



Ref: 45-0220H



Centre manager Richard Farley

Ref: 45-0220S

Vision for a vibrant new quarter shared

Kennet Shopping redevelopment named after Plenty Eagle Works

Report by DAN COOPER
email dan.cooper@newburynews.co.uk
twitter @danc_nwn

PLANS to redevelop Newbury's Kennet Shopping centre were put on display in the mall last week.

For some people it was their first opportunity to see images of what the centre could look like in the future.

Last Tuesday, the centre's owner, Lochailort, announced plans for a comprehensive regeneration that it says will transform the old, outdated shopping centre into a new, vibrant, mixed-use, high-quality development.

Centre manager Richard Farley described the plans as "exciting" and said the feedback from the event had been positive.

The project will combine around 30 new flexible shops, restaurants and co-working spaces with a focus on independent, local and artisan businesses.

The plans also include enhancements to the existing cinema and food area, plus improvements to the existing multi-storey car park, including additional parking spaces and electric vehicle charging points.

As well as the 30 new flexible shops, the scheme also includes 400 homes and office space.

The new-look centre will be



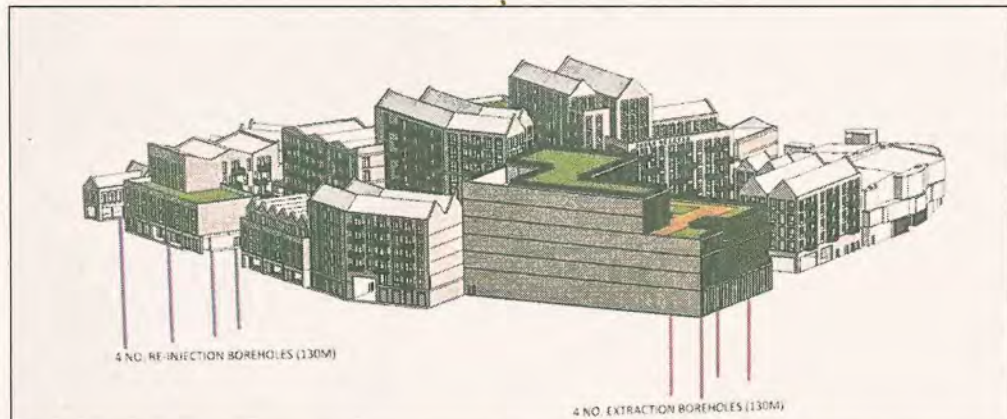
An artist's impression of the new-look Eagle Quarter, and, right, visitors to the public exhibition look at the plans

known as Eagle Quarter, after Plenty's Eagle Iron Works founded on what is now the south side of the Kennet Shopping centre, in a project to be one of the first 'shopping centre to town centre' regeneration initiatives in the county.

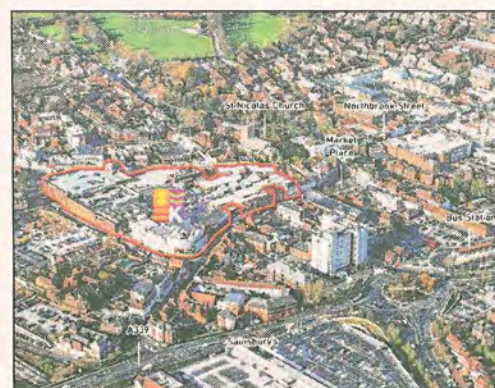
Eagle Quarter will have a pedestrianised street running through it called Eagle Walk, providing a route from the railway station to the town centre, with links to Market Place, Bartholomew Street and Bear Lane.

The public consultation will run until Friday, November 13.

You can see the plans online at <http://www.eaglequarter.com/>



Ref: 45-0220F



Geoff is proudly caring for Tadley families again

Funeral Director Geoff Church is back at the heart of the **Tadley community**, 44 years after starting his career in the funeral profession in north Hampshire.

Geoff has joined Reading, Wokingham and Crowthorne-based **Miles and Daughters Funeral Directors** which has a new branch opening this autumn in **Heath End Road, Tadley**.

Miles and Daughters is part of the high-quality Funeral Partners family of businesses, which has persuaded him to come out of retirement to serve local families again.

Geoff, appointed as Business Principal and Funeral Director, has received a very warm

response from local families and has already had the honour of arranging and directing several funerals for members of the community.

"It's humbling to have this opportunity," he said, "It is so nice to be there for people to help them through some of the darkest moments of their life."

"I pride myself on giving the highest standards of care and service and it is very rewarding when families are so appreciative of the support and understanding they receive."

Geoff started in the profession driving funeral vehicles,



progressing to become a Funeral Director. In 1986 he established Geoffrey Church and Company with the financial backing and support of business partner Joe Curran which, after many successful years, was sold on.

Now Geoff is passionate about returning to his roots with **Miles and Daughters**. For support with any funeral arrangements or bereavement advice please contact Geoff on **0118 321 2928**.

Winnersh	Reading	Twyford	Tadley
0118 321 2928	0118 321 6843	0118 321 5949	0118 391 3575
Isabella House, 498A Reading Road, RG41 5EX	Tamela House, 157-161 Caversham Road, RG1 8BB	The Old Clock House, 1 Station Road, RG10 9NS	5 Old Forge, Heath End Road, Baughurst, Tadley, RG26 5LX
Binfield	Crowthorne	Maidenhead	New branch opening soon
01344 981 628	01344 981 633	01628 873 643	
Ivydene House, Forest Road, RG42 4HP	Alicya House, 105 High Street, RG45 7AD	Vanessa House, 3 Bath Road, SL6 4AQ	
www.milesfunerals.com			

Call us for immediate support, advice or to arrange a home visit or to find out more about our prepaid funeral plans. We are here to help 24 hours a day.

Miles & Daughters
Funeral Directors



Quality of hearing for quality of life



Using integrated sensors and artificial intelligence, today's hearing technology proactively manages your health by tracking your daily steps and activities while enhancing your listening experience.

Contact us to book your wax removal appointment or free hearing assessment on **01635 523343** or email newburycentre@maryhare.org.uk

www.maryharehearingcentres.co.uk

Your views

**talk
to US**

Email letters to editor@newburynews.co.uk with your full name, a terrestrial address and daytime phone number. DEADLINE: MONDAY NOON

POST: Newspaper House, Faraday Road, Newbury, RG14 2AD EMAIL editor@newburynews.co.uk

Is keeping schools open spreading the virus?

IN a previous letter I suggested that a full lockdown would be the most effective way to deal with Covid-19.

Over the past weeks the Government have introduced a variety of measures, most recently the multi-tier system, with its accompanying problems.

Despite all of this, the number of cases continues to rise daily.

