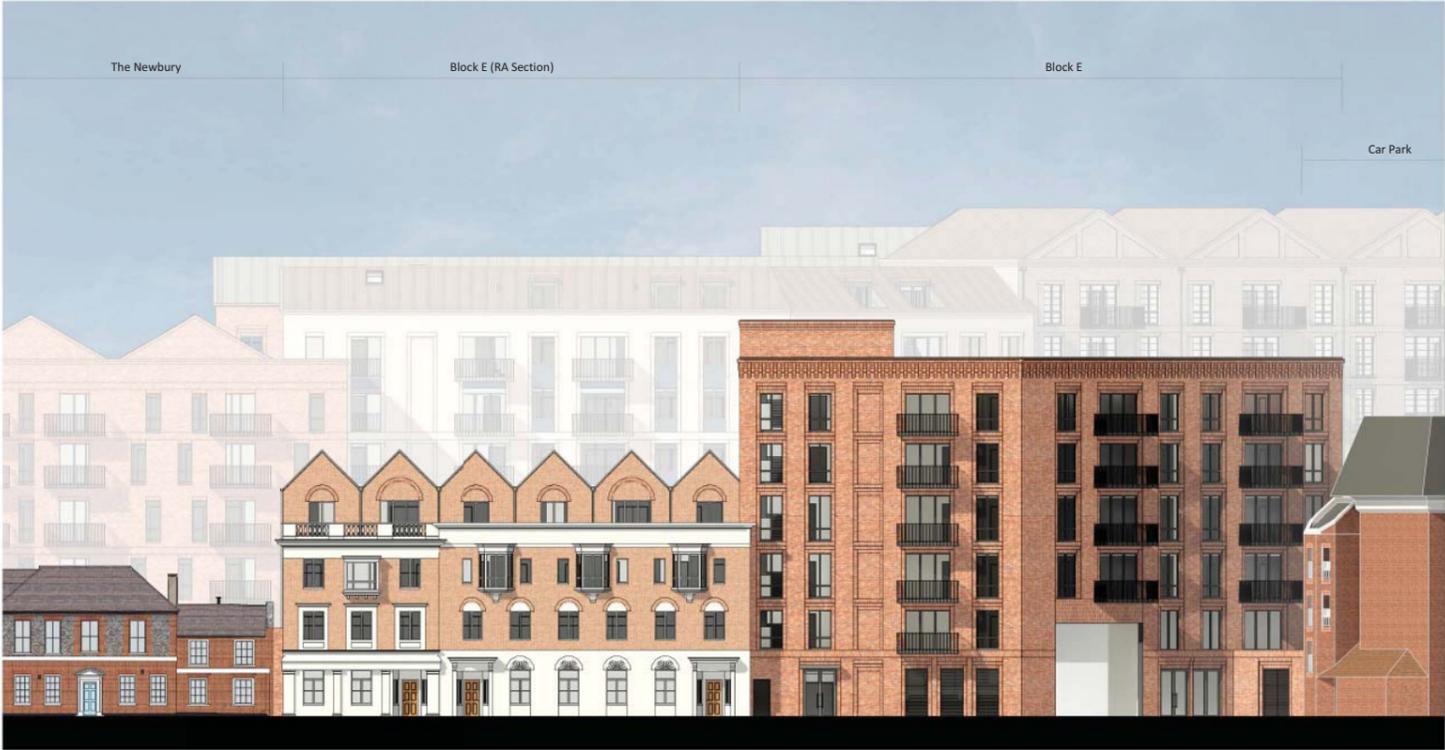
3 Block E - East (Courtyard Podium) Elevation



