

To: Councillor Gavin (Chair)  
Councillors Davies, Ennis, Goss, Hornsby-  
Smith, Leng, Lovelock, McCann, Moore,  
Rowland, Tarar, Williams and Yeo

Direct ☎ : 0118 9372112

28 October 2025

Your contact is: **Nicky Simpson - Committee Services (nicky.simpson@reading.gov.uk)**

### NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE 5 NOVEMBER 2025

A meeting of the Planning Applications Committee will be held on Wednesday, 5 November 2025 at 6.30 pm in the Council Chamber, Civic Offices, Bridge Street, Reading RG1 2LU. The Agenda for the meeting is set out below.

AGENDA	ACTION	WARDS AFFECTED	PAGE NO
1. MINUTES	-		7 - 10
2. DECLARATIONS OF INTEREST	-		
3. QUESTIONS	-		
4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	Decision		11 - 14
5. PLANNING APPEALS	Information		15 - 18
6. SECOND QUARTER PERFORMANCE REPORT - PLANNING & BUILDING CONTROL	Decision	BOROUGHWIDE	19 - 26
7. LOCAL LISTING - ROYAL ALBION	Decision	BATTLE	27 - 40
8. PL/25/1373 - PROPOSED TREE WORK TO FIVE LIME TREES AT 8 VICTORIA ROAD, TILEHURST	Decision	TILEHURST	41 - 46

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## **PLANNING APPLICATIONS TO BE CONSIDERED**

- |     |  |          |                   |         |
|-----|--|----------|-------------------|---------|
| 9.  | PL/25/1396 (LBC) - TOWN HALL,<br>BLAGRAVE STREET   | Decision | ABBEY             | 47 - 54 |
|     | <b>Proposal:</b> Proposed temporary opening up works and associated initial investigations to the roof structures of Reading Town Hall.  |          |                   |         |
|     | <b>Recommendation:</b> Grant, subject to conditions.   |          |                   |         |
|     |  |          |                   |         |
| 10. | PL/25/0731 (ADJ) - LAND WEST<br>OF KIDMORE END ROAD,<br>EMMER GREEN, OXFORDSHIRE   | Decision | OUT OF<br>BOROUGH | 55 - 76 |
|     | <b>Proposal:</b> (SODC ref. P25/S1431/O) 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). |          |                   |         |
|     | <b>Recommendation:</b> Send comments.  |          |                   |         |

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Members of the public who participate in the meeting will be able to speak at an on-camera or off-camera microphone, according to their preference.

Please speak to a member of staff if you have any queries or concerns.

1. There are many different types of applications processed by the Planning Service and the following codes are used to abbreviate the more common types of permission sought:
  - FUL - Full detailed planning permission for development or change of use
  - OUT - Principal of developing a site or changing a use
  - REM - Detailed matters “reserved matters” - for permission following approval of an outline planning application.
  - HOU - Applications for works to domestic houses
  - ADV - Advertisement consent
  - APC - Approval of details required by planning conditions
  - VAR - Significant change to a planning permission previously granted
  - NMA - Insignificant change to a planning permission previously granted
  - ADJ - Consultation from neighbouring authority on application in their area
  - LBC - Works to or around a Listed Building
  - CLE - A certificate to confirm what the existing use of a property is
  - CLP - A certificate to confirm that a proposed use or development does not require planning permission to be applied for.
  - REG3 - Indicates that the application has been submitted by the Local Authority.
  
2. Officer reports often refer to a matter or situation as being “a material consideration”. The following list tries to explain what these might include:

Material planning considerations can include (but are not limited to):

- Overlooking/loss of privacy
- Loss of daylight/sunlight or overshadowing
- Scale and dominance
- Layout and density of buildings
- Appearance and design of development and materials proposed
- Disabled persons' access
- Highway safety
- Traffic and parking issues
- Drainage and flood risk
- Noise, dust, fumes etc
- Impact on character or appearance of area
- Effect on listed buildings and conservation areas
- Effect on trees and wildlife/nature conservation
- Impact on the community and other services
- Economic impact and sustainability
- Government policy
- Proposals in the Local Plan
- Previous planning decisions (including appeal decisions)
- Archaeology

There are also concerns that regulations or case law has established cannot be taken into account. These include:

- Who the applicant is/the applicant's background
- Loss of views
- Loss of property value
- Loss of trade or increased competition
- Strength or volume of local opposition
- Construction noise/disturbance during development
- Fears of damage to property
- Maintenance of property
- Boundary disputes, covenants or other property rights
- Rights of way and ownerships disputes over rights of way
- Personal circumstances

## Glossary of usual terms

**Affordable housing** - Housing provided below market price to meet identified needs.

**Air Quality Management Area (AQMA)** - Area where air quality levels need to be managed.

**Apart-hotel** - A use providing basic facilities for self-sufficient living with the amenities of a hotel. Generally classed as C1 (hotels) for planning purposes.

**Article 4 Direction** - A direction which can be made by the Council to remove normal permitted development rights.

**BREEAM** - A widely used means of reviewing and improving the environmental performance of generally commercial developments (industrial, retail etc).

**Brownfield Land** - previously developed land.

**Brown roof** - A roof surfaced with a broken substrate, e.g. broken bricks.

**Building line** - The general line along a street beyond which no buildings project.

**Bulky goods** - Large products requiring shopping trips to be made by car: e.g. DIY or furniture.

**CIL** - Community Infrastructure Levy. Local authorities in England and Wales levy a charge on new development to be spent on infrastructure to support the development of the area.

**Classified Highway Network** - The network of main roads, consisting of A, B and C roads.

**Conservation Area** - areas of special architectural or historic interest designated by the local authority. As designated heritage assets the preservation and enhancement of the area carries great weight in planning permission decisions.

**Control of Major Accident Hazards (COMAH) Competent Authority** - The Control of Major Accident Hazards Regulations 1999 (COMAH) and their amendments 2005, are the enforcing regulations within the United Kingdom. They are applicable to any establishment storing or otherwise handling large quantities of industrial chemicals of a hazardous nature. Types of establishments include chemical warehousing, chemical production facilities and some distributors.

**Dormer Window** - Located in the roof of a building, it projects or extends out through the roof, often providing space internally.

**Dwelling** - A single housing unit - a house, flat, maisonette etc.

**Evening Economy** A term for the business activities, particularly those used by the public, which take place in the evening such as pubs, clubs, restaurants and arts/cultural uses.

**Flood Risk Assessment** - A requirement at planning application stage to demonstrate how flood risk will be managed.

**Flood Zones** - The Environment Agency designates flood zones to reflect the differing risks of flooding. Flood Zone 1 is low probability, Flood Zone 2 is medium probability, Flood Zone 3a is high probability and Flood Zone 3b is functional floodplain.

**Granny annexe** - A self-contained area within a dwelling house/ the curtilage of a dwelling house but without all the facilities to be self contained and is therefore dependent on the main house for some functions. It will usually be occupied by a relative.

**Green roof** - A roof with vegetation on top of an impermeable membrane.

**Gross floor area** - Total floor area of the house, including all floors and garage, measured externally.

**Hazardous Substances Consent** - Consent required for the presence on, over, or under land of any hazardous substance in excess of controlled quantity.

**Historic Parks and Gardens** - Parks and gardens of special historic interest, designated by English Heritage.

**Housing Association** - An independent not-for-profit body that provides low-cost "affordable housing" to meet specific housing needs.

**Infrastructure** - The basic services and facilities needed for the smooth running of a community.

**Lifetime Home** - A home which is sufficiently adaptable to allow people to remain in the home despite changing circumstances such as age or disability.

**Listed building** - Buildings of special architectural or historic interest. Consent is required before works that might affect their character or appearance can be undertaken. They are divided into Grades I, II and II\*, with I being of exceptional interest.

**Local Plan** - The main planning document for a District or Borough.

**Luminance** - A measure of the luminous intensity of light, usually measured in candelas per square metre.



**Major Landscape Feature** - these are identified and protected in the Local Plan for being of local significance for their visual and amenity value

**Public realm** - the space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces whether publicly or privately owned.

**Scheduled Ancient Monument** - Specified nationally important archaeological sites.

**Section 106 agreement** - A legally binding agreement or obligation entered into by the local authority and a land developer over an issue related to a planning application, under Section 106 of the Town and Country Planning Act 1990.

**Sequential approach** A method of considering and ranking the suitability of sites for development, so that one type of site is considered before another. Different sequential approaches are applied to different uses.

**Sui Generis** - A use not specifically defined in the use classes order (2004) - planning permission is always needed to change from a sui generis use.

**Sustainable development** - Development to improve quality of life and protect the environment in balance with the local economy, for now and future generations.

**Sustainable Drainage Systems (SUDS)** - This term is taken to cover the whole range of sustainable approaches to surface water drainage management.

**Tree Preservation Order (TPO)** - An order made by a local planning authority in respect of trees and woodlands. The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without the LPA's consent.

## Guide to changes to the Use Classes Order in England.

Changes of use within the same class are not development.

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Shop - not more than 280sqm mostly selling essential goods, including food and at least 1km from another similar shop	A1	F.2
Shop	A1	E
Financial & professional services (not medical)	A2	E
Café or restaurant	A3	E
Pub, wine bar or drinking establishment	A4	Sui generis
Takeaway	A5	Sui generis
Office other than a use within Class A2	B1a	E
Research & development of products or processes	B1b	E
For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	B1c	E
Industrial	B2	B2
Storage or distribution	B8	B8
Hotels, boarding & guest houses	C1	C1
Residential institutions	C2	C2
Secure residential institutions	C2a	C2a
Dwelling houses	C3	C3
Small house in multiple occupation 3-6 residents	C4	C4
Clinics, health centres, creches, day nurseries, day centre	D1	E
Schools, non-residential education & training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	D1	F.1
Cinemas, theatres, concert halls, bingo halls and dance halls	D2	Sui generis
Gymnasiums, indoor recreations not involving motorised vehicles or firearms	D2	E
Hall or meeting place for the principal use of the local community	D2	F.2
Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms	D2	F.2

**Present:** Councillor Gavin (Chair);

Councillors Davies (Vice-Chair), Ennis, Goss, Hornsby-Smith, Leng, Lovelock, McCann, Rowland, Tarar, Williams and Yeo

**Apologies:** Councillor Moore

### RESOLVED ITEMS

#### 22. MINUTES

The Minutes of the meeting held on 10 September 2025 were agreed as a correct record and signed by the Chair.

#### 23. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS

The Committee considered a report setting out a schedule of applications to be considered at future meetings of the Committee to enable Councillors to decide which sites, if any, they wished to visit prior to determining the relevant applications. The report also listed previously agreed site visits which were yet to take place.

##### **Resolved -**

That the following application be the subject of an unaccompanied site visit:

##### **PL/25/1191 – LAND AT MEADOW ROAD**

Full planning application for the demolition of existing and construction of employment units for flexible uses within E(g)(ii) and (iii), B2 and/or B8 of the Use Classes Order (including ancillary office provision) with associated enabling works, access from Meadow Road and Milford Road, parking and landscaping.

#### 24. PLANNING APPEALS

The Committee received a report on notifications received from the Planning Inspectorate on planning appeals registered with them or decisions made and providing summary reports on appeal decisions of interest to the Committee.

Appendix 1 to the report set out details of one new appeal lodged since the last Committee. Appendix 2 to the report set out details of three appeals decided since the last Committee.

##### **Resolved –**

- (1) That the new appeal, as set out in Appendix 1, be noted;

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- (2) That the outcome of the recently determined appeals, as set out in Appendix 2, be noted.

### 25. **PL/24/0173 - BROAD STREET MALL, BROAD STREET**

Part-demolition of existing retail units, car park and service areas, demolition and rebuild of car park ramp, and construction of a residential-led, mixed-use development fronting Queens Walk and Dusseldorf Way, including all necessary enabling and alteration works required.

Further to Minute 103 of the meeting held on 30 April 2025, at which the Committee had resolved to grant planning permission for the above application, subject to satisfactory completion of a s106 legal agreement, the Committee considered a report which sought approval for an alternative transport arrangement to be included within the s106 agreement. An update report was tabled at the meeting which provided links to the previous reports on the application submitted to the meetings held on 2 and 30 April 2025 as background information.

Comments were received and considered.

#### **Resolved –**

That the proposed alternative access option be added as an additional clause in the s106 agreement relating to application PL/24/0173.

### 26. **PL/24/1155 (FUL) - FORMER JOHN LEWIS CUSTOMER COLLECTION POINT, CROSSLAND ROAD**

Demolition of the existing building and redevelopment of the site comprising erection of a new building for 170 build to rent residential dwellings (Use Class C3) together with flexible community space (Use Class F1 (a-b and c-d), F2 (a – b)), and residents' facilities, landscaping, public realm, amenity space and cycle parking (amended description).

The Committee considered a report on the above application. An update report was tabled at the meeting which set out details of additional consultation comments received, materials, the agreed Deferred Payment Mechanism terms, compliance with SuDS standards, comments from Active Travel England, landscaping, decentralised energy and highways matters. The update report amended the recommendation to remove requirements that had been fulfilled since publication of the original report and to include an additional requirement for submission of satisfactory details addressing Active Travel England standing advice regarding sustainable travel to the site, as the applicant had not been able to conduct the required assessment due to the late identification of this missed statutory consultation. The update report also recommended additional conditions relating to sustainable drainage and a Travel Plan.

Comments and objections were received and considered.

## PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 8 OCTOBER 2025

Richard Bennett, on behalf of Reading Civic Society and the Conservation Area Advisory Committee who had commented on the application, and the applicant's agent Katherine Russell, attended the meeting and addressed the Committee on this application.

At the meeting an additional condition was proposed to require submission of details of how the proposed community space would be accessed and managed.

### **Resolved –**

- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant planning permission for application PL/24/1155 (FUL), subject to receipt of satisfactory details addressing Active Travel England standing advice regarding sustainable travel to the site, and the completion of a Section 106 legal agreement by 30 January 2026 (unless a later date be agreed by the Assistant Director of Planning, Transport and Public Protection Services) to secure the Heads of Terms set out in the original report, with the amendments and additions set out in the update report;
- (2) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to make such minor changes to conditions or such additional conditions required, make such minor changes to Heads of Terms and details of the legal agreement as may reasonably be required to issue the permission;
- (3) That, in the event of the requirements set out not being met, the Assistant Director of Planning, Transport and Public Protection Services be authorised to refuse permission;
- (4) That planning permission be subject to the conditions and informatives as recommended in the original report, with the additional conditions as recommended in the update report, and an additional condition to require that prior to occupation a management plan and pricing schedule for use of the community space be submitted for approval.

### **27. PL/25/1225 (FUL) - HILLS MEADOW CAR PARK, GEORGE STREET, CAVERSHAM**

Temporary erection of ice rink, marquee structure and ancillary side stalls in connection with Christmas festival, for a period of time not to be before 13 October 2025 and not to extend beyond 16 January 2026 for a period of 1 year.

