

190549FUL - Shillingford House 78 Oxford Road

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PLANNING STATEMENT

"Demolition of existing building and residential-led redevelopment scheme including retail units at ground floor Shillingford House, 78 Oxford Road, Reading"

This document is to be read in conjunction with other application material and in particular the Design and Access Statement which describes the scheme in detail. This statement provides a list of applicable planning policies highlighted during the 161860/PREAPP pre-application process.

The scheme for this site would be considered within the context of the Council's LDF Core Strategy (2008, Altered 2015), Sites and the Detailed Policies Document (2012, Altered 2015) and the Reading Central Area Action Plan (2009). Supplementary Planning documents would also be applied where relevant, together with national guidance (the NPPF).

Specific list of policies assessed for this application: -

LDF Core Strategy Policy

Design Sustainability - CS1 & CS2

High Quality design - CS7

Infrastructure & Services - CS9

Housing Provision - CS14

Housing mix & size - CS15, RC9i

Sustainable transport provision & parking - CS20, CS22 & CS23, DM12

Air noise and light pollution - CS34

Flooding - CS35

Biodiversity and Geological - CS36

Trees and Woodlands - CS38

Climate change - DM1

Planning obligations for infrastructure - DM3

Impact on surrounding properties - DM4

Affordable Housing - DM6 & (Affordable housing SPD)

Outdoor (private and communal) amenity - DM10, DM11

Trees & planting - DM18

Air Quality Policy - DM19