

Cast Real Estate & Construction Consultancy
Black Bull Yard
24 – 28 Hatton Wall
London
EC1N 8JH

25 June 2021

Dear Sir / Madam,

Re: STATION HILL CONDITION NUMBER 36 – PHASE 1 SECURITY STRATEGY REPORT

We write on behalf of SH Reading Master LLP as their appointed Secure by Design consultants, in relation to condition 36 attached to planning permissions ref 201532 and 201536 (herein referred to as the “Optimised Scheme”) for the comprehensive redevelopment of Phase 1 Plots E and F of the Station Hill site.

This letter is specifically written with regards to security and anti-crime management strategy.

Planning Permission for Phase 1 (Plots E and F) was originally granted in December 2019 under planning permission ref. 190441 and 190442 (herein referred to as the 2019 Planning Permissions). These permissions included Condition 36 which required the submission of a security strategy. Details were submitted to and subsequently approved by Reading Borough Council in November 2020 under application reference 200018 and 192045.

Revision to the 2019 Planning Permissions were submitted and subsequently approved by Reading Borough Council in 2021 under planning permission ref. 201532 and 201536 (herein referred to as the 2021 Optimised Scheme).

The Optimisation Scheme represents minor amendments to the 2019 Planning Permissions and are being incorporated primarily to improve the efficiency and enhancement of the buildings and to create a scheme that is both viable and deliverable.

As required by Condition 36, a security design note was produced by Hoare Lea in November 2019 and was submitted to and subsequently approved by Reading Borough Council in November 2020 (application ref. 200018 and 192045) which established the security strategy for the site that complied with Building Regulations, Local Authority requirements and the planning conditions. The approved security notes are summarised in approved documented reference DN-2525046-XX-RC-20191113- Planning Condition 36-Rev01 and REP-2525046-XX-RC-20201124-Security Optimisation Report RevP01 and are appended to this letter for ease.

It should be noted that all drawings referenced in relation to the approved scheme have no foreseen impacts to the security, SbD and anti-crime management strategy. The report and design condition requirements capture the scheme as a whole and whilst the Optimisation Scheme has added additional units the report and associated supplementary information is still applicable and current.



Hoare Lea have undertaken a review of the approved Condition 36 details (ref. 200018 and 192045) against the 2021 Optimised Scheme and can confirm that there are no proposed changes to the security and anti-crime management strategy outlined in the consented documents, and therefore the conclusions of the Hoare Lea design note and report with regards to security and the anti-crime strategy remain valid.

Yours sincerely

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Ref: 170625 - CN36 - Security Strategy.doc