Logic must tell us that there is at least one virus transmitting element that none of these measures is addressing.

If, and only if, this be the case, it may be possible, by targeting this element, to avoid a full lockdown.

At the moment, the Government's approach is pure scattergun (some might say scatterbrain).

The scientific method is to isolate the causal factor and apply one's resources to that element.

One possible factor that comes to mind is education.

Despite some very well planned distancing measures, it is inevitable that children, being less inhibited and more tactile, will transmit germs, as any teacher will confirm.

The problem could be that they go home, many asymptomatic, and unwittingly transmit the virus to older family members.

Throughout all this schools have remained open.

With the closure of schools in Wales, Northern Ireland from Monday, October 26, not to mention closures in

Belgium, Netherlands and the Czech Republic, and our own half-term, we have a golden opportunity to isolate this factor and monitor its effect on daily cases.

If there is a significant fall in daily cases the obvious answer is to close schools.

This enables other parts of the economy to remain functioning, providing cases continue falling.

Major disruption to education is not of course desirable, but in this pandemic there are losers and there are losers.

There is no sugar-coated panacea.

School and higher education students can only apply themselves fully to their studies when Covid has been eradicated.

Of course, if the above turns out not to be the case, then the only viable alternative is full lockdown.

As I have said before, the only long-term solution to this and future pandemics and environmental disasters is to re-think our relationship to the planet – to work with it rather than endlessly exploit it for profit.

If we do not learn this lesson the years to follow will become increasingly existential, to put it mildly.

JE TURNER
Thatcham

We cannot have both computers and planes

EVERY time you search for a YouTube video, or anything else on the computer, carbon dioxide (CO2) is produced.

Computers produce almost as much CO2 as the aviation industry.

Facebook has put their generators in the sea, off the coast of California, because they get so hot. What is that doing to the ocean?

Every time you fly from the UK to US, or a similar distance, each passenger produces about 20 tonnes of CO2.

I read a scientific report recently that said we each have to bring our carbon footprint down to two tonnes per year to counter global warming.

At the moment, the average is four tonnes. For Americans, it is 18 tonnes.

The rich people are producing the most CO2. If Americans haven't got the message after the horrific events in their country this year, what will it take for them to change their mindset?

We have all got to start thinking differently. If somebody emigrates to Australia, for example, they will not be able to fly back to see family and visa-versa. The third runway at Heathrow and space tourism are definite no nos.

If we have to choose between computers and aeroplanes, as we eventually will, my guess is that it will be computer, unless somebody invents an alternative way to fly around.

We will all have to make sacrifices to save our jewel of a planet.

KATE OPPEL
Dene Way
Newbury

Why don't we build LRIE houses on stilts?

PEOPLE arguing about building homes on flood plains like the London Road Industrial Estate (LRIE) seem to lack

imagination.

Why don't we simply build houses on stilts? Just lift a home off the ground by a whole storey and you create car parking space at ground level.

This would also help clear the streets, which we fill with cars because we fail to invest in public transport.

Instead of wasting time arguing about how good the flood barriers might be, councillors should simply demand that developers come up with a design.

But of course we're British – we just expect houses to look, and flood, the way they did a hundred years ago.

ANDY WALLACE
Chandos Road
Newbury

When do leases expire on plots on the LRIE?

SO nothing to do with LRIE has been costed in terms of jobs, they are saying they haven't pre-determined in one paragraph and saying the football pitch is essential in another (*Newbury Weekly News*, October 15). Plus they have ignored the letter about flood risk.

Yet at a Newbury Town Council meeting a Conservative councillor is talking about adjoining properties being incorporated into LRIE.

Whatever they've been smoking, I wish they hadn't.

I suppose a supplemental question would be to ask for the dates of when the leases expire on the various plots.

If they all have differing dates I don't see how they can avoid the CPO route,

however they need to discuss it with the affected land owners/lease owners.

IAN HALL
Ashampstead

What's going on with the LRIE football pitch?

LET'S get this straight. A couple of years ago WBC vandalised the LRIE football pitch so they could illegally procure a developer to build on it.

Now they want to spend £191,000 to put it back to being a pitch to play football on, so that in another year or two they can try and build on it again.

Add into the mix the fact that the football pitch is adjacent to the former NWN offices flat proposal that the council turned down on grounds of flood risk.

Are we being mugged by the clowncil or am I missing something?

JOHN GOTELEE
London Road
Newbury

How to get your views published in the NWN

THE Newbury Weekly News is delighted to receive letters and views from readers.

Preference will be given to letters of fewer than 300 words and local topics. All views may be edited to conform with legal and publishing requirements.

Newbury News Ltd



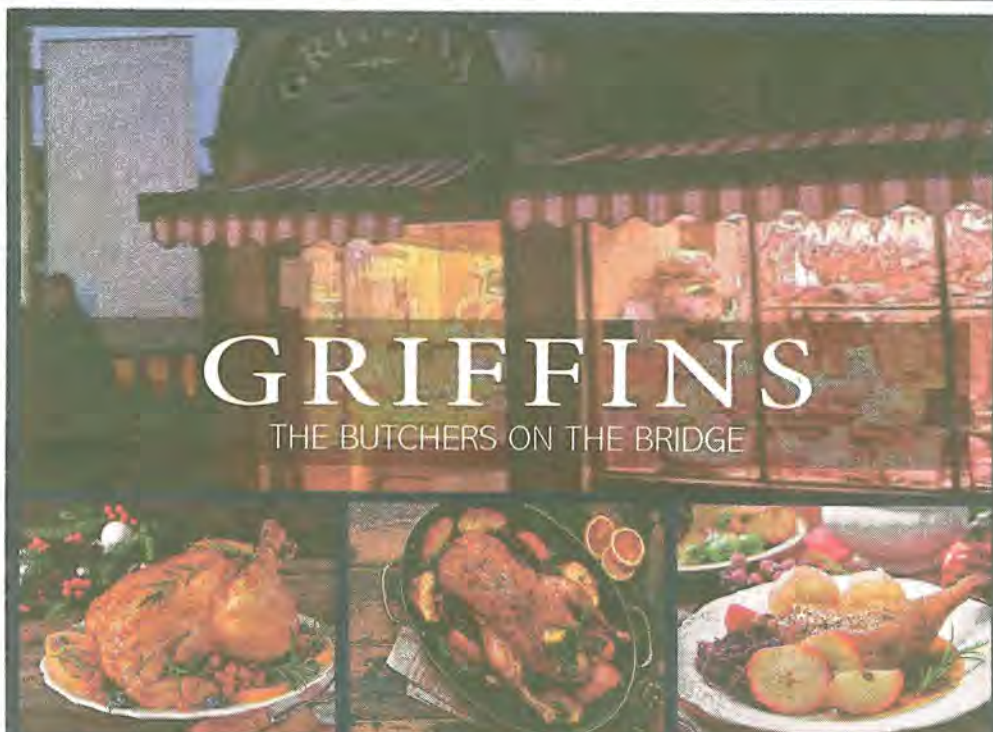
PUBLIC EXHIBITION REDEVELOPMENT OF THE KENET CENTRE, NEWBURY

**OPEN TO THE PUBLIC, SOCIALLY
DISTANCED, UNTIL FRIDAY
13TH NOVEMBER 2020
at Unit 26 (main atrium),
The Kenet Centre, Newbury**