4 Block E - South Elevation

PROPOSED BLOCK E ELEVATIONS

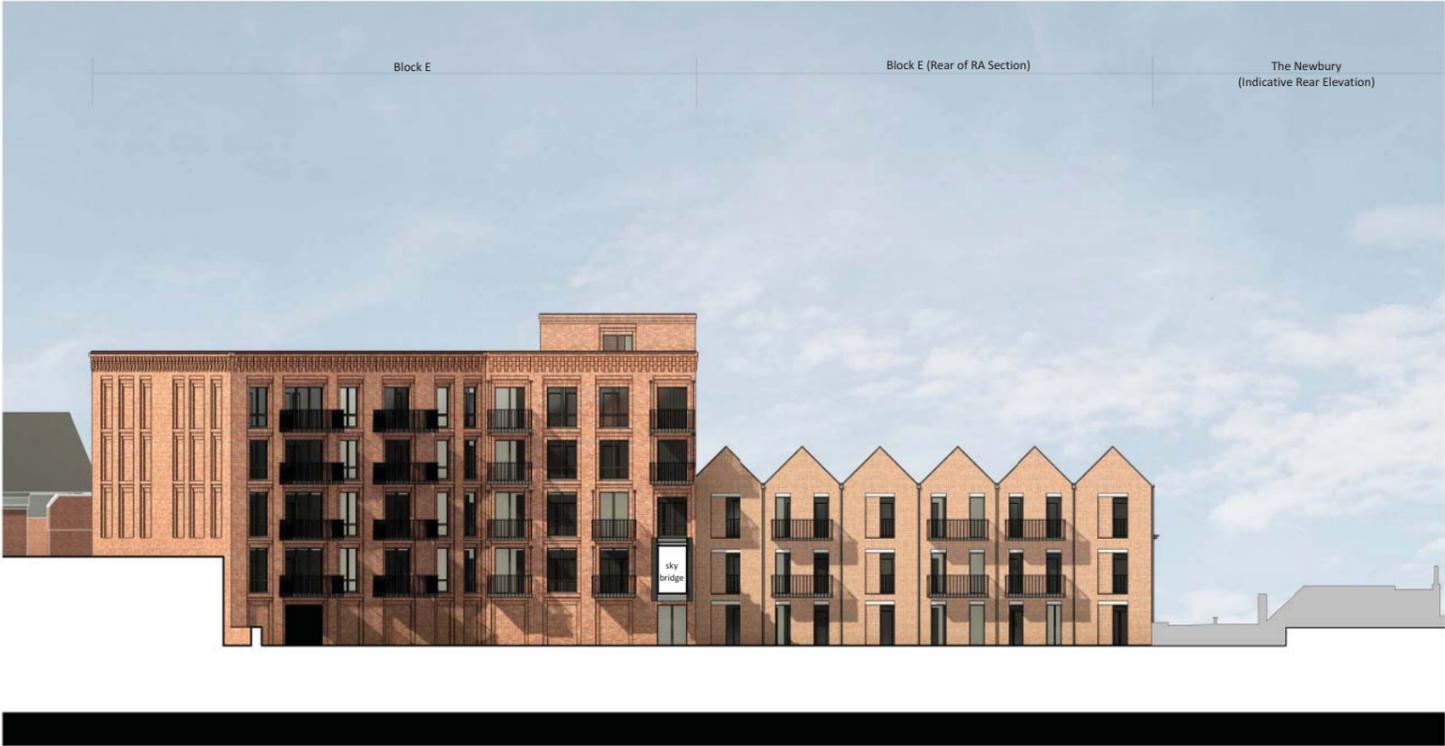
2. FLAT ROOF



1 Block E - West (Bartholomew Street) Elevation



2 Block E - North Elevation



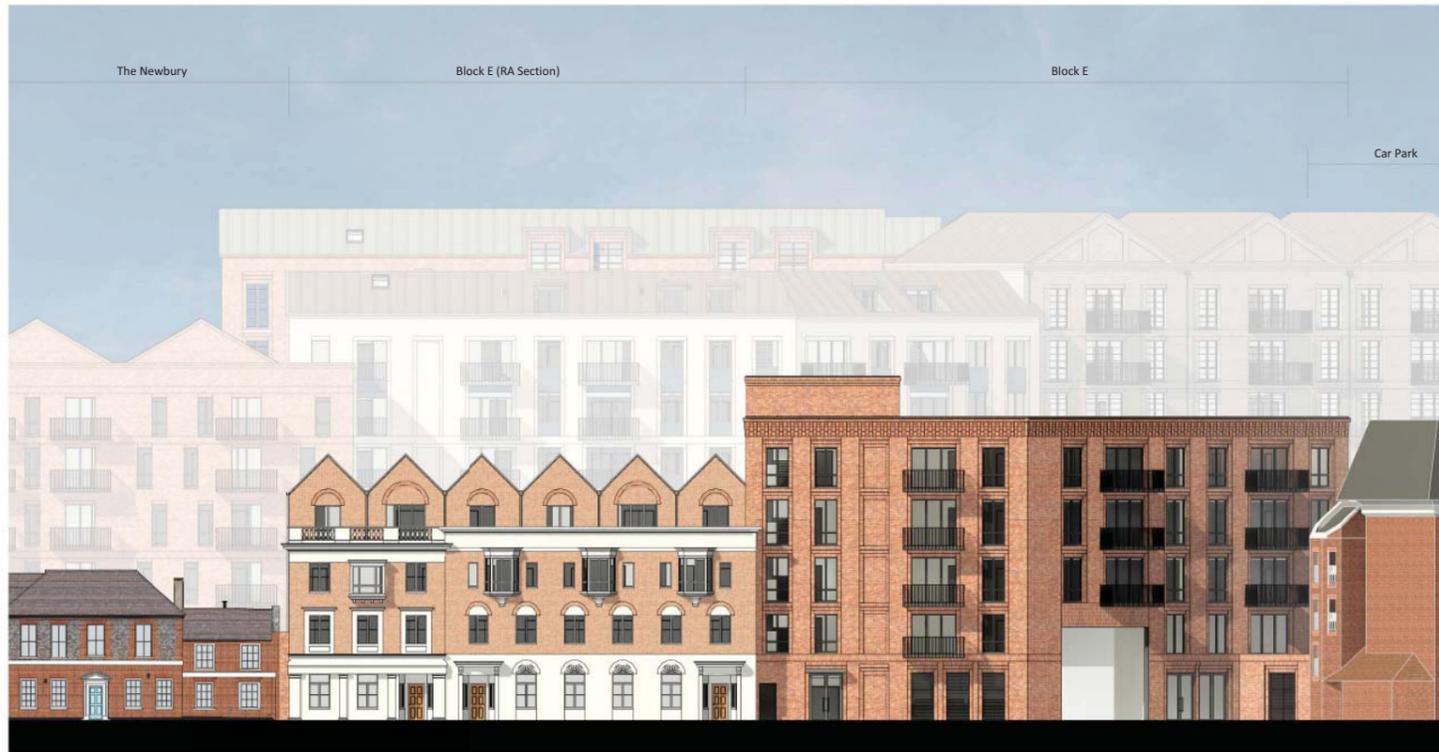
3 Block E - East (Courtyard Podium) Elevation



