

Kidmore End

Core Document List – (Refs: 13377313 and 13377314)

Link to Access all appeal documents: <https://boyer.egnyte.com/fi/FywYQgVrpWRR>

Application Documents (CD1)

CD1	Documents
	Application Drawings (Reading & SODC)
CD1.1	Location Plan
CD1.2	Site Access Arrangements (SDP-XX-XDR-D-353, P3)
CD1.3	Illustrative Masterplan (2507/PL.04, K)
CD1.4	Parameters Plan (2507,PL.03,D)
	Application Drawings (SODC)
CD1.5	Illustrative Landscape Masterplan (D3456-FAB-00-XX-DR-L-2001, PL04)
CD1.6	Existing Habitat Plan (n/a)
CD1.7	Proposed Habitat Plan (n/a)
	Post- Submission Additional Drawings (SODC)
CD1.8	Link to Highdown Hill Road (SDP-XX-XX-DR-D-354, P4)
CD1.9	Link to Kidmore End Road (SDP-XX-XX-DR-D-355, P4)
	Application Documents (Reading & SODC)
CD1.10	Air Quality Assessment (March 2025)
CD1.11	Archaeological Desk-Based Assessment (April 2025)
CD1.12	Biodiversity Metric (April 2025)
CD1.14	Biodiversity Impact Calculation (April 2025)
CD1.15	Biodiversity Impact Calculation – Appendix 1
CD1.16	Biodiversity Impact Calculation – Appendix 2
CD1.17	Design and Access Statement (2507/C)
CD1.18	Ecological Impact Assessment (April 2025)
CD1.19	Energy and Sustainability Assessment (March 2025)
CD1.20	Framework Travel Plan (April 2025)
CD1.21	Flood Risk Assessment and Drainage Strategy, Parts 1- 5 (May 2025)
CD1.22	Geophysical Survey Report (April 2025)
CD1.23	Land Quality Desk Study, Parts 1 – 5 (March 2025)
CD1.24	Landscape Statement (April 2025)
CD1.25	Landscape and Visual Impact Assessment, Parts 1 – 6 (April 2025)
CD1.26	Landscape Maintenance & Management Specification (April 2025/ PL02)
CD1.27	Planning and Affordable Housing Statement (April 2025)
CD1.28	Statement of Community Involvement (undated)
CD1.29	Transport Assessment (April 2025)
	Post Submission Additional / Updated Documents (SODC)
CD1.30	Arboricultural Impact Assessment and Method Statement (August 2025)
CD1.31	Archaeological and Geoarchaeological Evaluation (August 2025)
CD1.32	Briefing Note: Addendum to Tree Report (November 2025)
CD1.33	Ecology Static Monitoring Letter (September 2025)
CD1.34	Flood Risk Assessment and Drainage Strategy (July 2025)
CD1.35	Landscape Statement (August 2025)
CD1.36	Response to LLFA (September 2025)
	Post Submission Additional Documents (Reading)
CD1.37	Air Quality Assessment, Revision 1 (July 2025)
	Post Submission Additional Documents (Reading & SODC)
CD1.38	Transport Assessment Addendum (August 2025)

SODC's Application Documents (CD2)

CD2	Documents
CD2.1	Decision Notice
CD2.2	Officer Report – 3 December 2025
CD2.3	Consultee Response – Chilterns National Landscape Board (8 th September 2025)
CD2.4	Consultee Response – SODC Tree Officer (10 th September 2025)
CD2.5	Consultee Response – SODC Landscape Officer (9 th July 2025)
CD2.6	Consultee Response – OCC Highways Officer (4 th September 2025)
CD2.7	Consultee Response – Thames Water (15 th September 2025)
CD2.8	Consultee Response – RBC Officer Report (5 th November 2025)
CD2.9	Consultee Response – RBC Officer Update Report (5 th November 2025)
CD2.10	Consultee Response – Committee Minutes (5 th November 2025)
CD2.11	Committee Minutes – 3 December 2025
CD2.12	Kidmore End Parish Council, Letter to Councillors (undated)
CD2.13	Consultee Response – OCC Waste Management (22 nd May 2025)

Reading's Application Documents (CD3)

CD3	Documents
CD3.1	Officer Report – 4 February 2026
CD3.2	Officer Report Update – 4 February 2026
CD3.3	Committee Minutes – 4 February 2026
CD3.4	Consultee Response – ICB (12 th June 2025)