Please drop in during the Centre's normal opening hours to view our new proposals for the redevelopment of The Kenet Centre, comprising:

Up to 30 new flexible independent, retail, workshop, artisan/craft units. New pedestrianised open streets and alleyways. New public spaces. Improvements to the Vue Cinema and restaurant area. More car parking. Around 400 new homes with fantastic residents' amenities. A new highly sustainable green HQ office building, or a flagship retirement living development of approximately 130 apartments with associated wider amenity offering. Private sale flats and Co-working flexible office space. State of the art sustainability package which will substantially reduce the carbon footprint. Alternatively www.eaglequarter.com presents exactly the same information with the opportunity to submit comments and ask questions.

LOCHAILORT EAGLE QUARTER.
www.eaglequarter.com



- TURKEY
- DUCK
- BEEF
- ROASTING CHICKEN
- GOOSE
- HAM

Locally sourced chicken and turkeys

**AVOID ANOTHER 2020 DISAPPOINTMENT!
PRE ORDER YOUR CHRISTMAS DINNER NOW!**

HOME OF THE NEWBURY SAUSAGE

Home deliveries available. Order now to avoid disappointment

www.griffinsbutchers.co.uk

2 Bridge Street, Newbury - 01635 40279

Open: 7am - 3pm Tuesday to Saturday, excluding bank holidays

20 Newbury Weekly News online poll statistics

From: Maxwell Alexander <maxwell.alexander@newburynews.co.uk>

Sent: 06 November 2020 13:32

To: Heather Quarendon <heather@lochailort-investments.com>

Subject: RE: Newbury News - Kennet Centre Poll

Hi Heather,

Please find some stats for the recent Kennet center poll below.

As of 6.11.20:

1,905 people voted

1,289 were in favour of the plans (68%)

426 were not in favour (22%)

190 did not know (10%)

Thanks

max

Maxwell Alexander
Key Account Manager



01635 886621



07717 666351



maxwell.alexander@newburynews.co.uk



Newbury News and Media Ltd. Newspaper House, Plot Q, Faraday Road, Newbury, Berkshire
RG14 2AD - Registered Number: 11861159



Newbury News & Media Ltd

PRINT • DIGITAL • SOCIAL



47,187
Readers



700k +
Views (Monthly)



17,200
Followers



11,800
Followers



5,581
Followers



650
Followers



Join us on WhatsApp for daily news alerts
WhatsApp 'News' to 07484 919596



This e-mail and any attachments are intended for the addressee only. It must be treated as confidential and must not be used or disclosed except for the purpose for which it is sent. It may contain proprietary or privileged information and information held and retrieved in compliance with the Data Protection Act 1998. If you are not the addressee you have received this e-mail in error: please notify the sender immediately by return e-mail and then destroy it without opening or saving any attachments. If you have received this e-mail in error, copying, printing, forwarding, using or disclosing the contents or attachments are strictly prohibited. We cannot give any warranty as to the accuracy or completeness of this e-mail after it is sent. We virus scan all e-mails but do not accept any liability for any loss or damage caused by any virus transmitted by this e-mail or any alteration by a third party after it is sent. The addressee is advised to check this e-mail and any attachments for the presence of viruses.

Remember the environment before printing this e-mail and read it on screen and stay green.

21 Press release, 26th October 2020

Lochailort Newbury announces its public consultation on the future of *The Kennet Centre, Newbury*

For immediate release including attached images 14:30 Monday 26th October 2020

Lochailort Newbury Ltd has today announced a public consultation on its comprehensive regeneration plans that will transform the old, outdated shopping centre into a new, vibrant, mixed-use high quality development.

To be known as ***Eagle Quarter***, as originally it was the Eagle Iron Works - the project is one of the first 'shopping centre to town centre' regeneration initiatives in the county, designed specifically to address the changing landscape of our high streets and breath new life back into this important part of the town centre. Carefully conceived to reflect the site's rich history, it will revitalise the centre of this historic Berkshire town.

Taking inspiration from the town's heritage, this people-focused, mixed-use project will bring together:

- Around 30 new flexible shops, restaurants and co-working spaces that will be carefully curated with a focus on independent, local and artisan businesses
- Lively new pedestrianised streets providing new links between town's railway and bus stations and the shops in Northbrook Street.
- Encompassing new public spaces which will open up the Town Centre
- A cutting-edge response to the declared climate emergency, minimising fossil fuels and using a range of renewable energy solutions which will save at least 240 tonnes of CO₂ emissions per annum, compared to the existing Building Regulations
- Enhancements to the existing cinema/food & beverage area, plus improvements to the existing multi-storey car park including additional parking spaces and Electric Vehicle charging points
- Around 400 multi family new homes, including a significant proportion purposely-designed for rent which include class-leading residents' amenities
- A new highly sustainable headquarters office building or, in the alternative, a retirement living community

Rivington Hark continue to asset manage the existing centre on behalf of the investors and from the work done it is clear that demand exists from independent and local occupiers who want space in an attractive environment. They will continue to engage with them as part of the project, and *Eagle Quarter* seeks to retain the best elements such as the Cinema.

Lochailort Managing Director, Hugo Haig, said

"Newbury has been my local town for 26 years. My children grew up here and I have seen first-hand what has happened to the Kennet Centre. We have worked hard with the retailers and others through this tricky period and we are very grateful for their efforts to try and make the Centre work. However the redevelopment of the site, retaining the Vue cinema and multi-storey car park, offers the Town a once-in-a-lifetime opportunity to create something very special that will enhance and rejuvenate this Town Centre site."

Notes to editors

The public consultation launches on Thursday 29th October 2020 at www.eaglequarter.com and with an exhibition opening the same day in *The Kennet Centre*. Once Lochailort has received and considered the public's feedback it intends to make a formal planning application to West Berkshire Council before the end of the year.

Contacts:

Hugo Haig, Managing Director, Lochailort Investments:

hugo@lochailort-investments.com

020 3468 4933

www.lochailort-investments.com

ENDS

22 Briefing pack for Member of Parliament, 27th November 2020

Policy on Town Centres

“Planning policies and decisions should...”

