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Matthew Shepherd
West Berkshire Council Market Street Newbury
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RG14 5LD

1st February 2024

Dear Matthew

Planning Application: Eagle Quarter II, Kennet Centre The Mall, The Kennet Centre, Newbury, RG14 5EN (ref: 23/02094/FULMAJ).

We are pleased to enclose an additional set of information of for the above application. This submission is accompanied by the following:

- Noise Impact Assessment (24 January 2024)
- Bubble Views
- Energy Response and BREEAM assessments.

Noise

A noise impact assessment has been produced by Anderson Acoustics in response to Environmental Health Officers comments dated 8th September 2023. The response requested the following further information:

- An assessment of noise impact of town centre night-time economy on future occupiers.
- Consideration of the impact of future commercial operation on future and existing residential amenity.
- Consideration of the impact of plant noise and vibration on future and existing residential amenity.

The updated noise assessment considers these and includes details of further noise measurements conducted on site. The assessment has found that the impact of live music from The Newbury will have an impact on future residential amenity. In all instances this can be mitigated through enhanced glazing, mechanical ventilation with comfort cooling, internal wall linings and the strategic use of winter gardens. These mitigation measures will need to be further developed during the latter design phases and as such should be conditioned accordingly as part of the planning approval. The potential impact of both plant and commercial noise has also been discussed, however given the lack of detail available at this stage, this would need to be addressed during the detail design phases, enforced through appropriately worded planning conditions.

Bubble Views

Interactive Bubble views have been produced to show the scheme from two viewpoints (Market Place and Bartholomew Street). The bubble views can be accessed via the following website link: <https://mhlissuebubblestorage.millerhare.com/MHL-7097-028-240102/>

Energy and BREEAM

Environmental Economics Ltd have produced an energy response and updated BREEAM Pre-Assessment in response to the Council's Environment Team's comments dated 6th December 2023. It concludes that national policy has changed since the Local Plan was adopted. Overall, it is maintained that the energy strategy is acceptable.

The BREEAM

pre-assessments have been carried for the proposed retail units, offices and healthcare centre onsite and illustrates a potential mix of credits which can achieve 72.15% ('Excellent') in accordance with Policy CS15 (Sustainable Construction and Energy Efficiency).

In respect of carbon reduction on site it has been confirmed that a 48% reduction is achieved from regulated and non-regulated energy from both the residential and non-residential parts of the scheme, and that this meets the requirements set out in Policy CS15 and the subsequent written ministerial statement issued since the policy was adopted.

Summary

Overall, the proposed development is still considered to accord with the development plan when read as a whole and constitutes sustainable development within the terms of national planning policy.

If you have any queries, please do not hesitate to contact us.

Yours sincerely



Sarah Ballantyne-Way
Planning Director