

Mr Nigel Ozier
Graham and Sibbald
King House
55 Victoria Street
St Albans
AL1 3ER

Our Ref: PL/26/0743

Your Ref: PP-14984454

14/09/2026

Your contact is: Jonathan Markwell, Planning

Dear Jack Vallois, Times24 UK Ltd

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/26/0743

Application Type: Approval of details reserved by a condition

Location: FORBURY PARK, KENAVON DRIVE, READING

Proposal: Discharge of conditions 5 (security strategy) and 6 (pedestrian only entry/exit point details) of planning permission PL/25/0639, as granted on 25/07/2025.

I refer to the above application to discharge planning permission conditions 5 & 6 and respond as follows:

Condition 5 (security strategy) of planning permission PL/25/0639, dated 25/07/2025, is worded as follows:

Within 4 (four) weeks of the date this application is permitted, a site security strategy shall be submitted in writing to the Local Planning Authority for approval. The site security strategy shall as a minimum include a formal surveillance strategy, with the provision of CCTV informed by an operational requirements study, and external lighting details. The subsequently approved measures by the Local Planning Authority, as contained within the Site Security Strategy, shall be implemented in full within 4 (four) weeks of written approval and shall be permanently retained and maintained thereafter for the lifetime of this permission.

REASON: To safeguard the amenities of those using the site and the area generally, in accordance with Policies CC7, CC8, CR2 and CR13 of the Reading Borough Local Plan 2019.

The security strategy details submitted, as shown on the following:

- 001 Rev A - Proposed Spacing Layout / Equipment Installation & Civils Works, as received 04/06/2026.
- CCTV Image by IC2 CCTV & Security Specialists (UK) Ltd, as received 04/06/2026.
- Letter from Graham and Sibbald Ref NCO/SAB-2024/04/0002, dated 03/06/2026, as received 04/06/2026.

- Security Statement by Graham + Sibbald Property Consultants Limited, Ref NCO/SAB-2025/04/0002, dated 04 June 2026, as received 04/06/2026.
- Email from Graham + Sibbald 'RE: Forbury Park, Kenavon Dr, Reading (PL/26/0743)', as received 09/07/2026.
- Email from Graham + Sibbald 'Kenavon Drive', as received 15/07/2026.
- Email and attachments from Graham + Sibbald 'RE: Forbury Park, Kenavon Dr, Reading (PL/26/0743)', as received 22/07/2026.
- Email from Graham + Sibbald 'RE: Forbury Park, Kenavon Dr, Reading (PL/26/0743)', as received 24/07/2026.
- Email from Graham + Sibbald 'RE: Forbury Park, Kenavon Dr, Reading (PL/26/0743)', as received 03/09/2026.

are not considered to provide sufficient or satisfactory information to safeguard the amenities of those using the site and the area generally, contrary to Policies CC7, CC8, CR2 and CR13 of the Reading Borough Local Plan 2019.

Accordingly, **condition 5 is not discharged.**

Given that the proposal is retrospective in nature, this matter will now be passed onto the Planning Enforcement team to investigate and potentially take any necessary action.

Condition 6 (pedestrian only entry/exit point details) of planning permission PL/25/0639, dated 25/07/2025, is worded as follows:

Notwithstanding the layout plan hereby approved (Proposed layout plan, as received 04/06/2025), within 4 (four) weeks of the date this application is permitted, details of a pedestrian only entry/exit point opening onto Kenavon Drive shall be submitted for approval in writing by the Local Planning Authority. Details shall include measures to prevent vehicular use and a landscape management strategy to maintain suitable visibility. The entry/exit point shall be provided in full accordance with the subsequently approved details within 4 (four) weeks of written approval being given. Thereafter, the pedestrian entry/exit point opening shall permanently be kept free of any other obstructions, maintained in a good condition and kept open and available at all times for non-vehicular use to access and exit the car park for the lifetime of this permission.

REASON: To safeguard the amenities of those using the site and the area generally, in accordance with Policies CC7, CC8, CR2 and CR13 of the Reading Borough Local Plan 2019.

The pedestrian only entry/exit point details, as shown on the following:

- 'Pedestrian Entrance' - NCP (Times24) Kenavon Drive. Details on Condition 6, as received 04/06/2026
- Email from Graham + Sibbald 'RE: Forbury Park, Kenavon Dr, Reading (PL/26/0743)', as received 09/07/2026
- Email and attachments from Graham + Sibbald 'RE: Forbury Park, Kenavon Dr, Reading (PL/26/0743)', as received 03/09/2026.

are not considered to provide sufficient or satisfactory information to safeguard the amenities of those using the site and the area generally, contrary to Policies CC7, CC8, CR2 and CR13 of the Reading Borough Local Plan 2019.

Accordingly, **condition 6 is not discharged.**

Given that the proposal is retrospective in nature, this matter will now be passed onto the Planning Enforcement team to investigate and potentially take any necessary action.

Informative: In the context of the previously refused approval of details application PL/25/1314 (refused on 26/11/2025) and discussions/correspondence as part of this application, the level/nature of information submitted is respectfully considered to fall well below that required to satisfy these planning conditions. Clear statements, complimented with accurate and fully annotated plans are required to demonstrate measures implemented (or still proposed to be implemented) to satisfy the requirements of these conditions. Feedback provided during the course of this application, from both the Designing Out Crime Officer at Thames Valley Police and the Local Planning Authority, should be addressed in full as part of any future approval of details application.

Should you wish to discuss this matter further, please contact me via my email in the first instance.

Yours sincerely

Jonathan Markwell

Jonathan Markwell
Principal Planning Officer

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