05 November 2025

Reading Borough Council
Working better with you

Title	**PLANNING APPLICATION REPORT**
Ward	Adjacent to Emmer Green
Planning Application Reference:	PL/25/0731 Adjoining Authority Consultation (SODC ref.P25/S1431/O)
Site Address:	Land West of Kidmore End Road Emmer Green Oxfordshire RG4 8SG
Proposed Development	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).
Applicant	Fairfax (Reading) Ltd and Reading Golf Club (SODC) Ltd
Report author	Matt Burns
Deadline:	11/07/2025 – however SODC have not yet set a planning committee date for determination of the application.
Recommendations	That this report and the comments within, including those from local residents and consultees, is shared with SODC for consideration in their assessment and determination of their planning application and that SODC are advised that should they resolve to grant outline planning permission for the proposed development RBC objects to the application unless: 1. SODC secures a s106 financial contribution in line with their adopted formula towards **bus service improvements** in the locality and agrees that any future spending of this contribution must be agreed in consultation with RBC; and 2. RBC is party to the section 106 agreement linked to the planning permission and that a s106 financial contribution of **£50,000** (index linked from the date planning permission is granted by SODC) is secured as part of the section 106 agreement payable in full to RBC to go towards **upgrading of the operating system (traffic signals) and/or improvements to the pedestrian and cycle facilities at the junction of Peppard Road / Henley Road / Westfield Road / Prospect Street**. The contribution to be paid to RBC prior to commencement of development. **Otherwise, RBC objects to the application on the basis that the proposed development has failed to make appropriate provision for contributions towards junction improvements to mitigate the impacts of the development on the adjacent authority's transport network. Contrary to Policy TRANS4 (Transport Assessments, Transport Statements and Travel Plans) of the SODC Local Plan (2020)**

	3. A **revised visibility splay drawing is submitted** to and agreed with RBC illustrating the visibility splay for the proposed pedestrian/cycle way connecting onto Highdown Hill Road would provide safe access on to this road (i.e. that the splay achieves an x distance of 2.4m (opposed to 2m) and the y distance is measured along the nearside kerb line as opposed to the middle of the footway). **Otherwise, RBC objects to the application on that basis that insufficient information has been submitted to demonstrate that adequate provisions have been made within the development to improve access for cyclists. The proposed connection from the site to Highdown Hill Road does not comply with the requirements of CD195 (Designing for cycle traffic) and LTN 1/20 in terms of visibility and subsequently fails to adequately promote sustainable transport to and from the development. Contrary to Policies TRANS2 (Promoting Sustainable Transport and Accessibility), TRANS4 (Transport Assessments, Transport Statements and Travel Plans) and TRANS5 (Consideration of Development Proposals) of the SODC Local Plan (2020)** 4. SODC secures a **financial contribution**, in accordance with NHS ICB's multiplier formula (in full) to go **towards increasing capacity at GP Surgeries within Reading Borough and more specifically GP Surgeries within Emmer Green, Caversham or Caversham Heights Wards.** The contribution to be paid in full to Buckinghamshire, Oxfordshire and Berkshire NHS ICB prior to the commencement of development and index linked from the date planning permission is granted. **Otherwise, RBC objects to the application on the basis that the proposed development fails to mitigate for the impact that it would have upon local GP surgeries within Reading Borough which do have capacity to accommodate the population increase that would result from the proposed development. The proposals would be in conflict with Policy INF1 (Infrastructure Provision) of the SODC Local Plan (2020).** 5. RBC is party to a section 106 agreement linked to the planning permission to secure a **financial contribution**, in line with Sport England's demand Calculator (in full), **towards sport and leisure facilities within Reading Borough**. The contribution to be paid in full to RBC prior to commencement of development and index linked from the date planning permission is granted. **Otherwise, RBC objects to the application on the basis that the proposed development fails to mitigate for the additional demand the that would result from the development upon sport and leisure facilities within Reading Borough. The proposals would be in conflict with Policy CF5 (Open Space, Sport and Recreation in New Residential Development) of the SODC Local Plan (2020)**.

1. Executive summary

1.1. This report sets out officer recommended comments to be sent from this Local Planning Authority's (LPA) , as an adjacent authority, to South Oxfordshire District Council in respect of an outline planning application (our reference PL/25/0731 for up to 70 dwellings in South Oxfordshire District Council's (SODC) area. The application seeks outline planning permission with all matters, apart from access details, reserved for consideration at a later date and therefore much of the details of the proposals and matters such as layout, scale, landscaping and appearance are not yet known. The application site, whilst within South Oxfordshire, is located directly on the boundary with Reading Borough and the proposals would form a suburban extension of the Emmer Green part of the wider urban area of Reading. The report identifies a number of impacts of the proposals upon Reading Borough and its infrastructure and services, including impacts on roads and traffic, healthcare and sports/leisure services and facilities. The LPA is seeking that should South Oxfordshire Distrct Council (SODC) resolve to grant outline planning permission for the proposals that appropriate mitigation for these impacts on this Borough is secured as part of any planning permission and accompanying section 106 legal agreement (to which RBC would also be a signatory).