The Committee received a report on the above application.

Comments and objections were received and considered.

### **Resolved –**

## **PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 8 OCTOBER 2025**

That planning permission for application PL/25/1225 (FUL) be granted, subject to the conditions and informatives set out in the report.

(The meeting started at 6.30 pm and closed at 8.06 pm)

## Planning Applications Committee 5 November 2025



**Reading**  
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<b>Title</b>	<b>POTENTIAL SITE VISITS FOR COMMITTEE ITEMS</b>
<b>Purpose of the report</b>	To make a decision
<b>Report status</b>	Public report
<b>Executive Director/ Statutory Officer Commissioning Report</b>	Emma Gee
<b>Report author</b>	Julie Williams, Development Manager (Planning & Building Control)
<b>Lead Councillor</b>	Councillor Micky Leng, Lead Councillor for Planning and Assets
<b>Council priority</b>	Not applicable, but still requires a decision
<b>Recommendations</b>	<p>The Committee is asked to:</p> <ol style="list-style-type: none"> <li>1. note this report and any officer recommendations for site visits.</li> <li>2. confirm if there are other sites Councillors wish to visit before reaching a decision on an application.</li> <li>3. confirm if the site(s) agreed to be visited will be arranged and accompanied by officers or can be unaccompanied but with a briefing note provided by the case officer.</li> </ol>

### 1. Executive Summary

- 1.1. To identify those sites where, due to the sensitive or important nature of the proposals, Councillors are advised that a Site Visit would be appropriate before the matter is presented at Committee and to confirm how the visit will be arranged. A list of potential sites is appended with a note added to say if recommended for a site visit or not.

### 2. The Proposal

- 2.1. A site visit helps if a proposed development and context is difficult to visualise from the plans and supporting material or to better understand concerns or questions raised by a proposal.
- 2.2. Appendix 1 of this report provides a list of, mainly major, applications recently received that may be presented to Committee for a decision in due course and which Officers consider Members would benefit from visiting to inform decision making. Appendix 2 then lists those sites that have previously been agreed should be visited before considering the officer report.
- 2.3. More often it is during consideration of a report on a planning application that it becomes apparent that Councillors would benefit from visiting a site to assist in reaching the correct decision. In these instances, Officers or Councillors may request a deferral to allow a visit to be carried out.
- 2.4. Accompanied site visits are appropriate when access to private land is necessary to appreciate matters raised. These visits will be arranged and attended by officers on the designated date and time. Applicants and objectors may observe the process and

answer questions when asked but lobbying is discouraged. A site visit is an information gathering opportunity to inform decision making.

- 2.5. Unaccompanied site visits are appropriate when the site can be easily seen from public areas and allow Councillors to visit when convenient to them. In these instances, the case officer will provide a briefing note on the application and the main issues to assist when visiting the site.
- 2.6. It is also possible for officers to suggest, or Councillors to request, a visit to a completed development to assess its quality.

### **3. Contribution to Strategic Aims**

- 3.1. The Council Plan has established five priorities for the years 2025/28. These priorities are:
  - Promote more equal communities in Reading
  - Secure Reading's economic and cultural success
  - Deliver a sustainable and healthy environment and reduce our carbon footprint
  - Safeguard and support the health and wellbeing of Reading's adults and children
  - Ensure Reading Borough Council is fit for the future
- 3.2. In delivering these priorities, we will be guided by the following set of principles:
  - Putting residents first
  - Building on strong foundations
  - Recognising, respecting, and nurturing all our diverse communities
  - Involving, collaborating, and empowering residents
  - Being proudly ambitious for Reading
- 3.3 Full details of the Council Plan and the projects which will deliver these priorities are published on the Council's website - [Council plan - Reading Borough Council](#). These priorities and the Council Plan demonstrate how the Council meets its legal obligation to be efficient, effective and economical.
- 3.2 The processing of planning applications contributes to delivering a sustainable and healthy environment and helping the economic, cultural and vibrant success for Reading Borough.
- 3.3 The processing of planning applications contributes to creating a healthy environment with thriving communities and helping the economy within the Borough, identified as the themes of the Council's Corporate Plan.

### **4. Environmental and Climate Implications**

- 4.1. The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).
- 4.2. The Planning Service uses policies to encourage developers to build and use properties responsibly by making efficient use of land and using sustainable materials and building methods.

### **5. Community Engagement**

- 5.1. Statutory neighbour consultation takes place on planning applications.

### **6. Equality Implications**

- 6.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
  - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;



- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 6.2. It is considered that an Equality Impact Assessment (EIA) is not relevant to the decision on whether sites need to be visited by Planning Application Committee. The decision will not have a differential impact on people with the protected characteristics of; age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex (gender) or sexual orientation.
- 7. Legal Implications**
- 7.1. None arising from this report.
- 8. Financial Implications**
- 8.1. The cost of site visits is met through the normal planning service budget and Councillor costs.
- 9. Timetable for Implementation**
- 9.1. Site visits are normally scheduled for the Thursday prior to committee. Planning Administration team sends out notification emails when a site visit is arranged.
- 10. Background Papers**
- 10.1. There are none.

## **Appendices**

### **Appendix 1**

Potential Site Visits. List of applications received that may be presented to Committee for a decision in due course:

None this time

### **Appendix 2**

Previously Agreed Site Visits with date of PAC when requested:

- 231041 - Portman Road – unaccompanied agreed by PAC 06.09.23.
- 230822/OUT Forbury Retail Park (west) – accompanied agreed by PAC 24.07.24.
- 
- 240846/FUL Napier Court, Napier Road – accompanied agreed by PAC 24.07.24.
- PL/25/1191 – Land at Meadow Road. - Unaccompanied agreed by PAC 08.10.25

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## Planning Applications Committee

05 November 2025



**Reading**  
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<b>Title</b>	<b>PLANNING APPEALS</b>
<b>Purpose of the report</b>	To note the report for information
<b>Report status</b>	Public report
<b>Report author</b>	Julie Williams, Development Manager (Planning & Building Control)
<b>Lead Councillor</b>	Councillor Micky Leng, Lead Councillor for Planning and Assets
<b>Corporate priority</b>	Inclusive Economy
<b>Recommendations</b>	The Committee is asked: 1. To note the report.

### 1. Executive Summary

- 1.1. To advise Committee on notifications received from the Planning Inspectorate on planning appeals registered with them or decision made and to provide summary reports on appeal decisions of interest the Planning Applications Committee.

### 2. Information provided

- 2.1. Please see Appendix 1 of this report for new appeals lodged since the last committee.
- 2.2. Please see Appendix 2 of this report for appeals decided since the last committee with summary reports provided.

### 3. Contribution to Strategic Aims

- 3.1. The Council Plan has established five priorities for the years 2025/28. These priorities are:
- Promote more equal communities in Reading
  - Secure Reading's economic and cultural success
  - Deliver a sustainable and healthy environment and reduce our carbon footprint
  - Safeguard and support the health and wellbeing of Reading's adults and children
  - Ensure Reading Borough Council is fit for the future
- 3.2. In delivering these priorities, we will be guided by the following set of principles:
- Putting residents first
  - Building on strong foundations
  - Recognising, respecting, and nurturing all our diverse communities
  - Involving, collaborating, and empowering residents
  - Being proudly ambitious for Reading
- 3.3. Defending planning appeals made against planning decisions contributes to creating a sustainable and healthy environment with supported communities and helping the economy within the Borough as identified as the priorities within the Council Plan.

#### **4. Environmental and Climate Implications**

- 4.1. The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).
- 4.2. The Planning Service uses policies to encourage developers to build and use properties responsibly by making efficient use of land and using sustainable materials and building methods

#### **5. Community Engagement**

- 5.1. Planning decisions are made in accordance with adopted local development plan policies, which have been adopted by the Council following public consultation. Statutory consultation also takes place on planning applications and appeals, and this can have bearing on the decision reached by the Secretary of State and his Inspectors. Copies of appeal decisions are held on the public Planning Register.

#### **6. Equality Implications**

- 6.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
  - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act.
  - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
  - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 6.2. It is considered that an Equality Impact Assessment (EIA) is not relevant to the decision on whether sites need to be visited by Planning Application Committee. The decision will not have a differential impact on people with the protected characteristics of; age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex (gender) or sexual orientation.

#### **7. Legal Implications**

- 7.1. Public Inquiries are normally the only types of appeal that involve the use of legal representation. Only applicants have the right to appeal against refusal or non-determination and there is no right for a third party to appeal a planning decision.

#### **8. Financial Implications**

- 8.1. Public Inquiries and Informal Hearings are more expensive in terms of officer and appellant time than the Written Representations method. Either party can be liable to awards of costs. Guidance is provided in Circular 03/2009 “Cost Awards in Appeals and other Planning Proceedings”.

#### **9. Timetable for Implementation**

- 9.1. Not applicable.

#### **10. Background Papers**

- 10.1. There are none.

## **APPENDIX 1**

### **Appeals Lodged:**

WARD: CHURCH  
APPEAL NO: APP/E0345/D/25/3374709  
CASE NO: PL/25/0806  
ADDRESS: 57 Birdhill Avenue, Reading  
CASE OFFICER: Gary Miles  
PROPOSAL: Retrospective application for a single storey rear extension and rear side change in garden level.  
METHOD: Householder Appeals Service (HAS)

## **APPENDIX 2**

### **Appeals Decided:**

WARD: THAMES  
APPEAL NO: APP/E0345/Z/25/3367583  
CASE NO: PL/25/0468  
ADDRESS: Thames Valley Service Station, George St, Caversham  
PROPOSAL: 1no D6 (digital advertisement) screen  
CASE OFFICER: Gary Miles  
METHOD: Written Representation  
DECISION: ALLOWED  
DATE DETERMINED: 06/10/2025

WARD: KATESGROVE  
APPEAL NO: APP/E0345/C/25/3364620  
CASE NO: Enforcement Appeal against Enforcement Notice  
ADDRESS: 2A West Hill Reading  
PROPOSAL: The breach of planning control as alleged in the notice is the material change of use of a dwellinghouse to form two dwellinghouses  
CASE OFFICER: Stephen Hammond  
METHOD: Hearing  
DECISION: The requirement of the notice is: Cease to subdivide the property as two Dwelling houses  
DATE DETERMINED: 30/09/2025

WARD: KATESGROVE  
APPEAL NO: APP/E0345/C/25/3364623  
CASE NO: Enforcement Appeal against Enforcement Notice  
ADDRESS: 2B West Hill Reading  
PROPOSAL: The breach of planning control as alleged in the notice is the material change of use of a dwellinghouse to form two dwellinghouses.  
CASE OFFICER: Stephen Hammond  
METHOD: Hearing  
DECISION: The requirement of the notice is: Cease to subdivide the property as two Dwelling houses  
DATE DETERMINED: 30/09/2025

WARD: KATESGROVE  
APPEAL NO: APP/E0345/C/25/3364626  
CASE NO: Enforcement Appeal against Enforcement Notice  
ADDRESS: 2C West Hill Reading  
PROPOSAL: The breach of planning control as alleged in the notice is the material change of use of a dwellinghouse to form two dwellinghouses.  
CASE OFFICER: Stephen Hammond  
METHOD: Hearing  
DECISION: The requirement of the notice is: Cease to subdivide the property as two Dwelling houses  
DATE DETERMINED: 30/09/2025

Officer comment: The West Hill appeals relate to 3x terraced properties in which the appellant obtained planning permission to erect 3x single-occupancy family dwellings. The Inspector agreed with the Council that the appellant has failed to justify why the deviations from the approved plans had occurred, if not to subdivide the properties into 6x flats. Subject to minor corrections, the Inspector upheld the Notice, requiring the Appellant to cease the unauthorised use.

WARD: CAVERSHAM  
APPEAL NO: APP/E0345/C/24/3353651  
CASE NO: Enforcement Appeal against Enforcement Notice  
ADDRESS: 10 Anglefield Road  
PROPOSAL: The breach of planning control as alleged in the notice is the erection of Rear extension  
CASE OFFICER: Stephen Hammond  
METHOD: Written Representation  
DECISION: Enforcement Notice Upheld. The requirement of the notice is: dismantle the rear extension and reconstruct the rear of the dwelling so as to conform to existing plans [with minor corrections]  
DATE DETERMINED: 13/10/2025

Officer note: The Inspector considered that the development at some point in construction, deviated from the approved plans to such an extent that it rendered the entirety of the rear extension to be unauthorised. The Inspector agreed with the Council that the Notice had been correctly presented and did not agree with the Appellant's case that the requirements of the notice were excessive. Subject to minor corrections, the Inspector upheld the Notice, requiring the Appellant to completely remove the extension.

## Planning Applications Committee

05 November 2025



**Reading**  
Borough Council  
Working better with you

<b>Title</b>	<b>SECOND QUARTER PERFORMANCE REPORT - PLANNING &amp; BUILDING CONTROL</b>
<b>Purpose of the report</b>	To note the report for information
<b>Report status</b>	Public report
<b>Executive Director/ Statutory Officer Commissioning Report</b>	Emma Gee
<b>Report author</b>	Julie Williams, Development Manager (Planning & Building Control)
<b>Lead councillor</b>	Councillor Micky Leng, Lead Councillor for Planning and Assets
<b>Council priority</b>	Secure Reading's economic & cultural success
<b>Recommendations</b>	The Committee is asked: 1. To note the report.

### 1. Purpose of report

- 1.1. To advise Committee on the work and performance of the Planning Development Management and Building Control team for the first two quarters of 2025/2026 (April to September) with comparison from the same quarters in the previous year.
- 1.2. Also to advise of a proposal to Policy Committee to change both the Planning Pre-Application service and the Building Control Charges Scheme and their associated fees.

### 2. Planning Development Management team

#### Decisions Issued

- 2.1 Table 1 provides a breakdown on the decisions issued for 2024/25 and quarters 1 & 2 for 24/25 and so far in 2025/2026. For those decisions issued within the statutory timeframe or within an agreed extended timeframe we started the year well on Minors and Others but the margins for meeting targets for Majors given small number is difficult. It also worth noting that 88% of the decisions issued were granting permission for applicants.

**Table 1: Decisions Issued 2024/2025 and Q1 & Q2 2024/25 & 2025/2026**

Application categories	Target	Overall 24/25	Q1 24/25 Apr-Jun	Q2 24/25 July - Sept	Q1 25/26 Apr-Jun	Q2 25/26 July - Sept
<b>Major</b>	<b>60%</b>	17/20 85%	3/4 75%	8/10 80%	2/3 66%	1/1 100%
<b>Minor</b>	<b>70%</b>	132/153 86%	28/31 90%	32/40 80%	40/43 93%	27/32 84%
<b>Others (incl. householders)</b>	<b>70%</b>	349/395 88%	84/88 95%	80/106 84%	102/117 87%	75/87 86%
<b>Overall Totals</b>		498/568 88%	75/77 97%	129/156 83%	144/163 88%	103/130 79%

## Fee Income

- 2.2 Table 1b provides fee income from dealing with different types of applications, providing pre-application advice and responding to requests for information, such as planning histories and site background checks. The table compares last year's Q1 & Q2 results with this year. We have experienced a lull in the submission of Major applications (just 3 so far) with a significant impact on fee income. Minor and other applications remain consistent with previous quarters.