4 Block E - South Elevation

PROPOSED BLOCK E ELEVATIONS

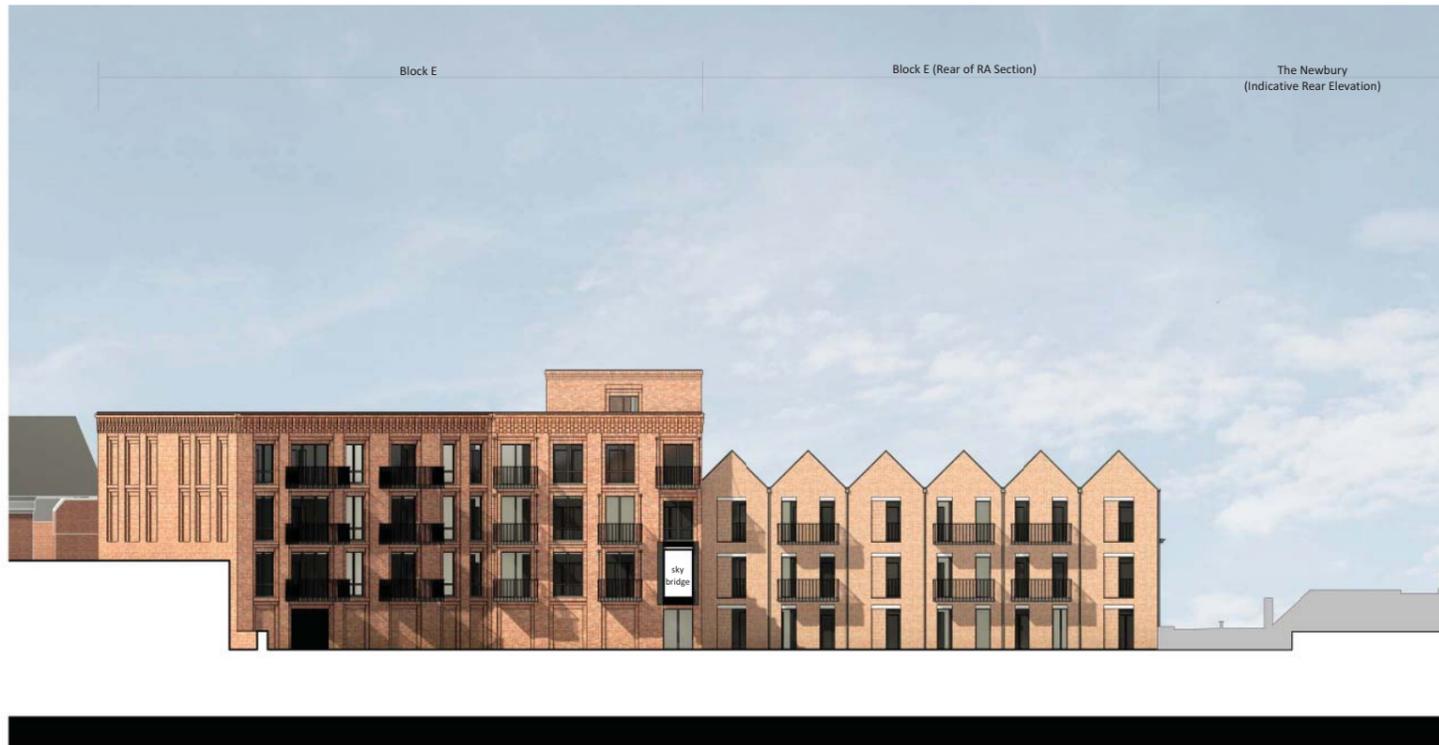
3. FLAT ROOF/ ONE FLOOR REMOVED



1 Block E - West (Bartholomew Street) Elevation



2 Block E - North Elevation



3 Block E - East (Courtyard Podium) Elevation

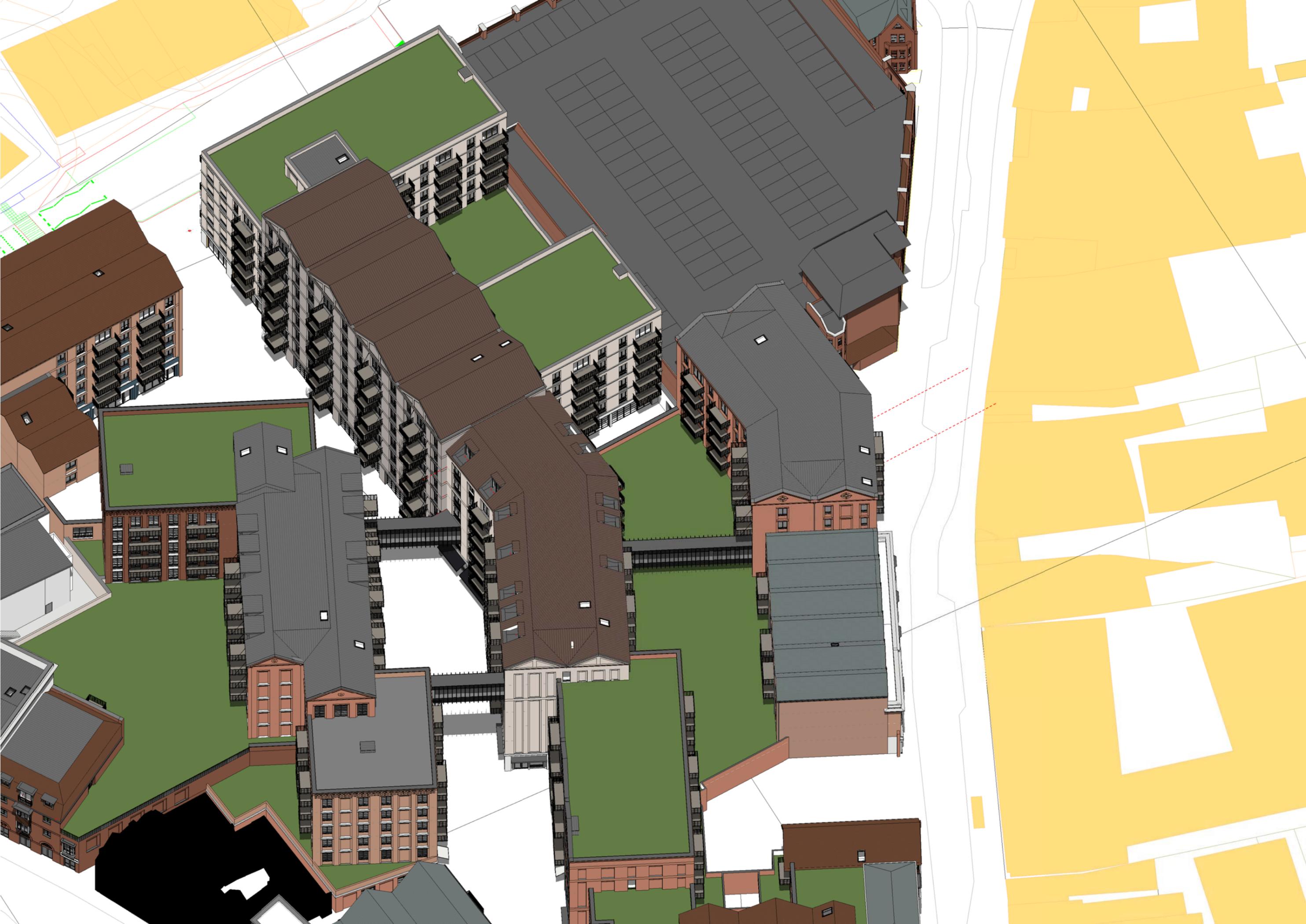


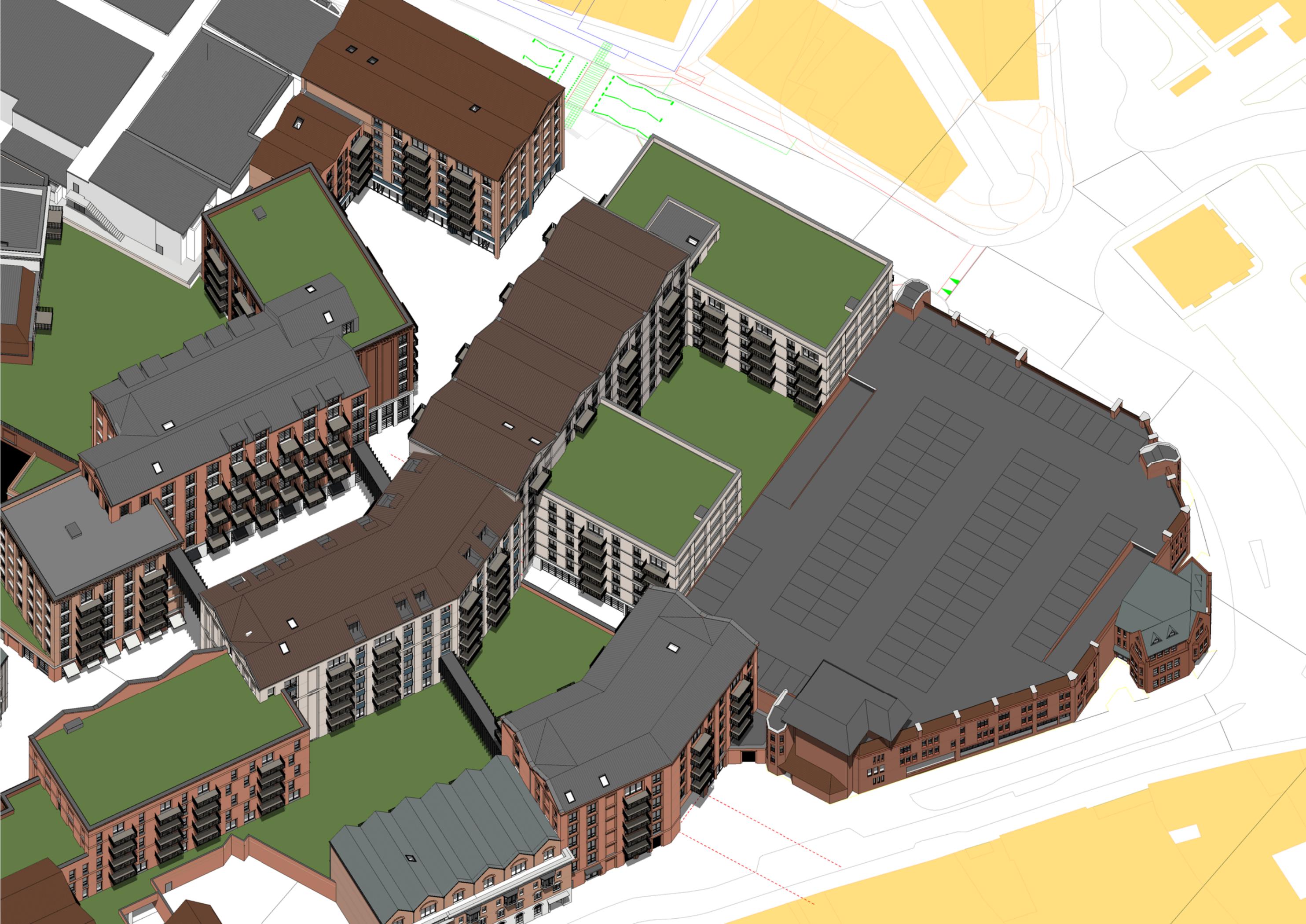
4 Block E - South Elevation

Appendix 3: Proposed Bartholomew Street View

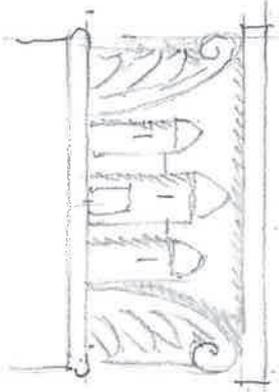