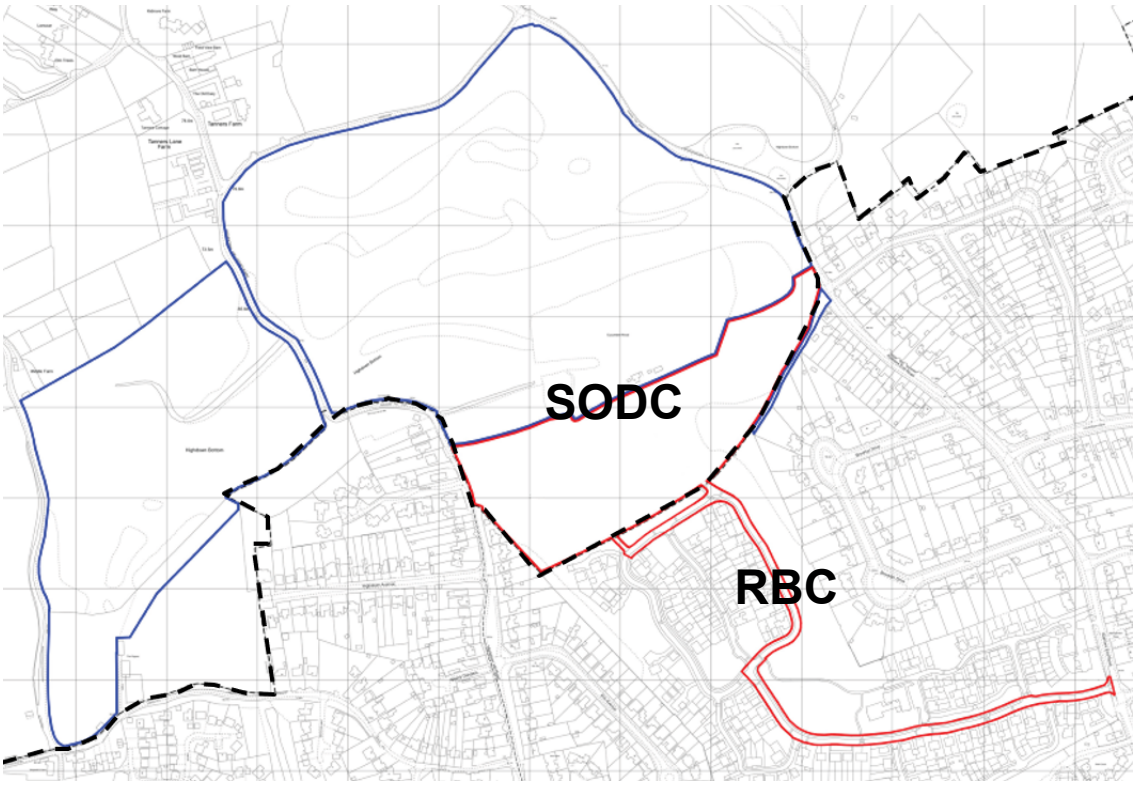
2. Introduction and site description

2.1. On 16th May 2025 SODC wrote to Reading Borough Council (RBC) as the neighbouring LPA to notify that the above outline planning application for a Major-level residential development has been submitted to SODC for their determination. It is understood that the SODC planning application will be determined by SODC's Planning Committee but that a committee date has not yet been set.

2.2. The application site is 5.9 hectares in size and is located to the west of Kidmore End Road in Emmer Green. The site forms part of the land formerly occupied by Reading Golf Club which ceased operations and moved to Caversham Heath Golf Club in 2020. The character of the site is that of a former golf course consisting of green open space with established patterns of fairways, bunkers and greens set within a well treed landscape. The application site traverses the administrative boundaries of both RBC and SODC. The significant majority of the proposed development and application site is within South Oxfordshire with just the access to the site located within Reading Borough. The parts of the application site proposed to accommodate new dwellings and associated areas of open space is all on land within South Oxfordshire. As required where an application site crosses the administrative boundary between two LPAs, two identical planning applications have been submitted, to both SODC and RBC with each LPA responsible for determination as to whether or not planning permission should be granted for the parts of the proposed development within their administrative area.

2.3. This report sets out comments officers recommend be sent to SODC for consideration of the outline planning application that they are dealing with for the parts of the development within South Oxfordshire District (SODC application ref. 25/S1431/O). The separate outline planning application being dealt with by RBC (considering the access to the development only) is RBC application ref. PL/25/0691/OUT. The RBC application for the access will be reported to PAC as it is a Major planning application but is pending the outcome of the SODC application.

2.4. Access to the development is proposed to be via the access leading from Kidmore End Road, which serves the residential development of 223 dwellings currently under construction on the southern part of the former golf course site located within Reading Borough.



Site Location Plan showing RBC and SODC administrative boundary (black dotted line)

2.5 The SODC application site borders existing suburban residential areas of Emmer Green to the east (Brooklyn Drive and Kidmore End Road) and west (Highdown Hill Road) within Reading Borough and the new residential development under construction on the southern part of the former golf course site, also within Reading Borough, to the south. The land to the north of the site is within South Oxfordshire, where a pocket of woodland known as Cucumber Wood (a designated Ancient and Semi-Natural Woodland) adjoins the northern boundary. This land as well as land to the north is within the same ownership as the application site. Beyond this woodland to the north the land is still used as a nine-hole golf course.

2.6 The duplicate outline planning applications that have been submitted seek outline planning permission for the proposed residential development with matters of Appearance, Landscaping, Layout and Scale reserved to be considered at a later date, and just Access-related matters being the only detailed matter subject to consideration at this stage. Given the access road connecting the development to Kidmore End Road lies within Reading Borough this matter will mainly fall to RBC to consider, albeit access and movement beyond the main access road within the development site will fall for consideration by SODC. Given all detailed matters apart from access are reserved for consideration at a later date, SODC's consideration of the application will mainly cover 'in principle' issues as to whether the application site can accommodate the nature of development proposed, impacts of the development upon surrounding areas and the countryside and setting any relevant development parameters. The RBC application, to be considered at a future PAC, will consider the access to the development only which is already in place and serving the existing development under construction on the part of the former golf course site within Reading Borough. Therefore, the RBC application will be subject to a more simple technical assessment of the connection of the new development to this existing road and development.

2.7 A Councillor site visit has been arranged for 30th October 2025 to look at progress of the development currently under construction on the part of the former golf course site within Reading Borough.

Community Infrastructure Levy (CIL)

2.8 Given all the residential floor space proposed as part of the development would be located within South Oxfordshire the proposals would not generate any levy for RBC with all the levy generated payable to SODC. As the application is an outline proposal where matters such as Layout and Scale are reserved for consideration at a later date it is not possible to know what the levy due would be at this stage.

2.9 There is no formal mechanism to require an authority to share or pass CIL to a different body or authority, such as for SODC to share or pass any levy generated as a result of the proposals, if approved, to RBC. Such sharing or passing of the levy would be entirely discretionary to SODC and cannot be secured or controlled. Therefore, there is no way to guarantee that RBC could share in any CIL generated as a result of the proposed development, nor is there any mechanism to establish how much CIL could be shared. Therefore, Officers have considered the proposals on the basis that no CIL would be generated for RBC.

2.10 However, where there are considered to be direct and demonstrable impacts upon Reading Borough as a result of the proposed development within South Oxfordshire, Officers are seeking that RBC is party to a section 106 legal agreement between the Applicant and SODC to secure necessary mitigation in the form of contributions or works. Where this is the case, this is discussed in the appraisal section of this report below.

3. The Proposal

3.1. The application under consideration by SODC seeks outline planning permission for the development of up to 70 homes (including affordable housing), new vehicular access, associated parking and landscaping with all matters reserved except for access.

3.2. Whilst an outline application, the below indicative layout has been submitted with the application:

Proposed indicative Site Layout Plan

4. Relevant Planning history

4.1. The following planning history relates to land within Reading Borough:

4.2 PL/21/1843OUT: Outline planning application, with matters reserved in respect of Appearance, for demolition of the existing clubhouse and the erection of a new residential scheme (C3 use to include affordable housing) and public open space at the

former Reading Golf Club - Granted (linked to a S106). SODC were consulted but did not provide comment on this application.