1

“...support the role that town centres play at the heart of local communities, by taking a positive approach to their growth”

National Planning Policy Framework paragraph 85

2

“... recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.”

National Planning Policy Framework paragraph 85

3

“... minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities”

National Planning Policy Framework paragraph 104

4

“... promote an effective use of land in meeting the need for homes and other uses, in a way that makes as much use as possible of previously-developed or brownfield land”

National Planning Policy Framework paragraph 117

5

“... encourage multiple benefits from both urban and rural land, including through mixed use schemes”

National Planning Policy Framework paragraph 118

6

“... give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs”

National Planning Policy Framework paragraph 118

7

“... promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards or car parks)”

National Planning Policy Framework paragraph 118

8

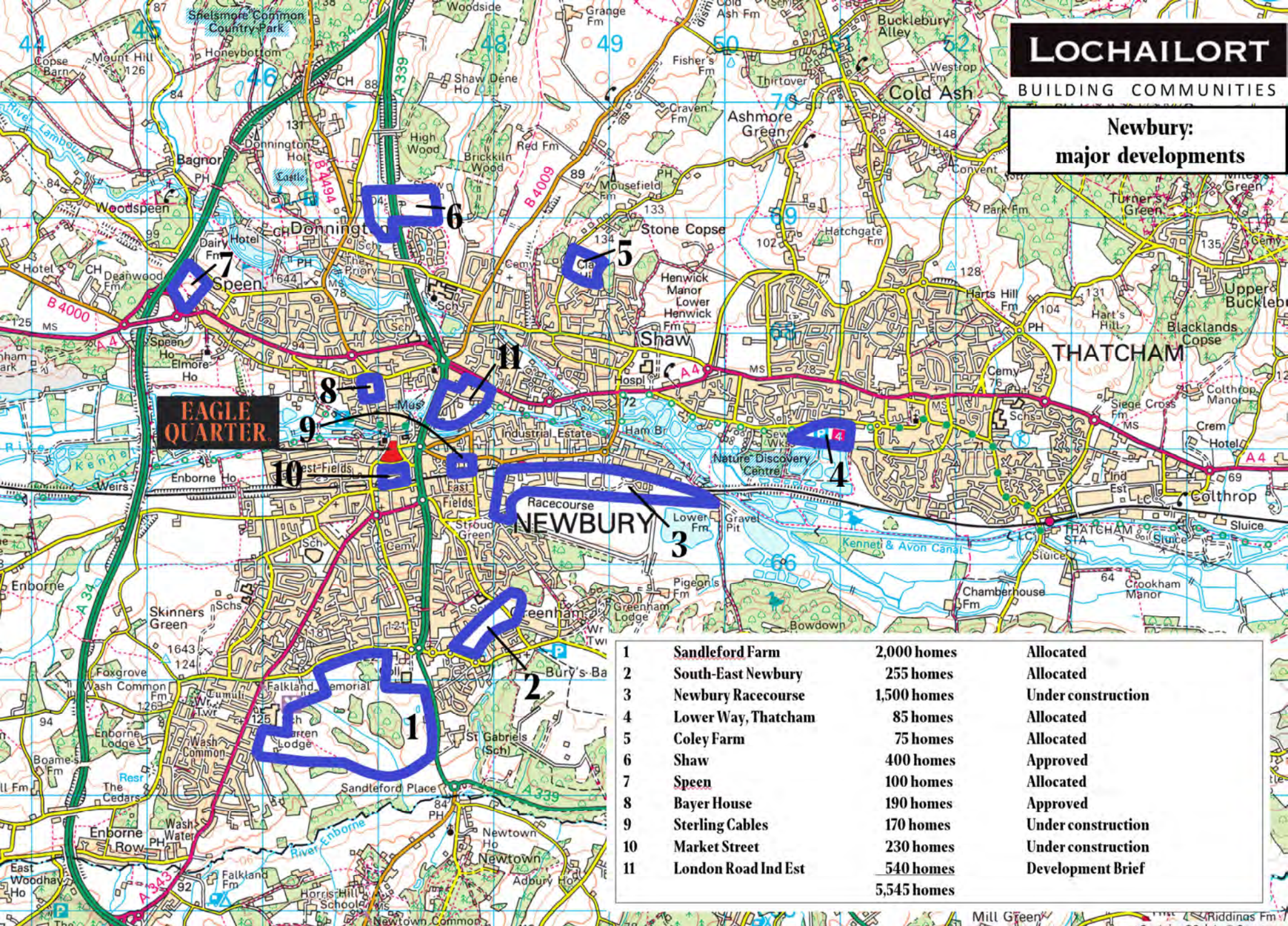
“...support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene”

