

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING APPEAL

BY

FAIRFAX (READING) LTD & READING GOLF CLUB (SODC) LTD

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)

PINS REF: APP/E0345/W/25/3377314

LPA REF: PL/25/0691

STATEMENT OF COMMON GROUND

**AGREED BETWEEN THE APPELLANT
AND READING BOROUGH COUNCIL**

March 2026

REPORT CONTROL

Project:	Land West of Kidmore End Road, Emmer Green
Client:	Fairfax (Reading) Ltd & Reading Golf Club (SODC) Ltd
Reference:	25.5006
Document and revision number	Document No. IMS-F-18, Revision 3
File Origin:	Click to add file location.
Primary Author	BP
Checked By:	PA

Issue	Date	Status	Checked by
1	12/12/25	DRAFT	PA
2	10/03/2026	Final	PA

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1. INTRODUCTION

- 1.1 This Statement of Common Ground accompanies the planning appeal made by Fairfax (Reading) Ltd and Reading Golf Club (SODC) Ltd, against the non-determination of planning application by Reading Borough Council (RBC) (PL/25/0691) on Land West of Kidmore End Road, Emmer Green, Oxfordshire for:

“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)”

- 1.2 By way of background, duplicate applications were submitted to South Oxfordshire District Council (SODC) (P25/S1431/O) and RBC (PL/25/0691).
- 1.3 The site, whilst mainly within SODC, is located directly on the boundary with RBC. As such, a separate application was required to be submitted to RBC, to obtain planning permission for the proposed means of access.
- 1.4 An officer's report was taken to the RBC planning committee on 5th November 2025 to agree RBC's consultee response to the SODC application. This committee report sets out that RBC have no highway issues, subject to appropriate contributions being secured. Furthermore, the RBC application (PL/25/0691) was taken to the Council's planning committee on 4th February 2026 where it was resolved to grant planning permission (had the Council been able to determine the application).
- 1.5 This Statement of Common Ground with RBC seeks to confirm what access/highway related matters are agreed/not agreed.
- 1.6 A separate Statement of Common Ground has been prepared between SODC which covers all other planning matters.

Planning Appeal Documentation

- 1.7 The drawings, documents and supplementary letters that formed the bases of the Council's refusal of planning permission are set out within [Appendix 1](#).
- 1.8 A list of all the relevant development plan policies is contained within [Appendix 2](#).
- 1.9 In addition, a set of Planning Conditions (associated with PL/25/0691) is enclosed at [Appendix 3](#).

2. THE SITE

- 2.1 The site, which totals approximately 5.9 ha, is situated immediately to the west of Kidmore End Road. The site forms part of the land formerly occupied by Reading Golf Club (which ceased operations in 2020).
- 2.2 The area to the south of the application site is within RBC and comprises a large part of the former Golf Club where planning permission was granted for 223 new homes in 2022 (Refs: 21/1843, 22/1312 & 22/0390).
- 2.3 This permission is currently in the process of being implemented and is particularly relevant in relation to the proposed development since it would serve as the proposed means of access (and emergency access) to the site.
- 2.4 To the west & east of the site is existing residential development, characterised primarily by two storey low density housing. The site is therefore bounded on three sides by residential development. To the north of the site is Cucumber Wood, an area of Ancient Woodland, which forms part of a Conservation Target area.
- 2.5 The site is located on the northern edge of Reading and is within easy walking distance to bus stops on Kidmore End Road and Grove Road, which is served by bus routes that provide connections to Reading town centre and Reading railway station. Reading Town Centre offers a range of services and facilities whilst the railway station provides regular connections to a range of destinations including London Paddington, Bristol Temple Meads, Oxford, Southampton Central, and Birmingham New Street.
- 2.6 There are also a range of services and facilities within walking distance to the site. These include a primary school, a youth and community centre, a doctor's surgery, open spaces, various shops, restaurants, and pubs.
- 2.7 The site does not contain any statutorily or locally listed structures and is not located within a Conservation Area. The closest heritage assets are to the southwest of the site and include the Grade II Listed Old Grove House and a Grade II listed Barn to the northeast of Old Grove.
- 2.8 The site is located within Flood Zone 1, which carries the lowest risk of flooding.

3. THE PROPOSAL

- 3.1 The proposal seeks outline planning permission for up to 70 new homes (40% affordable) together with associated access, car parking, open space, and landscaping. The proposal comprises the following elements:
- Delivery of up to 70 new high-quality homes, comprising a mix of housing types, which will make a valuable contribution to the supply of housing in the District and help to remedy the current housing shortfall in the area (within SODC);
 - Provision of up to 28 affordable homes (40%) of various tenures that will provide local people with an opportunity to get on the housing ladder, either to rent or to buy (within SODC);
 - Biodiversity and landscaping enhancements that will enable the development to deliver a 40% biodiversity net gain (within SODC);
 - Provision of new publicly accessible open space including a new landscaped play area (within SODC);
 - Enhanced pedestrian and cycle permeability and improved accessibility to the National Cycle Network (within RBC and SODC); and
 - Economic benefits including increased spend from new residents and new constructed related employment opportunities (across RBC and SODC).
- 3.2 Vehicular access will be provided to the south of the site through the new housing development currently under construction (within RBC). The proposed development would provide additional pedestrian and cycle connections, the detail of which would be set out within the subsequent reserved matters application. These connections would improve access to the National Cycle Network and the wider countryside beyond the site.