4.3 PL/22/1312VAR: Outline planning application with matters reserved in respect of Appearance for demolition of clubhouse and erection of a new residential scheme (c3 use) including affordable housing and public open space at former reading golf club without complying with conditions 5 (Plans), 8&9 (Emissions) 10&11 (SuDS), 12 (Levels), 13 (Mix), 17 (AMS), 19 (Habitat Enhancement), 20 (CEMP), 22 (Biodiversity), 25&26 (Contamination), 29 (CMS), 34 (Cycle Parking), 35 (Refuse), 39 (Car Parking), 41 (Traffic Calming) & 44 (Archaeology) of outline permission 211843 for amendments including changes to layout, mix, parking, drainage, landscaping, open space and energy. Resolved to approve at Planning Applications Committee on 29th March 2023 – Granted.

4.4 PL/22/0930REM: Application for approval of reserved matters (appearance) submitted pursuant to outline planning application ref. 221312/VAR. Resolved to approved at Planning Applications Committee on 29th March 2023 – Granted

4.5 PL/23/0171ADV: 2 no. 'Company Branding' Flagpoles, 1 no. 'Welcome Sign V-Board' ACM on Aluminium Posts - Granted (temporary permission).

4.6 PL/24/0447ADV: 1 x Entrance Monolith Sign, 2 x Customer Parking Monolith Signs, 1 x ACM Panel (installed on close board fencing), 1 x Abri Homes Monolith Sign, 1 x Customer Parking Directional Sign, 5 x Banner Flags, 1 x 'The Birch' Monolith Sign, 1 x Sales Centre Tray Sign, 1 x Show Home Acrylic Sign, 2 x Railing Banners, 1 x Stake Sign, 2 x V-Board Signs and 1 x 'The Primrose' Tray Sign (all non-illuminated) – Granted (temporary permission).

4.7 PL/25/0575/ADV: Boards, totem and parking tray signage together with external illumination – Granted (temporary permission).

4.8 Various approval of details reserved by condition applications have also been approved in relation to the above outline and reserved matters permissions.

4.9 SODC planning history for the part of the application site within South Oxfordshire primarily relates to minor planning applications for development associated with the former golf course use of the site.

5. Consultations

5.1. SODC has carried out its own consultations on the application they are dealing with for their consideration. RBC consultation responses in respect of the SODC application are summarised below and discussed in the Appraisal section of this report.

5.2 <u>RBC Transport Strategy</u>

A revised drawing is required to be submitted and agreed with RBC illustrating a safe visibility splay can be provided from the proposed shared cycle/footway onto Highdown Hill Road. This needs to show an x distance of 2.4m (opposed to 2m) and the y distance measured along the nearside kerb line (opposed to the middle).

It is requested that South Oxfordshire secures a contribution in line with their adopted formular towards bus service improvements and that any future spending is agreed in consultation with Reading Borough Council.

A contribution of £50,000 is requested, to be secured towards upgrading of the operating system and/or improvements to the pedestrian and cycle facilities at the junction of Peppard Road / Henley Street / Westfield Road / Prospect Street.

5.3 <u>RBC Planning Natural Environment Team</u>

The Arboricultural Impact Assessment ref Ref: jwmb/rpt1/landwestofKER/AIAAMS dated 10 April 2025 submitted with the application states that:

> *'A total of 45 trees or groups of trees will be removed to allow or facilitate development. Of these, 4 are 'B' (moderate quality) category, i.e. 17, 21, 22 & 27, 39 are 'C' (low quality) category, and the remaining 2 are 'U' (unsuitable for retention) category, i.e. 30 & 64 - assessed against criteria detailed in BS5837:2012'.* And that: '*More ecologically valuable woodland is present to the north (Cucumber Wood) and to the southeast (unnamed) of the site. Both are subject to TPOs and will be retained & protected in compliance with current guidelines'*.

I note that of the B category trees to be removed, T21, T22 are Cherries in good condition subject to a TPO. Their retention would require omission of one plot and a redesign in that corner:

The land is not level, hence the succesful retention of trees will rely on the land remaining as it is within the RPA at the very least.

It is stated a number of times that: '*N.B. these removals are subject to the outline nature of the proposals'.* The outline nature of the application with all matters reserved, except access, means that layout is not set. Given the need to demonstrate that 70 homes can successfully be incorporated amongst retained trees and adjacent to the woodlands, with the required associated services, it is arguable that layout needs to be included in this application. Without this detailed consideration now, it runs the risk of final layout incorporating unwelcome changes or conflicts.

The Landscape Strategy document provides some principles of design features that could be provided based on the indicative layout currently show, which is of course not fixed. I note the document states that the entire site is covered by Area TPO 4/18, however this is not correct. TPO 4/18 is the RBC TPO covering the development site (under construction) to the south. TPOs served by SODC are present within the site in question – correct reference to these would be appropriate.

Indicative tree planting is shown around the indicative layout:

I would question the feasibility of many of these trees, specifically those on the frontages of houses where space seems very limited, hence I would be wary of including these in the indicative on-site BNG.

In conclusion, I would encourage South & Vale / South Oxfordshire to seek [details of] Layout to form part of the application to ensure successful retention of trees and clearly demonstrate feasible landscaping principles.

5.4 RBC Leisure – The proposed development would result in increased demand upon sport and leisure facilities within Reading Borough. Request a financial contribution, in line with Sport England's demand Calculator (in full), towards sport and leisure facilities within Reading Borough. The contribution to be paid in full to RBC prior to commencement of development and index linked from the date planning permission is granted.

5.5 RBC Environmental Protection – The air quality assessment submitted as part of the application demonstrates that the proposals would not result in air quality within Reading Borough exceeding recommended levels. No objection.

5.6 RBC Education/Brighter Futures for Children – No objection.

5.7 NHS ICB – The application is within the catchment of two GP Surgeries at Emmer Green and Balmore Park both of which do not have capacity for additional patients that would result from the proposed development. Object unless a financial contribution, in line with NHS ICB's multiplier formula is secured in full to go towards NHS ICB projects to increasing capacity at local GP Surgeries.

5.8 Royal Berkshire Fire and Rescue Service – Identify some concerns with the indicative layout shown and for completeness these have been passed to SODC to be aware of.

Public Consultation

5.9 SODC has carried out its own public consultation for the application they are dealing with. RBC's role as in relation to the SODC planning application is a consultee as neighbouring authority so public notification is not required in respect of the RBC response to the SODC application. Nonetheless the adjacent authority consultation request appears on the Planning Register of Applications and 9 objections from members of the public have been received in respect of the SODC consultation on the application raising the following issues.

