

Our ref: Q220391
Your ref: PP-14849157
Email: becky.hartley@quod.com
Date: 24th June 2026



Ethne Humphreys
Planning
Reading Borough Council
Civic Centre
Reading
RG1 2LU

Dear Ethne

Town and Country Planning Act 1990 (as amended)

Flint Street – Application for Full Planning Permission submitted on behalf of S2 Estates

Former Thames Valley Police Headquarter, 53 Castle Street, Reading, RG1 7TH

On behalf of S2 Estates (the Applicant), please find enclosed a full planning application seeking permission for:

Full planning permission for the demolition of the existing building and the erection of a residential-led mixed-use development comprising Use Class C3 residential units, with Use Class E and Sui Generis on the ground floor and with some elements at lower ground floor, plus public realm, hard and soft landscaping, access and servicing arrangements, cycle parking, and other associated works.

For development at:

Former Thames Valley Police Headquarter, 53 Castle Street, Reading, RG1 7TH.

A location plan is included below at **Figure 1**.



Notes

Do not scale from this drawing.
All contractors must visit the site and be responsible for taking and checking dimensions.
All construction information should be taken from figured dimensions only.
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.
This drawing & the works depicted are the copyright of JTP.

This drawing is prepared for the specific project stage in the Drawing Details section and it is not intended to be used for any other purpose. Whilst all reasonable efforts are used to ensure drawings are accurate, JTP accepts no liability for any reliance placed on, or use made of, this plan by anyone for purposes other than those stated in the Drawing Details below.

- Application Boundary
- Ownership Boundary

P1	24/01/24	Planning Submission	JTP	SAP
Rev	Date	Description	Drawn	Check

Issued for:
PLANNING

Client:
S2 Estates



Project:
Reading Police Station

Drawing Title:
Location Plan

Scale @A3	As Indicated	Job Ref.	01952
Drawing No.	S_01	Revision	P1
Scale Bar		0 10 20 30 m	

Figure 1 Site Location Plan

The Vision for Flint Street

Flint Street will provide a welcoming gateway into Reading town centre, celebrating the area's heritage while supporting everyday movement and community life. Flint Street is envisioned as a high-quality urban environment that integrates historic character with contemporary principles of sustainability, creating an attractive and inclusive place to meet, pass through, and spend time, clearly marking the Minster Quarter from the south west, and into the heart of the town.

The development will be a net zero, residential-led mixed-use scheme delivering over 200 new homes, with 30% of these being affordable. Redeveloping the former Thames Valley Police HQ site creates an exciting opportunity to improve pedestrian connections to the town centre, introduce more than 1,800m² of active non-residential uses such as shops and community spaces, and provide new public open spaces for everyone to enjoy.



Application Documents

The application includes the necessary information in line with the validation requirements and agreed document submission list (as per the email from yourself on 25th February 2026). These are set out in **Appendix A**.

In respect of the planning application fee, a payment of **£80,842.00** (inclusive of VAT and service charge) has been made via the planning portal. The planning application fee is calculated in accordance with The Town and Country Planning (Fees for Applications, Deemed Application, Requests and Site Visits) (England) (Amendment) Regulations 2012 (as amended).

I trust that the information provided is sufficient to register and validate the application and I look forward to receiving confirmation of this. If you have any queries regarding the enclosed, please do not hesitate to contact me.

