APPLICATION NO.	P25/S1431/O
SITE	Land West of Kidmore End Road Emmer Green Oxfordshire, RG4 8SG
PROPOSAL	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).
AMENDMENTS	As amended by plans and additional information submitted 18.08.2025, 25.09.2025, 04.11.2025 and 10.11.2025.
APPLICANT	Fairfax (Reading) Ltd and Reading Golf Club (SODC) Ltd
APPLICATION TYPE	OUTLINE
REGISTERED	7.5.2025
TARGET DECISION DATE	30.11.2025
PARISH	KIDMORE END
WARD MEMBERS	Peter Dragonetti
OFFICER	Emma Bowerman

1.0 INTRODUCTION AND PROPOSAL

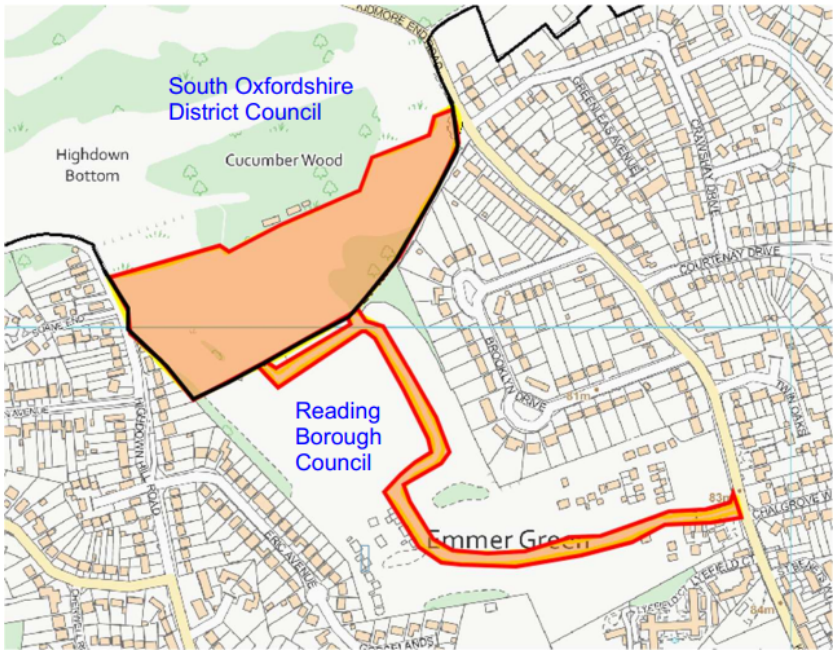
1.1 This report sets out the officer's recommendation that planning permission should be granted having regard to the development plan and other material planning considerations.

1.2 The application has been referred to planning committee because the officer's recommendation conflicts with the views of the parish council.

Site description, surroundings and designations

1.3 The 5.9 hectare application site is shown on the OS extract attached as **Appendix 1** and is reproduced on the GIS extract below. The site was formerly occupied by Reading Golf Club.

1.4 The site is located at the very south of South Oxfordshire district and extends into the administrative area of Reading Borough Council. The line on the GIS extract below shows the administrative boundary between the two council areas. The part of the site within South Oxfordshire is where the proposed homes would be located. The access into the site is within Reading.



1.5 Reading Golf Club ceased operations in 2020 and the part of the golf course within Reading subsequently received planning permission for 223 homes in 2022. These new homes are currently under construction.

1.6 The site is bounded by residential development where it adjoins land within Reading Borough Council. To the north of the site is an area of Ancient Woodland called Cucumber Wood. The wider area of land to the north also formed part of the golf course and is within the same ownership as the application site. This land is edged in blue on the site location plan at **<u>Appendix</u> 1**.

1.7 The part of the site within South Oxfordshire is predominantly grass with some individual trees and groups of trees scattered around the site. Several of these trees are protected by Tree Preservation Orders. To the east of the site, the land slopes down where it meets Kidmore End Road.

1.8 The site is not subject to any special landscape or heritage designations. The edge of the Chilterns National Landscape (formally Area of Outstanding Natural Beauty) is around 900m to the north of the site. The site falls within Flood Zone 1, which has the least probability of flooding from rivers or the sea. There are small patches of the site that are at risk from surface water flooding where the site adjoins the administrative area of Reading.

1.9 The site is within the Kidmore End Neighbourhood Plan Area. The Kidmore End Neighbourhood Development Plan became part of the development plan in July 2022 and carries full weight in the determination of planning applications.

Proposal

1.10 The application seeks permission for a residential development of up to 70 homes together with associated access, car parking, open space and landscaping.

1.11 The application is submitted in outline with all matters reserved except for access. The matters of layout, scale, appearance and landscaping are not for determination at this stage and will be considered later under a 'reserved matters' application if outline planning permission is granted.

1.12 Vehicular access to the site will be provided through the new development to the south, with this access road joining the stretch of Kidmore End Road that falls within Reading Borough Council. Pedestrian access will be provided to the east, onto the part of Kidmore End Road that is within South Oxfordshire, and to the west onto Highdown Hill Road within Reading.

1.13 The development proposes that 40 percent of the new homes will be affordable. A play area is proposed towards the east of the site and attenuation basins will be provided towards the northern boundary.

1.14 The application also proposes that some of the land to the north of the site, which is edged in blue on the location plan (**Appendix 1)**, will be used for landscape enhancements and to secure additional biodiversity gain. As part of the application proposals, this land will be opened up to the public to provide access and recreation opportunities for new residents of the site and existing residents in the surrounding area.

1.15 The application is accompanied by Design and Access Statement and a whole suite of technical documents. These can be viewed on our website alongside all of the plans that accompany the application. The key application plan is the parameters plan, which shows the design boundaries of the scheme by specifying areas of built development, green infrastructure, access and movement corridors, and other key structure and placemaking components.

1.16 The parameters plan is attached as **Appendix 2** and is reproduced below for ease:

1.17 As shown on the parameters plan, the proposed housing will be contained to the west of the site. The area to the east, which slopes down to Kidmore End Road, will be retained as grassland. The extract above shows the layout of the development currently under construction on the part of the former golf course that is within Reading.

1.18 The applicant submitted some amended plans and additional information during the application process. The amendments addressed minor layout matters in respect of trees and relationship of the development with Cucumber Wood. The additional information included an archaeological evaluation and responses to consultation comments, including a Transport Statement addendum, updated Flood Risk Assessment, further information on bats, amended visibility splays and an addendum to the tree report.

Other relevant background information

1.19 Where an application site crosses the administrative boundary between two Local Planning Authority areas, identical planning applications are required to be submitted to each authority – in this case both South Oxfordshire District Council and Reading Borough Council. Each Local Planning Authority is responsible for determining whether planning permission should be granted for the parts of the proposed development within their administrative area.

1.20 The duplicate application to Reading Borough Council (ref PL/25/0961) is yet to be determined. Reading Borough Council has confirmed that the application will be reported to their Planning Applications Committee. The documents submitted for this application, and the representations received can be viewed on Reading Borough Council's website. Officers at Reading Borough council will consider their application against the relevant policies in the Reading Borough Local Plan (2019).

1.21 Given that this application has cross boundary impacts, we also consulted Reading Borough Council on this application.

2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

2.1 The application has been advertised by the council as:

- Major development
- Not in accordance with the development plan

2.2 The table below provides a summary of the key comments made by consultees and these are expanded on in the main body of the report where necessary. Full responses can be viewed on our website.

2.3 **Statutory consultees**

Kidmore End Parish Council	**First Consultation – Objection** • Location, scale and nature of the development not appropriate. • The site is not plan-led or allocated for development. • Conflict with the Kidmore End Neighbourhood Development Plan. • There is no evidenced need for housing in this location.

	• Outside of the settlement boundary of any village and within a designated valued landscape. • Greenfield site within the setting of the Chilterns National Landscape. Development represents major development within the setting of the National Landscape and there are no exceptional circumstances to justify development. • Would constitute encroachment of urban Reading constituting urban sprawl. • Development out of keeping with the settlement pattern of the Parish. Would create a different type of settlement that is not housing in a rural village. • Coalescence with Reading. The site provides a visual and spatial buffer between the built form of Reading and villages in South Oxfordshire. • The presumption in favour of sustainable development does not apply and the Neighbourhood Plan must be upheld. • Harm to local character, visual amenity, landscape setting, biodiversity and community identity. • There is insufficient infrastructure for a development of this size. • Increase in traffic would reduce safety for all users on country roads and lanes. • Precedent for development in other areas that abut the boundary of Reading. • The adverse impacts significantly outweigh the limited benefits of the proposal. • If development is approved, it will undermine the neighbourhood planning process. **Second Consultation – Objection** • Amendments and additional information do not alter Parish Council's view expressed in first consultation. • The examples of the appeals decisions provided by the applicant are not relevant to the proposal. • The traffic survey was carried out when some schools had broken up.
Reading Borough Council	**First Consultation – Report and comments shared with South Oxfordshire District Council for consideration in their assessment and determination of the application.** Reading Borough Council advise that should South Oxfordshire District Council resolve to grant outline planning permission for the proposed development Reading Borough Council objects to the application unless: • Financial contributions are secured through the Section 106 process towards bus service improvements, highway

	upgrades, healthcare facilities, and sport and leisure facilities. • A revised visibility splay is submitted to and agreed by Reading Borough Council for the pedestrian/cycle way onto Highdown Hill Road. • An updated Arboricultural Method Statement is submitted assessing the impact on trees and hedgerows that will need to be removed to provide the visibility splay on Highdown Hill Road.
Local Highway Authority (Oxfordshire County Council)	**First Consultation – Objection** • Further information is required including details of pedestrian and cycle access onto Highdown Hill Road and Kidmore End Road. • Concerns about the distance to bus stops. • Trip generation should be considered by Reading Borough Council as the junctions that have been assessed are within their area. • Swept paths for refuse vehicles has not been provided. **Second Consultation – No objection** • The additional information requested has addressed many of the matters raised. • Recommend that bollards are removed from pedestrian/cycle access to Kidmore End Road and Highdown Hill Road as they would prevent wheelchairs, pushchairs and mobility scooters from using the route. • Remain concerned about the distance to bus stops as the greater the distance the less attractive public transport becomes. • Reading will need to consider highway matters within their administrative boundary. • Conditions are required in respect of access details, wheel washing, traffic management and travel plans. • A financial contribution towards public transport services should be secured under a legal agreement.
Lead Local Flood Authority (Oxfordshire County Council)	**First Consultation – Objection** • Some information is incorrect including Cv values • Additional information is required including winter storms simulation. **Second Consultation – Objection** • Some of the matters raised have been addressed but Cv values still need to be amended. **Third Consultation – No objection** • The additional evidence provided is sufficient to remove objection.