Infrastructure and Facilities

Pressure from future residents on facilities and infrastructure provided by RBC, such as schools, health facilities and roads which are already inadequate for existing residents. Future residents will choose to use RBC facilities given

Emmer Green is well served rather than facilities within Kidmore End and Sonning Common as this part of South Oxfordshire has poor roads and no safe route to schools.

Studies indicate that the area of England serviced by Thames Water will face severe water stress issues by 2030. The Emmer Green area relies on a Thames Water supply that is unproven to cope with the additional demands of The Fairway development under construction within Reading Borough. Until The Fairway development has been fully populated and annual water requirements observed, the water supply for the proposals within South Oxfordshire cannot be properly assessed.

It has been reported that homes on The Fairway development are being occupied without heat pumps in place, allegedly due to lack of sufficient electricity supply to support them. Until The Fairway development has been fully populated and all of the homes are fitted with operational heat pumps it would seem that the electricity supply for PL/25/0731 cannot be assessed.

Traffic and Highway Matters

At the junction of Highdown Hill Road and the proposed footpath, Highdown Hill Road has a steep verge and a narrow carriageway, not wide enough for even small vehicles to pass each other. For its entire length, Highdown Hill Road has no footway on either side; pedestrians and vehicles have to share the narrow carriageway thus to permit pedestrian or cycle access from the proposed development via the indicated footpath would be dangerous. The proposed footpath would be the shortest route to and from Highdown School, Emmer Green Primary School and Emmer Green Doctors for residents and children of many of the dwellings currently under construction on the Reading Borough part of the golf course and for the new dwellings proposed by this application within South Oxfordshire. The proposals indicate that the path would be dual foot and cycle path. If dimensioned for cycles as well as pedestrians, there would be no physical means of preventing its use by motor scooters (for example delivery riders) and motorcycles.

The additional dwellings proposed will push Reading's existing bridges beyond sensible capacity and Junctions like Prospect Street/Peppard Road/Henley Road/Westfield Road, Prospect Street/Gosbrook Road/Church Street and Church Road/Church Street/Bridge Street will not be able to cope. Intelligent traffic control measures are ineffective because the volume of traffic on each road is at the maximum and computerised control can't improve the flow. Schools in Grove Road, Surley Row and Peppard Road are endangered by additional traffic.

The additional traffic load effect of The Fairway development cannot be properly measured until the last of those homes have been populated for more than a year.

The narrowness of Kidmore End Road where it joins Peppard road causes severe traffic issues. This is because only 1 car can pass the road for a length of c.125m and creating more traffic flow out of Kidmore End Road which is the only way in and out of the new development into Reading or Sonning is idiotic.

Flooding

The effect of The Fairway development within Reading Borough on flooding in Highdown Hill Road and Brooklyn Drive cannot be known until those homes are complete and a number of seasons of heavy rainfall have been encountered. Until then, flooding assessments for the proposals cannot be considered accurate.

Character

When the planning permission was first granted for the original development within Reading Borough the application site was meant to be left as it is with green space for the community and biodiversity. Building on it will cause a severe loss of greenspace and countryside; the best way to preserve the environment is to leave that part of the golf course as is.

The site is close to the Cucumber Wood ancient woodland and also to the area where archaeological remains exist. Additionally, the site has always been recognised as providing a clean division between Emmer Green and SODC land. Were permission to be granted for the proposed development the whole of the green areas between Reading and Sonning Common will become attractive to developers.

The Local Plan for Reading acknowledges that there is little scope for development in Emmer Green as does the SODC Local Plan for the adjoining area. The proposed site has not been included in either Local Plan despite having been available for several years. Given that the proposed development would adversely impact the landscape of the surrounding area there is no reason for the application on to be accepted.

Amenity Matters

The noise, pollution and disruption that has been caused by the building of the 223 within Reading Borough has been extremely socially and environmentally damaging, don't add to it.

Local Groups

Caversham and District Residents Association (CADRA) objects to the SODC planning application for the following reasons:

Although the land in question lies within South Oxfordshire, the only access is solely through constricted roads in Emmer Green. This means that residents will look to services including health and education in Reading and all of the burden will fall on Reading Borough Council and the residents of Emmer Green and Caversham.

Roads and Traffic
The primary concern is the negative impact on local infrastructure, in particular the additional volume of traffic that will be generated. Due to the geographical position of the proposed development all traffic will have to use the single access and egress on Kidmore End Road through the newly constructed development on the Reading Borough Council land, known as the Emmer Green Drive.

This will place an increased burden on the local roads that are already extremely busy and, to date, have not benefited from any improvement works from the Emmer Green Drive development.

Reading Borough Council itself recognises that the transport and other infrastructure constraints in the northern part of the Borough have long been seen as a significant constraint to significant new development north of the River Thames. Reading is increasingly facing pressures as a result of new houses being built in the neighbouring villages, from which most traffic will regularly travel through North Reading. As the Council knows this has had a cumulative impact on the area, with no solution likely in the medium term.

There is no public transport close to the proposed development and that will also ensure that further vehicles will be using the Reading roads.

Health and Education
Additionally local provision of sufficient Doctors surgeries remains a concern. This was raised at the time of the application for the development on the RBC land area but again to date no additional provision has been planned for and the Emmer Green Surgery has not been able to expand.

Utilities
CADRA were aware that the utility infrastructure providers were initially unable to service the Emmer Green Drive development without upgrade works. To what extent does this additional proposal place a further strain and impact service levels for the local community? Additional development is likely to impede the introduction of further heat pumps in the Reading development which have to date been prevented by lack of electrical capacity.

Construction
While recognising that a Construction Method Statement would be an issue for Reserved Matters, RBC Councillors and Officers will be aware of the many difficulties experienced in Emmer Green over construction traffic and connection of utilities. There are grave concerns that these would continue under the proposed development and be exacerbated by the complexities of coordination between different authorities.

Biodiversity, Ecology and Green Space
While recognising that this is formally a matter for SODC, this is an important area of green space which is highly valued by local residents.

These issues have been considered in considerable detail and are well documented as part of the examination of the Kidmore End Parish Neighbourhood Plan.

CADRA recognise the proposal to protect Cucumber Wood and the “Dry Valley” to the north east and hence not be built on.

However, should the proposed development go ahead this may lead to the land to the north west becoming a future development. This raises a major concern as again this would just put further strain on the local infrastructure.

Conclusion
The proposed development would place considerable additional pressures on both Reading Borough Council and on local people. We urge Reading to oppose it in the strongest terms.

Caversham Globe objects to the SODC application for the following reasons:

We are concerned at the loss of green space, wildlife habitat and biodiversity. We object to building on what is a green-field site which is not designated for building by either the Kidmore End Neighbourhood Plan or the Reading Borough Council Local Plan.

