

Planning Applications Committee

07 January 2026



Title	P25/S1431/O - South Oxfordshire District Council & PL/25/0691 - Reading Borough Council Land West of Kidmore End Road, Emmer Green, Oxfordshire, RG4 8SG
Purpose of the report	To note the report for information
Report status	Public report
Report author	Julie Williams, Development Manager (Planning & Building Control)
Lead Councillor	Councillor Micky Leng, Lead Councillor for Planning and Assets
Corporate priority	Inclusive Economy
Recommendations	The Committee is asked: 1. To note the report.

1. Introduction

- 1.1 A report was presented to 5 November 2025 Planning Applications Committee regarding an outline planning application for residential development (for up to 70 homes (including affordable housing), new vehicular access, associated parking and landscaping (all matters reserved except for access) submitted to South Oxfordshire District Council (SODC) for their determination by Fairfax (Reading) Ltd and Reading Golf Club (SODC) Ltd.
- 1.2 The application site is located to the west of Kidmore End Road in Emmer Green on land formerly occupied by Reading Golf Club which moved to Caversham Heath Golf Club in 2020. The majority of the application site, where all the houses are proposed, is within South Oxfordshire with just the access to the site located within Reading Borough. See Plans 1 & 2 below.
- 1.3 As the application site includes land on both sides of the administrative boundaries of RBC and SODC, in accordance with procedures for when an application site does this, two identical planning applications were submitted to both SODC (SODC application ref. 25/S1431/O) and RBC (PL/25/0691/OUT). Each LPA is responsible for determination of the parts of the proposed development within their administrative area. However, the respective local authorities can submit comments on each other's applications.
- 1.4 The purpose of the November report therefore was to seek agreement for the comments that Reading BC went on to submit to SODC and to explain that an officer

report with a recommended decision on the application site within our area was held pending the outcome of SODC's decision on the substantial part of the site.

1.5 On 3 December 2025 SODC's Planning Committee overturned the SODC officers' recommendation to grant planning permission for 25/S1431/O. The SODC reasons for refusal are set out below:

1. That, the development is not in accordance with the Development Plan Policies as it is not an allocated site in the South Oxfordshire Local Plan or the Kidmore End Neighbourhood Development Plan. This is not infill development and will result in the separation of the settlement. This is contrary to advice set out in Paragraph 14 of the National Planning Policy Framework and policies STRAT1, STRAT2 and H1 of the South Oxfordshire Local Plan 2035 and policy LCI of the Kidmore End Neighbourhood Development Plan 2011-2035.
2. Having regard to the landscape setting this development would be detrimental to the character of the area. This is contrary to policies ENV1, DES1 and DES2 of the South Oxfordshire Local Plan 2035 and policies LCSS and LPLV of the Kidmore End Neighbourhood Development Plan 2011-2035.
3. Having regard to the distance of the development from the nearest bus stop, this development is not considered to be in a sustainable location. This is contrary to policy TRANS5 of the South Oxfordshire Local Plan 2035.
4. In the absence of a completed Section 106 legal agreement, the proposal fails to secure affordable housing to meet the needs of the district. As such, the development is contrary to policy H9 of the South Oxfordshire Local Plan 2035.
5. In the absence of a completed Section 106 legal agreement, the proposed development fails to secure infrastructure necessary to meet the needs of the development. As such, the proposal is contrary to policies INF1, TRANS4, TRANS5, EP3 and CF5 of the South Oxfordshire Local Plan 2035.
6. In the absence of a completed Section 106 legal agreement, the proposal fails to secure significant enhancements for the purpose of biodiversity net gain. As such, the proposed development fails to accord with Article 37A of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

1.6 The first purpose of this report is to provide you with this information on the SODC decision. The second purpose is to advise that as a consequence of the SODC decision the applicant has notified this Council of their intention to i) appeal against SODC's decision to refuse the application and ii) appeal against this authority's failure to reach a decision on the application within our area within 13 weeks on 22 December 2025. The applicant's intention is to ask for a public inquiry.

2. Officer comment

2.1 At the time of writing this report it is not known if the Applicant's appeals have been submitted by the indicated date. As mentioned in para.1.4 above, Officers had understood that the applicant accepted the sense in this Council delaying reaching a

decision on the part of the application site within our area until the outcome of the application within SODC was known. Therefore, the applicant's intention of including this Council in their appeal is disappointing, but they are entitled to appeal for non-determination as a formal agreement to extend the timeframe had not been made.

- 2.2 Ultimately if the appeal against this authority is submitted this will remove our ability to reach a planning decision. However, it is good practice for PAC to make a resolution on the application to indicate the decision that it would have made had the application not been appealed for non-determination.
- 2.3 Our legal advice is that this resolution should be made as soon as possible to clarify this Council's position and extent of our involvement at the Public Inquiry. This will help to reduce our legal costs and reduce the potential for the appellant to seek similar legal costs against this Council. Officers are therefore preparing a report to be presented to 4 February 2026 PAC setting out their recommended decision.