**Table 1b: Fee income for Q1 & Q2 2024/25 and 2025/2026**

<b>Fee Income</b>	<b>Q1 24/25 £</b>	<b>Q2 24/25 £</b>	<b>Q1 25/26 £</b>	<b>Q2 25/26 £</b>
<b>Major Applications</b>	91,230	252,221	<b>25,474</b>	<b>192,685</b>
<b>Minor Applications</b>	60,574	140,605	<b>121,256</b>	<b>99,061</b>
<b>Other/Householders</b>	34,309	23,216	<b>46,993</b>	<b>46,865</b>
<b>Pre-App</b>	29,555	19,465	<b>53,587</b>	<b>62,067</b>
<b>Miscellaneous</b>	110	27.50	<b>3,923</b>	<b>1,583</b>
<b>Totals</b>	<b>£215,668</b>	<b>£437,617</b>	<b>£251,233</b>	<b>£284,405</b>

## Planning Pre-Application Service Review

- 2.3 The Planning Pre-Application service was reviewed along with the Council's schedule of charges earlier in the year, but officers have been looking at the different levels of pre-app service provided to align more with planning application types and to acknowledge the applicant interest in and merit of using Planning Performance Agreements (PPA) to project manage planning application from pre-app through to decisions and conditions.
- 2.4 Currently we provide 3 levels of service with Level 1 being for the equivalent of householder and small commercial applications, Level 2 being for a mix of Minor and Major type proposals and Level 3 for the significant Major applications. No change to the Level 1 service (or fees charged) for domestic or small business type enquiries are proposed.
- 2.5 However, the current Level 2 service is sometimes confusing as it combines proposals that would be either Minor or Major type planning applications. So, it is proposed to make all minor pre-application enquiries Level 2 and all major pre-application enquiries Level 3. For both of these levels, to enable full cost recovery for all officers and consultees involved in providing advice, it is proposed to increase fees.
- 2.6 Also to align with the approach taken by planning application fees and adjacent authorities when charging pre-app fees for new dwellings it is proposed to apply the fee payable per each new dwelling instead of the current way of batching dwellings (eg; 1 - 3; 4 - 9 dwellings) to be fairer to customers who are, for example, looking to build 4 dwellings paying the same as a customer wanting to build 9 dwellings. See Appendix for details of what is being proposed.
- 2.7 These proposed changes are subject to the decision to be taken by Policy Committee on 17 November 2025.



### 3. Building Control

- 3.1 Recruiting permanent experienced Building Control inspectors remains but we have two experienced agency Building Inspectors helping the Team Leader looking at more complex sites in the town and helping to supervise and train three trainee Building Inspectors, who are all working well.
- 3.2 Table 2 shows performance for the team and the types of applications (fee and non-fee earning) dealt with for 2024/2025 and then Q1 & Q2 for that year and the current year. Fee income remains steady and working procedures are more efficient with use on online applications and payment, including working with Planning Portal to automate application submission.
- 3.3 The significant number of competent persons applications (eg for new windows; new boilers etc) registered this year so far stems from a combination of a backlog plus system change in how these are processed. Thankfully this is a relatively simple administrative task to do, customers are not adversely impacted and we hope to be over the worse.

**Table 2: Building Control work performance.**

<b>Case work</b>	<b>Total 24/25</b>	<b>Q1 24/25</b>	<b>Q2 24/25</b>	<b>Q1 25/26</b>	<b>Q2 25/26</b>
<b>Fee earning</b>					
<b>Building notices</b>	176	33	41	<b>36</b>	<b>45</b>
<b>Regularisations</b>	82	16	16	<b>15</b>	<b>23</b>
<b>Full Plans</b>	184	47	58	<b>56</b>	<b>27</b>
<b>Demolition notices</b>	10	3	3	<b>0</b>	<b>4</b>
<b>Partnerships</b>	33	12	7	<b>1</b>	<b>4</b>
<b>Fee Income</b>	£241,547	£62,284	£62,059	<b>£65,820</b>	<b>£76,022</b>
<b>Non-Fee earning</b>					
<b>Dangerous structures attended</b>	18	1	4	<b>5</b>	<b>20</b>
<b>Competent Persons</b>	28	6	7	<b>17718</b>	<b>19704</b>
<b>AI Initial Notices</b>	431	104	117	<b>115</b>	<b>100</b>
<b>Unauthorised work checks</b>	86	2	58	<b>10</b>	<b>15</b>

#### **Building Control Charges**

- 3.4 The Building Control Charges have been reviewed (last reviewed 2 years ago) to ensure the team is achieving cost recovery and to include categories for work to make it easier to see the appropriate fee to pay.
- 3.5 Some property owners carry out work without first seeking approval, either out of ignorance or deliberately seeking to avoid the regulations. Some never sought a completion certificate when works were carried out or have since mislaid it. To resolve this Regularisation applications can be submitted to seek building control approval for works carried out. These tend to be requested when owners are selling but the new buyers ask for the completion certificate. At this point the owners expect the Building Inspectors to quickly provide this and assume will be approved. However, to confirm if acceptable or not requires searches in archives and/or the opening up of works for inspection. Officer time involved can be extensive, particularly when it is found that the works are not acceptable.
- 3.6 In addition, when Building Inspectors identify unauthorised work taking place when out and about in Reading and request that applications are submitted these applications are

also dealt with as Regularisations. The proposed fee changes seek to more accurately account for the time spent on Regularisation applications.

- 3.7 These proposed changes are subject to the decision to be taken by Policy Committee on 17 November 2025. See Appendix for more detail.

#### **4. Contribution to strategic aims**

- 4.1 The processing of planning applications and associated work (trees, conservations areas and listed buildings) and building control activities contribute to creating a healthy environment with thriving communities and helps the economy within the Borough, identified as the themes of the Council's Corporate Plan.

#### **5. Community engagement**

- 5.1 Statutory consultation takes place on most planning applications and appeals. The Council's website also allows the public to view information submitted and comments on planning applications and eventually the decision reached. There is also information on policy matters and the and this can influence the speed with which applications and appeals are decided. Information on development management performance is publicly available.

#### **6. Equality impact assessment**

- 6.1 Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to:
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 6.2 In terms of the key equalities protected characteristics, it is considered that the development management performance set out in this report has no adverse impacts.

#### **7. Environmental and climate implications**

- 7.1 The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).
- 7.2 The Planning & Building Control and Planning Policy Services play a key part in mitigating impacts and adapting building techniques using adopted policies to encourage developers to build and use properties responsibly, making efficient use of land, using sustainable materials and building methods.

#### **8. Legal implications**

- 8.1 The collection and monitoring of performance indicators is a statutory requirement. In addition, some of the work targets referred to in this report are mandatory requirements such as the determination of planning applications and building regulations applications.

#### **9. Financial Implications**

- 9.1 The report includes information on fee income in the planning and building teams.

**Appendix - Proposed changes to fees schedule to be considered by Policy Committee on  
17 November 2025**

**Building Control Fees (extract of typical work)**

<b>Table A - Schedule 1 - Domestic New dwellings</b>	<b>Full Plans / Building Notices Current inc. VAT</b>	<b>Full Plans Proposed inc. VAT</b>	<b>Building Notice Proposed Inc. Vat</b>	<b>Regularisation charge Current exc. VAT</b>	<b>Regularisation charge Proposed exc. VAT</b>
1	£1295	£1385	£1523	£1,554	£1827
2	£1745	£1867	£2053	£2,094	£2463
Additional dwellings		Fees on negotiation	Fees on negotiation		Fees on negotiation
<b>Table B - Schedule 2 - Domestic</b>					
Extension under 10m2	£730	£781	£859	£876.00	£1030
Extension 10m2 - 40m2	£885	£946	£1040	£1,062.00	£1248
Extension 40m2- 60m2	£990	£1059	£1164	£1,188.00	£1396
Extension 60m2- 100m2	£1095	£1170	£1288	£1,314.00	£1545
Erection or extension of detached garage	£575	£615	£676	£690.00	£811
Extension or alteration to a loft not exceeding 50m2	£930	£995	£1094	£1,116.00	£1312
Conversion of a single garage for habitable use estimated works	£575	£615	£676	£690.00	£810
<b>Table B - Schedule 3 - Domestic</b>					
Window replacement up to 5 in a single dwelling	£225	£240	£264	£270.00	£316
Window replacement 10 to 20 in a single dwelling	£285	£304	£334	£342.00	£400
Renovation of a single thermal element	£335	£358	£393	£402	£471
Replacement roof covering	£269	£287	£315	£323	£378

## Fees for Planning Pre-Application Advice and Planning Performance Agreements (PPA)

Service	Category	Charge Unit	Fee Nov 2024	Fee including VAT	New Fee Nov 2025	Fee including VAT	Comment
<b>Level 1</b>  <b>Householders, small business &amp; community groups</b>  <b>Level 1 for advice on development in the "Other Development" category for planning applications.</b>	Householders	Each	180.00	£216.00	£180	£216	No change for Level 1 advice
	Meetings extra	Per hour	£104.60	£122.52	£104.60	£122.52	
	Small business and developers: where the floor area is less than 200sqm.	Each	£180.00	£216.00	£180	£216	
	Meetings extra	Per hour	£104.60	£122.52	£104.60	£122.52	
	community uses - (Free of charge for up to 200sqm)	Each	£160.00	£192.00	£160.00	£192.00	
<b>Level 2</b>  <b>Business/commercial development of 201 sqm to 999 sqm.</b>  <b>Residential development for less than 10 dwellings.</b>  <b>Level 2 service for advice on development that would fall within in the "Minor Development" category for planning applications.</b>	201 - 499sqm	Each	£400.00	£555.00	£600.00	£720.00	Fee increase
	500 - 999sqm	Each	£862.50	£1,035.00	£1,000.00	£1,200.00	Fee increase
	<del>1-3 dwellings</del> 1 – 9 dwellings One Meeting included in fee, additional Meetings charged by hour.	per dwelling	£462.50	£555.00	£462.50	£555.00	No change to fee but the charge is now per dwelling with one category for 1 - 9 dwellings
	<del>4-9 dwellings</del>	per dwelling	£862.50	£1,035.00			
	<del>10-15 dwellings</del>	Each	£1,075.00	£1,290.00	£1,500.00	£1,800.00	Move all Major planning enquiries to Level 3 service
	<del>16-19 dwellings</del>	Each	£1,437.50	£1,725.00	£2,000.00	£2,400.00	
	One Meeting included in fee, additional Meetings charged by hour.	Each	£147.50	£177.00	£166.00	£200.00	

<b>Level 3</b>  <b>Development between 1,000 and 5,000 sqm or 10 - 19 dwellings</b>  <b>Level 3 pre-app service used for advice on development that would fall in the “Small Major Development” category for planning applications.</b>	Introductory scoping meeting.	Each	£3,750.00	£4,500.00	£4,000.00	£4,800.00	All major pre-app to have initial meeting
	Further meetings charged per hour	Final written advice report	£3,750.00	£4,500.00	£4,000.00	£4,800.00	All major type pre-application enquiries dealt with as Level 3 to rationalise service provided for each level. Increase fee.
<b>Level 3 - PPA</b>  <b>Development over 5,000 sqm or 20+ dwellings (Large Major)</b>  <b>Level 3 - PPA service used for pre-application advice and to manage the eventual planning applications for Large Major development.</b>	The first fee is for introduction meeting and negotiations on terms of PPA. The second fee is minimum for PPA.	Each	£3,750.00	£4,500.00	£4000 £10000	£4800 £12000	Increase in fee for initial meeting. Minimum fee for PPA stated.

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## Planning Applications Committee



**Reading**  
Borough Council  
Working better with you

**05 November 2025**

<b>Title</b>	LOCAL LISTING REPORT - Royal Albion
<b>Purpose of the report</b>	To make a decision
<b>Report status</b>	Public report
<b>Report author</b>	Burcu Can Cetin, Conservation Officer
<b>Lead Councillor</b>	Councillor Micky Leng, Lead Councillor for Planning and Assets
<b>Corporate priority</b>	Healthy Environment
<b>Ward</b>	Battle Ward
<b>Address</b>	Royal Albion, 642 Oxford Road, Reading, RG30 1EH
<b>Recommendations</b>	To agree that Royal Albion be added to the List of Locally Important Buildings and Structures

### 1. Executive Summary

- 1.1. To report on a proposal to add Royal Albion to the List of Locally-Important Buildings and Structures. The report identifies the building as being of local historical and architectural importance and makes an assessment based on the Council's published Local List criteria for inclusion to the list.

### 2. Policy context

- 2.1. Reading Borough Council maintains a List of Locally-Important Buildings and Structures ('the Local List'). Its purpose is to recognise the buildings and structures which do not meet the criteria for national listing, but are nonetheless significant to the heritage of the local area. It was agreed by Planning Applications Committee on 2nd December 2020 that decisions on additions to the Local List should be made at PAC.
- 2.2. The criteria for considering additions to the Local List are set out in Appendix 2 of the Reading Borough Local Plan (adopted 2019).

### 3. The proposal

- 3.1. A nomination was received on 08/06/2025 to add Royal Albion to the Local List. Consultations have been carried out in accordance with the agreed process, and this report sets out the recommended action.
- 3.2. The nominated asset is one of the few historic public houses dating back to the 1870s on Oxford Road. The existing building, which replaced 'the Thatched Tavern' and was named 'Royal Albion', has been in continuous use as a public house since its construction in circa 1875. Located to the north of Oxford Road in Battle, the building features a two-storey, symmetrical façade with two dominant bay windows and is constructed in Flemish bond under a hipped slate roof. It underwent historical alterations reflecting neo-Georgian influences of the Edwardian period.