The Kidmore End local plan denotes this area as “a Locally Valued Landscape”, not as land suitable for building on.

Reading’s Local Plan, in relation to protecting the natural environment, Specifically states that “Planning permission will not be granted for any development that would detract from the character or appearance of a Major

Landscape Feature" which includes "The North Reading dry valleys and Chilterns Escarpment". The area in question is part of the Chiltern dry valleys and within the landscape setting of the Chilterns National Landscape (AONB) to the north.

We are also concerned about vehicle access to the proposed development, particularly access through Kidmore End Road – a narrow residential road, as well as additional pressure on already congested junctions, notably the Peppard Road/Henley Road/Prospect Street junction in Caversham.

The difficulty of servicing properties by the neighbouring local authority, which would have to be accessed through residential streets of Reading, is also of concern.

Although these properties would be outside Reading, given their proximity they would inevitably add to pressure on services within Reading.

Our over-riding concern is at the loss of green space, wildlife habitat and biodiversity of what is a distinctive Chiltern dry valley, with high landscape and biodiversity value. This area should be protected, not built on. We strongly object to this proposed development.

5.10 It is requested that SODC takes into account the public comments received above in their determination of the application.

5.11 RBC has carried out its own public notification and consultation on the separate planning application it will be determining (ref. PL/25/0691/OUT) in respect of the parts of the development on land within Reading Borough (just the access to the development from Kidmore End Road), but these matters will be considered when that separate planning application is determined and do not form part of this report into the adjacent authority application

6. Legal context

6.1. This is not an application for determination by RBC, but in considering the planning considerations in terms of the Borough, consideration has been given to the following:

National Planning Policy Framework (NPPF) (December 2024), sections:

2. Achieving sustainable development
5. Delivering a sufficient supply of homes
8. Promoting healthy and safe communities
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment

Reading Borough Local Plan (2019) policies relevant to this authority's consideration include:

CC1: Presumption in Favour of Sustainable Development
CC2: Sustainable Design and Construction
CC3: Adaptation to Climate Change
CC4: Decentralised Energy
CC6: Accessibility and the Intensity of Development
CC7: Design and the Public Realm
CC8: Safeguarding Amenity
CC9: Securing Infrastructure
EN10: Access to Open Space
EN12: Biodiversity and the Green Network
EN13: Major Landscape Features and Areas of Outstanding Natural Beauty

EN14: Trees, Hedges and Woodland
EN15: Air Quality
EN16: Pollution and Water Resources
H1: Provision of Housing
H2: Density and Mix
H3: Affordable Housing
TR1: Achieving the Transport Strategy
TR2: Major Transport Projects
TR3: Access, Traffic and Highway-Related Matters
TR4: Cycle Routes and Facilities

6.2 Other relevant documents taken into consideration:

Reading Tree Strategy (2021)
Reading Biodiversity Action Plan (2021)
Reading Local Transport Plan (2024)

Local Plan Update

6.3. The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft update of the Local Plan was published on 6th November 2024.

6.4. Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become "out of date" when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example. Officer advice in respect of the Local Plan policies pertinent to these applications listed above is that they remain in accordance with national policy and that the objectives of those policies remain very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be 'out of date'.

6.5. The Local Plan Partial Update was submitted to the Secretary of State on 9th May 2025. Submission marks the beginning of a process of public examination led by an independent Inspector. Due to the stage of examination, the draft Local Plan can be afforded limited weight.

South Oxfordshire Local Plan (2020)

6.6 SODC will identify and assess the proposals against all the relevant planning policies of their Local Plan, however officers have identified the following South Oxfordshire Local Plan policies as being relevant to the proposals:

TRANS2 (Promoting Sustainable Transport and Accessibility),
TRANS4 (Transport Assessments, Transport Statements and Travel Plans)
TRANS5 (Consideration of Development Proposals)
INF1 (Infrastructure Provision)
CF5 (Open Space, Sport and Recreation in New Residential Development)

7. Appraisal

7.1. The application is considered to raise a number of issues for Reading Borough:

- **Transport and Highways Matters**

- **Other Infrastructure and Facilities**
- **Tree and Landscape Matters**
- **General Matters**

A. <u>Transport and Highway Matters</u>

7.2 The application is supported by a Transport Assessment (TA) and Transport Assessment Addendum (August 2025). Whilst the application is for outline planning permission, details of access are not proposed as a reserved matter, so access details and related matters are required to be considered in full at this stage.

7.3 It is proposed that vehicular access to the development would be taken from the southeast corner of the site via the already approved residential development to the south that is under construction within Reading Borough which joins Kidmore End Road. Vehicular access from Kidmore End Road would be the only way in and out of the proposed development. Therefore, the proposals will directly impact upon the highway network within Reading Borough. A secondary emergency access would be provided towards the southwest corner of the application site but both the vehicular access and emergency access will tie into the approved internal road network currently under construction.

Site Accessibility

7.4 The Chartered Institute of Highways and Transportation (CIHT), provides relevant guidance on acceptable walking distances for various purposes for new development, including commuting, school journeys and access to town centres. Acceptable walking distances are typically between 800m and 2000m (between 400m and 800m to a bus top) and it is important that users of, and visitors to the development, can make sustainable travel choices using non-car modes of transport. A review of site accessibility, distances to local facilities and bus stops has been undertaken as part of the TA addendum. Emmer Green Local Centre is located within 1250m of the furthest proposed dwelling (around a 15 minute walk) whilst the homes at the southern end of the site are around 1100m from the Local Centre. Local primary and secondary school are 1100m away from the furthest homes and bus stops on Kidmore End Road and Courtenay Drive would be approximately 800m walk of all proposed homes. Therefore, it is considered that development can support travel by sustainable modes although it is noted that some distances especially relating to access to public transport services exceed the preferred maximum walking distances. The application proposes that a contribution towards improving local bus services is provided as part of the development to help incentivise travel by bus. RBC requests that SODC secures a contribution in line with their adopted formular towards bus service improvements and that any future spending of this contribution is agreed in consultation with RBC given buses servicing the location travel within Reading Borough.

7.5 To facilitate and encourage active travel by foot or cycle, the proposed development also proposes measures to help improve pedestrian and cycle permeability between areas east and west of the site with the provision of links to Kidmore End Road. Drawing SDP-XX-XX-DR-D-354 submitted with the application shows the proposed connection to Highdown Hill Road which facilitates a direct link to the National Cycle Network (NCN Route 5). The link is proposed to be 3m in width and should be designed in accordance with LTN 1/20. However, a drawing demonstrating an adequate visibility splay onto Highdown Hill Road has not been provided and is required to demonstrate that the junction of the cycle/footway within the road is safe. Submitted drawing SDP-XX-XX-DR-D-355 shows the proposed footpath connection from the site to Kidmore End Road adjacent to the existing pumping station. This link formalises the existing informal route used to access the private land. The footpath is proposed to be 2m in width and the sections of existing footway on Kidmore End Road are proposed to be resurfaced and widened to 2m and is considered to be acceptable.