Appendix 4: Proposed Block S Sketches

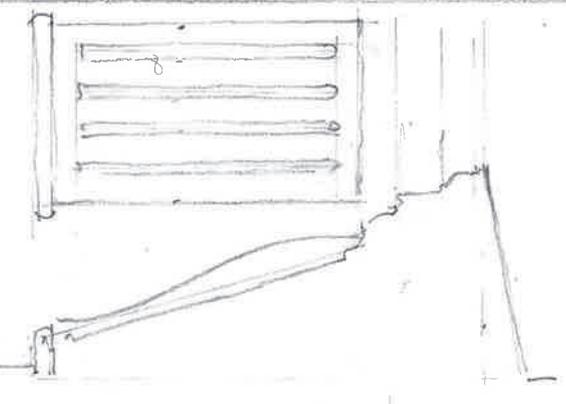




Appendix 5: Robert Adam Elevations



COLUMN CAPITAL

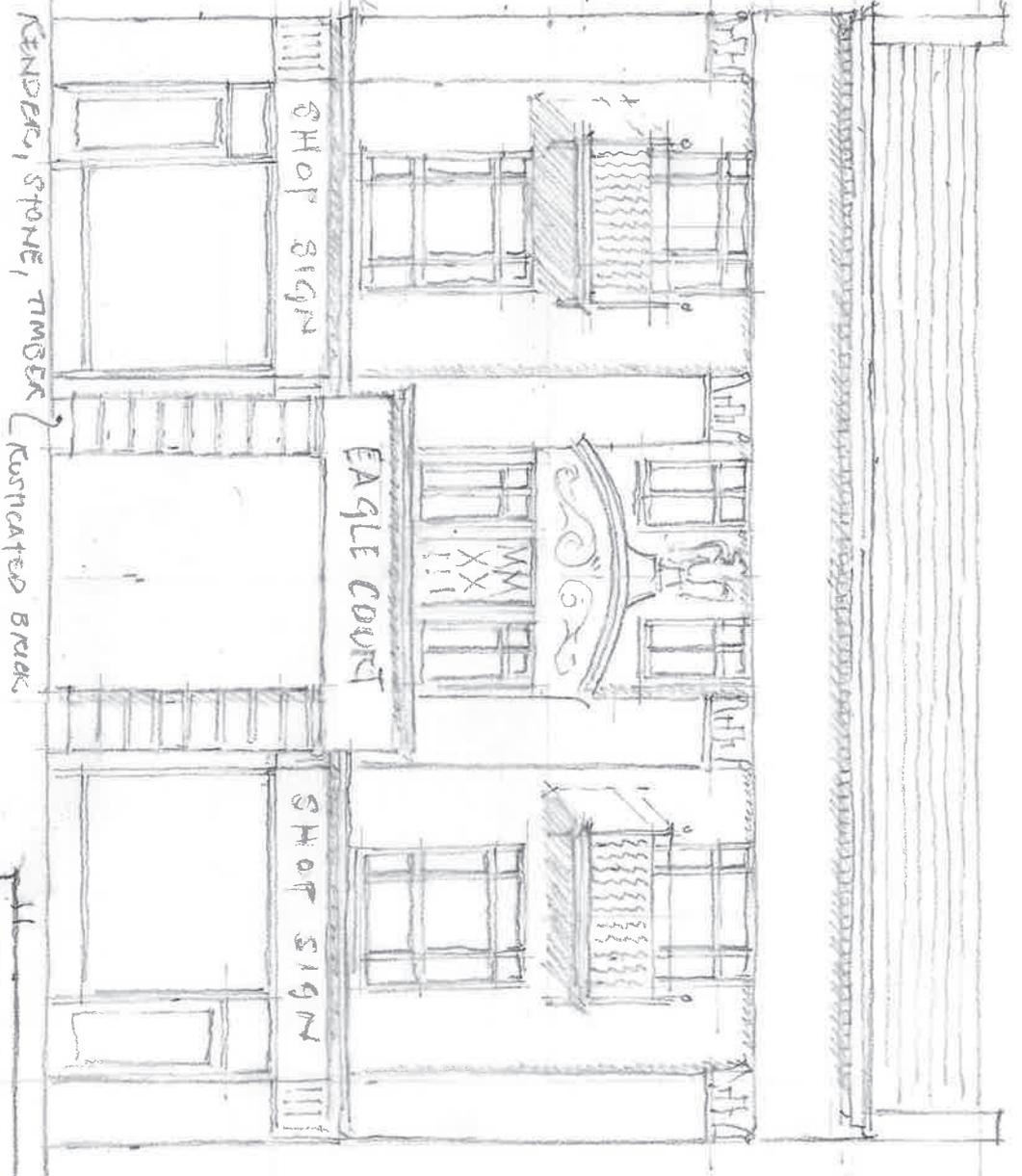


SHOP SIGN BRACKET



INScribed DECORATION

EAGLE QUARTER, NEWBURY
MARKET PLACE BUILDING, ELEVATION
1:100 - 1:20 @ A4
ROBERT ADAM
HOB 21



SHOP SIGN

EAGLE COURT

RUSTICATED BRACK

SHOP SIGN



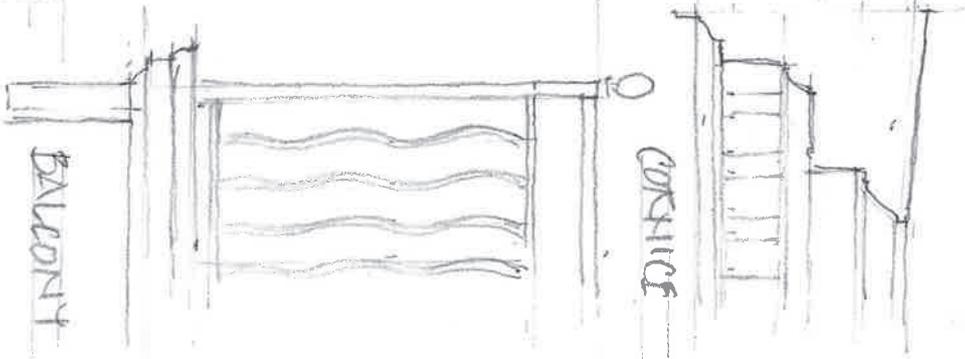
ELEVATION

1:5M
1:1M

CORNICE

BALCONY BRACKET

GATE CORNICE