*Image of Royal Albion Public House*

3.3. The nomination form received identifies the significance of the building as follows:

3.4. *"Principle for Selection for the Local List - (b) 1840 - 1913: any building, structure or group of buildings that is/are substantially complete and unaltered and of definite significance:*

*The Royal Albion is a public house dating from c1875, replaced a former public house, parts of which may remain, on the same site. The original public house and possibly the new building for a short period of time, was known as the Thatched Tavern.*

*The Royal Albion Hotel is marked on the 1872-1877, published 1883 OS map, and was just outside the borough boundary at that time (see Appendix). This shows the original footprint and that it was without neighbours on either side.*

*The construction date can be established with some certainty because a spirit license for the Thatched House Tavern was approved in September 1874 on condition that the plans for a new public house as prepared by surveyor Mr Fulkes were carried out (Reading Observer 12 September 1874 p3). Brewer William Sims later that month requested tenders to take down part of the Thatched Tavern in Oxford Road and re-building (Reading Observer 26 September 1874 p2). If any earlier fabric remains e.g. the cellar in particular that could only be determined by a full inspection.*

*In 1901 minor alterations were approved to alter the position of the doorways and rearrange the bars. These were allowed subject to conditions that the parlour was not used for drinking and the porch to the parlour not used for customer access and that drinking was not to take place outside. The plans were carried out with slight variations that year (Reading Publican's licensing register 1898-1928 RBO ref PS/R 14/6 folio 104).*



*in 1903 when the Licensed Premises Survey was carried out. The premises consisted of three bars, two smoke rooms and a bar parlour. It also had a club room and two rooms for travellers. It had no stable accommodation for horses but plans were being prepared for stabling and vehicle accommodation. There were three entrances from Oxford Road and one on each side of the pub accessed via a gateway. It was described as '...in good condition outside, clean and in good decorative repair inside. Frequented by artisans &c. Headquarters of Clubs, Friendly Societies &c'.*

*The two-storey, originally symmetrical building, with cellar is predominantly constructed of red brickwork in Flemish bond. There are stone quoins and between the ground and first floor, a string course on the façade. The centre where the main entrance is, is slightly recessed and a modern porch entrance has been added with a bar entrance to left and right within. There are two ground floor bay windows on each side of the main entrance and it is possible that these were added later (see above there were three entrances from Oxford Road in 1903). These are of brick construction and have been rendered and painted as has the rest of the ground floor façade making the brick bond difficult to identify. The three first floor windows are segmented with decorative frames and corbels supporting the lintel. Sash windows predominate but not all may be original.*

*The main roof is slate as are the roofs of the bay windows. The building has four chimneys which may have been replaced and a chimney on the eastern elevation was removed between 2016 and 2017 (Google Streetview).*

*A flat roofed modern single storey extension has been built to the western elevation now used for toilets. It has a bricked-up entranceway. There is a flat roofed single storey extension to the rear.*

*The front entrance is modern.*

*The public house is significant because of its age and consistent 150 year use as a public house and one of several along Oxford Road, its closest neighbour to the west being the Pond House at the junction with Grovelands Road.*

### **Historic Interest:**

**(a) Historic Association (i) The building or structure has a well authenticated historical association with a notable person(s) or event:**

*For completeness and possible interest it should be noted that in the 1901 census Harry Barrett, professional exhibition cricketer was a visitor. The Royal Albion was only a short distance from the County Cricket Ground, now Kensington Park. Nothing else is known about Harry Barrett or whether he was attending the cricket ground.*

**(b) Social Importance: The building or structure has played an influential role in the development of an area or the life of one of Reading's communities:**

*As a public house the Royal Albion Hotel was an important centre for community life. There are also many references in the local press to its use for events and inquests as evidence for its wider social role.*

*The pub has been linked with some of Reading's important brewing names. In 1874 it was owned by William Sims. It was sold in 1882 together with the Lion Brewery on Castle Street and other licensed premises and brewery properties (Berkshire Chronicle 25 February 1882 p1) and was probably acquired by William James Justins Brinn of Castle Street who was owner by 1890 (Licensing Register 1887-1897 BRO ref PS/R 14/5). Fergusons were owners by 1899 (Reading Publican's licensing register 1898-1928 BRO ref PS/R 14/6 folio 104).*

*It was later acquired by Morlands of Abingdon, who took an interest in Fergusons in 1914 and full control in 1943. Just before closure it was owned by Greene King of Bury St Edmunds.*

*The public house also provided accommodation. In the 1881 census 26 lodgers were living there. Most were labourers but there was also: a painter, two gardeners, a shepherd, a groom, a carpenter and a baker. There is no trace of this in the preceding, 1871 or following, 1891 census although the licensee at that time James W Gardner was described as a Hotel Proprietor. In 1903 it had two rooms to accommodate travellers which is not uncommon in larger public houses at that time.*

### **Architectural Interest:**

**(c) Group Value (i) The buildings/structures form a group which as a whole has a unified architectural or historic value to the local area:**

*At the time of its construction the building was in a comparatively undeveloped area. When the original pub was advertised for sale in 1861, the Thatched House Tavern is described as an ornamental cottage formerly built as a lodge entrance to 'the property' (Berkshire Chronicle 3 August 1861 p1). It sold for £345 (Reading Mercury 17 August 1861 p5). This could have been part of the Grovelands Estate which was sold in the 1870s but Elm Lodge was also close by, as was Battle Farm and Battle House on the north and south sides of Oxford Road. The owner of the land (field 58 in the Tithe apportionment survey) could be established from the tithe records.*

*Development in the area after the Grovelands Estate was sold included the building of the barracks almost opposite in 1877. The change of name to 'Royal Albion' in the mid to late 1870s may be a link to that military use.*

## **4. Consultations**

- 4.1. The following were consulted on the proposed addition to the Local List:
  - M AND M Property Investments (Reading) Ltd. (proprietor);
  - Battle ward councillors;
  - Reading Conservation Area Advisory Committee;
  - Reading Civic Society; and
  - West Village Residents Association.
- 4.2. No response has been received from ward councillors.
- 4.3. No response has been received from the proprietor.
- 4.4. No response has been received from the Reading Conservation Area Advisory Committee. They made the initial nomination.
- 4.5. No response has been received from the Reading Civic Society.
- 4.6. No response has been received from the West Village Residents Association.

## **5. Assessment**

The proposal to add a building or structure to the Local List should be considered against the criteria in Appendix 2 of the Reading Borough Local Plan (adopted 2019).

### **5.1. Exclusions**

- 5.1.1. The Local Plan specifies that a building should not be considered for the Local List where it is already part of a conservation area, scheduled monument or subject to an Article 4 direction relating to historic or architectural interest. Royal Albion is not within any of these existing designations and can therefore be considered against the other criteria.

## 5.2. General principles

- 5.2.1. Royal Albion dates from the 1870s and, therefore, needs to be considered against the following general principle:

*b. 1840 - 1913: Any building, structure or group of buildings that is/are of clearly-defined significance in the local context and where elements that contribute to its/ their heritage significance remain substantially complete.*

- 5.2.2 Royal Albion evolved to include historic and architectural elements from Victorian and Edwardian times, which are still legible on its front and side elevations. Despite some later modern alterations, Royal Albion has survived mostly complete externally.

## 5.3. Significance

- 5.3.1. To be added to the Local List, a building or structure must fulfil at least one of the defined significance criteria, which fall into two categories – historic interest and architectural interest. These are assessed below.

### Historic Interest

#### *a. Historical Association*

*i. The building or structure has a well authenticated historical association with a notable person(s) or event.*

*ii. The building or structure has a prolonged and direct association with figures or events of local interest.*

- 5.3.2. On the nomination file, it is stated that there is a possible historic interest from the visitor, a professional cricket player, Harry Barrett, and there might have been some relationship with the County Cricket Club. From the newspaper archive, it is known that Royal Albion was a popular venue for various activities, from dinners to public meetings, reflecting its social value within a broader historical context. As such, it is considered that with limited information and evidence from the history of the public house, Royal Albion is not considered to fulfil this criterion.

#### *b. Social Importance*

*The building or structure has played an influential role in the development of an area or the life of one of Reading's communities. Such buildings/structures may include places of worship, schools, community buildings, places of employment, public houses and memorials which formed a focal point or played a key social role.*

- 5.3.3. In addition to Royal Albion's being a tavern, inn, hotel and public house, and its connections with the local brewery as widely explained in the nomination file, it is noted that the building hosted annual concert and prize giving of West Reading Angling Club, annual dinner and meetings of Reading's Royal Antediluvian Order of Buffaloes, an address for the secretary of Reading YMCA Football Club, and many billiard plays, the last of which has been one of the main events held historically in Royal Albion to the present day. Therefore, Royal Albion has provided meaning(s) for communities derived from their collective experience, serving as a place of local identity, distinctiveness, social interaction, and coherence.

Please see Appendix 2 for related historic newspaper articles. There is also a social media account in which local people share their memories of Royal Albion.

*c. Industrial Importance*

*The building or structure clearly relates to traditional or historic industrial processes or important businesses or the products of such industrial processes or businesses in the history of Reading or are intact industrial structures, for example bridges.*

5.3.4. Royal Albion is not considered to fulfil this criterion.

*Architectural Interest*

*a. Sense of place*

*i. The building or structure is representative of a style that is characteristic of Reading.*

5.3.5. Royal Albion is not considered to fulfil this criterion.

*b. Innovation and virtuosity*

*i. The building or structure has a noteworthy quality of workmanship and materials.*

*ii. The building or structure is the work of a notable local/national architect/engineer/builder.*

*iii. The building or structure shows innovation in materials, technique, architectural style or engineering.*

5.3.6. Royal Albion is not considered to fulfil this criterion.

*c. Group value*

*i. The buildings/structures form a group which as a whole has a unified architectural or historic value to the local area.*

*ii. The buildings/structures are an example of deliberate town planning from before 1947.*

5.3.7. Royal Albion is a good example of the Victorian public house's evolution into the Edwardian, built in the 1870s. It appears to be a type of suburban public house converted from an inn, and it also exemplifies the work of speculative builders from the early to mid-Victorian times, when a patchwork of builders would put up a row of houses, a street, or a block following the construction of pubs. In his book 'Victorian Pubs' (1931), Mark Girouard states, "*The pub was often the first part of speculation to be built, with the builder is the first licensee. (...) Sometimes a pub could stand a long time waiting for the approaching rows of houses (...) if their plot included a corner site, builders almost inevitably put the pub on it (...) A good many builders probably acted as their own designer of their pubs and their houses...*". It was possibly the Beer Act (1869) and the Aberdare Act (1872) that resulted in the remodelling of the previous 'Thatched Tavern' to become 'Royal Albion'.

5.3.8. It is evident from the OS Maps dating from the 1870s and 1910 that Royal Albion, with its location, scale, relatively large plot and distinctive architecture, has been recognisable among the surrounding modest-scale late Victorian terraces through the years. As the building appears not to belong to any known architect, it was probably constructed by a speculative builder before the terraces on Oxford Road, Alma Street, Beecham Road and St George's Road, confirming its being a traditional Victorian pub.

5.3.9. However, in line with the information from the nomination file, the public house had many internal and external alterations in the early 20<sup>th</sup> century. It is known that from the

late 1890s, bars within pubs gradually became larger; in 1896, billiard saloons were introduced, and pubs were likely to be rebuilt to stand out from their neighbours, attract more customers, and increase trade, as is evident for Royal Albion.

- 5.3.10. It was the Edwardian and possibly inter-war period, when Royal Albion adopted a characteristic architectural style with a symmetrical design and neo-Georgian influence that it retains today. Constructed of red brick in Flemish bond under a slate roof, Royal Albion has three bays, two of which project on the first floor above the ground floor canted bay windows positioned on each side of the central entrance. The most imposing and arguably best-preserved feature is the geometric dominance of its proportions on the façade. Tripartite first-floor sash windows with timber mullions and decorative carved brackets, raised string course, and quoins form its architectural quality and detailing. Compared with the front, the side elevations are plain, featuring 2x2 sashes of authentic design set in gauged brick lintels. Another notable characteristic is the building's five chimneys, which are pushed away from the front but consistently placed between openings on other elevations. Additionally, there are some surviving historic internal features such as the staircase, fireplaces, arched doorways, architraves, dado and picture rails.
- 5.3.11. The design of Royal Albion closely relates to the facing terrace of houses at Nos 623 to 649, known as Bishop's Villas, which dates from 1879 to the south of Oxford Road. They share similar architectural detailing, including bay windows and brackets at the eaves. As such, Royal Albion forms a group with a clear visual and historic relationship with Bishop's Villas, contributing to the street scene and roofscape, and creating a distinctive local environment in this part of Oxford Road. In addition, due to its large townhouse appearance in harmony with the terrace and its striking aesthetic value, Royal Albion stands out positively as a landmark within the local scene (Appendix 2).
- 5.3.12. Although the nomination file mentions some possible connections with Brock Barracks, neither the historic evolution of Royal Albion and its immediate environment, nor the appearance and history of the barracks, refers to the other. It is considered that there is no evidence suggesting the opposite.
- 5.3.13. To conclude, Royal Albion, due to its age and continuous use for 150 years, holds social and communal value, local identity, distinctiveness, and, to some degree, aesthetic merits. It also possesses landmark qualities and group value, qualifying it as a non-designated heritage asset, a locally listed building.

#### **5.4. Conclusion of assessment**

5.4.1 Royal Albion qualifies for addition to the Local List because it:

- Is not within a conservation area, scheduled monument or area subject to an Article 4 direction relating to historic or architectural interest [amend if necessary if a building within a CA but not identified as of townscape merit, or a building covered by Article 4 is being considered];
- Dates from between 1840 - 1913: Any building, structure or group of buildings that is/are of clearly-defined significance in the local context and where elements that contribute to its/ their heritage significance remain substantially complete;
- Contributes to the heritage of the Borough in terms of its social importance;
- Contributes to the heritage of the Borough in terms of its group value.

