

DP4815

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Stephen Vigar
Planning Section
Directorate of Economic Growth and Neighbourhood Services
Reading Borough Council
Civic Offices
Level 1 North
Bridge Street
Reading
RG1 2LU

Dear Mr Vigar,

PLOT F, STATION HILL, READING, RG1 1DX

APPROVAL OF DETAILS RESERVED BY CONDITION 36 OF APPLICATION 190441

On behalf of our client, SH Reading Master LLP (the "Applicant"), we herewith enclose an application for the discharge of Condition 36 attached to planning permission ref. 190441, in respect of the security/anti-crime management.

Approval Sought

Condition 36 requires:

"No development (except demolition and groundworks) shall commence within a Plot until a Security/Anti-Crime Management Plan for that Plot in accordance with the 'Secured By Design' standard has been submitted to and approved in writing by the Local Planning Authority. The Security/Anti-Crime Management Plan for the Plot shall include:

- A. Laminated external glazing, with an emphasis on proximity to public realm*
- B. Emergency vehicle access (physical barriers and management)*



- C. Hostile vehicle mitigation measures*
- D. Location, surveillance and management of ATM cash-point and public toilet provision (if relevant).*
- E. Safe movement on shared surfaces such as Garrard Street*
- F. Policy regarding provision, location and management of litter bins*
- G. Defined extent of external café seating areas and alcohol-free zone status to include areas outside of defined external café seating areas.*
- H. Management of large crowds, i.e. Reading football and pop festival events*
- I. Appropriate robustness, safety and security of public art, water features and other potential targets for anti-social behaviour*
- J. Close liaison with other stakeholders and partner agencies in the preparation of operational requirements covering the use and technical compatibility for CCTV and patrolling of public areas including the proposed retail arcade and after retail hours*
- K. Secure (including visually-verified) access control arrangements for residential entrances and car parks, including secure mail delivery*
- L. The development to secure Secured by Design and Safer Parking Scheme compliance*
- M. Preparation of a comprehensive lighting strategy*
- N. Measures within the public realm to discourage anti-social behaviour, such as street drinking and skateboarding.*
- O. Lift access control and measures to ensure appropriate compartmentation between and across floors.*

The approved measures within the Security/Anti-Crime Management Plan shall be implemented before any building within the site are Occupied, or any public space within the site is first used by the public (as appropriate), or in accordance with a timetable that shall first have been approved in writing by the Local Planning Authority, save to the extent that the Local Planning Authority approves any variation(s) to the approved details”.

The following information has been submitted in support of this application:

- Signed and dated application forms;
- Station Hill – Phase 1 Secured by Design and Planning Conditions requirements, prepared by Hoare Lea; and
- Security Strategy Report, prepared by Hoare Lea.

The requisite application fee of £116 has been paid using the online planning portal service. This fee has been calculated in accordance with the January 2018 amendments to the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012.



We trust that the application is in order and look forward to receiving your confirmation of its receipt and registration. Should you require further information, please contact Kate Outterside or Louise Welham of this office.

Yours faithfully,

DP9 LIMITED