National Planning Policy (CD4)

CD4	Documents
CD4.1	National Planning Practice Guidance: Neighbourhood Planning (2020)
CD4.2	National Planning Policy Framework (2024)

SODC Planning Policy / Guidance Documents (CD5)

CD5	Document
CD5.1	South Oxfordshire Local Plan (2020)
CD5.2	South Oxfordshire Local Plan Policies Map (2020)
CD5.3	South Oxfordshire and Vale of White Horse Joint Local Plan: Preferred Options Consultation Regulation 18 Part 2 (January 2024)
CD5.4	South Oxfordshire and Vale of White Horse Joint Local Plan: Preferred Options Consultation Regulation 18 Part 2, Settlement Assessment and Hierarchy Topic Paper (January 2024)
CD5.5	Kidmore End Neighbourhood Plan (2022)
CD5.6	Kidmore End Neighbourhood Plan Appendix A: Additional Parish Maps (2022)
CD5.7	Kidmore End Neighbourhood Plan Examiner's Report (2022)
CD5.8	Kidmore End Neighbourhood Plan Examiner's Clarification Note (2021)
CD5.9	Kidmore End Parish Neighbourhood Plan: Final Decision Statement (2023)
CD5.10	Kidmore End Parish Neighbourhood Plan: Modification Statement (2023)
CD5.11	Benson Neighbourhood Plan (2023)
CD5.12	SODC Rural Areas Local Plan (1992)
CD5.13	Kidmore End Neighbourhood Plan Appendix B1 (2019)

CD5.14 ¹	Kidmore End Neighbourhood Plan Appendix C1 (2020)
CD5.15 ²	Kidmore End Neighbourhood Plan Appendix C2a (2022)
CD5.16 ³	Kidmore End Neighbourhood Plan Appendix C2b (2020)
CD5.17	Kidmore End Neighbourhood Plan Appendix D1-D6 (2022)
CD5.18	Kidmore End Neighbourhood Plan Appendix D7 (2022)
CD5.19	Kidmore End Neighbourhood Plan Appendix E1-E5 (2018)
CD5.20	Chinnor Neighbourhood Plan (2023)
CD5.21	SODC Developer Contributions SPD (2023)
CD5.22	SODC CIL Charging Schedule (2023)
CD5.23	S106 Financial Contributions and Monitoring Fees (2026)
CD5.24	South Oxfordshire and Vale of White Horse Joint Local Plan Pre-Submission Publication Version Regulation 19 (October 2024)

Reading Planning Policy / Guidance (CD6)

CD6	Document
CD6.1	Reading Borough Council Local Plan (2019)
CD6.2	Reading Borough Council Local Plan, Submission Draft Partial Update (2025)
CD6.3	RBC Local Plan Partial Update Stage 2- Addendum 1 to Environment Agency response to the Inspector's questions in Matter 10 (2026)
CD6.4	RBC Local Plan Partial Update Stage 2 – Addendum 2 to Environment Agency response to the Inspector's questions in Matter 10 (2026)
CD6.5	RBC Transport Strategy (2024)
CD6.6	RBC Local Plan - Inspector's Post Stage 2 Hearings Letter (2026)
CD6.7	RBC Planning Obligations under Section 106 Supplementary Planning Document (2015)

Other / Evidence Documents (CD7)

CD7	Documents
CD7.1	SODC Housing Land Supply Statement (December 2025)
CD7.2	Oxfordshire Strategic Housing Market Assessment (2014)
CD7.3 ⁴	Kidmore End Parish Landscape Sensitivity Study (2020)
CD7.4 ⁵	Kidmore End Local Valued Landscape Assessment (2020)
CD7.5 ⁶	Kidmore End Locally Valued Landscape Topic Paper (2020)
CD7.6	Local Landscape Designation Review of South Oxfordshire and Vale of White Horse (September 2024)
CD7.7	Guidelines for Landscape and Visual Impact Assessment 3rd Edition (Landscape Institute and the Institute of Environmental Management and Assessment, Routledge 2013)
CD7.8	Written Ministerial Statement 'Building the homes we need' (July 2024)
CD7.9	South Oxfordshire & Vale of White Horse Landscape Character Assessment (2024)
CD7.10	South Oxfordshire & Vale of White Horse Landscape Character Assessment Appendix A LCT 4 (2024)
CD7.11	Dark Skies/ Light Impact Assessment Methodology Report South Oxfordshire and Vale of White Horse (2024)
CD7.12	Chilterns National Landscape Management Plan (2019)
CD7.13	Reading Golf Club Decision Notice (PL/21/1843) (2022)
CD7.14	Reading Golf Club Variation of Condition Decision Notice (221312) (2023)