5.4.2 A description of the significance of the building for inclusion in the Local List is included in Appendix 3.

### **6. Contribution to strategic aims**

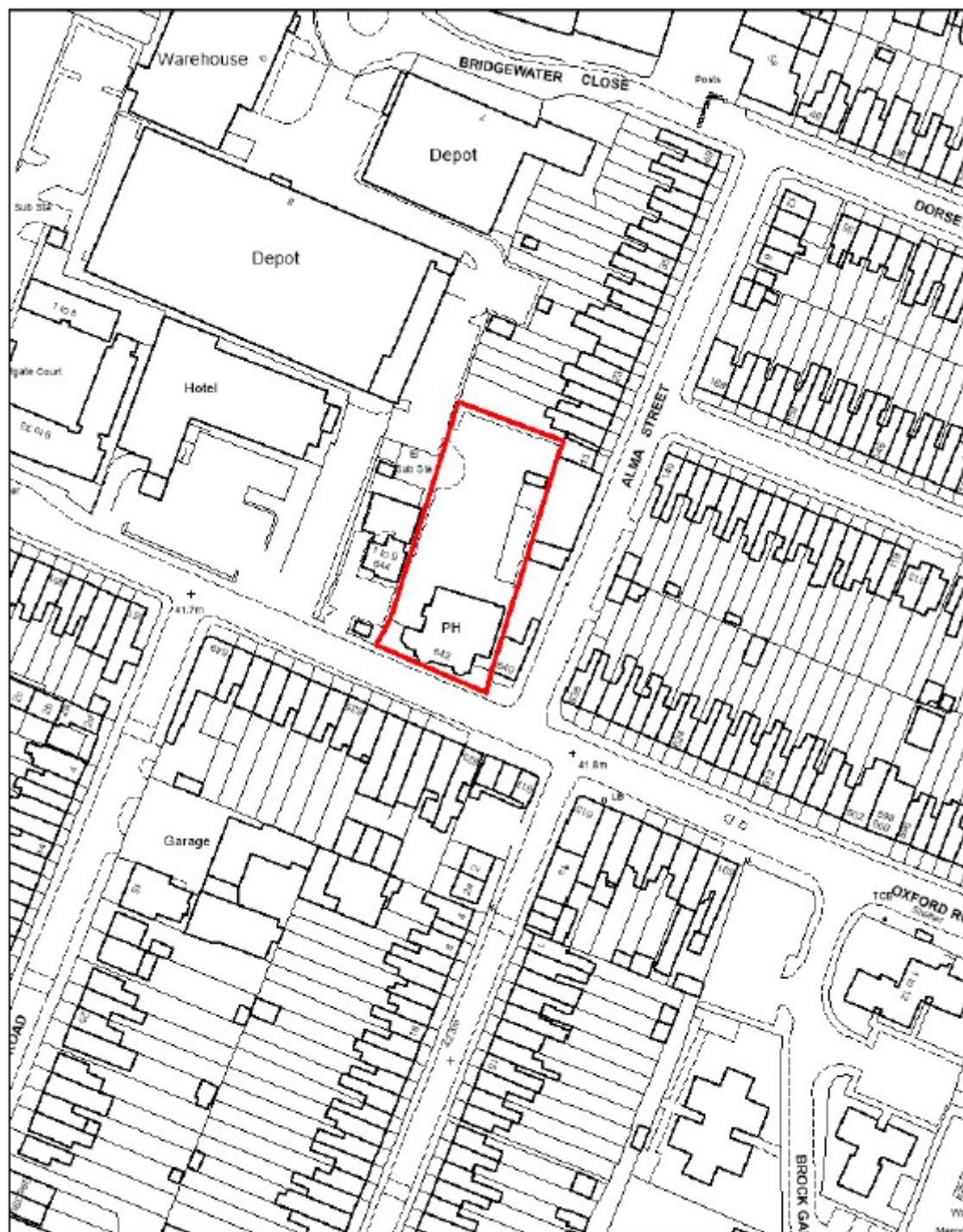
6.1. The Council's Council Plan 2025-28 identifies five priorities as follows:

- Promote more equal communities in Reading
  - Secure Reading's economic and cultural success
  - Deliver a sustainable and healthy environment and reduce Reading's carbon footprint
  - Safeguard and support the health and wellbeing of Reading's adults and children
  - Ensure Reading Borough Council is fit for the future
- 6.2. Full details of the Council Plan and the projects which will deliver these priorities are published on the [Council's website](#).
- 6.3. Local listing of buildings and structures helps to achieve a sustainable and healthy environment, by helping to retain those buildings that contribute towards making Reading a more attractive place to live and connect Reading's residents to the town's past. They also make a strong contribution towards Reading's cultural success by highlighting buildings that have local historic or social importance.
- 7. Environmental and climate implications**
- 7.1. The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).
- 7.2. Local listing of buildings and structures, where it leads to the retention of those buildings or structures, can help to address the climate emergency by negating the need for demolition and new development, which are processes that use significant amounts of energy and result in emissions. However, in the long-term, it can be more difficult to achieve high levels of energy performance in older buildings than in new builds. There are therefore potentially either positive or negative effects, and schemes will need to be assessed at the application stage in terms of their compliance with the Council's policies.
- 8. Community engagement**
- 8.1. Details of the consultation carried out are set out in section 4 of this report. The scope of consultation to be carried out on proposals for addition to the Local List was part of the local listing process agreed by Planning Applications Committee on 2<sup>nd</sup> December 2020 (Minute 56 refers).
- 9. Equality impact assessment**
- 9.1. It is not expected that there will be any significant adverse impacts on specific groups due to race, gender, disability, sexual orientation, age or religious belief as a result of the recommendations of this report.
- 10. Other relevant considerations**
- 10.1. None of this report.
- 11. Legal implications**
- 11.1. Addition to the Local List is not a statutory process, and there are no legal implications of the recommendations of this report.
- 12. Financial implications**
- 12.1. Consideration of this nomination and any resulting amendments to the Local List will be accommodated within existing budgets.
- 13. Timetable for implementation**
- 13.1. Not applicable.
- 14. Background papers**
- 14.1. There are none.

## **Appendices**

- 1. Location map**
- 2. Relevant photos and illustrations**
- 3. Proposed local list text**

## Appendix 1: Location plan



**Royal Albion, 642 Oxford Road**

Nominated for inclusion on List



## Appendix 2: Relevant photos and illustrations

**READING MINOR LEAGUE**

**Y.M.C.A.'s OUTSTANDING PERFORMANCE**

The outstanding performance of the week was that of Y.M.C.A., who scored 12 goals without reply from C.W.S. Preserves. R. Archer, their secretary, scored eight goals. Simonds reversed the result of last week by defeating Bradfield. Tilehurst were again defeated, this time by Twyford. The results of matches on Saturday were: Reading Y.M.C.A., 12; C.W.S. Preserves, 0. Simonds, 5; Bradfield, 3. Twyford, 3; Tilehurst, 2.

Change of secretary's address: Mr. J. J. Angus, Wilson Minors F.C., c/o Royal Albion Oxford Road, Reading

15th February, 1912.

**BILLIARDS.**

**ROYAL ALBION HANDICAP.**

**SECOND ROUND DRAW**

This handicap, which has produced some splendid play, and has attracted large attendances to the Royal Albion Hotel, Oxford Road, continues to make satisfactory progress. The following is the draw for the second round: Mr. Baldwin, jun., v. Mr. Willson; Mr. Adams v. Mr. Leake; Mr. Haddock v. Mr. Holt or Mr. Bennett; Mr. G. Powell v. Mr. Fawcett; Mr. Honey v. Mr. Attenbrow; Mr. Shorter v. Mr. J. Powell; Mr. Cowan v. Mr. Rushton; Mr. H. Luffman v. Mr. Bradley; "H." v. Mr. Absolom; Mr. Howse v. Mr. Blackwell; Mr. Webb v. Mr. Hendy; Sergeant Hatten v. Mr. Mitchell; Mr. Gladwell or Mr. Morris v. Mr. Wake; Mr. Solomons v. Mr. Hinton; Mr. Broom v. Mr. Baldwin, sen.; Mr. Sargent v. Mr. Hedington, sen. The class of play shown in this handicap, which was framed by Mr. Albert West, is distinctly good, and bears evidence to the improvement made since the Reading and District Billiard League took the game in hand.

Berkshire Chronicle - Saturday 19 June 1909

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Forks, "in all" rapery goods. ONE 288. D., ING.

St. John Ambulance Brigade, and afterwards was able to continue his journey home.

**West Reading Angling Club**

The annual smoking concert and distribution of prizes was held at the club house, the "Royal Albion Oxford Road, on Monday evening, when a most enjoyable evening was spent under the presidency of Mr. J. Eighteen, who also distributed the prizes. Some good specimens of fish were weighed in during the season, notably Mr. C. Gilmore's pike of 17lb. 3ozs. and Mr. H. Johnson's roach of 11lb. 13ozs. The following contributed to the harmony:—Messrs. Steve Port, J. Dell, John Williams, Jas. Williams, T. Christopher, P. Tompkins, Findlay, Cook and E. Fulbrook. Mr. F. Bacon ably presided at the piano.

Berkshire Chronicle - Saturday 13 December 1902

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**Club Dinner.**

The Reading United Wednesday evening at 8.30 was a small one. The President of the Club (the Mayor) occupied the chair, and C. E. Keyser, Messrs. Showronek (hon. sec.), W. Fisher, F. Fisher, O. Collier, G. Green, H. Barnett, E. Hoare, Mr and Mrs Edge, and Miss Hill. Apologies from the W. W. Ridley, W. rs.

**Reading "Buffs" at Dinner.**

**Speech by Mr. Keyser.**

The first annual dinner in connexion with the Royal Albion Lodge of the Buffaloes was held on Thursday evening at the Royal Albion Hotel, Oxford Road, Reading. In the absence of the Mayor (Bro. A. H. Bull), through illness, Bro. Councillor Hopkins Walters presided, and was ably supported by Bro. C. E. Keyser, Lamport Gilbert, Glazier, A. C. Ackerman, Kirkham, Tyer, Barnes, and Turner. Bro. A. Webb occupied the vice-chair, and amongst some four score present were: Sergt.-Major Turner, Col.-Sergt. Lawes, Staff-Sergt. Hall, Sergt. Lapworth, and Sergt. Bridges, Bros. and Messrs. Ensom, Allen Peirpoint, Turner, sen. and jun., Dowding, Neville, Burke (London), Williams, and Arnold. A bountiful repast was provided by Host Bro. Lewis.

The Chairman said he regretted that through the illness of the Mayor he occupied that position; owing to the same cause he had to apologise for the non-attendance of Messrs. Morland, Skerby, Ferguson, and Huggins. The Chairman gave the loyal toasts, which were heartily received and Primo. H. B. Kirkham gave the "Imperial Forces" in a capital speech. Bro. Sergt. Lapworth, in responding, said he re-

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## 14TH, 1909, EEDING.

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cial purchase, 5/-  
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W. Turner, Ben Shirley, Golding, G. Pounds, and others. Mr. H. W. Davis was an able accompanist. Mr. J. E. Wise presented prizes won in annual and specimen competitions.

### Buffaloes' Meeting Night.

R.A.O.B. Grand Surrey Banner (Mother Lodge of the World), the "Royal Albion" Lodge, which is held at the "Royal Albion" Hotel, Oxford Road, Reading, has changed its meeting night to Mondays at 8 o'clock. Brothers of all sections are cordially invited to attend.

Figures 1 to 5. Historic newspaper articles



Figures 6 and 7. Royal Albion on the OS Map of 1872 to 1877 (published in 1883) (Left) and Royal Albion PH and Victorian terraces on the OS Map of 1910 (published in 1911) (Right)



Figure 8. Bishop's Villas facing Royal Albion

### **Appendix 3: Proposed local list text**

Royal Albion is a well-preserved example of a suburban Victorian public house that evolved architecturally through the Edwardian and interwar periods, retaining key features emblematic of these eras. Constructed circa 1875 in red brick laid in Flemish bond under a hipped slate roof, the building presents a symmetrical two-storey façade distinguished by two projecting bay windows flanking a central entrance. Its design incorporates neo-Georgian influences evident in the tripartite sash windows with timber mullions, decorative carved brackets, raised string course, and quoins that articulate the front elevation. The side elevations are more modest, with authentic 2x2 sash windows set beneath gauged brick lintels. Its five chimneys are noteworthy, positioned with careful regularity. Internally, historic features such as staircases, fireplaces, arched doorways, architraves, dado rails, and picture rails survive, contributing to the building's architectural interest and integrity.

Royal Albion holds considerable social and communal significance, having functioned continuously as a public house for approximately 150 years and serving as a venue for local clubs, societies, and community gatherings. It forms an architecturally and historically coherent group with the adjacent Bishop's Villas terrace (c.1879), sharing similar design motifs including bay windows and eaves brackets, thereby contributing positively to the character and appearance of this section of Oxford Road. Its prominent scale, distinctive architectural detailing, and long-standing communal role establish Royal Albion as a local landmark and a focal point within the streetscape. These attributes collectively justify its recognition as a non-designated heritage asset of local importance.

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## Planning Applications Committee

5 November 2025



**Reading**  
Borough Council  
Working better with you

<b>Title</b>	<b>PROPOSED TREE WORK TO FIVE LIMES TREES AT 8 VICTORIA ROAD, TILEHURST, READING</b>
<b>Purpose of the report</b>	To make a decision
<b>Report status</b>	Public report
<b>Executive Director/ Statutory Officer Commissioning Report</b>	Emma Gee
<b>Report author</b>	Sarah Hanson, Natural Environment Officer
<b>Lead councillor</b>	Councillor Micky Leng, Lead Councillor for Planning and Assets
<b>Council Priority</b>	Deliver a sustainable and healthy environment and reduce our carbon footprint
<b>Ward</b>	Tilehurst
<b>Recommendations</b>	The Committee is asked: 1. To approve the proposed tree works.

### 1. Executive summary

- 1.1. To report to Committee on proposed work to five Lime trees at 8 Victoria Road, Tilehurst, Reading; that being T3-T7 of TPO 18/15 (copy of TPO plan attached – Appendix 1).

### 2. Policy Context

- 2.1. Local Plan policy EN14: TREES, HEDGES AND WOODLANDS includes the aim for  
*'Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended'.*
- 2.2. The protection of trees where appropriate to do so contributes to this policy aim.
- 2.3. The Reading Borough Council adopted Tree Strategy (2021) sets 12 Objectives, which can be viewed here: [Reading Borough Council Tree Strategy, March 2021](#) . Protection of private trees meets the aims of Objective 5.

### 3. The Proposal

- 3.1. The trees are located on the front boundary of 8 Victoria Road. On 29 September 2025 an application was received from the owners seeking consent to re-pollard all five Lime trees (application reference PL/25/1373). The reason for the pruning is cited as being that: *'these trees have been managed for many years through pollarding and they*

*now require this in the normal cycle'*. During an officer site visit, crown lifting by removing all basal and epicormic growth was added to the application in order to provide better clearance for driveway use.

- 3.2. As the trees in question are subject to a Tree Preservation Order, a formal tree works application is required for the works to be approved.
- 3.3. The Council's Constitution requires applications submitted by serving Councillors to be determined by Planning Applications Committee. The applicants in this case are serving Councillors.
- 3.4. The re-pollarding is considered to be appropriate cyclical management of these trees, which are maintained as pollards. The crown lifting is considered reasonable due to the low foliage impeding access to the driveway and vehicles parked there. If agreed, approval will be subject to conditions requiring works to be done to good arboricultural practice and will limit the timing of the works to certain periods of the year to minimise impact on the trees' future health.

#### **4. Contribution to Strategic Aims**

- 4.1. Trees within the borough provide multiple environment benefits, including improvement of air quality. The retention and appropriate management of trees promotes a healthy environment in Reading.
- 4.2. The Council Plan has established five priorities for the years 2025/28. These priorities are:
  - Promote more equal communities in Reading
  - Secure Reading's economic and cultural success
  - Deliver a sustainable and healthy environment and reduce our carbon footprint
  - Safeguard and support the health and wellbeing of Reading's adults and children
  - Ensure Reading Borough Council is fit for the future
- 4.3. In delivering these priorities, we will be guided by the following set of principles:
  - Putting residents first
  - Building on strong foundations
  - Recognising, respecting, and nurturing all our diverse communities
  - Involving, collaborating, and empowering residents
  - Being proudly ambitious for Reading
- 4.4. Full details of the Council Plan and the projects which will deliver these priorities are published on the Council's website - [Council plan - Reading Borough Council](#). These priorities and the Council Plan demonstrate how the Council meets its legal obligation to be efficient, effective and economical.

#### **5. Environmental and Climate Implications**

- 5.1. The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).

