



Daniel Washington C2010
Designing Out Crime Officer

Thames Valley Police
Headquarters South
Oxford Road
Kidlington
OX5 2NX

23 April 2026

Reference: PL/26/0237

Location: BATTLE INN PH, 2 BEDFORD ROAD, READING, RG1 7HS

Dear Mr Scholes,

Thank you for consulting Thames Valley Police in relation to the above planning application. I have reviewed the submitted documents and crime statistics for the area and the following comments are provided to ensure the application meets the requirements of the National Planning Policy Framework 2024 (NPPF), which states:

“Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible... and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience” (Paragraph 135(f), NPPF).

I do not consider that there has been sufficient information submitted to determine if a safe and secure development can be provided. Further information should be submitted prior to determination to confirm the security of the site. This should include:

- Information on arrangements for the area to the front of the site (fronting Oxford Road): Defensible space should be provided between the entrance to the proposed flats and the public realm to define the different uses and the appropriate behaviour in each area. Clear distinction should be made between the commercial use and residential entrance.
- Proposed access controls for the residential development: This should be an audio/visual system so residents can identify visitors from their flat before allowing entry to the building.
- Arrangement for postage and deliveries: No trade buttons should be present. Postal services should not have unrestricted access within the building. Secure external post boxes (to a secure standard – see SBD guide) should be provided if an appropriate space can be found at the front of the site or a secure through the wall arrangement into a secure area should be provided. Alternatively, a secure lobby area could be designed which can be accessed by postal services via fob, but would permit them no onward access.

- Proposals for refuse storage and collection: This should be confirmed for both residential and commercial premises. At present there does not appear to be any provision for refuse storage for the commercial premises.
- Security standards for all communal doorsets should be confirmed: Communal doorsets (such as main entrance doors, cycle store, bin store) will need to be robust given the amount of use they will get. It is therefore recommended that they should be to LPS 1175 Issues 8 A3 or equivalent. If to PAS 24, to ensure the door sets meet the individual standards for both physical security and durability, the door sets should also meet the relevant durability standards of BS 6375. BS 6375 offers a number of classes based on level of usage and therefore a tested number of activations. Please note, the doorset should be a complete assembly including door, hinges, locks and handles, third party certificated as a combined unit, ensuring no singular component when fitted will undermine the overall standard. To aid the applicant a search facility is provided on the SBD website to identify numerous suppliers meeting this requirement. The specification of doorsets can be a condition on any approval if necessary.

As a general point, and for any future specification for the development, I would recommend the applicant consults the guidance provided by Secured by Design Residential Guide 2025.

The above comments are made on behalf of Thames Valley Police and relate to designing out crime only. I hope that you find these comments of assistance. If you have any queries relating to crime prevention design, please do not hesitate to contact me.

Yours Sincerely,

Dan Washington | Designing Out Crime Officer