Yours sincerely

Becky Hartley
Associate

enc. As above
cc. Tom Vernon (Quod)
S2 Estates



Appendix 1 – Application Documents and Drawings

Document Title	Author
Covering Letter	Quod
Application Form including ownership certificates and application fee	Quod
CIL Forms	Quod
Planning Statement	Quod
Arboricultural Impact Assessment	Marcus Foster
Design and Access Statement including Crime Reduction Statement and Lighting	JTP
Air Quality Assessment	Mayer Brown
Archaeological Assessment	RPS
BNG Statement	Red Ecology
Built Heritage, Townscape and Visual Impact Assessment	Montagu Evans
Contaminated Land Survey and Report	A2 Squares
Daylight/Sunlight Effects Report	DPR
Internal Daylight/Sunlight Report	DPR
Ecological Survey and Reports	Red Ecology
Energy Statement	PSH
Overheating Study	PSH
Fire Statement	Jensen Hughes
Flood Risk Assessment	Meinhardt
Landscape Proposals	Exterior Architecture
Noise and Vibration Impact Assessment	RBA Acoustics
Statement of Community Involvement	JTP
Sustainability Statement	Greengage
Delivery and Servicing Plan	Paul Basham Associates
Transport Assessment	Paul Basham Associates
Travel Plans	Paul Basham Associates
Utilities Statement	Premier Energy
Wind and Microclimate Assessment	ArcAero

Architectural Drawings prepared by JTP

Drawing Reference	Revision	Drawing Name	Scale		For information or approval
DP_01	P1	Demolition Plan - Basement 02 Level	1:200	A1	Approval
DP_02	P1	Demolition Plan - Basement 01 Level (Mezzanine)	1:200	A1	Approval



DP_03	P1	Demolition Plan - Podium Level	1:200	A1	Approval
DP_04	P1	Demolition Plan - Roof Level	1:200	A1	Approval
EX_01	P1	Existing Site Plan	1:200	A1	For information
EX_02	P1	Existing Topo Survey Plan - Basement Level	1:200	A1	For information
EX_03	P1	Existing Topo Survey Plan - Podium Level	1:200	A1	For information
EX_10	P1	Existing Site - Basement Level 02 Plan	1:200	A1	For information
EX_11	P1	Existing Site - Basement Level 01 Plan	1:200	A1	For information
EX_12	P1	Existing Site - Ground Floor Plan	1:200	A1	For information
EX_13	P1	Existing Site - Level 01 Plan	1:200	A1	For information
EX_14	P1	Existing Site - Level 02 Plan	1:200	A1	For information
EX_15	P1	Existing Site - Level 03 Plan	1:200	A1	For information
EX_16	P1	Existing Site - Level 04 Plan	1:200	A1	For information
EX_17	P1	Existing Site - Roof Plan	1:200	A1	For information
EX_20	P1	Existing Site Sections	1:500	A1	For information
S_01	P1	Location Plan	-	A1	Approval
S_02	P1	Proposed Site Plan	-	A1	Approval
SS_10	P1	Proposed Site Sections	1:500	A1	Approval
SP_01	P1	Proposed Sitewide - Basement Plan	1:200	A1	Approval
SP_02	P1	Proposed Sitewide - Ground Floor Plan	1:200	A1	Approval
SP_03	P1	Proposed Sitewide - Level 01 Plan	1:200	A1	Approval
SP_04	P1	Proposed Sitewide - Level 02 Plan	1:200	A1	Approval
SP_05	P1	Proposed Sitewide - Level 03 Plan	1:200	A1	Approval
SP_06	P1	Proposed Sitewide - Level 04 Plan	1:200	A1	Approval
SP_07	P1	Proposed Sitewide - Level 05 Plan	1:200	A1	Approval
SP_08	P1	Proposed Sitewide - Level 06 Plan	1:200	A1	Approval
SP_09	P1	Proposed Sitewide - Level 07 Plan	1:200	A1	Approval
SP_10	P1	Proposed Sitewide - Level 08 Plan	1:200	A1	Approval
SP_11	P1	Proposed Sitewide - Level 09 Plan	1:200	A1	Approval
SP_12	P1	Proposed Sitewide - Level 10 Plan	1:200	A1	Approval
SP_13	P1	Proposed Sitewide - Level 11 Plan	1:200	A1	Approval
SP_14	P1	Proposed Sitewide - Level 12 Plan	1:200	A1	Approval
SP_15	P1	Proposed Sitewide - Level 13 Plan	1:200	A1	Approval
SP_16	P1	Proposed Sitewide - Level 14 Plan	1:200	A1	Approval
SP_17	P1	Proposed Sitewide - Level 15 Plan	1:200	A1	Approval
SP_18	P1	Proposed Sitewide - Level 16 Plan	1:200	A1	Approval
SP_22	P1	Proposed Sitewide - Roof Plan	1:200	A1	Approval