BALCONY

CORNICE

PARAPET
CORNICE

PHILASTER
CAPITAL

30 mm RECESS
DIAPER
HEADERS

SHOP
FASCIA
CORNICE

CURVED SHOP SIGN

GRIPE

STRUCTURE SET
BACK

RENDER

LIGHT RED STOCK

DARK RED STOCK

COFFERING

CANOPY
TO STREET
DOOR

BARTHOLOMEW ST
NORTH END, ELEVATIONS
NEWBURY
1:100 & 1:20 © A3
ROBERT ADAM NOV 21



SECTION
THROUGH
ORIEL

SECTION
THROUGH
GABBLE

REVISION A. 24.11.21

ROOF GEOMETRY

DEKIL COURSE
30mm PROJECTION

CONCRETE BRICK SPANDRILS
30mm RECES

STONE
RENDER
BRICK
STONE, RENDER
BRICK

STONE
RENDER
BRICK
STONE, RENDER
BRICK



AS. N. END SHALLOW ORIEL

RENDER SURROUND

RENDER SPANDRIL

DORIC PILASTER

ORIEL WINDOW PLAN

N. BUILDING BALUSTRADE AND CORNICE

ORIEL CORNICE

ORIEL BRACKET

N. BUILDING COLONNADÉ CORNICE

S. BUILDING PORCH & BRACKET

S. BUILDING CORNICE

S. BUILDING G.F. PLASTER SPANDRIL

BARTHOLOMEW STREET
SOUTH END, ELEVATIONS

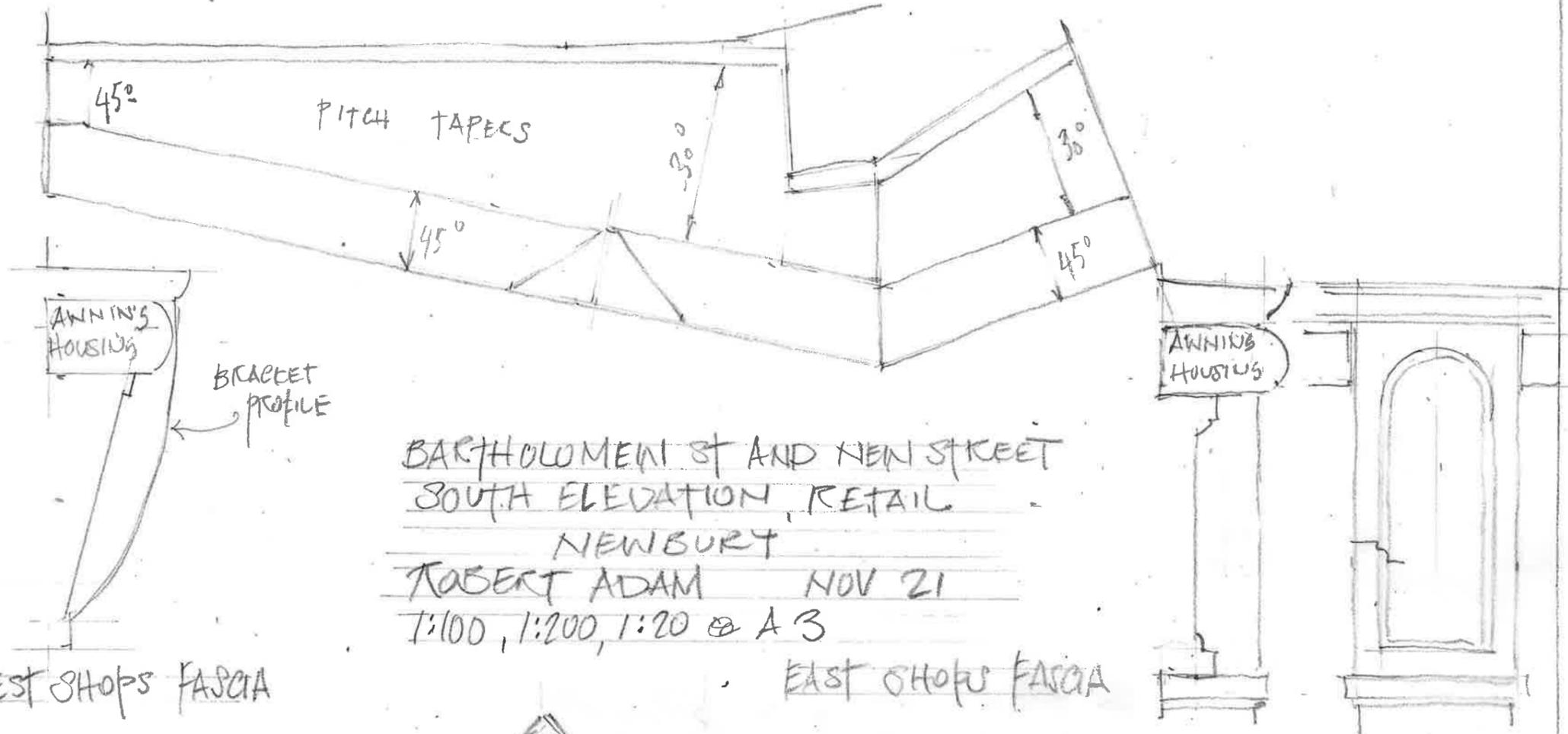
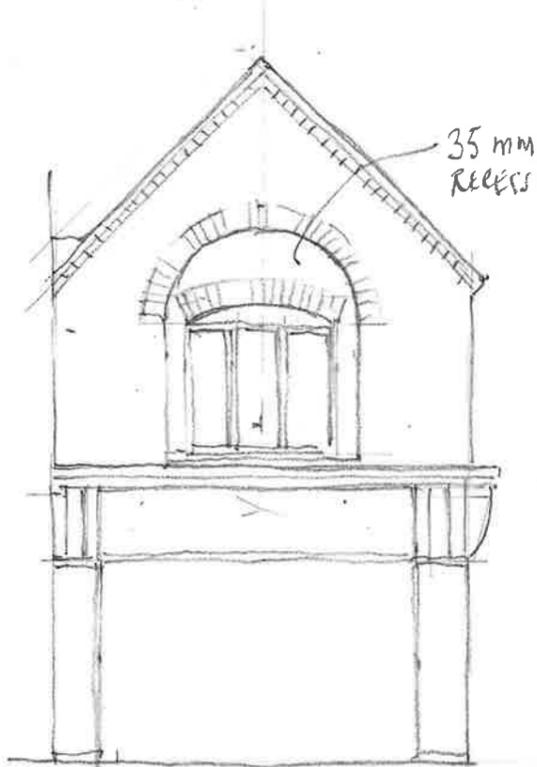
NEWBURY