4. AGREED MATTERS

4.1 The following matters are agreed between the Appellant and Reading Borough Council:

RBC Planning Application ref. PL/25/0691/OUT and Appeal ref. APP/E0345/W/25/3377314

4.2 The proposal can support travel by sustainable modes.

4.3 A safe means of vehicular access can be achieved to the proposed development (as shown on drawing SDP-XX-XX-DR-D-353 P3);

4.4 Whilst the development will increase the number of trips travelling south via Peppard Road or Caversham Park Road towards the River Thames in each of the AM and PM peak hours, it is not considered that the proposed development would justify or impact upon the ability for any new river crossing to be delivered in future;

4.5 Drawing SDP-XX-XX-DR-D-354-P4 (Link to Highdown Road) illustrates the visibility splay for the proposed pedestrian/cycle way connecting onto Highdown Hill Road and will provide safe access on to this road. It is agreed that these proposals are acceptable and that the s106 agreement will require the Appellant to enter into a highway works agreement to provide these works.

4.6 Drawing SDP-XX-XX-DR-D-355-P4 (Link to Kidmore End Road) illustrates the formalisation of the existing informal route used to access the private land. The footpath proposed to be 2m in width and the sections of existing footway on Kidmore End Road are proposed to be resurfaced and widened to 2m. It is agreed that these proposals are acceptable and that the s106 agreement will require the Appellant to enter into a highway works agreement to provide these works.

4.7 Any residual impact of the up to 70 dwellings proposed within South Oxfordshire upon the highway network within Reading Borough would not be severe and can be mitigated for by way of a contribution of up to £150,000 within the s106 agreement payable to RBC towards identified highway/active travel (pedestrian and cycling) improvement works within the local area. Details of the identified works are included in the Technical Note prepared by Motion, dated 6 March 2026 (which forms part of RBC's Statement of Case). This contribution will be paid in full prior to commencement of development and index linked from the date planning permission is granted.

4.8 RBC would have granted outline planning permission under application ref. PL/25/0691 for the parts of the development within Reading Borough, subject to completion of a s106 agreement to secure the above highway impact contribution and that the Appellant enters into a highway works agreement to provide the above works and subject to the agreed planning conditions (see Appendix 3).

4.9 Conditions 1 to 9 as set out in Appendix 3.

SODC Planning Application ref. PL/25/S1431/O and Appeal ref. APP/Q3115/A/25/3377313

- 4.10 RBC Education / Brighter Future for Children raise no objection to the provision of up to 70 dwellings within South Oxfordshire.
- 4.11 A financial contribution is secured within the S106 agreement (by SODC) towards bus service improvements. Paid in full prior to commencement of development and index linked from the date planning permission is granted.
- 4.12 A financial contribution is secured within the S106 agreement in accordance with NHS ICB's multiplier formula to go towards healthcare facilities within Reading Borough. The contribution to be paid in full to Buckinghamshire, Oxfordshire and Berkshire NHS ICB prior to the commencement of development and index linked from the date planning permission is granted.
- 4.13 A financial contribution is secured within the S106 agreement, in line with Sport England's Sports Facility Calculator, towards sport and leisure facilities within RBC. The contribution to be paid in full to RBC prior to commencement of development and index linked from the date planning permission is granted.
- 4.14 On the basis that the above financial contributions towards bus service improvements, healthcare facilities and leisure facilities are secured within a S106 Agreement, RBC raise no objection to application ref. PL/25/S1431/O and the parts of the proposed development within South Oxfordshire.

5. MATTERS NOT AGREED

- 5.1 Condition 10 as set out in Appendix 3 on the basis that it is not considered enforceable.

APPENDIX ONE – CONFIRMATION OF DOCUMENTS

Drawings

Drawing Reference	Title
2507-PL01 (Rev B)	Location Plan
Drawing ref. SDP-XX-XX-DR D-353 Rev P3	Site Access Arrangements
Drawing ref. SDP-XX-XX-DR-D-355 rev P4	Link to Kidmore End Road
Drawing ref. SDP-XX-XX-DR-D-354 rev P4	Link to Highdown Hill Road
D3456-FAB-00-XX-DR-L-2001, Rev PL04	Colour Masterplan (information purposes only)

Reports

Report	Author
Planning & Affordable Housing Statement	Boyer
Planning Application Form	Boyer
CIL Form	Boyer
Cover Letter	Boyer
Air Quality Assessment	Pinnacle ESP
Arboricultural Impact Assessment & Method Statement	Arbortrack Systems Ltd
Archaeological Desk-Based Assessment	Archaeology South East
Biodiversity Assessment	Ecology Co-Op
BNG Metric	Ecology Co-Op
Design & Access Statement	Paul Hewitt Architects
Ecological Impact Assessment	Ecology Co-Op
Energy & Sustainability Statement	Pinnacle ESP
Flood Risk Assessment & Drainage Strategy	Aqua Terra
Geophysical Survey Report	Sumo
Illustrative Landscape Masterplan (<i>D3456-FAB-00-XX-DR-L-2001 PL02</i>)	Fabrik