BA_01	P1	Proposed Block A - Basement Plan	1:100	A1	Approval
BA_02	P1	Proposed Block A - Ground Floor Plan	1:100	A1	Approval
BA_03	P1	Proposed Block A - Level 01 Plan	1:100	A1	Approval
BA_04	P1	Proposed Block A - Level 02 Plan	1:100	A1	Approval
BA_05	P1	Proposed Block A - Level 03 Plan	1:100	A1	Approval
BA_06	P1	Proposed Block A - Level 04 Plan	1:100	A1	Approval
BA_07	P1	Proposed Block A - Level 05 Plan	1:100	A1	Approval
BA_08	P1	Proposed Block A - Level 06 Plan	1:100	A1	Approval
BA_09	P1	Proposed Block A - Level 07 Plan	1:100	A1	Approval
BA_10	P1	Proposed Block A - Level 08 Plan	1:100	A1	Approval
BA_11	P1	Proposed Block A - Level 09 Plan	1:100	A1	Approval
BA_12	P1	Proposed Block A - Roof Plan	1:100	A1	Approval
BA_20	P1	Proposed Block A Elevations 1 & 2	1:200	A1	Approval
BA_21	P1	Proposed Block A Elevation 3	1:200	A1	Approval
BA_22	P1	Proposed Block A Elevation 4	1:200	A1	Approval
BA_23	P1	Proposed Block A Elevations 5 & 6	1:200	A1	Approval
BA_24	P1	Proposed Block A Elevations 7 & 8	1:200	A1	Approval
BA_25	P1	Proposed Block A+B Elevations 9	1:200	A1	Approval
BA_26	P1	Proposed Block A Sections AA & BB	1:200	A1	Approval
BA_27	P1	Proposed Block A Sections CC & DD	1:200	A1	Approval
BA_28	P1	Proposed Block A Sections EE	1:200	A1	Approval
BB_01	P1	Proposed Block B - Basement Plan	1:100	A1	Approval
BB_02	P1	Proposed Block B - Ground Floor Plan	1:100	A1	Approval
BB_03	P1	Proposed Block B - Level 01-11 Plan	1:100	A1	Approval
BB_04	P1	Proposed Block B - Level 12 Plan	1:100	A1	Approval
BB_05	P1	Proposed Block B - Level 13-15 Plan	1:100	A1	Approval
BB_06	P1	Proposed Block A - Roof Plan	1:100	A1	Approval
BB_20	P1	Proposed Block B Elevations 1 & 2	1:200	A1	Approval
BB_21	P1	Proposed Block B Elevations 3 & 4	1:200	A1	Approval
SCH_01	P1	Block A - Residential Plot by Plot Schedule	n/a	A3	For information
SCH_02	P1	Block B - Residential Plot by Plot Schedule	n/a	A3	For information
SCH_03	P1	Block A & B - Summary Schedules	n/a	A3	For information



Landscape Drawings prepared by Exterior Architecture

Drawing Reference	Revision	Drawing Name	Scale		For information or approval
25020-EXA-ZZ-01-DR-L-00101	P01	Landscape General Arrangement Plan Level 01	1:200	A1	Approval
25020-EXA-ZZ-06-DR-L-00102	P01	Landscape General Arrangement Plan Level 06	1:200	A1	Approval
25020-EXA-ZZ-12-DR-L-00103	P01	Landscape General Arrangement Plan Level 12	1:200	A1	Approval
25020-EXA-ZZ-GF-DR-L-00100	P01	Landscape General Arrangement Plan Ground Flood	1:200	A1	Approval
25020-EXA-ZZ-RF-DR-L-00104	P01	Landscape General Arrangement Plan Roof Level	1:200	A1	Approval
25020-EXA-ZZ-ZZ-DR-L-00001	P01	Sitewide Landscape Masterplan	1:200	A1	Approval