7.6 The TA Addendum has considered the impacts of the development on the Cross-Thames Travel Route. Whilst the development will increase the number of trips travelling south via Peppard Road or Caversham Park Road towards the River Thames in each of the AM and PM peak hours, it is not considered that the proposed development would justify the ability for any new river crossing to be delivered in future.

Trip Generation

7.7 As part of the highway capacity analysis traffic surveys were undertaken in March 2025 at the following junctions:

- Kidmore End Road / Chalgrove Way priority junction
- Kidmore End Road / Grove Road priority junction
- Peppard Road / Kidmore End Road priority junction
- Peppard Road / Buckingham Drive mini-roundabout
- Peppard Road / Kiln Road priority junction
- Kiln Road / Caversham Park Road priority junction

7.8 Using the results of the surveys, junction capacity assessments have been undertaken at each of the junctions listed above to determine whether traffic resulting from the proposed development would have a significant impact on the operation of the junctions. At the request of RBC, the TA assesses the junctions of Peppard Road / Kiln Road and Kiln Road / Caversham Park Road separately which have been modelled together due to the potential interaction between the two closely spaced junctions. This was the approach adopted in the Transport Assessment for the development currently under construction on the southern part of the former golf course within Reading Borough due to the blocking which occurs between these two junctions.

7.9 The junction capacity assessment for the previous application within Reading Borough found that these junctions exceeded their operating capacity and as such a junction improvement schemes were secured to be provided as part of the s106 agreement for that planning permission to mitigate the predicted increases in traffic by widening the junction entries. The junction capacity assessment submitted with the current application indicates that the proposed mitigation scheme at the Peppard Road / Kiln Road and Kiln Road / Caversham Park Road secured under the previous RBC application will ensure the junctions can accommodate the additional development traffic without a significant detrimental effect. The developer for the adjacent ongoing development within Reading Borough has agreed and singed a s278 highway works agreement with RBC for the junction improvements as part of the ongoing development and is in the process of providing the various highway works secured as part of that planning permission.

7.10 The previous application within Reading Borough also determined that the signalised control junction at Peppard Road / Henley Street / Westfield Road / Prospect Street operates above the maximum theoretical operating capacity, and a contribution of £100, 000 was secured as part of the s106 agreement for that planning permission to upgrade the junction and mitigate for the impact of that development. This contribution has been paid to RBC. At the request of RBC, an assessment of this junction was also under as part of the TA for the current application which estimates that the proposed development would add 19 two-way vehicle trips in the AM peak hour and 20 two-way vehicle trips in the PM peak hour to this junction. The results show that taking into account the proposed development the junction is predicted to operate above the maximum operating capacity by the year 2030 resulting in a minor increase in queue lengths. The TA also identifies that the proposed development would increase traffic and pedestrian/cycle trips going through the junction in peak hours. As such, a contribution of £50,000 is requested to mitigate the impact of the development upon this junction, which would go towards upgrading of the operating system and/or improvements to the pedestrian and cycle facilities at the junction.

Servicing Requirements

7.11 Servicing for the development is proposed to be via the main vehicular route from Kidmore End Road. The application demonstrates that servicing access for the development would be suitable for bin lorries. Royal Berkshire Fire and Rescue Service have raised queries regarding fire truck access within the site which have been passed to SODC for their attention and consideration. A detailed construction method statement will also be essential for the construction stage of the proposed development. Given construction traffic would likely access the site from Reading Borough RBC seek that should SDOC grant outline planning permission for the development then such a statement is secured at reserved matters stage or via condition and that RBC are consulted on this.

Summary

7.12 The Highway Authority recommends that the LPA objects to the application unless the following matters are resolved in cooperation with RBC.

1. A revised drawing is submitted to RBC illustrating the visibility splay for the proposed pedestrian/cycle way connecting onto Highdown Hill Road is safe. (i.e. that the splay achieves an x distance of 2.4m (opposed to 2m) and the y distance is measured along the nearside kerb line as opposed to the middle of the footway).

2. Should SODC determine to grant outline planning permission for the proposed development SODC secures a contribution as part of a section 106 legal agreement in line with their adopted formula towards bus service improvements and to incentivise travel by bus given walking distances from the proposed dwellings to the nearest bus stop exceed preferred CIHT distances and SODC agrees that any future spending of this contribution is agreed in consultation with RBC.

3. Should SODC determine to grant outline planning permission for the proposed development RBC is party to a section 106 agreement linked to the planning permission and that a contribution of £50,000 is secured as part of the section 106 payable in full to RBC to go towards upgrading of the operating system and/or improvements to the pedestrian and cycle facilities at the junction of Peppard Road / Henley Street / Westfield Road / Prospect Street in order to mitigate for the impact of the proposed development on this junction which would contribute to the use of the junction exceeding its capacity by 2030. The contribution to be paid in full to RBC prior to commencement of development and index linked from the date planning permission is granted.

7.13 Otherwise officers recommend that RBC object to the application on the basis that insufficient information has been submitted to enable the traffic and highways implications of the proposed development to be fully assessed, the proposed development fails to adequately promote sustainable transport and fails to mitigate for its impact upon the highway network, therefore having a material detrimental impact upon the functioning of the highway network within Reading Borough. As set out in the Recommendation above it is considered that this is assessed against (and would be contrary to) SODC Local Plan policies TRANS2 (Promoting Sustainable Transport and Accessibility), TRANS4 (Transport Assessments, Transport Statements and Travel Plans) and TRANS5 (Consideration of Development Proposals) of the SODC Local Plan (2020)

B. Other Infrastructure and Facilities

7.14 Whilst the development is located within South Oxfordshire, the proposed development would form an extension to Emmer Green which is part of the urban area of Reading Borough. The closest District Centre to the development is Emmer Green centre (as defined by Policy RL1 (Network and Hierarchy of Centre) of the Reading Borough Local Plan (2019) and it is considered that future residents of the proposed development would

primarily utilise this District Centre and services/facilities within it, despite living within SODC. The town centre of Reading is also the closest Regional Centre (as defined by Policy RL1) to the proposed development and therefore very likely that future residents of the proposed development would use wider facilities and services within Reading Borough and not just those confined to Emmer Green.