- 5.2. Trees have multiple environmental benefits that include flood alleviation, wildlife benefits, air pollution mitigation and air cooling. The proposed works are not expected to substantially impact the tree's contribution to these multiple environmental benefits, as the intention of the works is to ensure appropriate management arboriculturally, and considering their location, to enable the trees to be retained.

## **6. Community Engagement**

- 6.1. The application has been available to view via Public Access

## **7. Equality Implications**

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

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

- 7.2. None required.

## **8. Other Relevant Considerations**

- 8.1. None

## **9. Legal Implications**

- 9.1. Service and administration of Tree Preservation Orders falls under the Town & Country Planning Act 1990 and The Town and Country Planning (Tree Preservation)(England) Regulations 2012.
- 9.2. Preparing, serving confirmation and contravention of TPO's are services dealt with by the Council's Legal Section.
- 9.3. Determination of applications affecting work to protected trees is delegated to officers except where the proposal has been submitted by serving Councillors.

## **10. Financial Implications**

- 10.1. None of this report. It is understood that works to the tree would be funded by the Council from existing budgets.

## **11. Timetable for Implementation**

- 11.1. Once issued, tree work approvals last for a period of 2 years, i.e. must be carried out within that period. Standard Conditions of consent will be attached to the works (if approved) requiring the pruning to be carried out in line with good arboricultural practice and within certain periods of the year to limit the impact on the trees' long-term health.

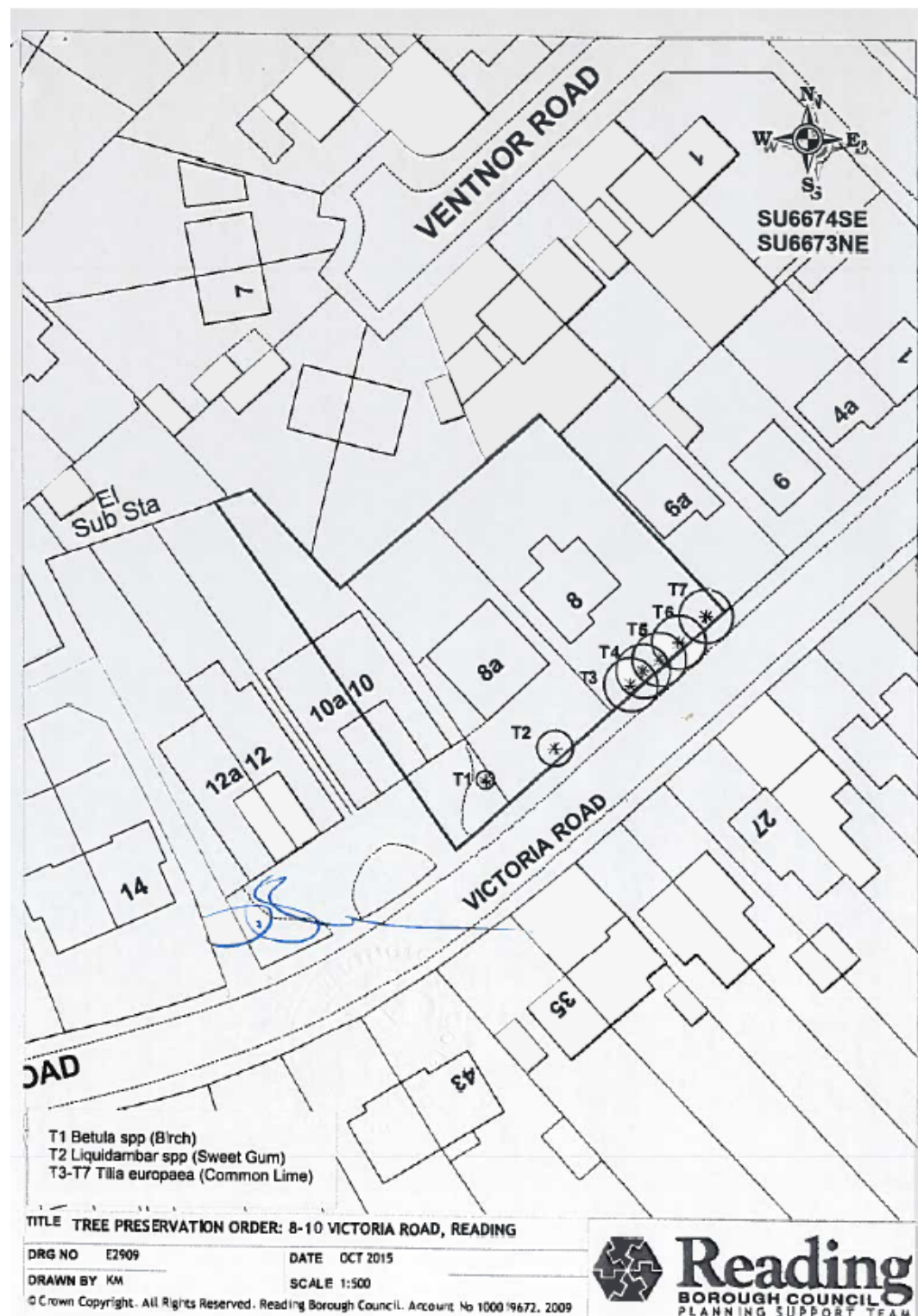
## 12. Background Papers

### 12.1. Register of Tree Preservation Orders

## Appendices

1. TPO plan of TPO 18/15
2. Photographs

### Appendix 1 – TPO 18/15 (plan)





## Appendix 2 – Photographs



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**5 November 2025**



**Reading**  
Borough Council  
Working better with you

<b>Title</b>	<b>PLANNING APPLICATION REPORT</b>
<b>Ward</b>	Abbey
<b>Planning Application Reference:</b>	PL/25/1396 LBC
<b>Site Address:</b>	Town Hall, Blagrove Street, Reading
<b>Proposed Development</b>	Proposed temporary opening up works and associated initial investigations to the roof structures of Reading Town Hall.
<b>Applicant</b>	Reading Borough Council
<b>Report author</b>	Marcie Rejwerska
<b>Deadline:</b>	25 November 2025
<b>Recommendations</b>	Grant listed building consent, subject to conditions.
<b>Conditions</b>	<ol style="list-style-type: none"> <li>1. Time Limit – Three Years</li> <li>2. In accordance with approved plans and methodology</li> </ol>
<b>Informatives</b>	<ol style="list-style-type: none"> <li>1. Terms</li> <li>2. Positive and Proactive</li> </ol>

## 1. Executive summary

- 1.1. The proposal seeks consent for temporary investigation works which require opening some parts of the Town Hall roof internally. The aim of the investigation is to inspect the roof structure due to the ongoing water ingress which is damaging the historic fabric of the building. The works are considered necessary and acceptable.
- 1.2. The proposal is recommended for approval subject to the conditions as outlined above.

## 2. Introduction and site description

- 2.1. The Town Hall is a Grade II\* listed building. The site was previously part Grade II and part Grade II\* listed but the listing was amended in 2023 to designate the entire site as Grade II\* listed. The relevant section of the official listing reads as follows:  
*MATERIALS: the Waterhouse building is of blue-grey bricks laid in English bond with rubbed brick dressings and a tiled roof. The Lainson block to its north is in a similar Gothic revival style with darker grey bricks and red brick and Corsehill sandstone dressings and the later Art Gallery by Cooper and Howell combines both types of blue-grey brick.*

The full listing description can be found on the Historic England register (ref 1113400). The site is within the Abbey Quarter and the Market Place/London Street Conservation Area.

- 2.2. In accordance with the Constitution of the Council as the application is submitted on behalf of the Council it is required to be determined by Planning Applications Committee.

### **3. The Proposal**

- 3.1. Listed Building Consent is sought for temporary opening up works in various areas on the north side of the Town Hall (see plans in Appendix), both internally and externally. This comprises minor intrusions into the fabric, such as removal of ceiling plasterboard and removal of roof tiles where necessary. The locations for opening up have been identified to be in areas where there will be least disturbance of original historic fabric. The methodology also states that once investigations are complete, all areas will be made good and original material replaced so that there will be no long term impact on the site.

- 3.2. Documents and plans received:

997-Reading Town Hall - Opening Up Listed Building Consent-Cover Letter  
997-Reading Town Hall-Heritage Statement-Revision 0-250929  
997-Reading Town Hall-Design And Access Statement-Revision 0-250929  
997-001-PL00-Location Plan And Existing And Proposed Block Plans  
997-002-PL00-Existing And Proposed Site Plans  
997-015-PL00-Existing Roof Plan  
997-272-PL00-Roof RF22 Temporary Access And Investigations  
997-260-PL00-Roof RF10 Temporary Access And Investigations  
997-267-PL00-Roof RF17 Temporary Access And Investigations  
997-257-PL00-Roof RF7 Temporary Access And Investigations  
997-263-PL00-Roof RF13 Temporary Access And Investigations  
997-258-PL00-Roof RF8 Temporary Access And Investigations  
997-261-PL00-Roof RF11 Temporary Access And Investigations  
997-271-PL00-Roof RF21 Temporary Access And Investigations  
997-268-PL00-Roof RF18 Temporary Access And Investigations  
997-259-PL00-Roof RF9 Temporary Access And Investigations  
997-270-PL00-Roof RF20 Temporary Access And Investigations  
997-264-PL00-Roof RF14 Temporary Access And Investigations  
997-262-PL00-Roof RF12 Temporary Access And Investigations  
997-269-PL00-Roof RF19 Temporary Access And Investigations  
997-266-PL00-Roof RF16 Temporary Access And Investigations  
997-273-PL00-Roof RF23 Temporary Access And Investigations

Received by the LPA on 30 September 2025

### **4. Relevant Planning History**

- PL/91/0804 - External sign (un-illuminated) in 250mm high gold Times Roman Typeface to read Gift Shop to west (Blagrove St) elevation. Application permitted.
- PL/01/0573 - Installation of 2no. vertical sliding sash timber windows, to be in keeping with existing windows, to the Earley charities room, including soldier courses above heads to match. Application permitted.
- PL/06/0052 - Exterior signage - 2 no. non-illuminated banners and vinyl lettering to doors. Application permitted.
- PL/06/0159 – Exterior signage - 2 no. non-illuminated banners and vinyl lettering to doors. Application withdrawn.

- PL/06/0198 - External signage - 2 no. external banners, signs and lettering to doors. Application withdrawn.
- PL/06/1330 - External signage - 2 no. external banners, signs and lettering to doors. Application permitted.
- PL/17/0987 - Internal alterations including, refurbishment of cafe and bar areas, replacement of bar area steps with new steps and wheelchair platform lift, replacement partition walls, refurbishment of toilets, replacement lighting and additional doors. Application permitted.
- PL/17/1223 - Erection of a galvanised walkway to assist with access for maintenance of ventilating plant to the roof of the Huntley & Palmers Gallery of the museum. Application permitted.
- PL/19/0327 - Installation of 1 x non-illuminated hanging sign, 1 x non-illuminated wall mounted sign, 1 x non-illuminated over-head doorway sign and 8 x window vinyls. Application permitted.
- PL/19/0567 - Installation of 1 x non-illuminated hanging sign, 1 x non-illuminated wall mounted sign, 1 x non-illuminated over-head doorway sign and 8 x window vinyls. Application permitted.
- PL/19/1632 - Retention of existing signs and interpretation panels on a permanent basis (application 170962) and proposed of extra directional signage in the Town Centre on a permanent basis. Application permitted.
- PL/25/0885 - Replace existing timber double fire door with a new metal double door. Application permitted.

## 5. Consultations

- 5.1 The planning notice was attached to nearby street furniture on 7<sup>th</sup> October 2025 and left in place for a minimum of 21 days (until 28<sup>th</sup> October 2025). A press advert was also published in the local paper.

No letters of representation have been received although the consultation period is ongoing.

- 5.2 Statutory consultees:

- **Historic England** – Confirmed no comments to make.
- **RCAAC** - No comments received.
- **RBC Conservation Officer** – Confirmed no objections.

## 6. Legal context

- 6.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the LPA to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.
- 6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

- 6.3 In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).
- 6.4 Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are relevant:

### **National Planning Policy**

National Planning Policy Framework 2024 (amended February 2025)  
National Planning Practice Guidance (2014 onwards)  
Conservation Principles Policies and Guidance 2008, Historic England  
HEAG304 Listed Building Consent, Historic England Advice Note 16, 2021

### **Reading Borough Local Plan (2019)**

Policy EN1 – Protection and Enhancement of the Historic Environment  
Policy EN3 – Enhancement of Conservation Areas

## **7. Appraisal**

- 7.1. Policy EN1 states "Applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings."
- 7.2. The proposed works will affect localised areas internally and externally. Internally, areas of ceiling finishes to be removed are all modern gypsum plasterboard, or areas previously damaged beyond repair due to water ingress. No original historic fabric is to be removed or damaged in the process. Externally, where areas of the roof are to be accessed, no original fabric is proposed to be removed or altered. Where some roof slates may need to be temporarily removed to allow access, these will be re-laid following the conclusion of the investigative works.
- 7.3. The only proposed interaction with original historic features as part of this application is the visual inspection and measured survey of the historic roof lantern structure below Roof 13. Access will be provided from below through the ceiling using a scaffold tower, and no works that physically affect the historic roof lantern structure are to be undertaken.
- 7.4. All investigative works will be temporary in nature, and all temporarily removed / displaced fabric will be reinstated and made good once investigations have been concluded. There will be no long-term impact on the appearance of the heritage asset when viewed from the public domain, both from street level and from the internal public spaces.
- 7.5. Overall, it is considered that the works are acceptable and would result in a net benefit to enable the investigations to be carried out.

## **8. Equality implications**

- 8.1 Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to:
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

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

## **9. Conclusion**

9.2 The proposal comprises minimal works to allow investigation of the roof structure and will have minimal harm on the original historic fabric. The works are considered necessary to allow engineers to address the existing issue of water ingress, and the methodology will have no harm on the significance of the heritage asset nor the wider Conservation Area. The application is therefore recommended for approval.