	• Conditions are required in respect of surface water drainage.

2.4 **Professional external consultees**

Sport England	**First Consultation – No objection** • Application does not fall within Sport England's statutory remit. • Consideration should be given to whether the proposal meets planning policies to protect social infrastructure.
Active Travel England	**First Consultation – No objection** • Standing advice should be used.
Archaeology (Oxfordshire County Council)	**First Consultation – Objection** • The desk-based assessment concludes that the site has a high potential to contain archaeological remains. • Further trenched evaluation should be conducted to understand the significance of any archaeological heritage assets that would be affected by the development. **Second Consultation – No objection** • The requested archaeological evaluation has been carried out and shows that significant archaeological finds do not survive on the site.
Education Authority (Oxfordshire County Council)	**First Consultation – No objection** • Subject to a financial contribution towards special school education capacity serving the development being secured in a legal agreement.
Waste Management (Oxfordshire County Council)	**First Consultation – No objection** • Subject to a financial contribution towards expansion and efficiency of Household Waste Recycling Centres being secured in a legal agreement.
Chilterns National Landscape Board	**First Consultation – No objection** • The valued landscape between the National Landscape and edge of the application site provides a sufficient buffer to the setting.
Thames Water Development Control	**First Consultation – Objection** • The development is within 20m of a Thames Water Sewage Pumping Station. Objection raised as the proximity of the development to the pumping station is likely to impact on the amenity of future occupiers. It

	has not been possible to determine the foul water and sewage infrastructure needs of the proposal. Occupations should therefore be prevented until the applicant: 1. Demonstrates foul water capacity exists or 2. Agrees a development and infrastructure plan or 3. Confirms that upgrades have been provided There is an inability of the existing water network infrastructure to accommodate the needs of the development. A condition is therefore necessary to require confirmation of upgrades or a phasing plan before any occupation. **Second Consultation – No objection** • Comments reflect response to first consultation with the exception of the objection on the basis that the development is within 20m of a Thames Water Sewage Pumping Station.
Designing Out Crime Officer	**First consultation – No objection** • Disappointed that crime prevention and community safety is not a key consideration at this time. • Detailed comments provided on matters of surveillance, exposed boundaries, defensible space, appropriate parking arrangements, lighting, permeability, and Secure by Design. • An addendum should be added to the Design and Access Statement to address issues of safety and security.

2.5 **South Oxfordshire District Council officer responses**

Landscape	**First Consultation – Comments** • The visual separation provided by the woodland to the north prevents the site performing a role in providing setting to the Chilterns National Landscape and also separates the site from the rest of the valued landscape area. • Whilst the development can be accommodated within the site without any significant landscape harm, some additional information is required in respect of the parameters plan. • The additional information required includes building heights, play areas and public open space, reducing the prominence of buildings on the northeastern edge, appearance of drainage features, providing sufficient space for tree planting, boundary treatments and lighting. **Second Consultation – Comments**

	• Concerns raised previously have not been addressed in respect of the parameters plan to demonstrate compliance with relevant policies. • Some of the issues raised can be addressed at reserved matters stage. **Third Consultation – Comments** • Some additional notes should be added to the parameters plan to provide further control over the development that will be bought forward at reserved matters stage.
Ecology	**First Consultation – Objection** • The bat surveys are out of date as information over three years is unlikely to remain valid. • The 2022 bat survey shows the use of the application site by a bat community of high conservation importance. • Further surveys are therefore required to ensure that a sufficient buffer is provided between the development and the woodland edge. Without this information is not possible to assess whether the level of development is acceptable. • No other objections but note that the development would have a permanent adverse residual effect on hazel dormouse due to cat predation. **Second Consultation – No objection** • Updated bat activity surveys have been provided and the layout amended to increase the separation between the built development and the woodland. • Evidence from the surveys indicate that the whole northern edge of the application site is periodically of importance for a nationally threatened species, although activity levels are generally fairly low. External lighting should therefore be controlled to avoid harm to bats. • Conditions are required in respect of lighting, a Habitat and Visitor Management Plan, a Construction Environmental Management Plan and enhancements for protected species. • The maintenance and monitoring of habitat enhancements for biodiversity net gain should be secured through a legal agreement.
Trees	**First Consultation – Objection** • The principle is acceptable in arboricultural terms, but some amendments are required including the retention of two trees that are subject to a Tree Protection Order. • Other suggested amendments include removal of an Ash, improving the relationship between some retained

	trees and the built development, and ensuring roots are protected. • Note that tree planting relies heavily on smaller short lived tree species. • Suggest that layout could be fixed at this stage to provide more certainty over the arboricultural matters. **Second Consultation – No objection** • The amended plans have satisfied each of the points raised in relation to retained trees as well as the size of the indicative tree planting. • Maintain the view that it would be preferable for layout to be fixed to prevent unwelcome changes that would result in arboricultural conflicts.
Urban Design	**First Consultation – Comments** • Advice provided on several design matters that should be considered carefully to ensure that the proposal is acceptable in design terms moving forward. • Matters raised include following a landscape-led approach, providing sufficient space for street trees, and enhancing permeability and connections. • Guidance provided on matters to incorporate into detailed design. **Second Consultation – Comments** • More room should be given over to street trees. • Elements of the layout could be improved.
Housing Development	**First consultation – No objection** • Subject to details of the size, tenure and layout of affordable housing to be secured through the provisions of a legal agreement.
Leisure	**First Consultation – Comments** • Following consultation with Golf England, we suggest that a supply and demand assessment is completed. • **Second Consultation - No comments received**
Drainage	**First Consultation – No objection** • Subject to conditions to secure a detailed sustainable drainage scheme and compliance report.
Environment-al Protection	**First Consultation – No objection** • Subject to conditions to secure a Construction Management Plan and details of any microgeneration equipment.

Contamin-ated Land	**First Consultation – Comments** • Query why a site investigation is recommended when the desk study concluded a low/very low contamination risk. **Second Consultation – No objection** • Applicant has clarified that there is no evidence to suggest that there are potential sources of contamination on site and a 'watching brief' would only be required in the unlikely event that unforeseen contamination is encountered during groundworks.
Air Quality	**First Consultation - No objection** • Subject to conditions to secure best practice measures outlined in the council's Air Quality Guidance for Developers.
Waste Management	**First Consultation - No objection** • Waste management plan and swept path analysis for bin lorries will be reviewed at reserved matters stage.

2.6 **Public / other responses**

Sonning Common Parish Council	**First Consultation - Objection** • Principle of development unacceptable. • Density out of keeping. • Access is intrusive and elongated. Refuse lorries need to go into Reading. • Threatens wooded habitat and degrades landscape. **Second Consultation – Objection** • Does not relate to any settlement in South Oxfordshire or any need of Reading Borough Council. • Contrary to South Oxfordshire Local Plan, Kidmore End Neighbourhood Plan and National Planning Policy Framework. • Incursion into countryside.
Matt Rodda MP for Central Reading	**First Consultation - Objection** • The existing local infrastructure cannot support significant additional development. Roads are congested and there is pressure on local services such as GP surgeries and schools. • Narrow residential roads in this area are not suitable for large numbers of additional vehicles. Proposal will increase pollution and negatively impact on road safety. • Development will set a precedent for suburban development on green space on the edge of Caversham and Emmer Green.

	• Our countryside is precious and should be protected. Whilst new homes should be built locally, brownfield land should be prioritised.
Caversham and District Residents' Association	**First Consultation - Objection** • Erosion of a green space and a very significant negative environmental impact. • Site is a valued green space and important habitat for wildlife. • Support Kidmore End Parish Council's comments. The development will destroy part of the valued landscape to the south of the parish. • Development contrary to Reading's Local Plan to preserve the edge of the Chilterns National Landscape. It would adversely impact on landscape character and the connections to the National Landscape. • Proposed landscaping will not mitigate impacts of tree losses. • Development will result in demonstrable harm to the local character, visual amenity, and landscape setting of the area. • The development will place a significantly increased burden on local roads that are already extremely busy. Junctions are already at capacity. • There have been no improvements to the local road network as a result of the development under construction on the southern section of the former golf course. • The nearest bus stop is 700m away and would not encourage use of public transport. • Increase in traffic on narrow roads in South Oxfordshire would reduce safety for all road users. • Cumulative impact on roads from development in Reading and surrounding villages. • Concern over capacity of doctors' surgeries and whether there is sufficient space at schools. • The development will place strain on the local utility networks and negatively impact on service levels for the local community. Concerns raised over electricity network, wastewater network, sewage treatment facilities and the water supply network. **Second Consultation – Objection** • Objections already submitted are still relevant. • Welcome retention of additional trees but it will have little impact on the overall numbers lost. • Leaving critical matters to detailed design stage risks both ecology and trees.