National Planning Policy Framework paragraph 118

LOCHAILORT

BUILDING COMMUNITIES

Newbury: major developments

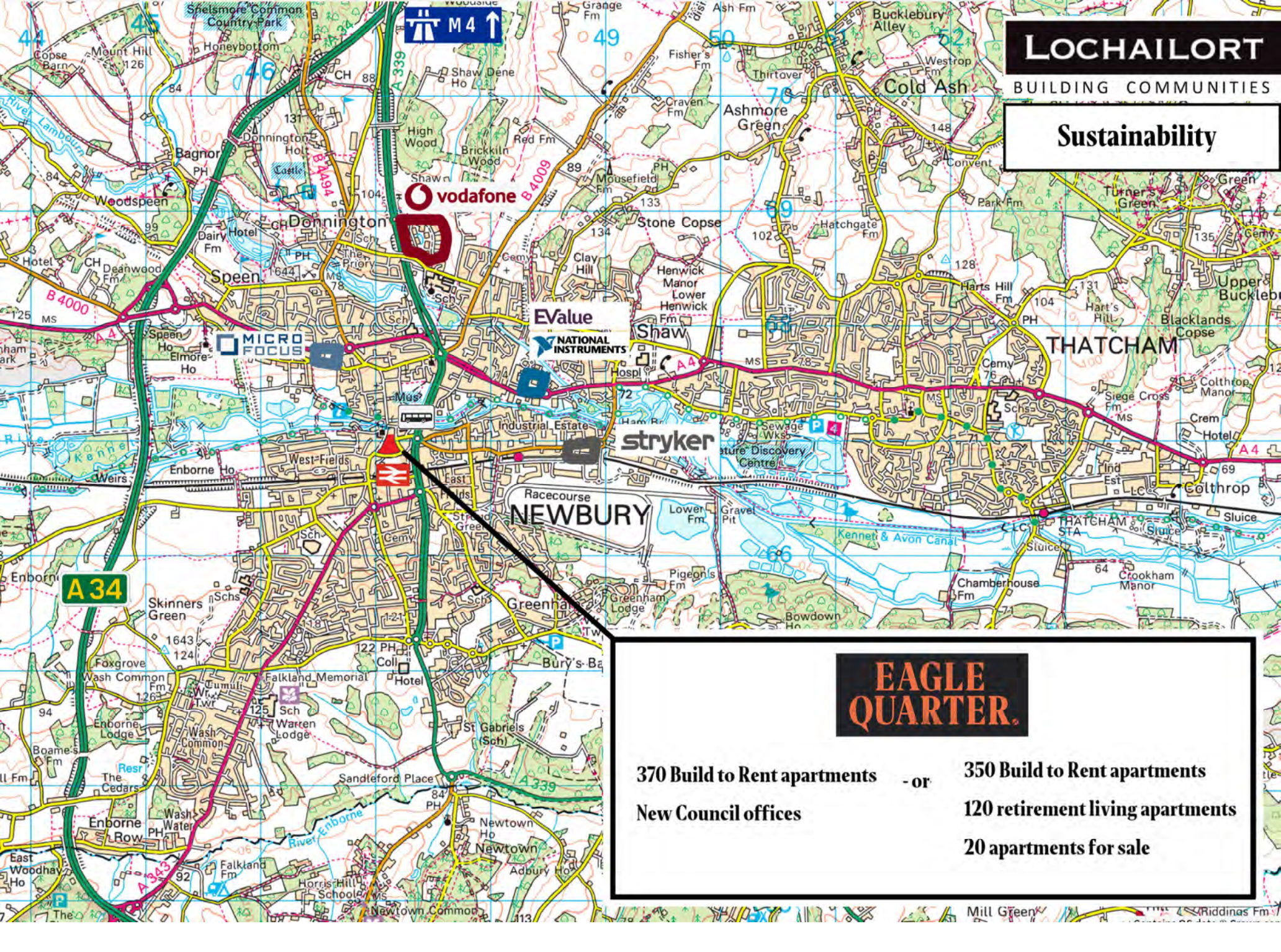


1	Sandleford Farm	2,000 homes	Allocated
2	South-East Newbury	255 homes	Allocated
3	Newbury Racecourse	1,500 homes	Under construction
4	Lower Way, Thatcham	85 homes	Allocated
5	Coley Farm	75 homes	Allocated
6	Shaw	400 homes	Approved
7	Speen	100 homes	Allocated
8	Bayer House	190 homes	Approved
9	Sterling Cables	170 homes	Under construction
10	Market Street	230 homes	Under construction
11	London Road Ind Est	540 homes	Development Brief
		5,545 homes	

LOCHAILORT

BUILDING COMMUNITIES

Sustainability



EAGLE QUARTER.