## Plans

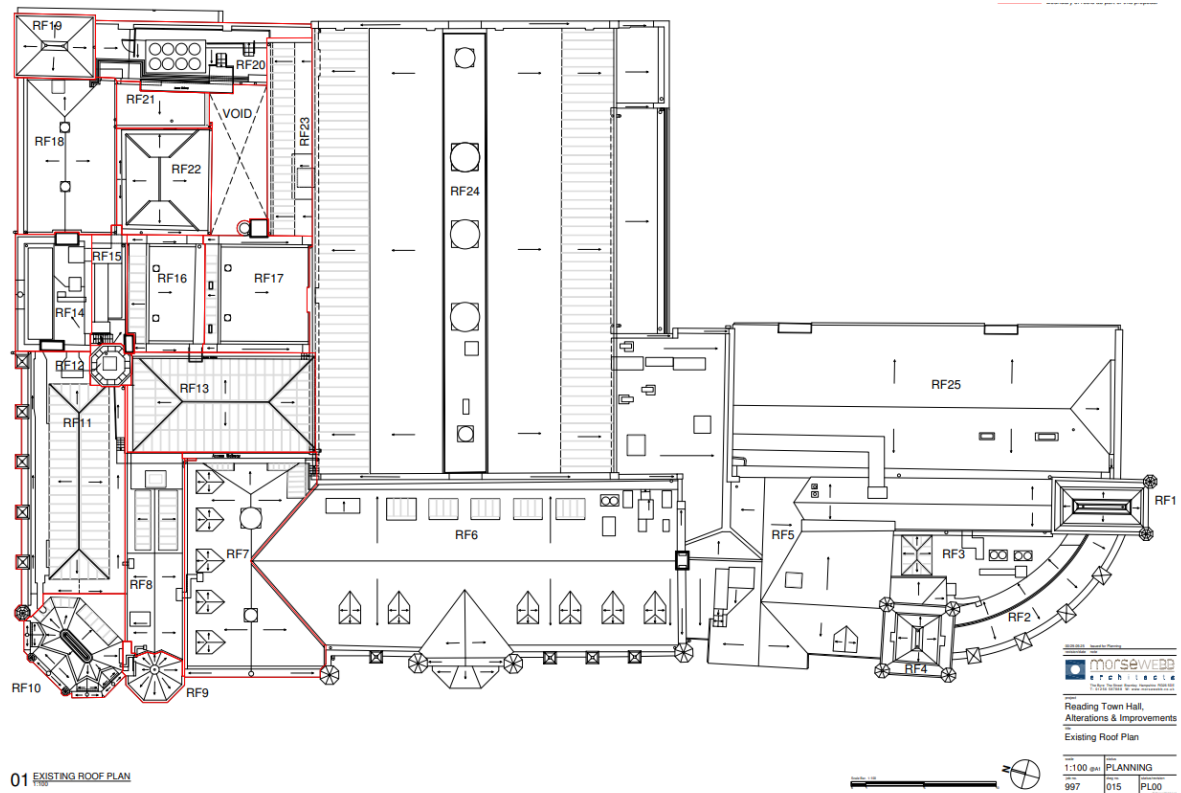


Figure 1 Areas affected individually labelled.





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05 November 2025



<b>Title</b>	<b>PLANNING APPLICATION REPORT</b>
<b>Ward</b>	Adjacent to Emmer Green
<b>Planning Application Reference:</b>	PL/25/0731 Adjoining Authority Consultation (SODC ref.P25/S1431/O)
<b>Site Address:</b>	Land West of Kidmore End Road Emmer Green Oxfordshire RG4 8SG
<b>Proposed Development</b>	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).
<b>Applicant</b>	Fairfax (Reading) Ltd and Reading Golf Club (SODC) Ltd
<b>Report author</b>	Matt Burns
<b>Deadline:</b>	11/07/2025 – however SODC have not yet set a planning committee date for determination of the application.
<b>Recommendations</b>	<p>That this report and the comments within, including those from local residents and consultees, is shared with SODC for consideration in their assessment and determination of their planning application and that SODC are advised that should they resolve to grant outline planning permission for the proposed development RBC objects to the application unless:</p> <ol style="list-style-type: none"> <li>1. SODC secures a s106 financial contribution in line with their adopted formula towards <b>bus service improvements</b> in the locality and agrees that any future spending of this contribution must be agreed in consultation with RBC; and</li> <li>2. RBC is party to the section 106 agreement linked to the planning permission and that a s106 financial contribution of <b>£50,000</b> (index linked from the date planning permission is granted by SODC) is secured as part of the section 106 agreement payable in full to RBC to go towards <b>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</b>. The contribution to be paid to RBC prior to commencement of development.</li> </ol> <p><b>Otherwise, RBC objects to the application on the basis that the proposed development has failed to make appropriate provision for contributions towards junction improvements to mitigate the impacts of the development on the adjacent authority's transport network. Contrary to Policy TRANS4 (Transport Assessments, Transport Statements and Travel Plans) of the SODC Local Plan (2020)</b></p>

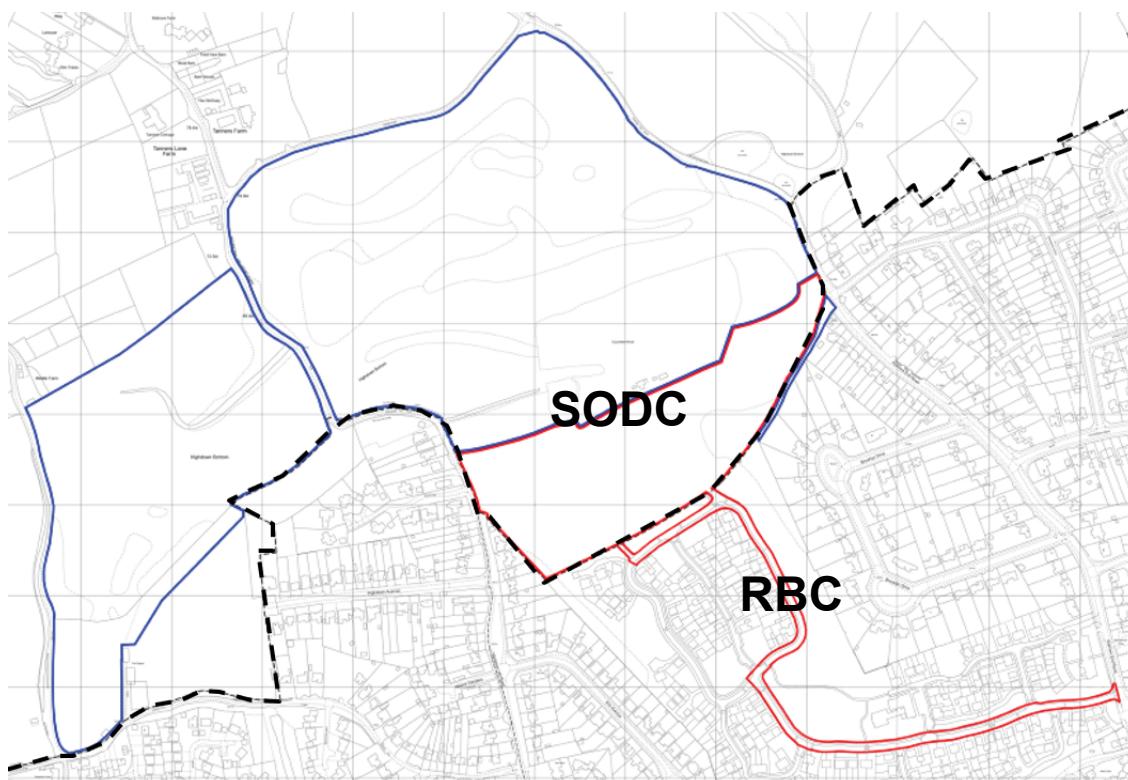
	<p>3. A <b>revised visibility splay drawing is submitted</b> to and agreed with RBC illustrating the visibility splay for the proposed pedestrian/cycle way connecting onto Highdown Hill Road would provide safe access on to this road (i.e. that the splay achieves an x distance of 2.4m (opposed to 2m)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

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

## **2. Introduction and site description**

- 2.1. On 16<sup>th</sup> May 2025 SODC wrote to Reading Borough Council (RBC) as the neighbouring LPA to notify that the above outline planning application for a Major-level residential development has been submitted to SODC for their determination. It is understood that the SODC planning application will be determined by SODC's Planning Committee but that a committee date has not yet been set.
- 2.2. The application site is 5.9 hectares in size and is located to the west of Kidmore End Road in Emmer Green. The site forms part of the land formerly occupied by Reading Golf Club which ceased operations and moved to Caversham Heath Golf Club in 2020. The character of the site is that of a former golf course consisting of green open space with established patterns of fairways, bunkers and greens set within a well treed landscape. The application site traverses the administrative boundaries of both RBC and SODC. The significant majority of the proposed development and application site is within South Oxfordshire with just the access to the site located within Reading Borough. The parts of the application site proposed to accommodate new dwellings and associated areas of open space is all on land within South Oxfordshire. As required where an application site crosses the administrative boundary between two LPAs, two identical planning applications have been submitted, to both SODC and RBC with each LPA responsible for determination as to whether or not planning permission should be granted for the parts of the proposed development within their administrative area.
- 2.3. This report sets out comments officers recommend be sent to SODC for consideration of the outline planning application that they are dealing with for the parts of the development within South Oxfordshire District (SODC application ref. 25/S1431/O). The separate outline planning application being dealt with by RBC (considering the access to the development only) is RBC application ref. PL/25/0691/OUT. The RBC application for the access will be reported to PAC as it is a Major planning application but is pending the outcome of the SODC application.
- 2.4. Access to the development is proposed to be via the access leading from Kidmore End Road, which serves the residential development of 223 dwellings currently under construction on the southern part of the former golf course site located within Reading Borough.



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

- 2.5 The SODC application site borders existing suburban residential areas of Emmer Green to the east (Brooklyn Drive and Kidmore End Road) and west (Highdown Hill Road) within Reading Borough and the new residential development under construction on the southern part of the former golf course site, also within Reading Borough, to the south. The land to the north of the site is within South Oxfordshire, where a pocket of woodland known as Cucumber Wood (a designated Ancient and Semi-Natural Woodland) adjoins the northern boundary. This land as well as land to the north is within the same ownership as the application site. Beyond this woodland to the north the land is still used as a nine-hole golf course.
- 2.6 The duplicate outline planning applications that have been submitted seek outline planning permission for the proposed residential development with matters of Appearance, Landscaping, Layout and Scale reserved to be considered at a later date, and just Access-related matters being the only detailed matter subject to consideration at this stage. Given the access road connecting the development to Kidmore End Road lies within Reading Borough this matter will mainly fall to RBC to consider, albeit access and movement beyond the main access road within the development site will fall for consideration by SODC. Given all detailed matters apart from access are reserved for consideration at a later date, SODC's consideration of the application will mainly cover 'in principle' issues as to whether the application site can accommodate the nature of development proposed, impacts of the development upon surrounding areas and the countryside and setting any relevant development parameters. The RBC application, to be considered at a future PAC, will consider the access to the development only which is already in place and serving the existing development under construction on the part of the former golf course site within Reading Borough. Therefore, the RBC application will be subject to a more simple technical assessment of the connection of the new development to this existing road and development.
- 2.7 A Councillor site visit has been arranged for 30<sup>th</sup> October 2025 to look at progress of the development currently under construction on the part of the former golf course site within Reading Borough.

## *Community Infrastructure Levy (CIL)*

- 2.8 Given all the residential floor space proposed as part of the development would be located within South Oxfordshire the proposals would not generate any levy for RBC with all the levy generated payable to SODC. As the application is an outline proposal where matters such as Layout and Scale are reserved for consideration at a later date it is not possible to know what the levy due would be at this stage.
- 2.9 There is no formal mechanism to require an authority to share or pass CIL to a different body or authority, such as for SODC to share or pass any levy generated as a result of the proposals, if approved, to RBC. Such sharing or passing of the levy would be entirely discretionary to SODC and cannot be secured or controlled. Therefore, there is no way to guarantee that RBC could share in any CIL generated as a result of the proposed development, nor is there any mechanism to establish how much CIL could be shared. Therefore, Officers have considered the proposals on the basis that no CIL would be generated for RBC.
- 2.10 However, where there are considered to be direct and demonstrable impacts upon Reading Borough as a result of the proposed development within South Oxfordshire, Officers are seeking that RBC is party to a section 106 legal agreement between the Applicant and SODC to secure necessary mitigation in the form of contributions or works. Where this is the case, this is discussed in the appraisal section of this report below.

### **3. The Proposal**

- 3.1. The application under consideration by SODC seeks outline planning permission for the development of up to 70 homes (including affordable housing), new vehicular access, associated parking and landscaping with all matters reserved except for access.
- 3.2. Whilst an outline application, the below indicative layout has been submitted with the application:



*Proposed indicative Site Layout Plan*

### **4. Relevant Planning history**

- 4.1. The following planning history relates to land within Reading Borough:
- 4.2 PL/21/1843OUT: Outline planning application, with matters reserved in respect of Appearance, for demolition of the existing clubhouse and the erection of a new residential scheme (C3 use to include affordable housing) and public open space at the



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

- 4.3 PL/22/1312VAR: Outline planning application with matters reserved in respect of Appearance for demolition of clubhouse and erection of a new residential scheme (c3 use) including affordable housing and public open space at former reading golf club without complying with conditions 5 (Plans), 8&9 (Emissions) 10&11 (SuDS), 12 (Levels), 13 (Mix), 17 (AMS), 19 (Habitat Enhancement), 20 (CEMP), 22 (Biodiversity), 25&26 (Contamination), 29 (CMS), 34 (Cycle Parking), 35 (Refuse), 39 (Car Parking), 41 (Traffic Calming) & 44 (Archaeology) of outline permission 211843 for amendments including changes to layout, mix, parking, drainage, landscaping, open space and energy. Resolved to approve at Planning Applications Committee on 29th March 2023 – Granted.
- 4.4 PL/22/0930REM: Application for approval of reserved matters (appearance) submitted pursuant to outline planning application ref. 221312/VAR. Resolved to approved at Planning Applications Committee on 29th March 2023 – Granted
- 4.5 PL/23/0171ADV: 2 no. 'Company Branding' Flagpoles, 1 no. 'Welcome Sign V-Board' ACM on Aluminium Posts - Granted (temporary permission).
- 4.6 PL/24/0447ADV: 1 x Entrance Monolith Sign, 2 x Customer Parking Monolith Signs, 1 x ACM Panel (installed on close board fencing), 1 x Abri Homes Monolith Sign, 1 x Customer Parking Directional Sign, 5 x Banner Flags, 1 x 'The Birch' Monolith Sign, 1 x Sales Centre Tray Sign, 1 x Show Home Acrylic Sign, 2 x Railing Banners, 1 x Stake Sign, 2 x V-Board Signs and 1 x 'The Primrose' Tray Sign (all non-illuminated) – Granted (temporary permission).
- 4.7 PL/25/0575/ADV: Boards, totem and parking tray signage together with external illumination – Granted (temporary permission).
- 4.8 Various approval of details reserved by condition applications have also been approved in relation to the above outline and reserved matters permissions.
- 4.9 SODC planning history for the part of the application site within South Oxfordshire primarily relates to minor planning applications for development associated with the former golf course use of the site.