Landscape & Visual Impact Assessment	Fabrik
Landscape Statement	Fabrik
Landscape Maintenance & Management Plan	Fabrik
Land Quality Desk Study	Aqua Terra
Statement of Community Involvement	Fairthorn Consultancy
Topographical Survey	Marvin & Partners Ltd
Transport Assessment	SDP
Framework Travel Plan	SDP
<u>Updated Documents (23rd July 2025)</u>	
Air Quality Assessment	Pinnacle ESP
<u>Updated Documents (29th August 2025)</u>	
Transport Assessment Addendum	SDP
<u>Updated Documents (16th September 2025)</u>	
Illustrative Landscape Masterplan	Fabrik
<u>Updated Documents (10th November 2025)</u>	
Briefing Note Addendum to Tree Report ref. jwmb/rpt2/landwestofKER/AIAAMS	Arbortrack Systems Ltd

APPENDIX TWO – LIST OF DEVELOPMENT PLAN POLICIES

Reading Borough Local Plan (2019)	
CC1	Presumption in Favour of Sustainable Development
CC2	Sustainable Design and Construction
CC6	Accessibility and the Intensity of Development
CC7	Design and the Public Realm
CC8	Safeguarding Amenity
CC9	Securing Infrastructure
EN2	Areas of Archaeological Significance
EN10	Access to Open Space
EN12	Biodiversity and the Green Network
EN14	Trees, Hedges and Woodland
EN15	Air Quality
EN16	Pollution and Water Resources
TR1	Achieving the Transport Strategy
TR3	Access, Traffic and Highway-Related Matters
TR4	Cycle Routes and Facilities
RL1	Network and Hierarchy of Centres
Supplementary Planning Documents	
Planning Obligations Under s106 SPD (2015)	

APPENDIX THREE –PLANNING CONDITIONS

1. Application for approval of the reserved matters shall be made to the Local Planning Authority no later than three years from the date of this outline permission.

REASON: Under section 92 of the Town and Country Planning Act 1990, applications for approval of reserved matters must normally be made within three years from the date outline planning permission was granted.

2. The development hereby permitted shall be commenced no later than either:-
 - a) the expiration of three years from the date of this permission; or b) the expiration of two years from the date of approval of the last reserved matters to be approved under the terms of this permission, whichever is the later.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

3. No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority; namely the appearance of the means of access (i.e. materials to be used) together with landscaping details.

The development shall thereafter be carried out fully in accordance with the approved reserved matter details.

REASON: To ensure a satisfactory form of development and in accordance with the provisions of in pursuance of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

4. The details to be submitted in pursuance of condition no.3 above shall accord with the principles set out in the following drawings submitted in support of the application:
 - Drawing ref. 2507-PL03 Rev A – Parameters Plan
 - Drawing ref. D3456-FAB-00-XX-DR-L-2001, Rev PL04 – Colour Masterplan
 - Drawing ref. SDP-XX-XX-DR D-353 Rev P3 – Site Access Arrangements
 - Drawing ref. SDP-XX-XX-DR-D-355 rev P4 – Link to Kidmore End Road
 - Drawing ref. SDP-XX-XX-DR-D-354 rev P4 – Link to Highdown Hill Road
 - Design and Access Statement by Paul Hewitt Architects
 - Illustrative Landscape Masterplan by Fabrik

REASON: In order to ensure that detailed proposals accord with the proposed design principles and in the interests of achieving high standards of design and access in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

5. No development shall commence unless planning permission for the rest of the development within South Oxfordshire, under South Oxfordshire District Council (SODC) planning application ref. PL/25/S1431/O, has been granted by SODC (or the Planning Inspectorate) and implemented.

REASON: In the interest of good design and to prevent an access to nowhere being created in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

6. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:
- Drawing ref. 2507-PL01 Rev B – Site Location Plan
 - Drawing ref. SDP-XX-XX-DR D-353 Rev P3 – Site Access Arrangements
 - Drawing ref. SDP-XX-XX-DR-D-355 rev P4– Link to Kidmore End Road
 - Drawing ref. SDP-XX-XX-DR-D-354 rev P4 – Link to Highdown Hill Road

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

7. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

8. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

9. No development shall commence on site, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:
- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
 - b) Location on site for storage of plant and materials used in constructing the development;
 - c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;

- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works.
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

10. *Prior to first occupation of any residential dwelling permitted under South Oxfordshire planning permission ref. PL/25/S1431/O, a Delivery and Servicing Plan to manage how vehicles shall access the development without creating safety concerns and congestion based on the anticipated number of vehicle trips associated with delivery and servicing vehicles for the development shall be submitted to the Local Planning Authority for approval in writing. Thereafter deliveries and servicing will be carried out in accordance with the approved Delivery and Servicing Plan.*

REASON: *In the interest of the safety and convenience of all highway users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.*