



22nd December 2025
Our Ref: 25.5006

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London
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T 0203 268 2018

Planning Inspectorate
The Square
Temple Quay, Room 3 O/P
Temple Quay House 2
Bristol
BS1 6PN

Dear Sir/Madam,

Land West of Kidmore End Road, Oxfordshire - Appeals

I am writing on behalf of our clients, Fairfax (Reading) Ltd and Reading Golf Club (SODC) Ltd, in respect of two planning appeals at the above site: one against South Oxfordshire District Council's (SODC) refusal to grant planning permission (Reference: P25/S1431/O) and one against Reading Borough Council's (RBC) failure to give notice of a decision (Reference: PL/25/0691). The proposed development for both applications is as follows:

"Outline planning application for the development of up to 70 homes (including affordable housing), new vehicular access, associated parking and landscaping (all matters reserved except for access)."

As a result of the Site straddling the administrative boundaries of SODC and RBC duplicate planning applications were submitted. For clarity the majority of the Site is located within SODC, however the proposed vehicular access lies within RBC. As the proposals submitted to each authority are identical and the development spans administrative boundaries, there is considerable overlap and as such it is requested that the two appeals be co-heard.

In terms of procedure, we consider that a Public Inquiry is the most appropriate procedure given the main issues in dispute, namely the acceptability of the principle of the development in policy terms and the degree of landscape harm. These matters require the evidence to be tested through formal cross-examination. Furthermore, the applications have also generated a considerable level of public interest.

On this basis, given the complexity of the issues, the need for cross-examination, and the level of public interest, a Public Inquiry represents the most appropriate and effective appeal procedure in our view.



We look forward to receiving confirmation of a valid appeal and the start letter. However, if there is anything else you require in the meantime, please do not hesitate to contact me.

Yours Sincerely,

o Docker

Olivia Docker

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Boyer