	• Question the methodology used in the Transport Assessment addendum. Surveys were undertaken in early July when A-Level and GCSE students would have finished and are not representative of traffic during normal term time. • Traffic surveys do not reflect growth once development under construction is fully occupied. • Assumption of 10% target reduction in car journeys highly speculative. • There is a deficit of space at both Caversham Balmore Surgery and Emmer Green Surgery.
Caversham Globe (Go Local On a Better Environment)	**First Consultation – Objection** • Greenfield site not designated for development. • Contrary to Reading Borough Council's Local Plan. • Oxfordshire parishes found that this land has strong landscape links with the Chilterns National Landscape. • Concerned about impact on ancient woodland. • Vehicular access and servicing are further issues. • Dangerous precedent for further development. • Loss of green space, wildlife habitat and biodiversity.
Local Residents	**First Consultation – 144 in objection** • Speculative development contrary to planning policies including Kidmore End Neighbourhood Development Plan. • Adverse impact on local services. Schools, GP surgeries, dentist and hospitals cannot support further development. • Developer should provide a school, doctors surgery and contribute towards a bridge over the River Thames. • Thames Water may not be able to cope with additional pressure of new homes in terms of water supply and foul water drainage. • Potential that electricity supply may not be sufficient. • Future residents will not pay council tax to Reading but will use facilities in Reading. • Future residents will seek employment in Reading. • Impact of first phase of golf club development not yet known. • Additional congestion of roads. Increase in air pollution. The local roads are narrow country lanes. • Highway safety concerns. Local junctions already at capacity. Highdown Hill Road has no footpath and so additional pedestrians and cyclists would be at danger. • Highdown Hill Road link will result in loss of trees and hedges. • There is no need for new housing in this location. • It will join South Oxfordshire to Reading.

	• It will create a new settlement, • Overdevelopment. Urban sprawl. • Loss of green amenity space. Local residents go for walks on the site. • Adverse impact on local residents mental and physical health. • Developers previously said that the site would be a green legacy left to residents. • Development too dense and out of keeping with surrounding development. • Adverse landscape impact (Valued Landscape) and damage to character of National Landscape. • Loss of trees unacceptable. • Would reduce separation to Chalkhouse Green. • Adverse impact on Ancient Woodland which supports a wide range of flora and fauna. Drainage too close to woodland. • A green corridor should be provided. • Light pollution. • Adverse impact on wildlife and biodiversity. • Disturbance from construction traffic, noise and dust/dirt. • No reason to build so close to neighbouring properties. • The development on the Reading part of the golf course should have never been approved. • South Oxfordshire servicing the properties (bin collection) would be problematic. • Fire risks during construction. • Potential flooding issues. Removing trees will increase likelihood of surface water runoff. • Precedent for further development on the remaining golf course and the edge of Reading. One response makes recommendations about sustainability, safety and design measures that could be incorporated into the development. One response comments that a dis-used golf course is a good candidate for redevelopment to meet the need for further homes in the community. **Second Consultation – 39 in objection** • Minor amendments to the scheme do not address the fundamental issue of housing on the site. • Local services and facilities cannot accommodate more people. • Thames Water sewage system over stretched. • Adverse impacts significantly and demonstrably outweigh the benefits. • Benefits do not override Neighbourhood Plan. • The site should be part of the Chilterns National Landscape.

	• Adverse impact on wildlife, biodiversity and trees. • Derelict and abandoned homes should be used. • Further increase in traffic unsustainable. • There should be no further development north of the river until a third bridge over the River Thames is built. • The path to Highdown Hill Road would not be safe. • Homes should be positioned further away from existing neighbours. Overlooking from new homes. • Important buffer between Reading and wider landscape. • Not a sensible expansion of Emmer Green. • Development will result in new village on edge of Reading. • Potential air pollution from asbestos during construction. • There is already a hosepipe ban so further homes will not alleviate demand for water. • Future residents would be reliant on private car journeys. • The playground should not be positioned close to the woodland. • Public consultation was not sufficient.

3.0 **RELEVANT PLANNING HISTORY**

	Application Number	Description of development	Decision and date
3.1	P22/S3394/PEJ	Development of the Site for up to 100 dwellings, associated landscaping, open space and access.	Advice provided (17/11/2022)

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The proposal is beneath the advisory thresholds set in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). This is because the proposal does not exceed 150 homes, the site area is under 5ha and is not within a 'sensitive area'. It is therefore not considered EIA development.

5.0 **POLICY & GUIDANCE**

Development Plan

5.1 The development plan is the South Oxfordshire Local Plan 2035, which was adopted in 2020, and any "made" Neighbourhood Plans within the relevant geographical area. Kidmore End Neighbourhood Development Plan was made (adopted) in September 2022 and therefore also forms part of the development plan.

South Oxfordshire Local Plan (SOLP) 2035 policies

5.2
- STRAT1 - The Overall Strategy
- STRAT2 - South Oxfordshire Housing and Employment Requirements

- STRAT5 - Residential Densities
- H1 - Delivering New Homes
- H9 - Affordable Housing
- H11 - Housing Mix
- ENV1 - Landscape and Countryside
- ENV2 - Biodiversity - Designated sites, Priority Habitats and Species
- ENV3 - Biodiversity
- ENV5 - Green Infrastructure in New Developments
- ENV9 - Archaeology and Scheduled Monuments
- ENV11 - Pollution - Impact from existing and/ or Previous Land uses on new Development and the Natural Environment (Potential receptors of Pollution)
- ENV12 - Pollution - Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution)
- EP1 - Air Quality
- EP3 - Waste collection and Recycling
- EP4 - Flood Risk
- INF1 - Infrastructure Provision
- INF4 - Water Resources
- DES1 - Delivering High Quality Development
- DES2 - Enhancing Local Character
- DES3 - Design and Access Statements
- DES5 - Outdoor Amenity Space
- DES6 - Residential Amenity
- DES7 - Efficient Use of Resources
- DES8 - Promoting Sustainable Design
- DES10 - Carbon Reduction
- TRANS2 - Promoting Sustainable Transport and Accessibility
- TRANS4 - Transport Assessments, Transport Statements and Travel Plans
- TRANS5 - Consideration of Development Proposals
- CF4 - Existing Open Space, Sport and Recreation Facilities)
- CF5 - Open Space, Sport and Recreation in New Residential Development

Kidmore End Neighbourhood Development Plan (KENDP) 2011-2035 policies

5.3
- LCI – Infill
- LCSS – Separation of Settlements
- LCQL – Quiet Lanes
- LCDPG – General Design principles
- HDP – Housing Allocation
- LPLV – Local Valued Landscapes
- LTSRU – Safety for All Road Users
- LTPFBT – Preservation of Footpaths, Bridleways and Tracks
- LTSAP – Safe Access and Parking

Emerging Joint Local Plan 2041

5.4 The Council has prepared a Joint Local Plan for South Oxfordshire and Vale of White Horse, which, once adopted, will replace the existing local plans. The Joint Local Plan was submitted to the Secretary of State in December 2024 for independent examination. In line with paragraph 49 of the National Planning Policy Framework (NPPF), decision-makers may give weight to relevant policies in emerging plans depending on several factors: the stage of preparation, the extent of unresolved objections, and the degree of consistency with the NPPF.

5.5 The starting point for decision taking remains with the policies in the current adopted plan. The Joint Local Plan is at an advanced stage of preparation and carries some weight. Where unresolved objections have been received on policies, limited weight should be applied, but where there are no unresolved objections, moderate weight can be applied. Full weight should only be applied, where relevant, following the outcome of the independent examination and adoption of the Joint Local Plan.

5.6 The council received an Inspectors' letter dated 26 Sept 2025 recommending that the Council has not met the Duty to Cooperate in Section 33A of the Planning and Compulsory Purchase Act 2004, which cannot be remedied during the examination of the plan. The council is assessing the position, and no formal decisions have yet been made on the next steps. This is a material consideration in applying weight to the plan.

Supplementary Planning Guidance/ other relevant documents

5.7
- South Oxfordshire and Vale of White Horse District Councils' Joint Design Guide 2022 (JDG)
- Developer Contributions Supplementary Planning Document 2023
- South Oxfordshire and Vale of White Horse Landscape Character Assessment 2024
- South Oxfordshire and Vale of White Horse 2024 Local Landscape Designation Review
- Oxfordshire's Leisure Facilities Assessment and Strategy
- South Oxfordshire District Council Air Quality Developer's Guidance
- Oxfordshire Local Transport and Connectivity Plan

National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

5.8
- Section 2 - Achieving sustainable development
- Section 4 – Decision-making
- Section 5 – Delivering a sufficient supply of homes
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 14 – Meeting the climate change, flooding and coastal change
- Section 15 - Conserving and enhancing the natural environment

Other Relevant Legislation

Human Rights Act 1998

5.9 The provisions of the Human Rights Act 1998 have been considered in the processing of the application and the preparation of this report. The recommendation of approval has been taken within the scope of normal planning policy and will not detrimentally impinge on the human rights of the applicant or any other person. If planning permission is granted, the decision will have been made in a legitimate and balanced way in respect of human rights.

Equality Act 2010

5.10 In determining this planning application, officers have had regard to the council's equality obligations including its obligations under Section 149 of the Equality Act 2010. The proposal will not cause detrimental harms to any person with protected characteristics and if planning permission is granted, the decision will have been made in a legitimate and balanced way in respect of equality.

Procedural Fairness Test

5.11 The proposal has been subject to statutory consultation with neighbours, internal and external consultees and advertised by site notice and press notice. Representations on the application have been received and taken into account in recommending the application for approval.

6.0 **PLANNING CONSIDERATIONS**

6.1 **The main planning considerations are:**

- **Principle of development**
  - **Assessment against relevant policies**
  - **Other material considerations (housing land supply)**
  - **Locational accessibility**
  - **Loss of sports facilities**

- **Matters of detail / technical issues:**
  - **Access, trip generation and sustainable travel**
  - **Housing mix**
  - **Landscape and character**
  - **Ecology and trees**
  - **Residential amenity**
  - **Environmental sustainability and low carbon development**
  - **Flood risk and drainage**
  - **Other planning matters**

- **Infrastructure requirements:**
  - **Infrastructure to be secured under a legal agreement**
  - **Contributions pooled under the Community Infrastructure Levy**

The principle of the development

Assessment against relevant policies

6.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires

applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan consists of the South Oxfordshire Local Plan (SOLP) and the Kidmore End Neighbourhood Development Plan (KENDP).