370 Build to Rent apartments

- or

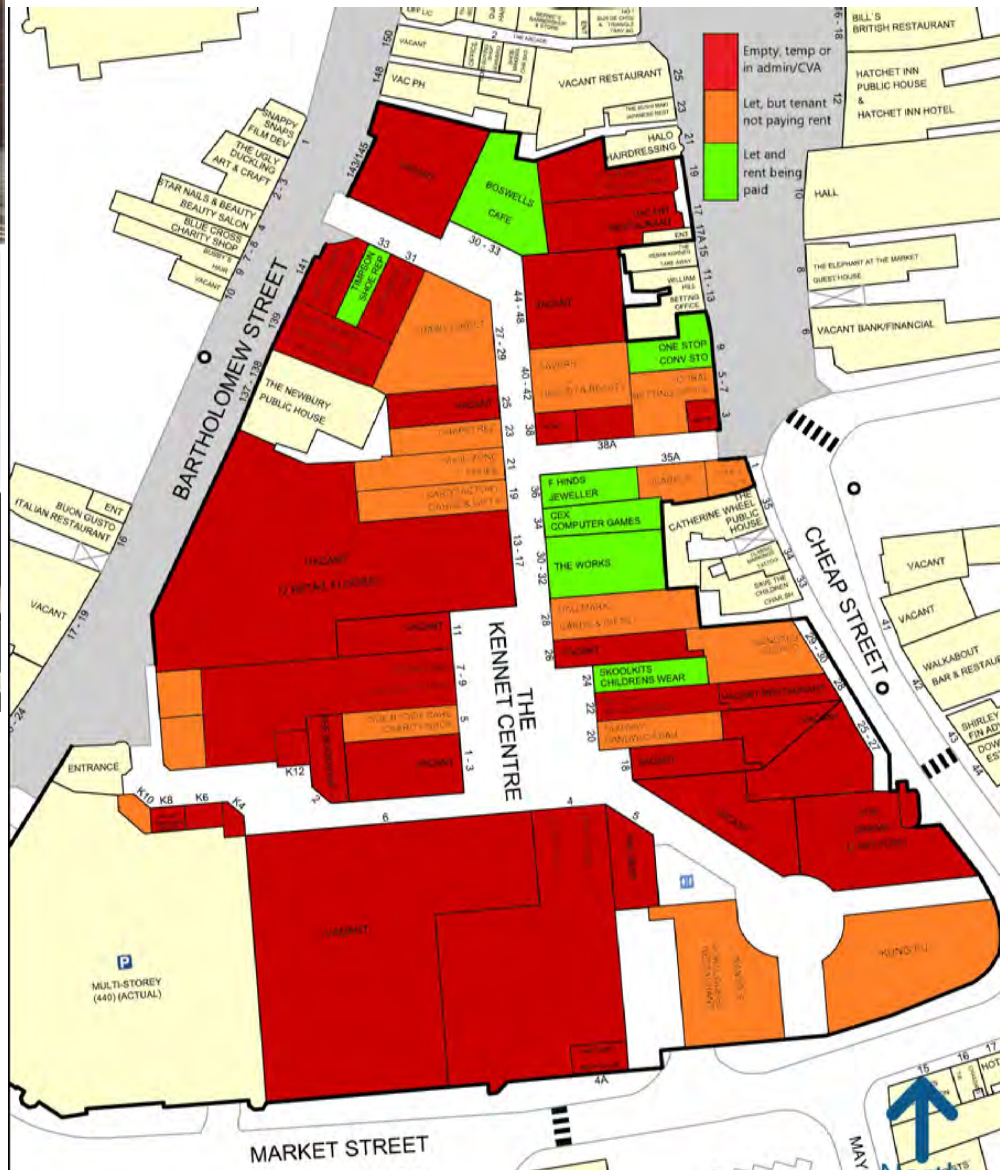
350 Build to Rent apartments

New Council offices

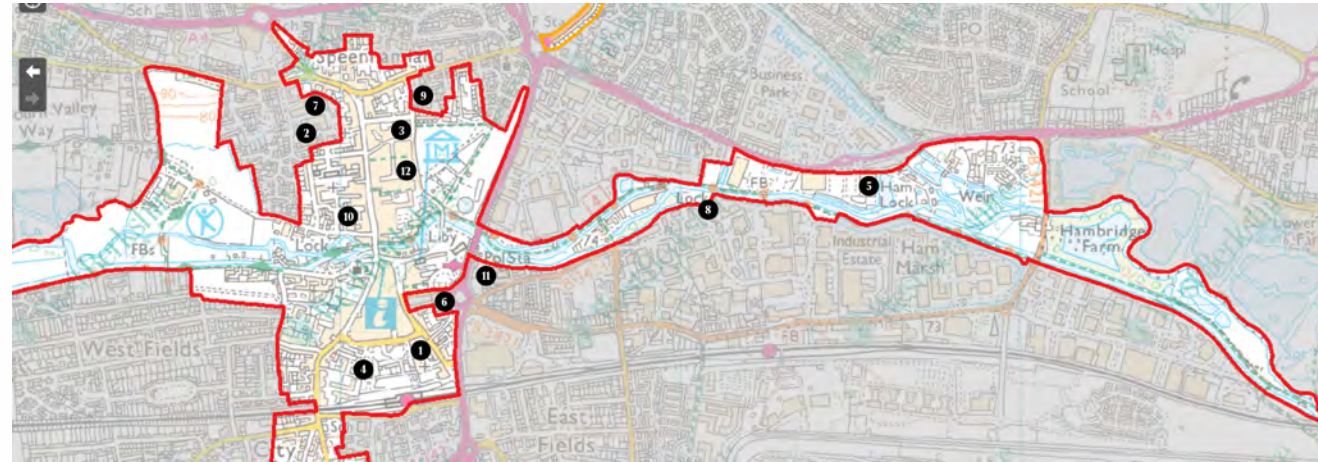
120 retirement living apartments

20 apartments for sale

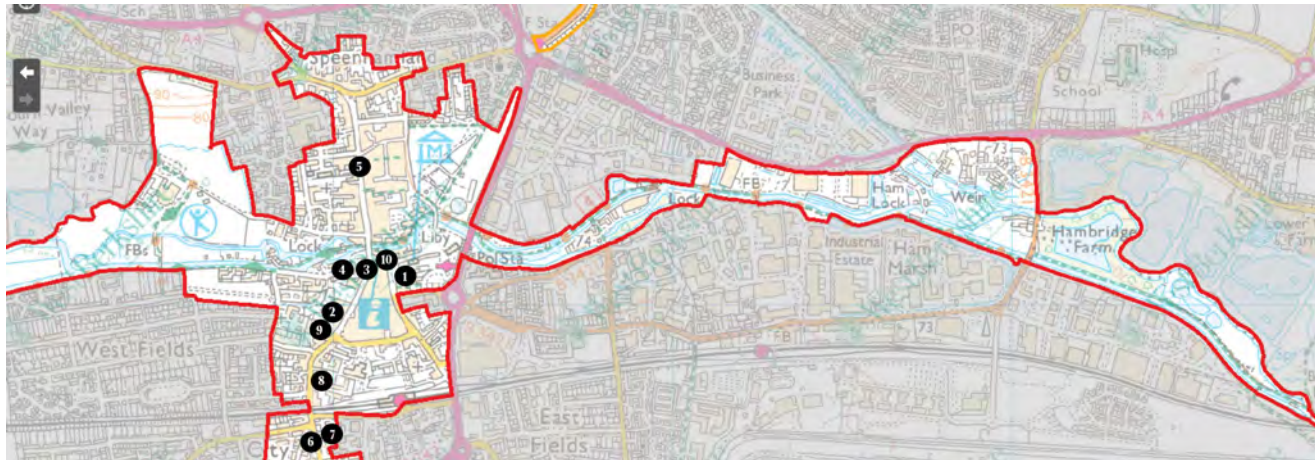
Today's Kennet Centre



Modern buildings in/adjacent to the Conservation area



Buildings of merit in the Conservation area



Other shopping centre redevelopments

ALDERSHOT *The Galleries*

4.5 acres

600 apartments in buildings of up to 12 storeys - no affordable

Ground floor retail and commercial



SLOUGH *Queensmere Centre*

4.2 acres

675 apartments in buildings of up to 19 storeys - no affordable

Ground floor retail and commercial



READING *Broad Street Mall*

4.6 acres

420 apartments in buildings of up to 20 storeys - 10% affordable

Ground floor retail and commercial



MAIDENHEAD *Nicholson Centre*

7.4 acres (of which 4.4 residential)

