

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
THE TOWN AND COUNTRY PLANNING (PERMISSION IN PRINCIPLE)
(AMENDMENT) ORDER 2017**

Application for Permission in Principle

To: Nexus Planning
Suite 2, Apex Plaza
3 Forbury Road
Reading
RG1 1AX

Application No: PL/26/0249
Application type: Permission in Principle

Applicant: Erleigh Investments Ltd

READING BOROUGH COUNCIL as Local Planning Authority **GRANT** Stage 1 permission in principle for the following development.

Proposal: Stage 1 permission in principle for residential dwellings (Class C3), comprising a minimum of 1 and maximum of 9 net number of dwellings.

At: Land at 82-86 London Road and rear of 1a Alexandra Road, Reading, RG1 5AU

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 31st March 2026



RE
**Acting Assistant Director, Planning,
Transport & Public Protection**

Application At: Land at 82-86 London Road and rear of 1a Alexandra Road, Reading, RG1 5AU

Application No: PL/26/0249

Application type: Permission in Principle

INFORMATIVES

1. It is confirmed that the duration of the permission is 3 years (the default duration). Any future application for technical details consent must be determined within the duration of the permission granted, as per Paragraph: 014 Reference ID: 58-014-20180615 of the Planning practice guidance on Permissions in principle.
2. As per Paragraphs 020 and 045 (Reference ID: 58-020-20180615 & ID: 58-046-20170728) of the Planning practice guidance on Permissions in principle the local planning authority will expect to see at least the following at the technical details consent stage:
 - Part 1 – the mandatory national information requirements
 - Part 3 – 1. Affordable Housing Statement
 - Part 3 – 2. Air Quality Statement
 - Part 3 – 5. Daylight/Sunlight Assessment (dependent upon the location and height of the proposed development)
 - Part 3 – 6. Ecological Survey & Report (dependent upon the location of the proposed development and extent/nature of any demolition / alteration to roof works), in addition to the mandatory biodiversity net gain requirements.
 - Part 3 – 9. External Lighting Details (if external lighting is proposed)
 - Part 3 – 11. Heads of Terms Proposal – s106 Legal Agreement. You are hereby informed that planning obligations may be needed at the technical details consent stage.
 - Part 3 – 12. Heritage Statement
 - Part 3 – 13. Landscape Principles
 - Part 3 – 15. Material Details
 - Part 3 – 16. Noise & Vibration Impact Assessment (if extractor or cooling units are proposed)

Date: 31st March 2026



RE
**Acting Assistant Director, Planning,
Transport & Public Protection**

- Part 3 – 18. Planning Statement
- Part 3 – 19. Plans and Drawings
- Part 3 – 20. Sustainability Statement
- Part 3 – 22. Transport Statement
- Part 3 – 23. Tree Surveys/ Arboricultural Impact Assessment & Arboricultural Method Statements
- Part 3 – 24. Utilities Statement (given the site contains significant tree cover)
- Part 3 - 25. Vehicle (Car/Cycle) Parking and Servicing Details (Including waste storage and collection)
- Part 3 – 27. Viability Appraisal (if required).
- Part 3 – 28. Wind and Microclimate Assessment (if applicable, depending on the height of the proposed development).

All of the above are as per the November 2021 edition of the Reading Borough Council [Validation Requirements for Planning Applications](#) document and the February 2024 Reading Borough Council Validation Requirements for Planning Applications [Biodiversity Net Gain Addendum](#) document.

3. Moreover, the applicant is strongly advised and encouraged to seek [pre-application planning advice](#) from the local planning authority prior to the submission of any future technical details consent.
4. In reaching this decision, the local planning authority took into account the following information submitted by the applicant in support of the application:
 - 02.01 Rev B – Site Location Plan

As received on 24/02/2026

 - Application for Permission in Principle Application from, dated 06/03/2026
 - Planning Statement by Nexus Planning dated March 2026

As both received on 06/03/2026
5. Officers have worked positively and proactively with the applicant to determine the application within the statutory timeframes.

Date: 31st March 2026



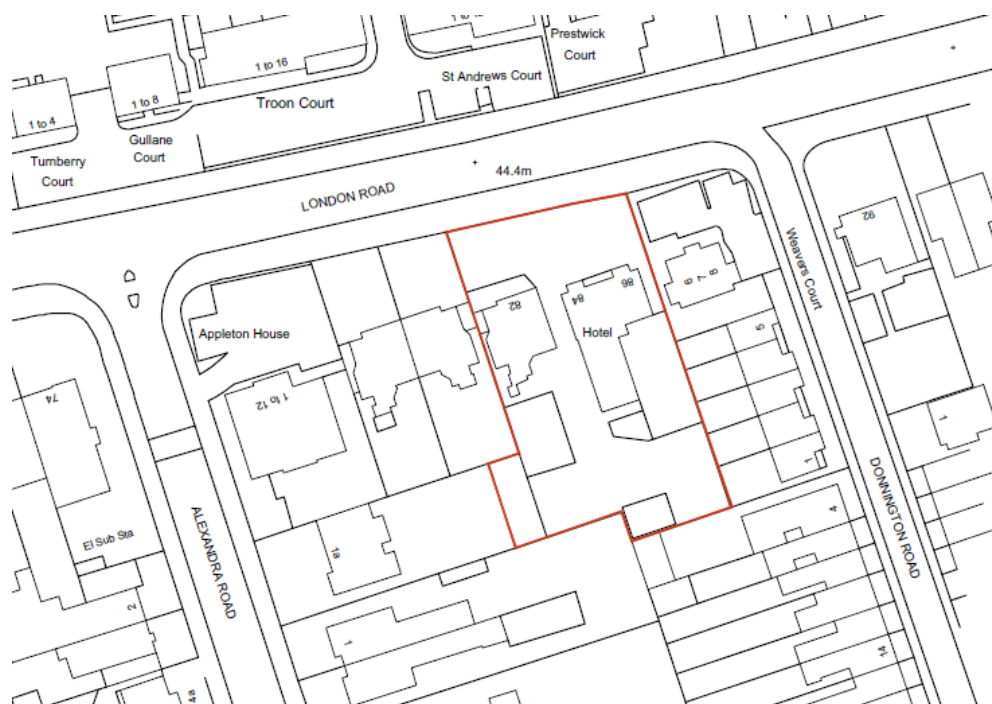
RE
**Acting Assistant Director, Planning,
Transport & Public Protection**



Reading

Borough Council

Working better with you



NOTES

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission in principle for the proposed development, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this decision notice.
- Appeals must be made using a form which you can obtain online from www.gov.uk/government/organisations/planning-inspectorate or from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- The Secretary of State can allow a longer period for making an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in making an appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission in principle for the proposed development having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Date: 31st March 2026

RE

**Acting Assistant Director, Planning,
Transport & Public Protection**