

DELEGATED APPLICATION REPORT

Ward: Abbey Ward

App Ref: PL/26/0895 Non-Material Amendment

Address: 20-30 Greyfriars Road, Reading, RG1 1NS

Proposal: Non-Material Amendment for application PL/24/1501 for Insertion of new condition to introduce a Phasing Plan for the delivery of the development.

Applicant: c/o Savills

Received date: 06/07/2026

Target Decision date: 19th August 2026 (Ext)

Case Officer: Alison Amoah

Proposal:

The proposal is to include a new condition for permission PL/24/1501 to introduce a phasing Plan for the delivery of the development.

The reason for the proposed condition is to control the development through a Phasing Plan to enable the development to be commenced without triggering the payment of CIL, i.e. that there would be phases related to demolition and development of non-GIA creating structures. This the applicant advises would assist with cashflow, funding and delivery issues given the large scale of the development and the potential risks and delays associated with the Building Safety Regulator Gateway process, a regulatory approval process for large-scale high-risk buildings, required for this development.

The proposed condition is as follows:

Condition 34

The development shall be undertaken in accordance with the agreed phasing details below and the approved phasing plan titled 'Phasing Plan (Elder Version 2 – August 2026)' received 17th August 2026:

Phase 1 – Site Clearance, Demolition & Initial Groundworks

Phase 2 – Main Groundworks & Substructure

Phase 3 – Superstructure and Remaining Development Works

The approved Phasing Plan shall not be amended without the written consent of the Local Planning Authority.

REASON: To assist with the identification of each chargeable development (being each Phase) and the calculation of the amount of CIL payable in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and to ensure that the development is delivered in a co-ordinated way.

Objections Received (Summary):

Applications under S96A are not applications for planning permission, so are not covered by the publicity requirements, as set out in the DMPO, however RBC Legal and RBC Infrastructure Officers were consulted. No comments were received from Legal.

The Infrastructure Officer confirmed that the proposed phasing would be acceptable from a CIL Regulations perspective.

Relevant Planning History:

PL/24/1501/FUL - Demolition of the existing building and the erection of a part-7, part-13 storey co-living building (Sui Generis) and associated communal amenity facilities, refuse storage, cycle parking and plant equipment – Approved with S106 legal agreement 29th August 2025

PL/26/0917/DIS - Application for Approval of Details Reserved by Conditions 20 (Construction Method Statement) and 31 (Archaeology Written Scheme of Investigation) of application PL/24/1501 (amended) - Pending

Relevant Legislation:

Section 96A of the Town and Country Planning Act 1990 (as amended) gives a Local Planning Authority the power to grant changes to approved planning permissions if satisfied that the change is immaterial. There is no statutory definition of 'non-material', however this will be on a case-by-case basis and depends on the degree of change when viewed in the context of the approved scheme. In order to grant an application under S96A, the Council must be satisfied that the proposed amendment is non-material.

Appraisal:

The applicant is seeking to introduce phasing to enable the demolition to commence on site and remove the requirement to pay the CIL liability immediately. The planning permission is currently a single phase, and the Applicant would be liable for the first Community Infrastructure Levy (CIL) instalment upon implementation of the permission, i.e. upon the commencement of initial site clearance and demolition.

Part 8(3A) of the CIL Regulations specifically allows for development to be phased and Regulation 9 (4) of the CIL Regulations provides that each phase of a phased planning permission is a separate chargeable development and that the principle of a phased delivery must be expressly set out in the planning permission.

The National Planning Policy Guidance on Community Infrastructure Levy states that ¹“*where the planning authority is willing to accept it, a planning permission for a development can be subdivided into phases for the purposes of the levy.*” The NPPG recognises that large scale developments, which are delivered over a number of years face particular issues in relation to cashflow. There is an expectation that Local Authority's work positively with developers to allow such development to be delivered in phases.

The proposal to include phasing would not change the total amount of CIL and would not have any material impact on the approved scheme. Within the context of the overall scheme the proposed changes are considered non-material and would have no material impact on the overall approved scheme nor the remaining conditions.

Conclusion:

The approach to support the delivery of a large-scale development such as this, in terms of delivery and cashflow, would accord with the NPPG. The changes as proposed are considered to be acceptable non-material alterations to the approved scheme.

Recommendation:

Approve non-material amendment subject to conditions. Although Section 96(A) of the Act does not allow for the original decision to be re-issued, it does allow the modification of, or imposition of, conditions. In this respect it is considered appropriate to impose an additional condition:

Condition

New Condition 34 as set out above.

Informatives

1. This notice relates only to the change to the substantive planning permission (Ref: PL/24/1501). It shall be read in the context of the substantive planning permission and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.

¹ Paragraph 129 ID:25-129-20190901, revision date 01/09/2019

2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute a material change to the approved planning permission.