6.3 The overarching strategy for development in the district is set out in SOLP policy STRAT1 (The Overall Strategy). This seeks to focus major new development in Science Vale, and to provide strategic allocations at specific locations. The strategy supports the role of villages by allowing for limited amounts of housing to help secure the provision and retention of services.

6.4 The housing requirements are expanded on in SOLP policy STRAT2 (Housing and Employment Requirements) which sets out a total housing requirement of 23,550 homes over the plan period. This policy outlines that these requirements will be delivered in accordance with the spatial strategy for the district set out in policy STRAT1 (Overall Strategy), and outlines that the locations and trajectory for housing development is identified in policy H1 (Delivering New Homes).

6.5 Policy H1 (Delivering New Homes) of the SOLP expands on the spatial strategy in respect of proposals for new homes. This policy specifies that residential development '*will be permitted at sites allocated or carried over by this plan and on sites that are allocated by Neighbourhood Development Plans*.' The site is not allocated in the SOLP or the KENDP and is not a site that has been carried over from an earlier plan.

6.6 SOLP policy H1 (Delivering New Homes) lists several exceptions where sites not allocated/carried over in the development plan will be permitted. This list includes rural exception sites, infill housing and brownfield development, amongst other types of development. The proposals do not fall within any of the exceptions listed.

6.7 The KENDP accords with the approach in the SOLP. Policy LCI (Infill) of the KENDP states that proposals for development outside of the built-up areas of Kidmore End, Gallowstree Common and Tokers Green will only be supported if they are appropriate to a countryside location and consistent with the SOLP.

6.8 The proposal will extend the neighbouring town of Reading and does not fall within the strategy for growth in the SOLP and the KENDP. The proposal is therefore contrary to the policies in the SOLP and KENDP referred to above. This is a direct and substantial conflict with the development plan.

Other material considerations (housing land supply)

6.9 The National Planning Policy Framework (NPPF) advises that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration that must be taken into account in the determination of planning applications. At paragraph 78, the NPPF includes a requirement for councils to maintain a five-year supply of deliverable housing sites against their housing requirement.

6.10 The NPPF explains at footnote 8 the circumstances in which the policies which are most important for determining applications are 'out-of-date.' For applications involving the provision of housing, this includes situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

6.11 The council released a Housing Land Supply Statement in January 2025 and this outlined that the council can demonstrate a 4.5 years supply of housing land. Since then, in April 2025 the council defended an appeal at Bayswater Farm (P24/S2074/O) and accepted the removal of some dwellings, reducing the supply to 4.37 years. The Inspector who allowed this appeal indicated that the council's supply of housing land may be below 4.07 years.

6.12 Given that the council cannot demonstrate a five-year supply of housing land, the housing policies referred to in the section above are 'out-of-date.' This means that the level of weight that should be applied to these policies is reduced.

6.13 Given the council's five-year supply position, paragraph 11d) of the NPPF is engaged. This means that:

> *'d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting planning permission unless:*
> *i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
> *ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to the key policies for directing development to sustainable locations, making efficient use of land, securing well designed places and providing affordable homes, individually or in combination.'*

6.14 In respect of the first criteria of paragraph 11d), footnote 7 of the NPPF outlines the policies that protect areas or assets of particular importance. These include Sites of Special Scientific Interest, Green Belt, National Landscape, designated heritage assets and areas at risk of flooding. There are no policies that are relevant in this case that protect areas or assets of particular importance.

6.15 With regards to the second criteria of paragraph 11d), this requires an assessment of whether any adverse impacts of granting the development would significantly and demonstrably outweigh the benefits. This is commonly referred to as the 'tilted balance.' In undertaking this balancing exercise, paragraph 11d ii) highlights the particular importance of specific policies, including those that seek to direct development to sustainable locations and secure affordable housing.

6.16 To promote localism, paragraph 14 of the NPPF provides added protection to

areas covered by a neighbourhood plan. It states that

> *'In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impacts of allowing development that conflicts with a neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:*
> *a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and*
> *b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement.'*

6.17 The KENDP was 'made' in September 2022 so is less than five years old. The strategy outlined in the SOLP does not define a requirement for the settlements within the Kidmore Neighbourhood Plan Area to contribute towards delivering additional housing to meet the overall housing requirement of South Oxfordshire.

6.18 The settlements within the Neighbourhood Plan Area are expected to contribute towards housing growth through infill and windfall only. With a defined housing requirement of zero, there is nothing to be met, and no housing allocations are required. Notwithstanding this, the KENDP does contain one housing allocation (policy HAD) for four dwellings on the edge of the built-up area of Kidmore End. The KENDP therefore contains policies and allocations to meet its identified housing requirement.

6.19 As such, paragraph 14 of the NPPF is engaged and the adverse impacts of allowing development that conflicts with the KENDP is likely to significantly and demonstrably outweigh the benefits. In other words, a conflict with the KENDP is a matter of considerable importance. However, it must be emphasised that this is the *likely* outcome of the balance rather than a prescribed one. Contextual circumstances may be such that a conflict with a neighbourhood plan would not be decisive.

6.20 There is no specific guidance in the NPPF or Planning Practice Guidance (PPG) as to the instances where the benefits of a development would outweigh any neighbourhood plan conflict. This is a matter of planning judgement for the decision maker. The impacts of the development are considered in the relevant part of the report, and an overall weighing of the harm against the benefits is carried out in the Planning Balance section.

Locational Accessibility

6.21 The spatial strategy in the development plan seeks to provide a sustainable pattern of growth and reflects paragraph 110 of the NPPF which specifies that '*Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health.'*

6.22 Locating significant housing developments in areas with services and facilities, or in locations where there are genuine alternatives to the private car, is key to achieving sustainable patterns of development. As outlined in paragraph 98 of the NPPF, to provide the social, recreational and cultural facilities and services the community needs, planning decisions should '*ensure an integrated approach to considering the location of housing, economic uses and community facilities and services*.'

6.23 The application site is not well located in terms of access to facilities within South Oxfordshire. However, it is located on the edge of a neighbouring town which has a much wider offer in terms of services and facilities than any of the settlements within South Oxfordshire.

6.24 In terms of what is available close to the site, Emmer Green Local Centre contains several units that provide for day-to-day needs, including a convenience store, pharmacy and cafe. The furthest home would be around 1,250m from the Local Centre, which amounts to a walk of around 12 to 19 minutes, depending on pace.

6.25 Other nearby facilities within Reading include Emmer Green Surgery and Emmer Green Playing Fields. Both are around 1,000m from the furthest homes on site. There is also a place of worship and a public house within a similar distance.

6.26 Bus stops are located on Kidmore End Road close to the access road that runs through the new housing development (The Fairway) on the part of the former golf course that is within Reading. The bus stops will be around 800m from the new homes. Whilst bus stops should ideally be within 400m, people are generally prepared to walk further to a bus stop that offers regular services to key destinations. There are regular services from the this stop into Reading Town Centre.

6.27 The nearest schools within Oxfordshire are Kidmore End Primary and Maiden Erlegh Chiltern Edge for secondary. There is sufficient capacity in these schools to accommodate children from the new development and Maiden Erlegh Chiltern Edge is accessible from the site by bus. Future residents can also apply for schools within Reading and, if those schools have space, can make a decision on which school to attend based on the offers received.

6.28 Overall, this is a development that offers genuine opportunities for future residents to walk, cycle and utilise public transport. With the exception of access to primary education services within Oxfordshire, the site is in a location where future residents will have a choice of how to travel to local services and facilities, including employment opportunities, without relying on a private car. This is a site that accords with the NPPF policies that seek to direct development to sustainable locations.

Loss of sports facilities

6.29 The application site was formally occupied by Reading Golf Club and operations ceased in 2020. The golf club extended across the administrative

border covering land in both South Oxfordshire and Reading. In 2022, planning permission was granted for 223 new homes on the Reading part of the golf course. In addition to the loss of numerous holes, this development resulted in the loss of the club house, main access to the golf course and the main parking area.

6.30 The loss of the golf course was considered by Reading Borough Council under the 2022 planning application for 223 new homes. The officer report for the 2022 application explained that there was an oversupply of golf courses in the Reading area and that the function of the facility at Reading Golf Club was being provided at The Caversham Golf Club.

6.31 At the time when the Reading application was assessed, the applicant also owned The Caversham Golf Course, which is within South Oxfordshire. To mitigate the loss of Reading Golf Club, the applicant provided improvements to The Caversham Golf Course, including investment into a new academy course, a new practice range and various other improvements.

6.32 Sports England considered the Reading planning application and raised no objection to the loss of the golf course. The improvements to The Caversham Golf Club seemed to form an inherent part of Sport England's support for the development and they considered that the application fell within their objective of 'enhance.' Golf England also highlighted the importance of the planned enhancements at The Caversham Golf Club.

6.33 The loss of Reading Golf Club as a whole has therefore already been assessed against the requirements in paragraph 104 of the NPPF, which requires existing sports facilities to not be built upon unless specific criteria apply, including that the facility is surplus to requirements or that equivalent or better provision will be provided elsewhere.

6.34 It is noted that, having consulted with Golf England, the council's leisure officer recommended that a supply and demand assessment be completed, to see how the golfing landscape has changed in the past four years and assess whether there is a need for shorter form golf/entry level golf in the area. In response to this request, the applicant provided some additional information explaining that part of the former golf course is currently used for 'disc' golf and that the development will not impact on this use. Golf England did not comment on this additional information.

