DP4815

FAO: Mr Stephen Vigar
Reading Borough Council
Civic Offices
Level 1 North
Bridge Street
Reading
RG1 2LU

DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700
facsimile 020 7004 1790

www.dp9.co.uk

22nd December 2025

Dear Mr Vigar

PLOT F, STATION HILL, READING, RG1 1DX

APPLICATION PURSUANT TO SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 FOR NON-MATERIAL AMENDMENTS TO OUTLINE PLANNING PERMISSION REFERENCE. 201536

On behalf of our client, SH Reading Master LLP (the 'Applicant'), we hereby enclose an application pursuant to Section 96A (S96A) of the Town and Country Planning Act 1990 (As Amended) to make non-material amendments to outline planning permission reference. 201536.

Application Documents

The enclosed application comprises the documentation outlined in Table 1 below

Application Documents	
Document	**Author**
Application Form	DP9
Cover Letter	DP9
Station Hill Public Event Space Traffic Management Plan	Stantec

The planning application payment has been paid online via the Planning Portal at the time of submission.

Proposed Non-Material Amendment to the Planning Permission

This application seeks to amend condition 72 within the decision notice, for reference 201536 to amend condition wording to allow the operational details outlined within the Traffic Management Plan to take place. The submitted document sets out a Temporary Traffic Management Plan to support the operation of the Station Hill Public Event Space, detailing the proposed arrangements for vehicle access, servicing, pedestrian movement, stewarding and safety. The activation of this space was always envisaged throughout the planning process to activate the site and contribute to Reading's community and this application builds upon the successful launch event which took place in June.

The Traffic Management Plan prepared by Stantec outlines the areas proposed to be used within the public realm and the vehicular access points.

Amended Condition

Existing Wording of Condition 72	Proposed Wording of Condition 72
Notwithstanding the plans hereby approved no vehicle access shall be permitted into the site from Friar Street at any time (except emergency vehicles). Reason: to avoid conflict between vehicles and pedestrians and in the interests of highway safety. Policies TR1, TR3.	Notwithstanding the plans hereby approved no vehicle access except for access in accordance with document 'Station Hill Public Event Space Traffic Management Plan' dated December 2025 prepared by Stantec shall be permitted into the site from Friar Street at any time (except emergency vehicles). Reason: to avoid conflict between vehicles and pedestrians and in the interests of highway safety. Policies TR1, TR3.

Conclusion

In the context of the changes, it is considered that the proposed amendment is non-material in nature and should, therefore be approved as a non-material amendment.

We trust that the above information is acceptable and sufficient for you to reach a positive decision on the application, however if you require any further information in respect of the above, please contact Don Messenger or Kurt Gagen of this office.

Yours faithfully

DP9 Ltd.

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