

**From:** Behnke, Piotr

**Sent:** 16 February 2024 12:33

**To:** Planapps

**CC:** Matthew Shepherd

**Subject:** Natural England Response - 462175 - 426 dwellings & Commercial units, The Mall  
The Kennet Centre Newbury RG14 5EN - 23/02094/FULMAJ

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FAO: Matthew Shepherd

Dear Mr Shepherd,

Many thanks for consulting Natural England regarding the proposals for redevelopment of the Kennet Centre in Newbury and apologies for the delay in responding.

Having looked at the location of the development and checked this with a colleague in land management I can confirm that we wouldn't have any specific concerns regarding designated sites. The River Kennet SSSI is some ~80m to the north of the tip of the proposal boundary however does have other land use in between it and the site so there isn't likely to be any direct impact pathway.

It would be useful however to ensure that the demolition and construction phases had a Construction Environmental Management Plan (CEMP) which would ensure that dust / noise / run off etc are controlled for as would be expected.

Any changes implemented through the new proposals should hopefully be incorporating a greening element to help combat climate change and the urban heat island effect locally as any areas of green space will aid in combating this. Equally these areas would also encourage some biodiversity to come to what was previously otherwise a concrete and brick dominated roofscape which would only be a good thing.

The site is outside of the River Lambourn catchment so would not be required to account for being nutrient neutral.

I trust that this satisfies your requirements however do let me know if not.

Regards,

Piotr Behnke  
Lead Adviser  
Planning and UAS  
Thames Solent Team  
0208 026 3893

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**From:** [Planapps@westberks.gov.uk](mailto:Planapps@westberks.gov.uk) <[Planapps@westberks.gov.uk](mailto:Planapps@westberks.gov.uk)>

**Sent:** Tuesday, December 19, 2023 2:42 PM

**To:** SM-NE-Consultations (NE) <[consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)>

**Subject:** Consultation on Planning Application 23/02094/FULMAJ The Mall The Kennet Centre Newbury RG14 5EN

Please see attached.

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