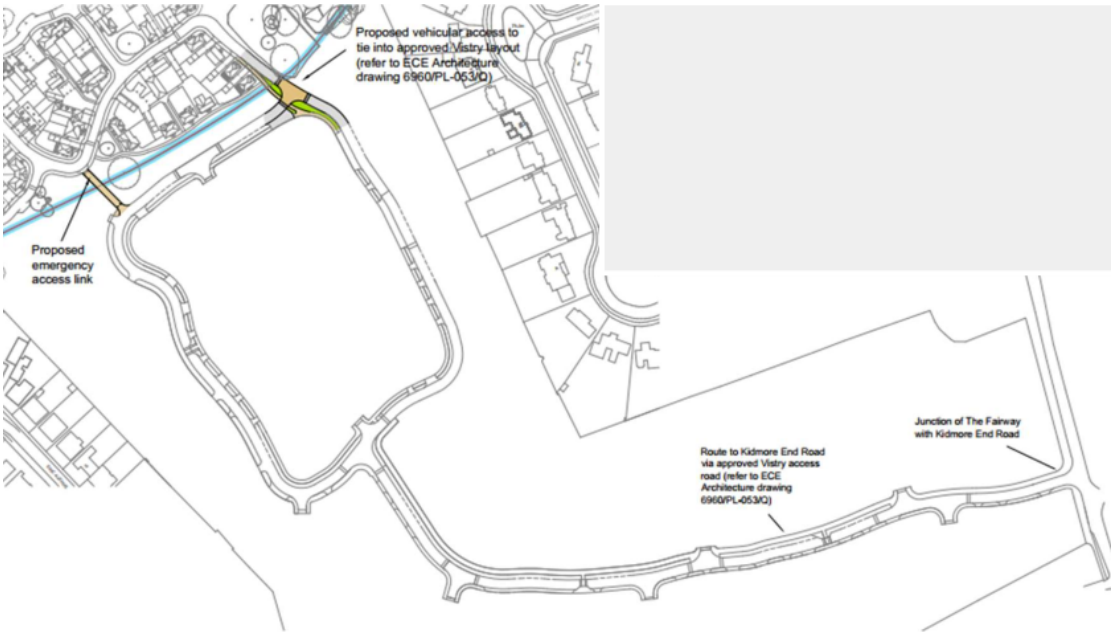
6.35 Given that the Reading planning application resulted in the loss of the main facilities required for a golf club, including the vehicular access, parking area, and club house, it is not necessary to consider the loss of the golf course for a second time. The former golf course is gone, and its loss was found to be acceptable because of the surplus at the time the application was considered and due to the investment made to improve Caversham Golf Course.

6.36 It is noted that Reading Golf Club is not listed as a facility in South Oxfordshire's Leisure Facilities Assessment and Strategy and so it is not a facility that the strategy seeks to protect. Given these factors, it would not be

reasonable to require a supply and demand assessment. There is no conflict with paragraph 104 of the NPPF, or SOLP policy CF4 (Existing Open Space, Sport and Recreation Facilities).

Matters of detail / technical issues
Access, trip generation and sustainable travel
Access

6.37 Whilst the application is for outline planning permission, details of access are not proposed as a reserved matter, so access details are required to be considered in full at this stage. A plan showing the access arrangement is attached as **Appendix 3** and reproduced below for ease:



6.38 Vehicular access to the proposed development will be from The Fairway which forms part of the residential development that is currently under construction on part of the former golf course within Reading. A secondary emergency vehicular access is proposed towards the southwest corner of the site, which will also link onto the new development that is under construction.

6.39 The Fairway is within the administration boundary of Reading Borough Council. The highways officer from Oxfordshire County Council has commented that the access arrangements are a matter for Reading Borough Council to assess. Reading Borough Council has raised no objections to the vehicular access arrangements in their consultation response.

Trip generation

6.40 As part of the highway capacity analysis traffic surveys were undertaken at several junctions within Reading. Using the results of the surveys, junction capacity assessments have been undertaken at each of the junctions to determine whether traffic resulting from the proposed development will have a significant impact on the operation of the junctions. Given that the additional traffic impact will mainly affect junctions within Reading, the highways officer at Oxfordshire County Council has refrained from commenting on highway impact.

6.41 The consultation response from Reading Borough Council highlights the impact that the development will have on the junction at Peppard Road / Henley Street / Westfield Road / Prospect Street. The Transport Assessment estimates that the proposed development will 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.

6.42 To mitigate the impact on this junction Reading Borough Council has suggested that a financial contribution is sought which would go towards upgrading of the operating system and/or improvements to the pedestrian and cycle facilities at the junction. Subject to a contribution of £150,000 being secured, Reading Borough Council do not object to the proposal on the basis of the additional traffic that will result from the development.

Sustainable travel

6.43 The application proposes pedestrian and cycle access from the site onto Highdown Hill Road to the west and Kidmore End Road to the east. These will encourage active travel by foot or cycle and help to improve pedestrian and cycle permeability between areas to the east and west of the site.

6.44 In respect of the pedestrian/cycle link to Highdown Hill Road to the east, this will facilitate a direct link to the National Cycle Network (Route 5). The highways officer at Reading Borough Council has commented that the visibility splays shown on the plans for this link are not adequate and that these should be updated to demonstrate that the junction of the cycle/footway within the road is safe. An amended plan has since been submitted showing updated splays and is attached as **Appendix 4**.

6.45 Although within the administrative boundary of Reading, the highways officer at Oxfordshire County Council has commented that there are no pedestrian facilities on Highdown Hill Road and has raised concern that this will result in a highway safety issue with pedestrians forced to walk in the carriageway. This issue has not been raised by Reading Borough Council, who will benefit from local knowledge in terms of the characteristics of the local road network. Subject to appropriate visibility splays being provided, Reading Borough Council has not raised any highway safety concerns in respect of this link.

6.46 The pedestrian/cycle link to the east will connect to Kidmore End Road adjacent to the existing pumping station. A plan is attached as **Appendix 5**. This link formalises an existing informal route used to access the site. The county council highways officer recommended that the bollard that is shown on the plans is omitted as it would prevent wheelchairs, pushchairs and mobility scooters from using the route. This amendment has been secured. Reading Borough Council has commented that this link is acceptable.

6.47 In terms of bus connections, the 25 and 25a pink service runs from Reading town centre, along Kidmore End Road, through Sonning Common to Peppard

Common. The frequency and hours of operation of this service was improved in September 2024 using a combination of Bus Service Improvement Plan and Section 106 funds from Oxfordshire County Council, and Section 106 funds from the existing golf club development via Reading Borough Council.

6.48 As the development currently under construction on part of the golf course is contributing towards improvement of the service, it is appropriate for the proposed development to also contribute. This will extend the life of the enhanced service and provide maximum opportunity for long-term commercial viability.

6.49 Oxfordshire County Council apply a standard public transport services contribution of £1,364 per dwelling and this will be used for maintenance and retention of bus services in the vicinity of the site. Oxfordshire County Council are currently working closely with Reading Borough Council on this and have a joint approach to ensuring Section 106 funds from the golf club development are utilised for maintenance and improvement of the local bus network.

6.50 Conditions are required to secure a Residential Travel Plan Statement and a Residential Travel Information Pack. These measures will help encourage residents to use alternatives to single occupancy car journeys and ensure all residents are aware of the travel choices available to them from the outset.

6.51 To conclude on transport matters, at Paragraph 116, the NPPF advises that '*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios'.* The relevant officers for the Highways Authority across both council areas have not objected to the development and as such, there are no reasons to prevent or refuse the application on highway safety grounds.

6.52 The proposed development complies with the relevant development plan policies that consider highway and transport matters and seek to promote sustainable growth and support positive travel habits amongst new residents. This includes SOLP policies TRANS2 (Promoting Sustainable Transport and Accessibility), TRANS4 (Transport Assessments, Transport Statements and Travel Plans) and TRANS5 (Consideration of Development Proposals) and KENDP policies LTSRU (Safety For All Road Users) and LTPFBT (Preservation of Footpaths, Bridleways and Tracks).

Housing mix

Affordable Housing

6.53 Policy H9 (Affordable Housing) of the SOLP sets out a requirement to provide 40 percent affordable housing and outlines the required standards that affordable homes should meet. For a site of 70 units, this would equate to 28 affordable homes.

6.54 The council's affordable housing team have suggested the following tenure split for a scheme of 28 affordable homes:

Tenure mix	*Percentage %*	*Number of units*
First Homes	25%	7
Social rent	35%	10
Affordable rent	25%	7
Home ownership	15%	4

The applicant has confirmed that they will deliver the affordable homes in accordance with the specifications of the affordable housing team in terms of tenure split and bedroom numbers.

6.55 The affordable homes should be indistinguishable in appearance to the market homes and in clusters of no more than eight homes. All affordable housing should be designed to meet the Nationally Described Space Standards. The homes will be allocated in accordance with South Oxfordshire District Council's Allocations Policy.

6.56 Subject to the affordable units being secured through the provisions of a Section 106 legal agreement, the development will meet the requirements of those in housing need. The proposal therefore complies with SOLP policy H9 (Affordable Housing).

6.57 As required by policy H11 (Housing Mix) of the SOLP, all affordable housing should meet the standards of Part M (4) Category 2: accessible and adaptable dwellings (or any replacement standards). And at least five percent of the affordable homes should be designed to the standards of Part M (4) Category 3: wheelchair accessible dwellings.

Market Housing

6.58 In relation to market housing, policy H11 (Housing Mix) of the SOLP requires new developments to provide a mix of dwelling types and sizes to meet the needs of current and future households. An appropriate mix to meet the needs of the district can be secured under the reserved matters through a condition requiring the mix to be informed by the most up-to-date housing needs assessment.

6.59 As required by policy H11 (Housing Mix) of the SOLP at least 15 percent of the market housing should meet the standards of Part M (4) Category 2: accessible and adaptable dwellings (or any replacement standards). A further requirement of this policy is that the one and two bed market homes should be designed to meet the Nationally Described Space Standards.

Landscape and character

Existing Landscape

6.60 The site is on generally level and elevated ground, other than the north-eastern part where the ground falls into a dry valley. To the east, there are visual links with the Crawshay Drive area of housing, on the opposite valley side and to the rural landscape. There are also filtered and upper floor views from housing to the west of the site.

6.61 The site is visually separated from the rural area to the north by mature woodland, and visually related to the area to the south, which is being developed. It does not extend further north than existing development to the west and east.