7.15 Policy CC9 (Securing Infrastructure) of the Reading Borough Local Plan (2019) requires that, *'Proposals for development will not be permitted unless infrastructure, services, resources, amenities or other assets lost or impacted upon as a result of the development or made necessary by the development will be provided through direct provision or financial contributions at the appropriate time'*. Policy INF1 (Infrastructure Provision) of the SODC Local Plan (2022) outlines similar requirements.

7.16 It is considered that the proposed development would have an adverse impact upon infrastructure and services within the Borough. Impacts on highway infrastructure have been discussed above but the proposals are also considered to affect health, leisure and educational infrastructure and services within Reading Borough.

Healthcare Provision – NHS Integrated Care Board

7.17 The Buckinghamshire, Oxfordshire & Berkshire Integrated Care Board (ICB) have been consulted on the proposals and advise that the proposed development would be located within the catchment areas of both Emmer Green Surgery and Balmore Park Surgery, both of which are located within Reading Borough within Emmer Green Ward and Caversham Ward

7.18 They advise that whilst there is no national guidance in setting out the capacity of GP practices, NHS England applies "size and space standards", which set out the appropriate size of GP premises (gross internal area (GIA) in square metres) in relation to the number of patients to be accommodated at the premises. The following table sets out the number of registered patients and the current gross internal area of both of the surgeries referred to above:

PCN	Practice	Registered Patients (as at May 2025)	Gross Internal Area (GIA) (sqm)	GIA standard (sqm)	GIA surplus / deficit
Caversham	Balmore Park Surgery	20,545	919.9	1,250	deficit
	Emmer Green Surgery	11,652	556.1	916	deficit

7.19 The NHS ICB advise that the table above shows that that none of the GP Practices in the local area have the capacity to accommodate new patients generated from the proposed development.

7.20 Based upon the average household size of 2.4 persons the NHS ICB identifies that the development would result in an increase in population of 168 persons. The NHS ICB objects to the planning application unless the proposed development provides a financial contribution to mitigate for the impact of the development upon GP surgeries within the catchment of the application site which do not have the capacity to accommodate any new patients from the proposed development. Such a contribution is therefore necessary to ensure the impact of the development on local healthcare facilities can be mitigated and is necessary in planning terms.

7.21 The NHS ICB have calculated an appropriate financial contribution based upon their standard multiplier formula in relation to the population increase that would occur as a result of the proposed development. This formula is shown below.

Proposed number of dwellings (A)
Projected average population per dwelling (B)
Patient Yield (C) = (A) x (B)
Multiplier (D) = £360
Contribution sought = (C) x (D)

7.22 The current application is for outline planning permission, and the precise number of dwellings is not known at this stage with the description of development referring to 'up to 70 dwellings'. Based on 70 dwellings, the NHS ICB state that a contribution of £60,480 would be required to mitigate for the impact of the proposed development on local GP surgeries. The NHS ICB states that such a contribution would go towards the commissioning of pre-project work, project identification and project implementation in the form of either a reconfiguration of the internal layout of an existing surgery or an extension to provide additional capacity. Given that the exact number of proposed dwellings is not known at this stage, the NHS ICB request that if SODC determine to grant outline planning permission for the proposed development then the above formula is included within a section 106 agreement linked to that planning permission, so that the necessary contribution towards health care infrastructure to mitigate for the impacts of the proposed development can be calculated and then paid to the NHS ICB once the exact number of proposed dwellings is known. It is requested that such a contribution be index linked from the date of grant of planning permission and payable prior to commencement of the development.

7.23 Without the above contribution being secured by way of section 106 legal agreement NHS ICB state that they object to the proposals because the development would fail to mitigate for its impact upon primary care needs within the local area.

7.24 Officers support the NHS ICB's request for a financial contribution towards increasing the capacity GP surgeries and consider that such a contribution should be fettered towards GP surgeries within Emmer Green Ward, Caversham Ward and Caversham Heights Ward which are the three closest Wards within the Borough to the application site. Officers consider this request to be justified and necessary to mitigate the impacts of the proposals on healthcare facilities within Reading Borough and to accord with Policy CC9 of the Reading Borough Local Plan 2019 and RBC Planning Obligations under S106 Supplementary Planning Document (2015). This request is also considered to be comply with Policy INF1 of the SODC Local Plan (2020).

7.25 Unless the above mechanism to secure a financial contribution is secured by way of a section 106 agreement, or SODC can satisfactorily demonstrate to RBC that the local healthcare impacts of the development within Reading Borough are being suitably mitigated in another way, then RBC object to the planning application on the basis that the proposed development fails to mitigate for the impact that it would have upon local GP surgeries which do have capacity to accommodate the population increase that would result from the proposed development. The proposals would be in conflict with Policy CC9 of the Reading Borough Local Plan 2019 and Policy INF1 of the SODC Local Plan 2020.

Leisure and Recreation Facilities

7.26 Policy EN9 (Provision of Open Space) of the Reading Borough Local Plan 2019 is clear in stating that all new development should make provision for appropriate open space based on the needs of the development. The policy also acknowledges that there are a variety of ways in which this can be achieved, either through on or off-site provision, contributions toward provision or improvement of existing leisure or recreational facilities. The RBC Open Space Strategy (2007) and Reading Open Spaces Update Note (2018) sets out that open spaces can include a range of facilities including parks, amenity open spaces, play areas, other functional green space and sports facilities. Policy CF5 (Open Space, Sport and Recreation in New Residential Development) of the SODC Local Plan 2020 outlines similar requirements in that new residential development should provide or contribute towards the variety of open space facilities

referred to above in line with their own Open Spaces Strategy and Sport England guidelines.

7.27 Whilst the application seeks that matters of Layout and Landscaping are reserved for consideration at a later date, a Landscape Statement submitted with the planning application sets out that, if considered on the basis of the maximum number of 70 dwellings proposed, the development would provide an appropriate level of on-site open space and play facilities in line with SODC standards as outlined under their policies DEV5 and DEV6. This is shown in the table below.

Open Space Schedule

Number of Units	Standard	Population
70 Units	2.4 / Unit	168

Policy DEV5 Open Space and Play Facilities	Standard - ha / 1,000 population	Site Requirements - Std x population	Approximate area - from Open Space Provision Plan
Amenity Green Space / Parks & Gardens	1.400 ha	0.235 ha	**2.285 ha**
Equipped Playing Space	0.250 ha	0.042 ha	**0.060 ha**
Provision for Teenage / Young People	0.300 ha	0.050 ha	**0.050 ha**
Total	**1.950 ha**	**0.328 ha**	**2.395 ha**

Policy DEV6 Allotments	Standard - ha / 1,000 population	Site Requirements - Std x population	Approximate area - from Open Space Provision Plan
Allotments	0.400 ha	0.067 ha	**0.000 ha**
Total	**0.400 ha**	**0.067 ha**	**0.000 ha**

Grand Total	**0.400 ha**	**0.395 ha**	**2.395 ha**

7.28 In this respect and from an RBC perspective, officers advise that the development would appear to serve itself in terms of appropriate access to on-site open space and play facilities.

