

05 November 2025

Title	PLANNING APPLICATION UPDATE REPORT
Ward	Adjacent to Emmer Green
Planning Application Reference:	PL/25/0731 Adjoining Authority Consultation (SODC ref. P25/S1431/O)
Site Address:	Land West of Kidmore End Road Emmer Green Oxfordshire RG4 8SG
Proposed Development	Outline planning application for the development of up to 70 homes (including affordable housing), new vehicular access, associated parking and landscaping (all matters reserved except for access).
Recommendations	<p>As per main report but with this additional comment:</p> <ol style="list-style-type: none"> 1. SODC should request an updated arboricultural method statement from the Applicant, in respect of the impact of provision of the necessary visibility splay on Highdown Hill Road upon existing trees and hedgerows and consider any impacts as part of their determination of the planning application.

Proposed cycle link connection onto Highdown Hill Road

1. Since publication of the main agenda it has been identified that the proposed cycle route connection, which would link the proposed development to Highdown Hill Road (within Reading Borough) and a direct connection of the development to the National Cycle Network (NCN Route 5), would necessitate cutting back of significant vegetation (trees and hedgerows) along Highdown Hill Road in order to provide the necessary visibility splay at the proposed cycle route connection. Figure 1 below shows the proposed visibility splay referred to within the Transport Statement submitted with the application, albeit as set out in the main report the dimensions of the visibility display shown are currently incorrect and an amended visibility splay drawing is required to be provided.

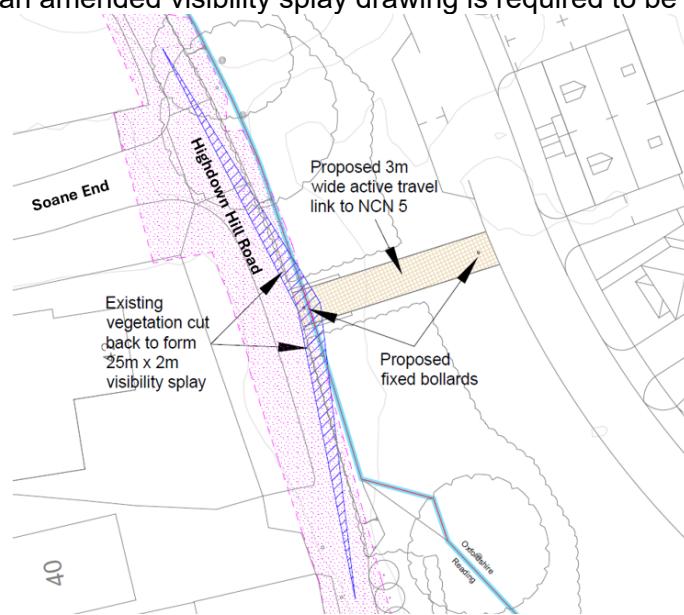


Figure 1 – Proposed cycle route connection from the development with Highdown Hill Road (Borough boundary shown as blue line)

2. The extent of cutting back or vegetation removal to facilitate the necessary visibility splay is not detailed within the arboricultural method statement submitted in support of the application nor other application documents. Therefore, it is not possible to comment with any certainty on the impact upon these trees and hedgerows, some of which appear to be located within Reading and some within South Oxfordshire. The application seeks that matters relating to access are considered in detail at this stage of the application and are not one of the reserved matters and therefore this matter should be resolved prior to determination of the application. It is therefore recommended that RBC comments to SODC should be amended to also advise that SODC should seek clarity, including an updated arboricultural method statement, from the Applicant in respect of the impact of provision of the necessary visibility splay upon these existing trees and hedgerows and consider any impacts as part of their determination of the planning application.
3. Given this matter could impact upon trees and the hedgerows on Highway land within the Borough of Reading Officers will also need to consider these impacts in relation to the separate planning application that RBC will be determining and will be seeking similar clarification and additional information from the Applicant in relation to this issue.

Case Officer: Matt Burns