

Berkeley Homes (Oxford & Chiltern) Ltd.

Our Ref: PL/25/0383

Your Ref: PP-13842697

17/12/2025

Your contact is: Jonathan Markwell, Planning

Dear Ms Eva Erjavec

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/25/0383

Application Type: Approval of details reserved by a condition

Location: 55, Vastern Road, Reading, RG1 8BU

Proposal: Discharge of conditions 12 (security strategy), 26 (photovoltaic panels), 27 (wheelchair accessible units) and 41 (electric vehicle charging points) of planning permission 231673, as granted on 27/03/2024.

I refer to the above application to discharge planning permission conditions 12 (security strategy), 26 (photovoltaic panels), 27 (wheelchair accessible units) and 41 (electric vehicle charging points) and respond as follows:

Condition 12 (security strategy)

The security strategy details, as shown on the following:

- Letter of response by Berkeley Homes, Ref L.448.028.EE dated 14/08/2025

As received 20/08/2025

- O453-INT-SW-XX-STR-A-695-008 Security Strategy Rev P05 dated 01/12/2025
- Security Review of Existing Security Strategy by Tobruk Protective Security Solutions Ltd dated 01/12/2025

As received 08/12/2025

are approved pursuant to condition 12.

Informative in relation to condition 12: During the course of this application a series of discussions have taken place, including input from the Designing Out Crime Officer at Thames Valley Police (in relation to designing out crime only). It is advised that Thames Valley Police maintain an objection to the security strategy on the basis of the proposed strategy lacking compartmentation. Despite various requests, this has been chosen to not be provided by you. However, on the basis of the wording of the condition (as imposed by the Planning Inspectorate in allowing appeal APP/E0345/W/21/3276463 on 17/03/2022 – original LPA ref 200188) not specifically requiring Secured By Design Accreditation or specifically requiring compartmentation to be provided, it has not been considered possible for this to be insisted upon by the LPA. Hence, the decision above to approve the details submitted, as referenced above. Notwithstanding the above decision, you are strongly advised by the LPA to separately gain Secured By Design Accreditation and include compartmentation in full at the site, as per feedback provided by Thames Valley Police throughout this application (and in consultee comments at the time of the original application), in order to follow best practice guidance in full.

Condition 26 (photovoltaic panels)

The photovoltaic panels details, as shown on the following:

- O448-INT-SW-XX-DR-Z-060-002 Rev P01 Roof Plan - PV panels

As received 02/07/2025

- O453-ENV23-B0A-RF-TS-W-676-0002 Revision 003 Vastern Road – Block A Technical Submission Document by Envirolec dated 26/03/2025
- O453-ENV23-B0B-RF-TS-W-676-0003 Revision 003 Vastern Road - Block BC Technical Submission Document by Envirolec dated 26/03/2025

As both received on 31/03/2025

are approved pursuant to condition 26.

Condition 27 (wheelchair accessible units)

The wheelchair accessible units details, as shown on the following:

- O453-SYM02-B-04-DR-A-005-04111 Rev C01 Block B Dwelling Plan – Flat Type B05 Plots 34, 46 & 58
- O453-SYM02-B-04-DR-A-005-04112 Rev C01 Block B Dwelling Plan – Flat Type B05V Plots 34, 46 & 58
- O453-SYM02-B-05-DR-A-005-04113 Rev C01 Block B Dwelling Plan – Flat Type B06P Plots - 49 & 61
- O453-SYM02-B-05-DR-A-005-04114 Rev C01 Block B Dwelling Plan – Flat Type B06HP Plots - 50 & 62
- O453-SYM02-B-05-DR-A-005-04115 Rev C01 Block B Dwelling Plan – Flat Type B06AFF Plot – 37

- O453-SYM02-B-05-DR-A-005-04116 Rev C01 Block B Dwelling Plan – Flat Type B06HAFF Plot – 38

As all received on 11/03/2025

- O453-INT-B0B-01-DR-A-880-801 Rev B Block B and C First Floor Plan Wheelchair Accessible Apartments
- O453-INT-B0B-02-DR-A-880-802 Rev B Block B and C Second Floor Plan Wheelchair Accessible Apartments
- O453-INT-B0B-03-DR-A-880-803 Rev B Block B and C Third Floor Plan Wheelchair accessible Apartments

As all received on 17/04/2025

- Email from Berkeley Homes 'RE: 55 Vastern Rd, Reading (PL/25/0383)', dated and received 17/04/2025

are approved pursuant to condition 27.

Condition 41 (electric vehicle charging points)

The electric vehicle charging point details, as shown on the following:

- O453-INT-SW-XX-DR-A-880-810 Rev P2 - EV Charging Site Plan
- MaxiCharger AC Ultra 2*7.4kW | 2*22kW by Autel
- MaxiCharger ACWallbox 7.4kW|11kW|22kW by Autel

As received 19/03/2025

are approved pursuant to condition 41.

The above conditions, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me via email.

Yours sincerely

Jonathan Markwell

Jonathan Markwell
Principal Planning Officer *J.M.*