7.29 Notwithstanding the above, RBC Leisure Officers have identified that the proposed development would be likely to result in increased demand on sports and leisure facilities within Reading Borough more generally. The proposals would result in an extension of the Reading urban area such that existing sport and leisure facilities within Reading Borough would be most accessible to and likely to be used by future residents.

7.30 Using relevant Sport England calculators and guidelines, RBC Leisure Officers, based upon a development of the maximum number of 70 proposed dwellings, request a financial contribution of £89,788 to go towards mitigating the impact of the population increase as a result of the proposed development upon leisure and sport facilities within Reading Borough. Officers recommend that, should SODC determine to grant outline planning permission for the proposed development, then RBC must be a party to the section 106 legal agreement to secure this financial contribution in order to mitigate for the impact of the proposals on sports and leisure facilities within the Borough. Given the proposals are for outline planning permission and the exact number of dwellings is not known at this stage, the s106 agreement should secure the financial contribution in line the Sports England Calculator once the exact number of dwellings is known. It is required that this contribution can be agreed with RBC and paid in full to RBC prior to commencement of the development and index linked from the date planning permission is granted.

7.31 RBC Leisure Officers advise that the calculator identifies increased demand for a range of sports facilities including swimming pools, sports halls, playing pitches, outdoor tennis courts and indoor bowls as a result of the proposed development and identify that the requested financial contribution would most appropriately be put towards improvements to existing facilities at Rivermead Leisure Centre which is the closest and easily accessible RBC leisure centre to the proposed development.

7.32 Officers consider this request to be justified and necessary to mitigate the impacts of the proposals on sports and leisure facilities within Reading Borough and to accord with Policies CC9 and EN9 of the Reading Borough Local Plan 2019 and RBC Planning Obligations under S106 Supplementary Planning Document (2015). This request is also considered to be comply with Policy CF5 of the SODC Local Plan (2020).

7.33 Unless the above mechanism to secure a financial contribution is secured by way of a section 106 agreement, then officers recommend that RBC objects to the planning application on the basis that the proposed development fails to mitigate for the additional demand the that would result from the development upon sport and leisure facilities within Reading Borough. The proposals would be in conflict with Policies CC9 and EN5 of the Reading Borough Local Plan 2019 and Policy CF5 of the SODC Local Plan 2020.

Education

7.34 RBC Education Officers/Brighter Future for Children have been consulted on the proposals and advise that they have no objection given there is spare capacity in local schools and the additional families who would reside in the proposed dwellings would support the sustainability of these existing local schools.

Tree and Landscape Matters

7.35 Policy ENV1 (Landscape and Countryside) of the SODC Local Plan 2020 requires that South Oxfordshire's landscape and countryside will be protected and that development will only be permitted where it protects and where possible enhances features that contribute to the nature and quality of its landscapes.

7.36 The RBC Natural Environment (Tree) Officer advises that whilst an arboricultural report has been submitted with the application, its findings are heavily caveated by the fact that the application is for outline planning permission only with details of the Layout of the development and landscaping proposed as reserved matters for consideration at a later date. Comments in respect of tree removal and impact upon trees generally can therefore only be provided based on the indicative drawings submitted and without any certainty. The Natural Environments Officer's comments in section 5.3 of this report identify some minor changes to the indicative layout proposed that could facilitate retention of some of these trees and it is requested that these are considered by SODC in their assessment of the application however the conclusion is that SODC should seek details of Layout of the proposed development to be included as part of the current application rather than as a reserved matter; in order to demonstrate that the up to 70 dwellings proposed and associated services/utilities can be accommodated within the site amongst retained trees and adjacent to the woodlands. Without this there is a risk that any final layout (i.e. at reserved matters stage) presents unwelcome changes or conflicts.

7.37 It is noted that the Landscape Statement submitted with the application refers to planting of 732 trees off-site on land to the north of the application site which is also under the ownership of the Applicant. This appears to be a positive element of the proposals but given it is located outside of the application site, it is recommended that SODC should be satisfied that the details of this tree planting and its delivery can be secured as part of any planning permission.

7.38 The above relate to matters within South Oxfordshire and it is considered that these, along with the full comments from the RBC Natural Environment Officer should be reported to SODC for consideration in their assessment of the proposals.

General Comments and Other Matters

7.39 The proposals would form an extension to the suburban area of Emmer Green which is part of the wider urban area of Reading. The location of the application site is surrounded by existing (or under construction) suburban residential housing to the east, west and southern boundaries which is all located within Reading Borough. From a pattern of

development / urban extension perspective, officers consider that the indicative outline proposals would be in keeping with the existing adjacent residential areas within Reading Borough. SODC will take into account impact on open countryside and designated landscapes within South Oxfordshire as well as loss of open space as part of their own assessment of the proposals against their adopted Local Plan.

7.40 It is noted that there would be a 15m separation distance between the proposed development and Cucumber Wood, a designated Ancient Woodland to the north of the site, and that the Chilterns National Advisory Borad raise no objection to the proposals and consider there to be sufficient buffer from the edge of the application site to Chilterns National Landscape (Area of Outstanding Natural Beauty or AONB) further to the north to avoid adverse impact upon the AONB.

7.41 The application is accompanied by an Air Quality Assessment which considers the impact of the proposals upon Reading Borough as a result of the anticipated increased in vehicle movements on roads within Reading. The Air Quality Assessment has been reviewed by RBC Environmental Protection Officers who are satisfied that the assessment has been carried out to an appropriate standard and demonstrates that pollutant levels are below limit values such that no significant additional adverse air quality implications upon Reading Borough are identified.

7.42 Officers note that the outline proposals include provision of 40% of the proposed dwellings as affordable housing. Based on the up to 70 dwellings proposed, this could be up to 28 affordable homes.

7.43 The application proposals include provision of a 40% net gain in biodiversity in a mixture of on and off-site provision which SODC will need to be satisfied can be secured and delivered as part of the proposed development.

Public Representations

7.44 As set out in paragraph 5.2 of this report RBC have received a number of objections to the proposals from local residents and groups which will be passed so SODC for their consideration. Many of the comments received relate to transport and infrastructure matters within Reading Borough and support the comments set out by officers in this report.

8. Equality implications

8.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

8.2. The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues, and priorities in relation to this particular application.

9. Conclusion

9.1 It is recommend that the comments within this report, as summarised in the recommendation box at the top of this report are sent to SODC as this Council's objections and comments on the application for their consideration.

Proposed indicative layout plan