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Emma Gee
**Executive Director for Economic Growth
and Neighbourhood Services**

Civic Offices, Bridge Street,
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Our Ref: PL/23/0822

Your Ref: PP-12013607 (Planning Portal
reference) / PD12695/JS/RMU/HM

e-mail: jonathan.markwell@reading.gov.uk

3rd November 2025

Your contact is: Jonathan Markwell, Planning

Dear Mr Manners,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: PL/23/0822

Application type: Outline application with all matters reserved with the exception of access

Address: Forbury Retail Park, Forbury Road / Kenavon Drive, Reading, RG1 3JD

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 820 residential units (Class C3) & up to 5,500 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, basement excavation, up to 200 basement level car parking spaces, up to 53 separate car parking spaces for Class E uses, up to 860 cycle parking spaces & servicing facilities. This application is accompanied by an Environmental Statement.

I refer to the above outline planning application. There has been no recent progress on this application, with the most recently agreed extension of time for the determination of the application having expired on 30th April 2025 (as per our email correspondence on 25th October 2024, with that extension of time agreed as per Section 34 (2)(c) of the Town and Country Planning (Development Management Procedure) (England) Order 2015). The application has been effectively dormant for over six months now and no known attempt has been made by yourselves to appeal to the Secretary of State on the grounds of non-determination within the prescribed timescale. It has therefore become clear to officers that there is no prospect of the above application being brought to a state where your Client will be in a position to secure permission.

In accordance with Article 40(13) of the Town and Country Planning (Development Management Procedure) Order 2015, please take this letter as formal confirmation that the Council has now **Finally Disposed of your planning application**.

Should you wish to pursue a proposed development, you would now need to make a fresh application to the Local Planning Authority.

Yours sincerely,

Jonathan Markwell

Jonathan Markwell, Principal Planning Officer