¹ Duplicate of CD7.3

² Duplicate of CD7.5

³ Duplicate of CD7.4

⁴ Duplicate of CD5.14

⁵ Duplicate of CD5.16

⁶ Duplicate of CD5.15

CD7.15	Landscape Institute Technical Guidance Note 'Assessing landscape value outside national designations' (2021)
CD7.16	Reading Bus Timetable: 23 and 24
CD7.17	Reading Bus Timetable: 25
CD7.18	Reading Bus Route Map: 25
CD7.19	Active Travel England Standing Advice Note: Active Travel and Sustainable Development (2024)
CD7.20	Land adjacent to Highdown Avenue, Reading Committee Report (180855 ADJ) (2018)
CD7.21	FAQs Regarding Maiden Erlegh Chiltern Edge's Response to the Brighter Futures School Transport Consultation (undated)
CD7.22	Reading Bus Network Map (undated)
CD7.23	Reading Adult Social Care, Children's Services and Education Committee: School Transport Assistance Policy Report (2024)
CD7.24	Reading Secondary Schools Designated Areas Map (2024)
CD7.25	Admissions to Secondary School September, Guide for Parents and Carers – Moving to Secondary School (2025)
CD7.26	Admissions to Secondary School September, Guide for Parents and Carers – Moving to Secondary School (2026)
CD7.27	Thames Water: Pre-planning enquiry at Former BBC Site, Confirmation of sufficient capacity within network to STW (2025)
CD7.28	Department for Transport, Manual for Streets (2007)
CD7.29	Royal Berkshire Fire Authority, Annual Plan 2025-2026 (2025)
CD7.30	Reading Golf Club, Section 73 Cover Letter (Ref: 221312) (2022)
CD7.31	Traffic Management Sub Committee, Petition Receipt and Response – Last Crumb Junction (2025)
CD7.32	RBC Traffic Management Sub Committee Meeting Minutes – 11 th September (2025)
CD7.33	RBC Traffic Management Sub Committee Meeting Minutes – 10 th November (2022)
CD7.34	RBC Traffic Management Sub Committee Requests for Traffic Management Measures – 26 th November (2024)
CD7.35	RBC Traffic Management Sub Committee Report – 26 th November (2025)
CD7.36	Causeway and Adept, The Road Ahead: Navigating transformation in the face of unprecedented change (2024)
CD7.37	RBC Local Cycling and Walking Infrastructure Plan (2020)
CD7.38	RBC Admission Policy for Community Infant, Junior and Primary Schools for September 2027 (2026)
CD7.39	RBC Primary Schools Designated Areas (Catchments) for 2026/2027 (undated)
CD7.40	Rights of Way in Kidmore End Parish (2026)
CD7.41	Land West of Kidmore End Officer's Pre-Application Advice (2022)
CD7.42	Reading Golf Club Application (ref: PL/21/1843) Landscape and Ecological Management Plan (2022)
CD7.43	Chilterns Conservation Board comments on Kidmore End Neighbourhood Plan (2022)
CD7.44	Chilterns Conservation Board comments on Kidmore End Neighbourhood Plan Regulation 14 Consultation (2020)
CD7.45	South Oxfordshire and Vale of White Horse Renewable Energy Study Landscape Sensitivity Assessment (2024)
CD7.46	Reading Golf Club Application (ref: PL/21/1843) Habitat Enhancement Plan (2022)
CD7.47	Burghclere Parish Neighbourhood Plan (2023)
CD7.48	Land Adjacent to the Orchard, Braze Lane, Benson (ref: P24/S3131/FUL) Planning Statement Addendum (2025)
CD7.49	Land on the South and East side of Harts Lane, Burghclere, Hampshire (ref: 23/02769/OUT) Design and Access Statement (2023)
CD7.50	Land West of Thame Road, Chinnor (ref: P22/S4643/O) Design and Access Statement (2023)
CD7.51	Land East of Wandleys Lane, Fontwell (ref: WA/35/23/OUT) Design and Access Statement (2023), Parts 1 - 3
CD7.52	Faversham Neighbourhood Plan (2024)
CD7.53	Land at Ham Road Faversham (ref: 23/502113/OUT) Design and Access Statement (2023), Parts 1- 4