6.62 The Chilterns National Landscape lies just under 1km to the north of the site at its closest point. The visual separation provided by the woodland prevents the site performing a role in providing setting to the Chilterns National Landscape.

Landscape designations and policies

6.63 Within the South Oxfordshire and Vale of White Horse Landscape Character Assessment 2024 the site is within Landscape Character Area 4A: Chiltern Wooded Chalk Plateau and Valleys. The landscape strategy and guideline for this area include:

Conserve and enhance the area's distinctive wooded character.

Maintain the highly rural character of the landscape, which provides separation between individual settlements, helping to retain their individual identities and the distinctive Chilterns settlement pattern.

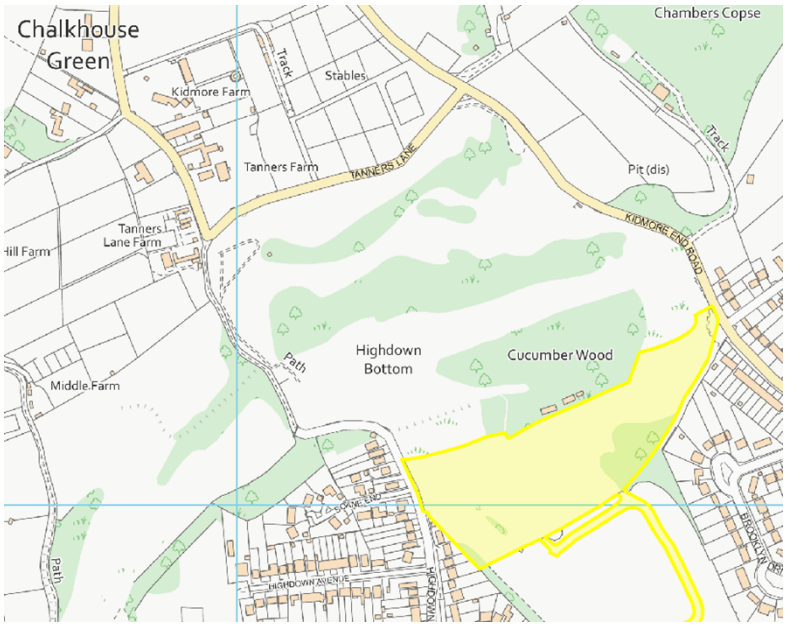
6.64 The site is in an area identified as a Valued Landscape and Candidate Chilterns Dipslope Local Landscape Designation in the South Oxfordshire and Vale of White Horse 2024 Local Landscape Designation Review. Guidance to plan (enhance, restore, create) landscape character includes:

- *Encourage landowners to develop a woodland management strategy to conserve existing woodlands (including ancient woodland) and extend woodland where appropriate. Ensure any new woodland planting is respectful of local character and ecological conditions and maximises opportunities to link with other habitats.*
- *Preserve the openness between areas of settlement, avoiding coalescence or perceived coalescence along the minor road network.*
- *Consider the impact of any new development on views from the Chilterns National Landscape to the north.*
- *Consider the impact of lighting on dark skies, both locally and on views from the Chilterns National Landscape and lower Thames valley.*

6.65 The site is identified as falling within a Local Valued landscape in the KENDP. Policy LPLV (Local Valued Landscape) outlines that development proposals should protect and where practicable enhance the physical and visual attributes of the character, quality and appearance of this valued landscape.

6.66 KENDP policy LCSS (Separation of Settlements) is also relevant. This outlines that development proposals should demonstrate that the character of any particular settlement is retained, and that a physical and visual septation is maintained between different settlements. The policy outlines where new development should maintain separation between settlements and this includes between Chalkhouse Green and Reading.

6.67 Chalkhouse Green is a small linear settlement around 400m to the north of the site, as indicated on the plan below:



Assessment

6.68 The existing woodland visually separates the site from the Chilterns National Landscape and from the rest of the valued landscape area. Given this visual barrier, and that the new homes will not extend any further north than the existing development either side, the proposed development will relate to the existing settlement character of Emmer Green rather than the smaller rural settlements to the north.

6.69 The application proposals include significant woodland planting to extend the woodland at the north of the site (Cucumber Wood). As explained in the relevant sections below, the land to the north is within the same ownership and the applicant intends to open this area to public access and provide additional benefits including recreation opportunities and increased biodiversity net gain. The woodland buffer would therefore increase as a result of the proposed development.

6.70 The submitted Landscape and Visual Impact Assessment states that the site is predominantly well contained and that with mitigation, the proposed development can be accommodated sensitively. An assessment of views from the surrounding area shows that the only significant publicly available view is from Crawshay Drive (to the east). The submitted photomontage shows that development would be visible and elevated in these views, albeit set back with the green hillside in front kept open.

6.71 The council's landscape officer is of the view that development can be accommodated on the site without significant landscape harm and has therefore raised no objection to the principle of the development. The landscape officer does however raise some concerns in respect of the layout of the development.

6.72 The council's landscape officer recommends that notes are added to the parameter plans to ensure that the heights of the buildings are not visible above the woodland, that the houses are not dominant in views from Crawshaw Drive (to the east), that street trees are located in the public realm, and that sufficient space is available for large canopied trees. The scale of the proposal and landscaping are matters to be considered at reserved matters stage and as such, the council can make a judgement on whether these matters are appropriate at the detailed design stage.

6.73 At outline stage, it must be established that the quantum of development can reasonably be accommodated on the application site. In this case, the applicant has demonstrated that up to 70 homes could be accommodated on site without detracting from the valued qualities of the Chiltern Wooded Chalk Plateau and Valleys.

6.74 The development will protect the visual attributes of the character, quality and appearance of the valued landscape and will protect features that contribute to the quality of South Oxfordshire's landscape. Overall, the proposed development will only have limited conflict with the development plan policies concerned with landscape protection. This includes policy ENV1 of the SOLP and policy LPLV (Local Valued Landscapes) of the KENDP.

6.75 As a result of the development, part of the edge of Reading will be extended closer to Chalkhouse Green. As such, there is some conflict with KENDP policy LCSS (Separation of Settlements), as although the proposal will not impact on the visual separation between Chalkhouse Green and Reading, it will have some impact on the physical separation of these two settlements.

6.76 It is noted that the proposed development will not extend as close to Chalkhouse Green as the existing built development in Reading to the east and west of the site, and so the development will not reduce the overall gap between Reading and Chalkhouse Green. The proposal will also not change the character of Chalkhouse Green.

6.77 The conflict with KENDP policy LCSS (Separation of Settlements), and limited conflict with other landscape policies, should be weighed up in the planning balance.

Ecology and trees

Designated sites, habitats and species

6.78 The council's ecologist assessed the submitted Ecological Impact Assessment and, with the exception of the potential impact on bats, raises no objections to the proposals in respect of the impact on sites, habitats and species. The ecologist noted that the development will result in a permanent adverse residual effect on hazel dormouse due to cat predation. This will need to be weighed up in the planning balance.

6.79 The submitted Ecological Impact Assessment also outlined that impacts are possible during construction on a variety of other protected species, offsite

ancient woodland and calcareous grassland, and onsite native woodland. Offsite habitats and Local Wildlife Sites could also be affected via recreational pressure during occupation. The Ecological Impact Assessment proposes proportionate mitigation for these impacts, which can be secured via condition.

6.80 In respect of bats, the bat activity surveys in the Ecological Impact Assessment show use of the application site by a bat community of significantly higher conservation importance, with multiple records of scarce or rare species. In particular, the static detectors included over 90 records of barbastelle, a nationally threatened species listed on Annex 2 of the Habitats Directive and listed as a Priority Species. In order to determine whether a wider buffer to the woodland is required, the council's ecologist requested that expanded bat activity surveys were provided so that the impacts on bats could be assessed fully.

6.81 The applicant provided updated bat activity surveys and updated the parameter plans to reduce the impact on bats. The amended plans increased the separation between built development and the woodland in the north-west part of the application site and rearranged the road layout to remove a minor street in this area.

6.82 Having reviewed this additional information, the council's ecologist is satisfied that a 10m dark buffer can be retained along the edges of the bat foraging habitat. A suitable lighting strategy demonstrating this dark buffer can be secured via a condition, with details to be submitted concurrent to a reserved matters application to ensure that the layout of the development secures the appropriate dark buffer.

6.83 Subject to conditions that are necessary to protect and manage habitats and species, the proposed development complies with the relevant development plan policies that are concerned with ecology. This includes SOLP policy ENV2 (Biodiversity – Designated Sites, Priority Habitats and Species).

<u>Biodiversity net gain</u>

6.84 Biodiversity net gain is a legislative framework for the creation and improvement of biodiversity, which requires development to have a positive impact ('net gain') on biodiversity. The proposals are liable to provide a statutory biodiversity net gain (within the meaning of Schedule 7A of the Town and Country Planning Act 1990) of 10 percent.

6.85 The proposed development includes significant on-site enhancement and further habitat creation offsite on land owned by the applicant. The council's ecologist is satisfied that a net gain of 10 percent can be achieved. The gain may be much greater, with the applicant indicating that there will likely be an increase of 8.97 habitat units, which will amount to a 40 percent net gain.

6.86 In line with Schedule 7a of the Town and Country Planning Act, the significant onsite enhancements need to be secured for 30 years using a legal agreement. Although it is acknowledged that the extent and specification of the habitats

proposed will likely vary with detailed design, the legal agreement provides the underlying framework for delivering, managing and monitoring the habitats. Subject to the completion of a legal agreement, the proposal complies with policy ENV3 (Biodiversity) of the SOLP.

Trees

6.87 The application site contains several trees that are protected by Tree Preservation Orders. On review of the initial submission, the councils tree officer requested some amendments to ensure that trees which are protected, and of high amenity value, can be retained.

6.88 Following the submission of amended plans, the council's tree officer is satisfied that the indicative layout demonstrates that key trees can be retained and that there is sufficient space for tree planting to offset the tree removals. Following comments made by Reading Borough Council about the potential impact on vegetation that could result from the pedestrian/cycle link to Highdown Hill Road, the applicant provided an addendum to the Tree Report. Having reviewed this additional information, the council's forestry officer is satisfied that pedestrian/cycle link will have an acceptable impact in terms of vegetation removal on Highdown Hill Road.