1:100 of 1:70. © AS
ROBERT ADAM NOV. 21



REVISION A 24.11.21

Roof CONFIGURATION 1:200

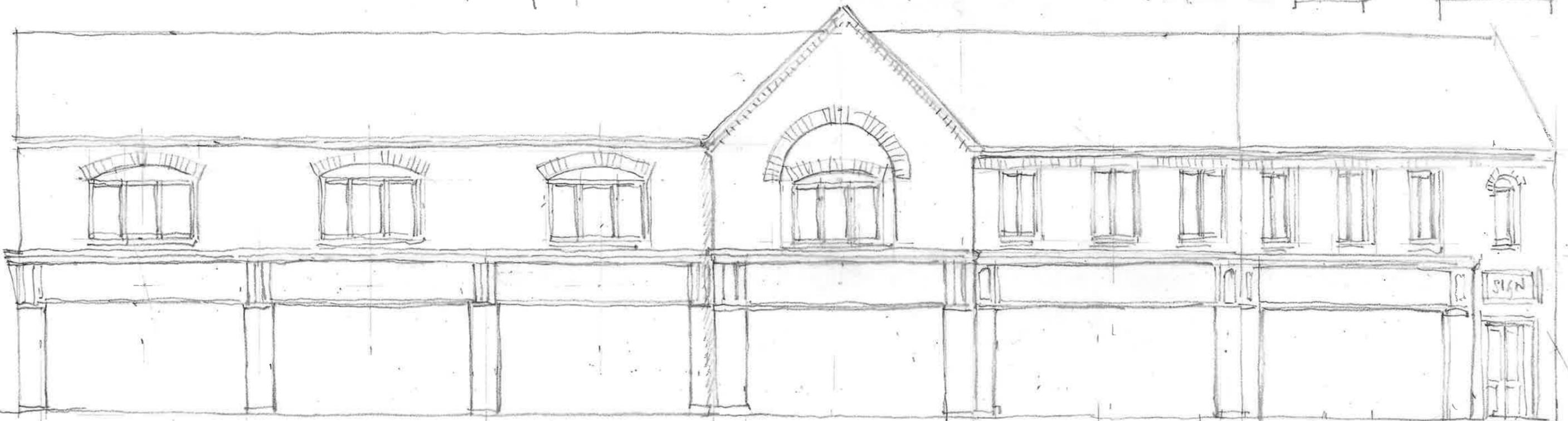


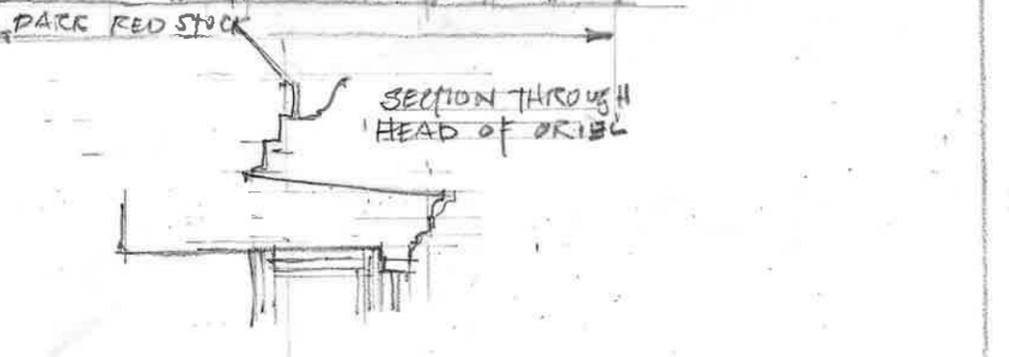
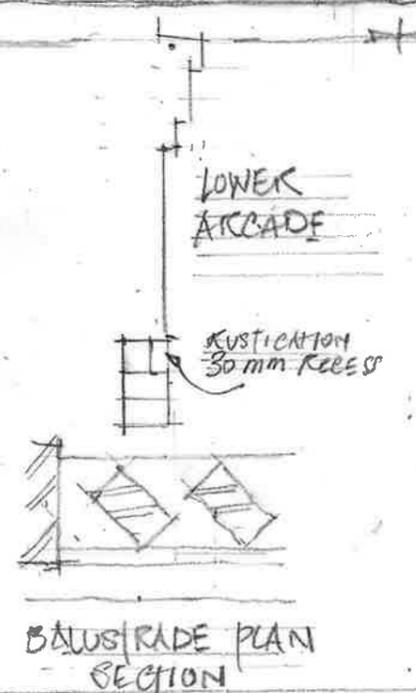
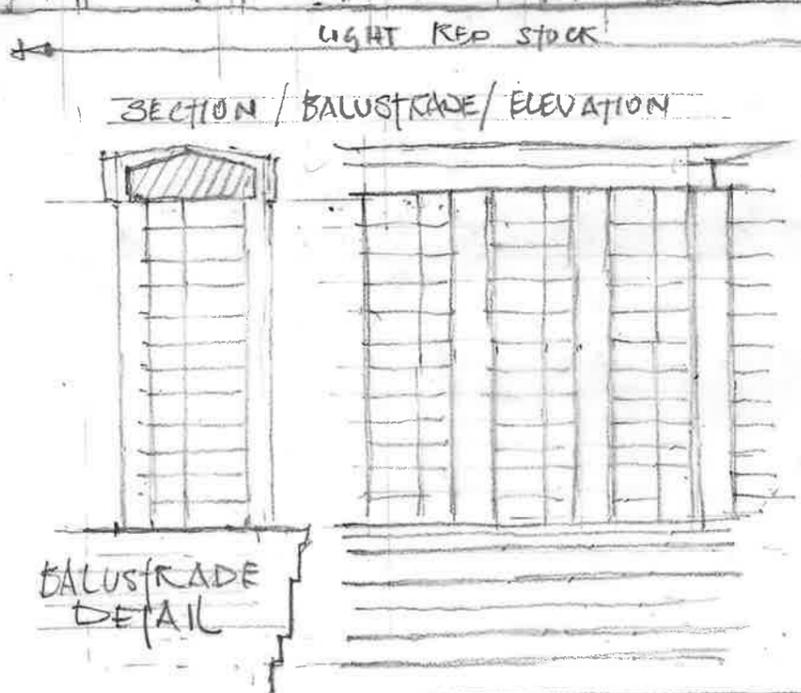
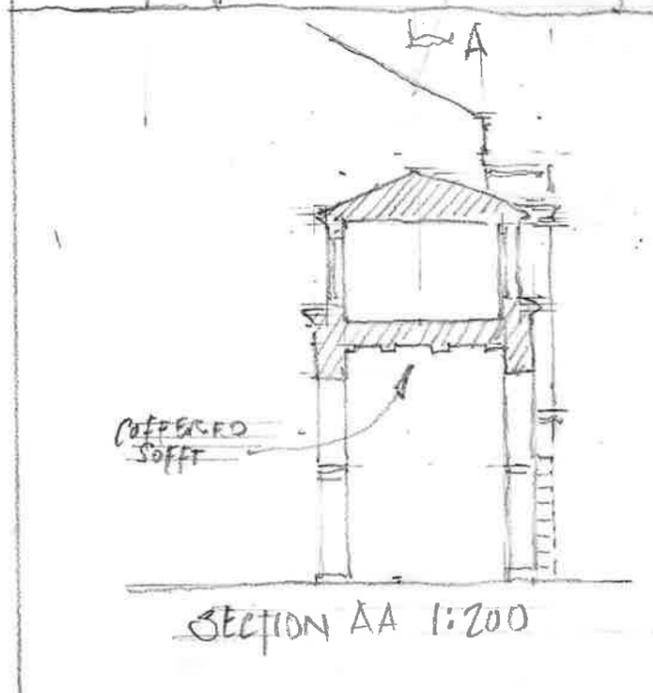
BARTHOLOMEW ST AND NEW STREET
SOUTH ELEVATION, RETAIL