610 apartments in buildings of up to 25 storeys - no affordable

Ground floor retail and commercial

31,000sqm offices



Other shopping centre redevelopments

SOUTHAMPTON *Bargate Centre*

3.5 acres

290 apartments in buildings of up to 12 storeys - no affordable

Ground floor retail and commercial



FARNBOROUGH *Princes Mead*

0.6 acres

100 apartments in buildings of up to 11 storeys - no affordable

Ground floor retail and commercial



BRACKNELL *The Lexicon*

8.6 acres

1,000 apartments in buildings of up to 20 storeys - no affordable

Ground floor retail and commercial



NEWBURY *The Kennet Centre*

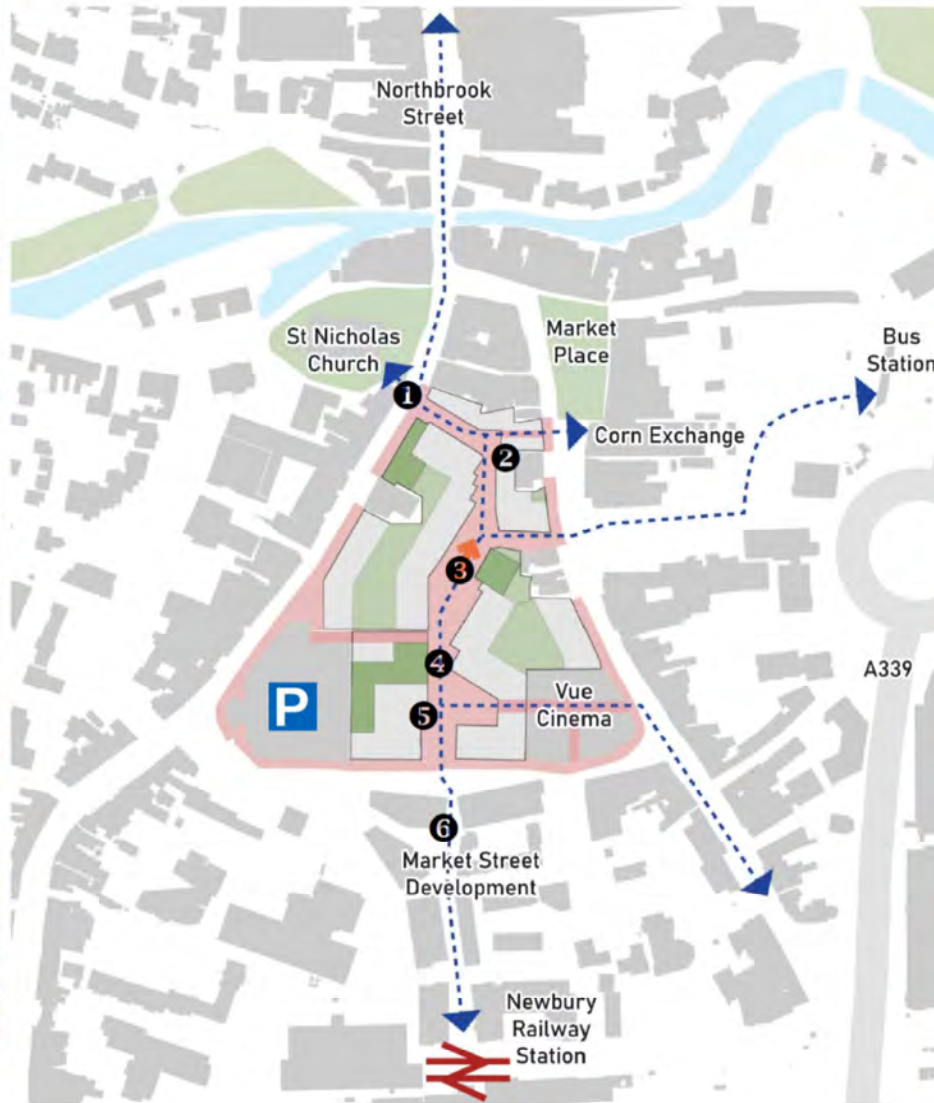
4.2 acres

Up to 370 apartments in buildings of up to 11 storeys - 100% for rent


Ground floor retail and commercial





Connectivity and Views



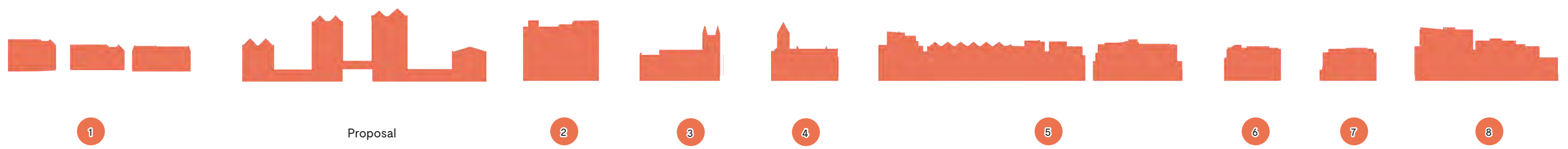
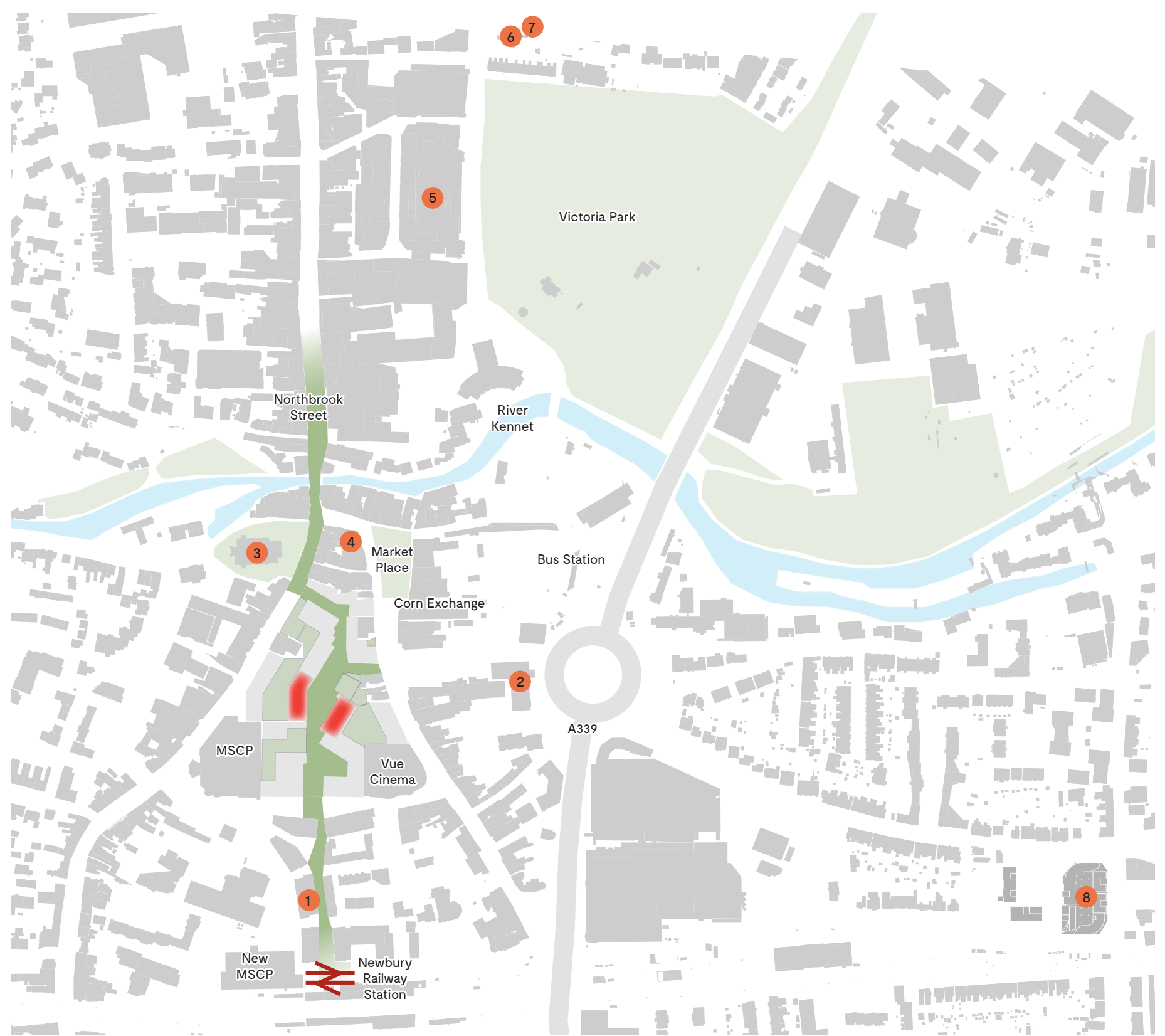
Key

