

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260258
Site Address:	Forbury Retail Park, Forbury Road, Reading
Expiry Date:	20 February 2026
Proposal: Consultation from Reading Borough Council for the following proposal: outline application with all matters reserved with the exception of access, for site redevelopment involving the demolition of all existing structures & a residential-led mixed use proposal for up to 700 residential units (Class C3) & up to 3,000 sqm (GEA) of commercial uses (Class E), together with various associated works including replacement pedestrian and vehicle access routes, open spaces, hard & soft landscaping & sewer works, partial basement excavation, up to 130 basement level car parking spaces, up to 53 separate car parking spaces for Class E uses, up to 600 cycle parking spaces & servicing facilities.	

CONSULTATION RESPONSES

Parish/Town Council	None received
Internal	No objection

APPRAISAL

Is there a strategic impact upon Wokingham Borough?:

Yes	☐
No	☒

RECOMMENDATION

Following the appraisal of the application it is considered that the Local Planning Authority would not raise any objection to the proposal.

The site is in relation to a previous consultation 232308, which the Highways have no objection to the proposal given the location of the site and availability of different vehicle routes. The new proposal has reduced the scales in both residential and commercial element, compared to 232308. Therefore, there is no objection in highway terms or otherwise at this stage.

Date:	24 February 2026
Earliest date for decision:	24 February 2026

Recommendation agreed by: (Authorised Officer)	<i>BJC</i>
Date:	02.03.26