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. Where relevant these policies can be discussed at Public Inquiries.

5. Community Engagement

- 5.1 Planning appeals require notification with those who have submitted comments on a planning application who are invited to comment further. For Hearings and Public

Inquiries members of the public can submit further statements and ask the Planning Inspectorate to allow them to appear at the hearing or inquiry. Copies of appeal decisions are held on the public Planning Register (this is the list of planning applications and other related applications viewable on the Council's website).

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. This information item and subject matter 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 normally involve the use of legal representation by instructing barristers to advise on the process, statements provided and cross examination.

8. Financial Implications

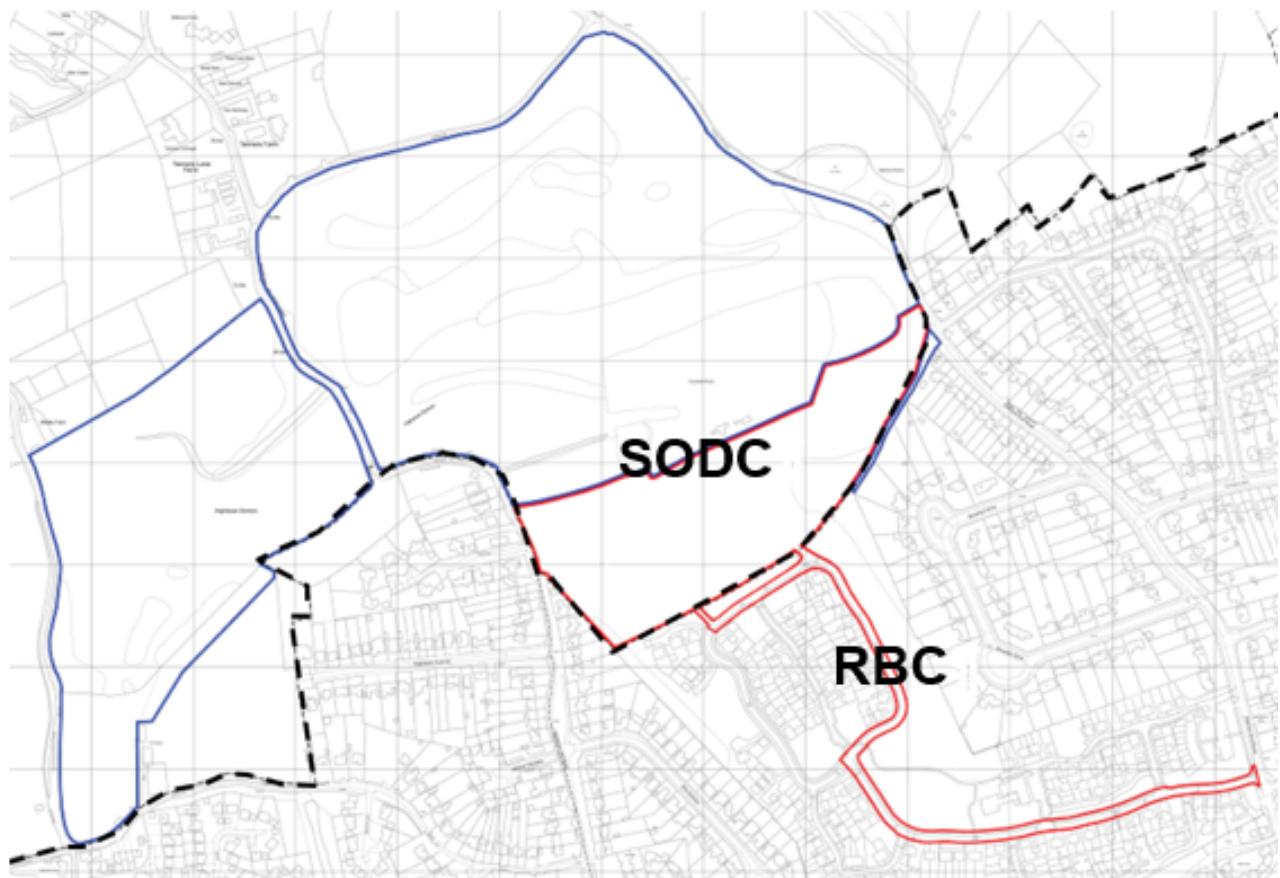
8.1. Public Inquiries are expensive in terms of officer and appellant time and difficult to predict the final costs to be incurred. Either party can be liable to an awards of costs if found to have acted unreasonably and incurring costs. There is guidance about costs awards in the [Planning Practice Guidance](#).

9. Timetable for Implementation

9.1. Not applicable.

10. Background Papers

10.1. There are none.



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

Plan 1



Proposed indicative Site Layout Plan/

Plan 2