 New connecting routes and green spaces

 Areas of height

 Local tall buildings

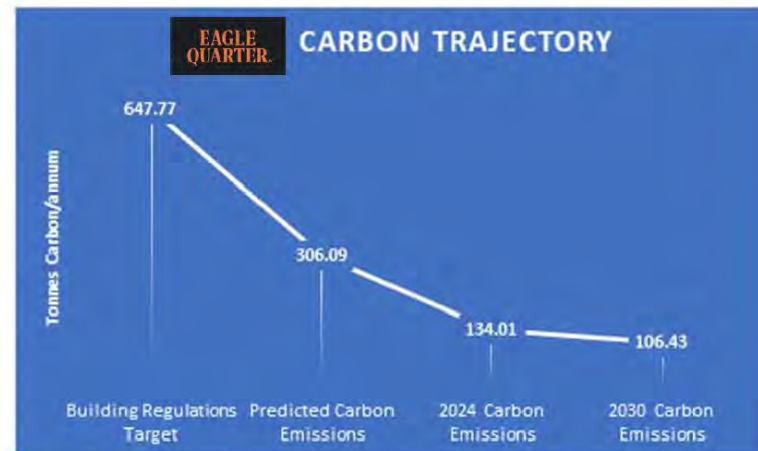
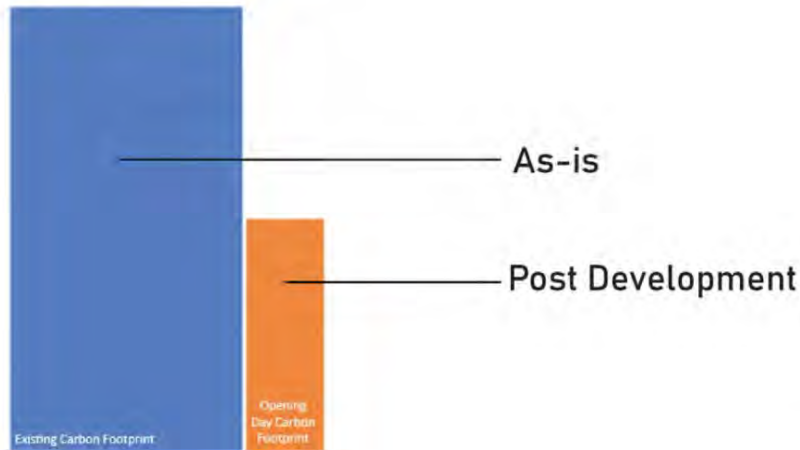
- 1. Market Street Development
- 2. Telephone Exchange
- 3. St Nicolas Church
- 4. Newbury Town Hall
- 5. Parkway Shopping Centre
- 6. Travel Lodge Newbury
- 7. Premier Inn Newbury
- 8. Sterling Cables



Carbon Footprint & Sustainability

Carbon footprint comparison

- Kennet Centre's existing carbon footprint
- Eagle Quarter's carbon footprint – for the entire development



50%

Targeting 50% Better Than Current Building Regulations



No Fossil Fuels on site for heating and hot water



Electric vehicle charging spaces will be provided on site, and in the multi-storey car park



We will collect and reuse rainwater, reducing potable water demands



100% of heating and hot water will come from ground source heat pumps, extracting heat from boreholes



Within a short walking distance of rail and bus services



There is an aspiration that drinking water will be abstracted directly from the aquifer and purified on site



60–65% lower running costs compared to other schemes compliant to Building Regs



Residents will have access to a car club, with hybrid and electric vehicles



We will employ water conservation measures and use modular bathrooms

BREEAM

The new headquarters office building will strive to achieve BREEAM Excellent accreditation.



547 bikes have secure parking, alongside a bike repair workshop



Where possible we will generate electricity through solar power



4 NO. RE-INJECTION BOREHOLES (130M)

4 NO. EXTRACTION BOREHOLES (130M)

LOCHAILORT
BUILDING COMMUNITIES

LOCHAILORT

BUILDING COMMUNITIES

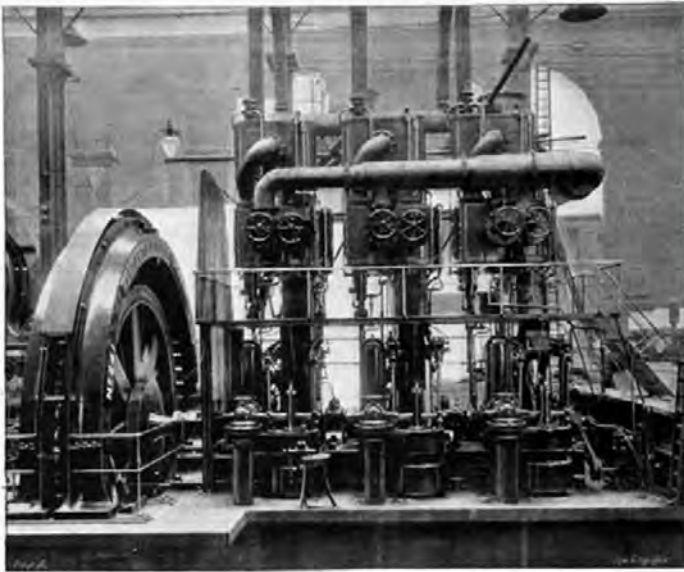
Alternative options



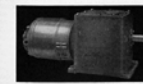
History



FIFTEEN HUNDRED HORSE-POWER COMPOUND CONDENSING ENGINES
NEWBURY, PLENTY AND SON, NEWBURY, BERKSHIRE



It happened
in Newbury



OPPERMANS OF NEWBURY

OPPERMAN HEARS LTD · NEWBURY · BERKSHIRE
21a, Newbury 101 · Telephone: Oppermans, Newbury

LOCHAILORT

BUILDING COMMUNITIES

- Manufacturing and industry as a common theme in Newbury's history
- Cycles of prosperity and decline from the 13th to 18th century
- New industries and transport links revitalise Newbury in the 18th and 19th centuries
- Plenty Iron Works established in the 1790s, opening at Cheap Street in 1806
- New industries impact on Newbury's architecture in the 19th century
- Significant population growth 1801-1901, continuing into the 20th century
- Engineering in the 20th century and Newbury's contribution to the Second World War