6.89 As such, the development complies with the relevant part of SOLP policy ENV1 (Landscape), which requires development to protect features that contribute to the nature and quality of South Oxfordshire's landscape, including trees.

Residential amenity

Neighbouring properties

6.90 Policy DES6 (Residential Amenity) of the SOLP requires development proposals to demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses. Given the separation that could be achieved between the new development and existing homes around the site, a layout could be secured at reserved matters stage which will not have an adverse impact on the amenity of neighbouring occupiers in terms of light, outlook and privacy.

6.91 The construction phase of the proposed development will create noise that will be likely to disturb neighbouring occupiers. The impact of this can be managed by conditions, including a restriction on construction hours. The impact will also be temporary and is not a reason to withhold planning permission.

Future occupiers

6.92 At reserved matters stage, the new homes will need to be designed to achieve the separation distances in the Joint Design Guide. This includes a minimum distance of 21m in a back-to-back relationship and 12m in a side to rear relationship. Given the size of the site, a detailed layout could be achieved that meets these standards. Up to 70 homes could be accommodated on the site in a manner that will provide appropriate internal living conditions for future occupiers of the site.

6.93 A future application for reserved matters will also need to provide private amenity areas to the size requirements in the Joint Design Guide. Based on the indicative information provided, a detailed design could be provided in accordance with the Design Guide standards and SOLP policy DES5 (Outdoor Amenity Space). The indicative layout shows that shared amenity space and play areas can be accommodated in accordance with SOLP policy CF5 (Open Space, Sport and Recreation in New Residential Developments).

6.94 In addition to the on-site recreation facilities, the application also proposes to utilise the area to the north of the application site to provide new recreational opportunities through the creation of footpaths through this land and the provision of publicly accessible open space. This will provide an opportunity for both existing and new residents to formally access this land and will provide a circular route to encourage active lifestyles.

6.95 Access to this land will be secured through the provisions of a Section 106 legal agreement. The legal agreement will also secure a Landscape and Management Plan for this area which will set out the detail of how this area will be laid out and managed in the long term.

6.96 An initial concept plan has been prepared to show how this area could be landscaped and the walking route laid out. This is attached as **Appendix 6** and copied below for ease:

6.97 It is noted that some existing residents currently access the application site and adjoining land for dog walking and other recreational activities. The application site and adjoining site are private and there are no rights of access onto the land. The provisions of the Section 106 legal agreement will formalise access to this area and keep it open to the public for the future.

6.98 Thames Water initially raised an objection to the application on the basis that the proposed development is within 20m of a pumping station and the potential

impact that this could have on the amenity of future residents. The amended submission explained that the actual homes will be significantly in excess of the 20m buffer and Thames Water did not raise the issue in their second set of comments.

Environmental sustainability and low carbon development

6.99 Policy DES8 (Promoting Sustainable Design) of the SOLP requires all new development to seek to minimise the carbon and energy impacts of their design and construction. It also requires developments to be designed to improve resilience to the anticipated effects of climate change.

6.100 Policy DES10 (Carbon Reduction) requires new residential development to achieve at least a 40% reduction in carbon emissions compared to a 2013 Building Regulations compliant base. This reduction is to be secured through renewable energy and other low carbon technologies and/or energy efficiency measures. The requirement will increase to at least 50% in March 2026, and 100% in March 2030 (zero carbon), and are subject to further review. To demonstrate a commitment to meet these standards, policy DES10 (Carbon Reduction) includes a requirement for an Energy Statement to be submitted to detail how proposals will comply with this policy.

6.101 The application is accompanied by an Energy and Sustainability Statement, and this provides details of measures that could be incorporated into a reserved matters application. Given the size of the site and the type of development proposed, it is possible that the requirements of DES8 (Promoting Sustainable Design) and DES10 (Carbon Reduction) could be factored in at detailed design stage and this can be secured through a suitably worded planning condition.

6.102 A condition is also necessary to ensure that the new homes will be designed to a water efficiency standard of 110 litres/head/day, in accordance with SOLP policy INF4 (Water Resources).

Flood risk and drainage

6.103 The application site is within Flood Zone 1 (least probability of flooding). Some very small parts of the site are at risk of surface water flooding, but these areas are minor, are away from the area to be developed, and will not have any material planning impacts.

6.104 The council's drainage engineer has considered the submitted Flood Risk Assessment and accompanying information. He has raised no objection to the development subject to conditions to secure appropriate surface and foul water drainage schemes.

6.105 Following initial investigations, Thames Water has been unable to determine the foul water infrastructure needs of the development. Thames Water has therefore requested a condition to provide confirmation of capacity, a phasing plan or confirmation that foul water upgrades have been provided.

6.106 Thames Water has also identified an inability of the existing water network infrastructure to accommodate the needs of the development. Conditions are therefore necessary to require confirmation of upgrades or a phasing plan.

6.107 Subject to appropriate conditions, the development accords with SOLP policy EP4 (Flood Risk).

Other planning matters

Heritage assets

6.108 There are no above ground heritage assets within or near to the application site. With regards to below ground assets, an archaeological evaluation has been carried out and this shows that significant archaeological remains do not survive on this site.

Environmental health matters

6.109 The council's contaminated land officer has considered the submitted information and has confirmed that there are no further requirements in respect of contaminated land.

6.110 With regards to environmental protection matters, the relevant officer has recommended a condition requiring a Construction Management Plan to mitigate the impact of construction on neighbouring occupiers. The officer has also asked for a noise report for any microgeneration plant that falls outside of the Microgeneration Certification Scheme.

6.111 In respect of air quality, the council's air quality officer has recommended that the development incorporates best practice measures from the council's Air Quality Guidance for Developers. The requirements are for electric vehicle charging, sustainable travel packs and cycle storage.

Waste Management

6.112 South Oxfordshire District Council will collect household waste from the development. The applicant has demonstrated that a 11.6m refuse vehicle is able to safely enter and exit of the site in forward gear. As part of the reserved matters application, the applicant will be required to demonstrate that the refuse vehicle can turn within the site.

Infrastructure requirements

Infrastructure to be secured under a legal agreement

6.113 Where necessary to mitigate the impact of the development, on-site and off-site infrastructure can be secured through a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended). Planning obligations need to meet the CIL Regulation 122 tests and be (i) necessary to make the development acceptable in planning terms; (ii) directly related to the development; and (iii) fairly and reasonably related in scale and kind to the development.

6.114 South Oxfordshire District Council, Oxfordshire County Council and Reading Borough Council will all be party to the Section 106 legal agreement. This is because the development will have impacts on services and operations that are

the responsibility of all three council areas and mitigation is required to address those impacts.

6.115 In terms of the functions that South Oxfordshire District Council is responsible for, on-site affordable housing will be secured through the provisions of the Section 106 legal agreement in accordance with the specifications outlined in the relevant section above. The legal agreement will also secure the delivery and management of a policy compliant level of on-site public open space and play comprising a minimum of 0.32 hectares. This will include a children's locally equipped area containing at least five different fixed items of play equipment, seating, fencing and safety surfacing. The open space and play will be required to be provided prior to the occupation of 50 percent of the market homes and will be transferred to a management company.

6.116 With regards to off-site functions that fall within South Oxfordshire's remit, the Section 106 agreement will secure the management and monitoring of habits to provide a biodiversity net gain on the land adjoining the application site. The agreement will also include a mechanism to secure the management of this off-site area including the creation of footpaths. The S106 will also include an obligation for this land to be publicly accessible and provided in accordance with details including a layout that shall be agreed and be broadly in accordance with the concept plan (Appendix 6).

6.117 Under the current fee schedule, the following financial contributions will also be secured towards functions that are operated by the District Council:

- A financial contribution towards street naming and numbering at a rate of £268 per 10 houses.
- A financial contribution towards the provision of recycling and refuse bins at a rate of £212 per property.

6.118 The proposed development is expected to increase demand for schools in the area. In respect of education, Oxfordshire County Council will secure a financial contribution of £59,019 towards special school education capacity serving the site. The county council are working with the academy trust responsible for Bishopswood School on a major capacity proposal for expansion and the contribution will go towards this project.

6.119 In respect of primary and secondary education, there is sufficient capacity at schools in South Oxfordshire to accommodate the increase in demand. Kidmore End Primary has a capacity of 210, and only 153 pupils, and Maiden Erlegh Secondary has a capacity of 748, but with 421 pupils on roll. As acknowledged above, future residents may be able to attend schools in Reading, if those schools have capacity and residents are offered a space.

6.120 Oxfordshire County Council are also responsible for household waste and recycling centres. A financial contribution of £7,245 will be secured through the Section 106 agreement towards the expansion and efficiency of household waste and recycling centres.

6.121 In respect of transport mitigation, Oxfordshire District Council will secure a contribution of £95,480 towards the improvement of bus services in the area. As highway works to serve the development fall within the administrative boundary of Reading, these works will be delivered directly by the developer through a S278 agreement with Reading Borough Council.

6.122 All the planning obligations outlined above have been assessed and meet the CIL tests. The legal agreement will also secure fees payable to the councils for the purposes of monitoring the agreement.

6.123 All financial contributions will be indexed linked so that contributions remain at current value when costs were prepared. It is noted that some of the figures above may vary depending on the details of the final development secured under reserved matters in terms of the number of homes and bedroom sizes.

6.124 Reading Borough Council has requested contributions to mitigate the impact of the development on healthcare, sport and leisure facilities within Reading. With regards to highways impacts, a financial contribution is requested 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. Reading Borough Council has also requested that the future spending of the bus service contribution secured by Oxfordshire County Council is agreed in consultation with them.

6.125 Given that the new housing is effectively an extension to Reading, future residents will inevitably use facilities within Reading and travel through it. It is therefore reasonable that contributions are secured to mitigate the impact of the development on the services and facilities within Reading.