CD7.54	Walberton Neighbourhood Development Plan (2021)
CD7.55	SHELAA Land at Reading Golf Club (undated)
CD7.56	Oxfordshire Housing and Growth Deal: Outline Agreement (2018)
CD7.57	Oxfordshire Housing and Growth Deal: Delivery Plan (2018)
CD7.58	MHCLG: Table 1008C, Total additional affordable dwellings provided by local authority area – Completions (2026)
CD7.59	ONS Housing Affordability Statistics (2025)

Relevant Appeal Decisions / Case Law (CD8)

CD8	Documents
CD8.1	Land off the B480, Chalgrove Appeal Decision (PINS ref: 3370273)
CD8.2	Land East of Wandleys Lane, Fontwell (PINS ref: 3349836)
CD8.3	Land at Ham Road, Faversham (PINS ref: 3350524)
CD8.4	Horsham Golf Club, Denne Park, Horsham (PINS ref:3355546)
CD8.5	Land on the South and South East side of Harts Lane, Burghclere (PINS ref: 3350581)
CD8.6	Land west of Thame Road, Chinnor (PINS ref: 3323268)
CD8.7	The Piggery, Gravel Hill, Reading (PINS ref: 3313849)
CD8.8	Tokers Green Lane (The Elms) Reading (PINS ref: 3198315 and 3198316)
CD8.9	Land adjacent to The Orchard, Braze Lane, Benson (PINS ref: 3374232)
CD8.10	Land South of Bourton Road, Bourton (PINS ref: 3372565)

Inquiry/ Appeal Documents (CD9)

CD9	Documents
CD9.1	Appellant Statement of Case
CD9.2	SODC Statement of Case and Appendices
CD9.3	RBC Statement of Case and Appendices
CD9.4	KEPC Statement of Case
CD9.5	CADRA Statement of Case
CD9.6	Planning Statement of Common Ground (with SODC & KEPC)
CD9.7	Planning Statement of Common Ground (with RBC)
CD9.8	Planning Benefits Table (with SODC, KEPC & CADRA)
CD9.9	Landscape Statement of Common Ground (with SODC & KEPC)
CD9.10	Blank
CD9.11	CMC Summary Note
CD9.12	Proposed Conditions
CD9.13	Appellant Planning Proof of Evidence
CD9.14	Appellant Landscape Proof of Evidence
CD9.15	SODC Planning Proof of Evidence
CD9.16	SODC Planning Proof of Evidence Appendices
CD9.17	SODC Landscape Proof of Evidence
CD9.18	SODC Landscape Proof of Evidence Appendices
CD9.19	KEPC Landscape Proof of Evidence
CD9.20	KEPC Planning Proof of Evidence
CD9.21	KEPC Planning Proof of Evidence Summary
CD9.22	CADRA Comments on RBC SOCG
CD9.23	CADRA Statement of Case Appendices
CD9.24	Draft S106 Agreement

CADRA Appendices Contents (CD9.23)

CD9.23	Documents
CD9.23a	CADRA List of Evidence Documents
CD9.23b	Buses Screenshots and Website Data
CD9.23c	RBC School Data Screenshots and Website Data

CD9.23d	Sewage Treatment Works Screenshots and Website Data
CD9.23e	GP Surgery Screenshots and Website Data
CD9.23f	Register with the Emmer Green Surgery Screenshot
CD9.23g	Traffic Screenshots and Website Data
CD9.23h	Highdown Hill Road Screenshots and Website Data
CD9.23i	Electricity Screenshots and Website Data
CD9.23j	Last Crumb Junction Screenshots and Website Data
CD9.23k	M4 Access Screenshots and Website Data
CD9.23l	Policing Screenshots and Website Data
CD9.23m	About Thames Valley Police
CD9.23n	Berkshire West Thames Valley Police
CD9.23o	Council Tax Bands and Charges
CD9.23p	Peppard and Caversham Thames Valley Police
CD9.23q	Fire and Rescue Screenshots and Website Data
CD9.23r	Cross Boundary including Third Bridge Screenshots and Data
CD9.23s	Democratic Representation Screenshots and Website Data
CD9.23t	Kidmore End and Whitchurch Map
CD9.23u	Landscape and Settlement Identity Screenshots and Website Data
CD9.23v	Submission from residents of Highdown Hill Road