NEWBURY

ROBERT ADAM NOV 21

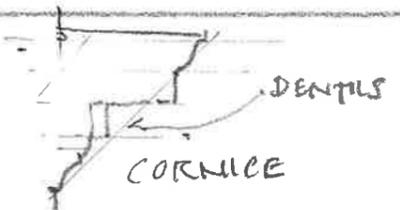
1:100, 1:200, 1:20 @ A3



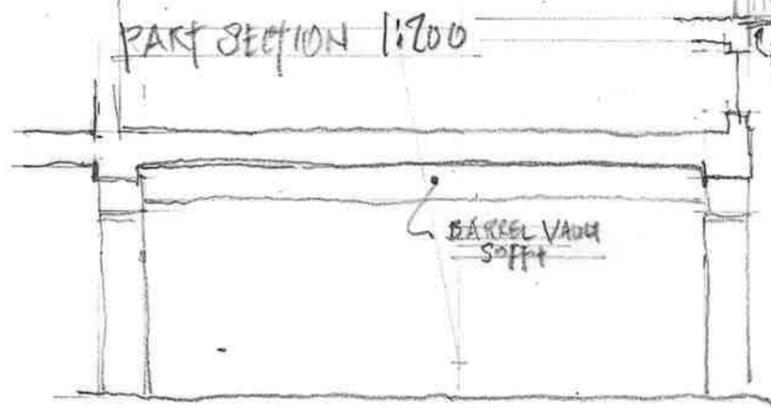


MARKET PLACE, SOUTH
 NEWBURY
 1:200, 1:100, 1:20 @ A3
 ROBERT ADAM NOV 21

○	10m
○	5m
○	1m



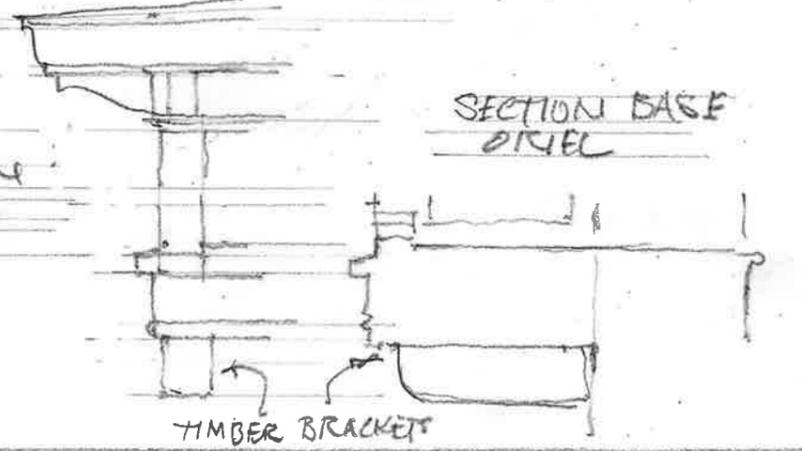
BUFF TO LIGHT RED BRICK CABLE SUPPORT RENDER DARK RED BRICK 100 RECES



CHEAP STREET, SOUTH END
NEWBURY. ELEVATIONS
1:100, 1:200, 1:200 AS DEC 21
ROBERT ADAM



ELEVATION
DETAILS
ORIEL



Appendix 6: SCI dated February 2021