6.126 Reading Borough Council has made the following requests in respect of matters to be secured as part of the S106 legal agreement:

- That South Oxfordshire District Council secures a financial contribution in line with their adopted formula towards bus service improvements in the locality and agrees that any future spending of this contribution is agreed in consultation with Reading Borough Council.

- That Reading Borough Council is party to the section 106 agreement and that a financial contribution of £150,000 is secured 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.

- That South Oxfordshire District Council secures a financial contribution, in accordance with NHS ICB's multiplier formula (in full) to go towards increasing healthcare capacity within Reading Borough.

- That Reading Borough Council 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**.**

6.127 It is noted that our CIL Spending Strategy does not allow for spending outside of South Oxfordshire. As such, collecting Section 106 contributions towards the facilities in Reading is the only way in which the impact on services in Reading can be mitigated. Without the mitigation to services and facilities in Reading, by means of financial contributions to increase capacity, the development is not acceptable.

6.128 The applicant has confirmed agreement to the healthcare and sport/leisure contributions requested by Reading Borough Council, and also to the bus service contribution that will come to South Oxfordshire District Council to be spent in consultation with Reading Borough Council. Negotiations are on-going in respect of the £150,000 request to highway improvements, and an update will be provided at the committee meeting.

Contributions pooled under the Community Infrastructure Levy (CIL)

6.129 The council has an adopted a Community Infrastructure Levy, with a charging schedule that was revised in 2023. The 'chargeable development' includes all new buildings and development delivering 100 sqm or more of additional gross internal floor space. New floorspace is currently charged at a rate of £247.82 per sqm. An exemption is available for affordable housing.

6.130 The money collected from CIL is pooled together to fund a wide range of infrastructure to support growth, including transport, community, leisure, and health facilities. Under the CIL Regulations, as Kidmore End has a Neighbourhood Development Plan, Kidmore End Parish Council will receive 25% of the CIL collected from this development to spend on local infrastructure projects.

7.0 CONCLUSION

7.1 The proposed development for up to 70 new homes conflicts with the development plan in that the scheme relates to a site that has not been allocated for development. The development will result in the enlargement of the neighbouring town of Reading into the South Oxfordshire countryside.

7.2 The proposed development is contrary to the development plan policies that are concerned with the location of housing growth including SOLP policies STRAT1 (The Overall Strategy), STRAT2 (Housing and Employment Requirements) and H1 (Delivering New Homes). There is also conflict with KENDP Policy LCI (Infill).

7.3 The weight to be given to this conflict is reduced given that the council cannot currently demonstrate a five-year supply of deliverable housing sites, and policies for the supply of housing are therefore considered by the NPPF to be out-of-date. In this case, the application of policies in the NPPF that protect areas or assets of particular importance do not provide a strong reason for refusing the development. The 'tilted balance' in NPPF paragraph 11.d) ii. therefore applies.

7.4 This means that where the policies which are most important for determining the application are out-of-date (due to the lack of a five-year land supply) planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

7.5 As a made neighbourhood plan is in place, NPPF paragraph 14 is also relevant. Paragraph 14 advises that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the neighbourhood plan is less than 5 years old and it contains policies and allocations to meet its identified housing requirement in full.

7.6 KENDP is less than five years old. Within the Neighbourhood Plan Area there is no defined requirement to contribute towards delivering additional housing (beyond windfall and infill development) to meet the overall housing requirement of South Oxfordshire. Notwithstanding this, KENDP does allocate four dwellings. The requirements of paragraph 14 of the NPPF are therefore met.

7.7 It is noted that although the housing policies in the development plan are out-of-date, weight should still be applied to the spatial distribution strategy in the SOLP. The spatial strategy seeks to ensure that development is located where there are services and facilities to reduce the need to travel and maximise the use of public transport. Achieving a sustainable pattern of development throughout the district is still an important material consideration.

7.8 In this case, even though the development is not consistent with our spatial strategy, the proposal is in a location where there is good access to services and facilities. Reading is a higher order settlement than any of the settlements in South Oxfordshire and the development will have good access to services and facilities within Reading, including employment opportunities.

7.9 Furthermore, there will only be limited conflict with the element of SOLP policy STRAT1 (The Overall Strategy), which seeks to protect and enhance the countryside. This is because of the unique characteristics of the site. The proposed development will not project as far north as the existing built development of Reading to the east and west of the site. It will effectively round off this part of Reading instead of the built form projecting further into the countryside.

7.10 One of the key features that sets this site aside from others on the edge of Reading is that the site has a stronger visual relationship with the built-up area of Reading than the rural character of South Oxfordshire. The existing woodland provides visual separation to the wider countryside beyond the site,

and this woodland area will be enhanced as part of the application proposals. The approval of this scheme will not set a precedent for further development on the edge of Reading and any future planning applications will be assessed on their merits.

7.11 In terms of carrying out the balancing exercise required under NPPF paragraphs 11d and 14, the NPPF notes that the purpose of the planning system is to contribute to the achievement of sustainable development. To assess whether a proposal constitutes sustainable development it must satisfy the three dimensions of sustainable development, which include the economic, social and environmental planning roles. It makes it clear these three roles are mutually dependent and should not be taken in isolation.

7.12 With regards to the social dimension, the proposal will support the delivery of housing, and in particular much needed affordable housing, at a time when the council cannot demonstrate a five-year supply of deliverable housing sites. The location of this housing, where future residents will have a choice of how to travel to local services and facilities further bolsters the benefit of the provision of housing on this site. The delivery of housing in a sustainable location is a material consideration that has significant positive weight in the planning balance.

7.13 The proposals on the land adjoining the application site will provide significant benefits in excess of planning policy standards. This includes the recreational opportunities for new and existing residents that would result from this land being open to the public, with the provision of both open space and a circular walking route. In addition to this social benefit, the proposals on the adjoining land will also have environmental benefits in terms of landscape enhancements and biodiversity gain well in excess of requirements. Together, these benefits can be attributed significant positive weight.

7.14 In terms of other environmental considerations, the development will result in some landscape harm. This harm will be limited given that the site is more closely aligned to Reading than the rural landscape beyond. Given the visual screening provided by the woodland, the site does not form part of the setting of the Chilterns National Landscape.

7.15 There is some conflict with the policies in the development plan that are concerned with landscape matters and the protection of the countryside. This includes conflict with policy ENV1 of the SOLP and policies LPLV (Local Valued Landscapes) and LCSS (Separation of Settlements) of the KENDP. The overall landscape impact will be limited but the development will reduce the physical gap between the existing edge of this part of Reading and Chalkhouse Green. Overall, moderate negative weight should be applied to this harm.

7.16 With regards to other environmental harms, the proposal will result in a permanent adverse residual effect on hazel dormouse due to cat predation. This harm should be attributed limited weight in the planning balance.

7.17 In respect of the economic dimension, the Government has made clear its view that house building plays an important role in promoting economic growth. In economic terms, the proposal will provide construction jobs and local investment during construction, as well as longer term expenditure in the local economy. These benefits are given moderate weight in the planning balance.

7.18 In carrying out the overall balancing exercise, paragraph 14 of the NPPF requires the decision maker to have particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes. As indicated above, the development will deliver much needed affordable homes in a sustainable location. The proposal will make effective use of this former golf site in terms of the density of the development, and a place that is well designed can be secured through reserved matters.

7.19 Based on the above assessment, it is your officer's opinion that in the context of the site-specific considerations, on this occasion the benefits provided by the proposed development will not be outweighed by the harm caused by the conflict with the strategy for housing in the development plan, the reduction in the physical gap between this part of Reading and Chalkhouse Green, and the limited harm to the landscape.

7.20 Accordingly, this is a rare occasion where the adverse impacts of conflicting with a neighbourhood plan are not likely to significantly and demonstrably outweigh the benefits. In this case, the benefits of the scheme outweigh the harm, which indicates that planning permission should be granted.

8.0 **RECOMMENDATION**

It is recommended that authority to grant planning permission for P25/S1431/O is delegated to the Head of Planning subject to:

i) The prior completion of a Section 106 agreement to secure the affordable housing, financial contributions and other obligations stated above, and

ii) The following conditions:

<u>Time limits/plans</u>

1. **Reserved Matters to be approved prior to commencement**
2. **Time limit for submission of reserved matters**
3. **Time limit for commencement**
4. **Approved plans**

<u>To be submitted with reserved matters</u>

5. **Levels**
6. **Lighting strategy and mitigation plan for bats**
7. **Arboricultural Method Statement**
8. **Energy Statement**
9. **Waste Management Plan**
10. **Market Mix**

11. **Accessibility and space standards**

<u>Pre-commencement</u>

12. **Habitat and Visitor Management Plan**
13. **Construction Environmental Management Plan for Biodiversity**
14. **Features to be provided for protected and priority species**
15. **Landscape Management Plan**
16. **Construction Traffic Management Plan**
17. **Construction Method Statement**
18. **Sustainable drainage scheme**
19. **Foul drainage scheme**

<u>Prior to occupation</u>

20. **Access onto The Fairway**
21. **Pedestrian/cycle accesses**
22. **Travel Plan and Information Pack**
23. **Electric Vehicle Charging**
24. **Details of play space**
25. **Sustainable drainage compliance report**
26. **Thames Water foul capacity upgrades**
27. **Thames Water sewage treatment works capacity**
28. **Thames Water water network infrastructure upgrades**
29. **Verification of carbon reduction measures**
30. **Cycle parking**

<u>Compliance</u>

31. **Landscape implementation**
32. **Water efficiency standard**
33. **Fast fibre broadband**

In accordance with The Town and Country Planning (Pre-commencement Conditions) Regulations 2018, Section 100ZA (6) of the Town and Country Planning Act 1990(a) the applicant is required to confirm agreement to all pre-commencement conditions. These have been agreed by the agent in writing in accordance with the requirements of this legislation. All the conditions are set out in full in **<u>Appendix</u> 7**.

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