## **5. Consultations**

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

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

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

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



### 5.3 RBC Planning Natural Environment Team

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

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

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



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

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

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

Indicative tree planting is shown around the indicative layout:



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

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

- 5.4 RBC Leisure – The proposed development would result in increased demand upon sport and leisure facilities within Reading Borough. Request a financial contribution, in line with Sport England's demand Calculator (in full), towards sport and leisure facilities within Reading Borough. The contribution to be paid in full to RBC prior to commencement of development and index linked from the date planning permission is granted.
- 5.5 RBC Environmental Protection – The air quality assessment submitted as part of the application demonstrates that the proposals would not result in air quality within Reading Borough exceeding recommended levels. No objection.
- 5.6 RBC Education/Brighter Futures for Children – No objection.
- 5.7 NHS ICB – The application is within the catchment of two GP Surgeries at Emmer Green and Balmore Park both of which do not have capacity for additional patients that would result from the proposed development. Object unless a financial contribution, in line with NHS ICB's multiplier formula is secured in full to go towards NHS ICB projects to increasing capacity at local GP Surgeries.
- 5.8 Royal Berkshire Fire and Rescue Service – Identify some concerns with the indicative layout shown and for completeness these have been passed to SODC to be aware of.

#### *Public Consultation*

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

#### *Infrastructure and Facilities*

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

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

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

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

### *Traffic and Highway Matters*

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

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

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

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

### *Flooding*

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

### *Character*

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

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

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

### *Amenity Matters*

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

### Local Groups

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

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

#### Roads and Traffic

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

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

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

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

#### Health and Education

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

#### Utilities

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

#### Construction

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

#### Biodiversity, Ecology and Green Space

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

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

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

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

#### Conclusion

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

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

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

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

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

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

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

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

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

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

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

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

## **6. Legal context**

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

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

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

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

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

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

6.2 Other relevant documents taken into consideration:

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

*Local Plan Update*

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

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

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

*South Oxfordshire Local Plan (2020)*

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

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

## 7. Appraisal

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

- **Transport and Highways Matters**

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

#### **A. Transport and Highway Matters**

- 7.2 The application is supported by a Transport Assessment (TA) and Transport Assessment Addendum (August 2025). Whilst the application is for outline planning permission, details of access are not proposed as a reserved matter, so access details and related matters are required to be considered in full at this stage.
- 7.3 It is proposed that vehicular access to the development would be taken from the southeast corner of the site via the already approved residential development to the south that is under construction within Reading Borough which joins Kidmore End Road. Vehicular access from Kidmore End Road would be the only way in and out of the proposed development. Therefore, the proposals will directly impact upon the highway network within Reading Borough. A secondary emergency access would be provided towards the southwest corner of the application site but both the vehicular access and emergency access will tie into the approved internal road network currently under construction.

#### *Site Accessibility*

- 7.4 The Chartered Institute of Highways and Transportation (CIHT), provides relevant guidance on acceptable walking distances for various purposes for new development, including commuting, school journeys and access to town centres. Acceptable walking distances are typically between 800m and 2000m (between 400m and 800m to a bus top) and it is important that users of, and visitors to the development, can make sustainable travel choices using non-car modes of transport. A review of site accessibility, distances to local facilities and bus stops has been undertaken as part of the TA addendum. Emmer Green Local Centre is located within 1250m of the furthest proposed dwelling (around a 15 minute walk) whilst the homes at the southern end of the site are around 1100m from the Local Centre. Local primary and secondary school are 1100m away from the furthest homes and bus stops on Kidmore End Road and Courtenay Drive would be approximately 800m walk of all proposed homes. Therefore, it is considered that development can support travel by sustainable modes although it is noted that some distances especially relating to access to public transport services exceed the preferred maximum walking distances. The application proposes that a contribution towards improving local bus services is provided as part of the development to help incentivise travel by bus. RBC requests that SODC secures a contribution in line with their adopted formular towards bus service improvements and that any future spending of this contribution is agreed in consultation with RBC given buses servicing the location travel within Reading Borough.
- 7.5 To facilitate and encourage active travel by foot or cycle, the proposed development also proposes measures to help improve pedestrian and cycle permeability between areas east and west of the site with the provision of links to Kidmore End Road. Drawing SDP-XX-XX-DR-D-354 submitted with the application shows the proposed connection to Highdown Hill Road which facilitates a direct link to the National Cycle Network (NCN Route 5). The link is proposed to be 3m in width and should be designed in accordance with LTN 1/20. However, a drawing demonstrating an adequate visibility splay onto Highdown Hill Road has not been provided and is required to demonstrate that the junction of the cycle/footway within the road is safe. Submitted drawing SDP-XX-XX-DR-D-355 shows the proposed footpath connection from the site to Kidmore End Road adjacent to the existing pumping station. This link formalises the existing informal route used to access the private land. The footpath is proposed to be 2m in width and the sections of existing footway on Kidmore End Road are proposed to be resurfaced and widened to 2m and is considered to be acceptable.



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

#### *Trip Generation*

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

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

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

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

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

#### *Servicing Requirements*

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

#### Summary

- 7.12 The Highway Authority recommends that the LPA objects to the application unless the following matters are resolved in cooperation with RBC.
1. A revised drawing is submitted to RBC illustrating the visibility splay for the proposed pedestrian/cycle way connecting onto Highdown Hill Road is safe. (i.e. that the splay achieves an x distance of 2.4m (opposed to 2m) and the y distance is measured along the nearside kerb line as opposed to the middle of the footway).
  2. Should SDOC determine to grant outline planning permission for the proposed development SDOC secures a contribution as part of a section 106 legal agreement in line with their adopted formula towards bus service improvements and to incentivise travel by bus given walking distances from the proposed dwellings to the nearest bus stop exceed preferred CIHT distances and SDOC agrees that any future spending of this contribution is agreed in consultation with RBC.
  3. Should SDOC determine to grant outline planning permission for the proposed development RBC is party to a section 106 agreement linked to the planning permission and that a contribution of £50,000 is secured as part of the section 106 payable in full to RBC to go towards upgrading of the operating system and/or improvements to the pedestrian and cycle facilities at the junction of Peppard Road / Henley Street / Westfield Road / Prospect Street in order to mitigate for the impact of the proposed development on this junction which would contribute to the use of the junction exceeding its capacity by 2030. The contribution to be paid in full to RBC prior to commencement of development and index linked from the date planning permission is granted.
- 7.13 Otherwise officers recommend that RBC object to the application on the basis that insufficient information has been submitted to enable the traffic and highways implications of the proposed development to be fully assessed, the proposed development fails to adequately promote sustainable transport and fails to mitigate for its impact upon the highway network, therefore having a material detrimental impact upon the functioning of the highway network within Reading Borough. As set out in the Recommendation above it is considered that this is assessed against (and would be contrary to) SODC Local Plan policies TRANS2 (Promoting Sustainable Transport and Accessibility), TRANS4 (Transport Assessments, Transport Statements and Travel Plans) and TRANS5 (Consideration of Development Proposals) of the SODC Local Plan (2020)

#### **B. Other Infrastructure and Facilities**

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

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

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

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

#### *Healthcare Provision – NHS Integrated Care Board*

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

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

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

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

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

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

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

- 7.22 The current application is for outline planning permission, and the precise number of dwellings is not known at this stage with the description of development referring to 'up to 70 dwellings'. Based on 70 dwellings, the NHS ICB state that a contribution of £60,480 would be required to mitigate for the impact of the proposed development on local GP surgeries. The NHS ICB states that such a contribution would go towards the commissioning of pre-project work, project identification and project implementation in the form of either a reconfiguration of the internal layout of an existing surgery or an extension to provide additional capacity. Given that the exact number of proposed dwellings is not known at this stage, the NHS ICB request that if SODC determine to grant outline planning permission for the proposed development then the above formula is included within a section 106 agreement linked to that planning permission, so that the necessary contribution towards health care infrastructure to mitigate for the impacts of the proposed development can be calculated and then paid to the NHS ICB once the exact number of proposed dwellings is known. It is requested that such a contribution be index linked from the date of grant of planning permission and payable prior to commencement of the development.
- 7.23 Without the above contribution being secured by way of section 106 legal agreement NHS ICB state that they object to the proposals because the development would fail to mitigate for its impact upon primary care needs within the local area.
- 7.24 Officers support the NHS ICB's request for a financial contribution towards increasing the capacity GP surgeries and consider that such a contribution should be fettered towards GP surgeries within Emmer Green Ward, Caversham Ward and Caversham Heights Ward which are the three closest Wards within the Borough to the application site. Officers consider this request to be justified and necessary to mitigate the impacts of the proposals on healthcare facilities within Reading Borough and to accord with Policy CC9 of the Reading Borough Local Plan 2019 and RBC Planning Obligations under S106 Supplementary Planning Document (2015). This request is also considered to be comply with Policy INF1 of the SODC Local Plan (2020).
- 7.25 Unless the above mechanism to secure a financial contribution is secured by way of a section 106 agreement, or SODC can satisfactorily demonstrate to RBC that the local healthcare impacts of the development within Reading Borough are being suitably mitigated in another way, then RBC object to the planning application on the basis that the proposed development fails to mitigate for the impact that it would have upon local GP surgeries which do have capacity to accommodate the population increase that would result from the proposed development. The proposals would be in conflict with Policy CC9 of the Reading Borough Local Plan 2019 and Policy INF1 of the SODC Local Plan 2020.

#### *Leisure and Recreation Facilities*

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

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

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

#### Open Space Schedule

Number of Units	Standard	Population
70 Units	2.4 / Unit	168

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

Policy DEV6 Allotments	Standard - ha / 1,000 population	Site Requirements - Std x population	Approximate area - from Open Space Provision Plan
Allotments	0.400 ha	0.067 ha	0.000 ha
<b>Total</b>	<b>0.400 ha</b>	<b>0.067 ha</b>	<b>0.000 ha</b>
<b>Grand Total</b>	<b>0.400 ha</b>	<b>0.395 ha</b>	<b>2.395 ha</b>

- 7.28 In this respect and from an RBC perspective, officers advise that the development would appear to serve itself in terms of appropriate access to on-site open space and play facilities.
- 7.29 Notwithstanding the above, RBC Leisure Officers have identified that the proposed development would be likely to result in increased demand on sports and leisure facilities within Reading Borough more generally. The proposals would result in an extension of the Reading urban area such that existing sport and leisure facilities within Reading Borough would be most accessible to and likely to be used by future residents.
- 7.30 Using relevant Sport England calculators and guidelines, RBC Leisure Officers, based upon a development of the maximum number of 70 proposed dwellings, request a financial contribution of £89,788 to go towards mitigating the impact of the population increase as a result of the proposed development upon leisure and sport facilities within Reading Borough. Officers recommend that, should SODC determine to grant outline planning permission for the proposed development, then RBC must be a party to the section 106 legal agreement to secure this financial contribution in order to mitigate for the impact of the proposals on sports and leisure facilities within the Borough. Given the proposals are for outline planning permission and the exact number of dwellings is not known at this stage, the s106 agreement should secure the financial contribution in line the Sports England Calculator once the exact number of dwellings is known. It is required that this contribution can be agreed with RBC and paid in full to RBC prior to commencement of the development and index linked from the date planning permission is granted.
- 7.31 RBC Leisure Officers advise that the calculator identifies increased demand for a range of sports facilities including swimming pools, sports halls, playing pitches, outdoor tennis courts and indoor bowls as a result of the proposed development and identify that the requested financial contribution would most appropriately be put towards improvements to existing facilities at Rivermead Leisure Centre which is the closest and easily accessible RBC leisure centre to the proposed development.

- 7.32 Officers consider this request to be justified and necessary to mitigate the impacts of the proposals on sports and leisure facilities within Reading Borough and to accord with Policies CC9 and EN9 of the Reading Borough Local Plan 2019 and RBC Planning Obligations under S106 Supplementary Planning Document (2015). This request is also considered to be comply with Policy CF5 of the SODC Local Plan (2020).
- 7.33 Unless the above mechanism to secure a financial contribution is secured by way of a section 106 agreement, then officers recommend that RBC objects to the planning application on the basis that the proposed development fails to mitigate for the additional demand that would result from the development upon sport and leisure facilities within Reading Borough. The proposals would be in conflict with Policies CC9 and EN5 of the Reading Borough Local Plan 2019 and Policy CF5 of the SODC Local Plan 2020.

#### *Education*

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

#### **Tree and Landscape Matters**

- 7.35 Policy ENV1 (Landscape and Countryside) of the SODC Local Plan 2020 requires that South Oxfordshire's landscape and countryside will be protected and that development will only be permitted where it protects and where possible enhances features that contribute to the nature and quality of its landscapes.
- 7.36 The RBC Natural Environment (Tree) Officer advises that whilst an arboricultural report has been submitted with the application, its findings are heavily caveated by the fact that the application is for outline planning permission only with details of the Layout of the development and landscaping proposed as reserved matters for consideration at a later date. Comments in respect of tree removal and impact upon trees generally can therefore only be provided based on the indicative drawings submitted and without any certainty. The Natural Environments Officer's comments in section 5.3 of this report identify some minor changes to the indicative layout proposed that could facilitate retention of some of these trees and it is requested that these are considered by SODC in their assessment of the application however the conclusion is that SODC should seek details of Layout of the proposed development to be included as part of the current application rather than as a reserved matter; in order to demonstrate that the up to 70 dwellings proposed and associated services/utilities can be accommodated within the site amongst retained trees and adjacent to the woodlands. Without this there is a risk that any final layout (i.e. at reserved matters stage) presents unwelcome changes or conflicts.
- 7.37 It is noted that the Landscape Statement submitted with the application refers to planting of 732 trees off-site on land to the north of the application site which is also under the ownership of the Applicant. This appears to be a positive element of the proposals but given it is located outside of the application site, it is recommended that SODC should be satisfied that the details of this tree planting and its delivery can be secured as part of any planning permission.
- 7.38 The above relate to matters within South Oxfordshire and it is considered that these, along with the full comments from the RBC Natural Environment Officer should be reported to SODC for consideration in their assessment of the proposals.

#### **General Comments and Other Matters**

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

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

- 7.40 It is noted that there would be a 15m separation distance between the proposed development and Cucumber Wood, a designated Ancient Woodland to the north of the site, and that the Chilterns National Advisory Board raise no objection to the proposals and consider there to be sufficient buffer from the edge of the application site to Chilterns National Landscape (Area of Outstanding Natural Beauty or AONB) further to the north to avoid adverse impact upon the AONB.
- 7.41 The application is accompanied by an Air Quality Assessment which considers the impact of the proposals upon Reading Borough as a result of the anticipated increased in vehicle movements on roads within Reading. The Air Quality Assessment has been reviewed by RBC Environmental Protection Officers who are satisfied that the assessment has been carried out to an appropriate standard and demonstrates that pollutant levels are below limit values such that no significant additional adverse air quality implications upon Reading Borough are identified.
- 7.42 Officers note that the outline proposals include provision of 40% of the proposed dwellings as affordable housing. Based on the up to 70 dwellings proposed, this could be up to 28 affordable homes.
- 7.43 The application proposals include provision of a 40% net gain in biodiversity in a mixture of on and off-site provision which SODC will need to be satisfied can be secured and delivered as part of the proposed development.

#### *Public Representations*

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

## **8. Equality implications**

- 8.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 8.2. The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues, and priorities in relation to this particular application.

## **9. Conclusion**

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





*Proposed indicative layout plan*