

Advice to the local planning authority

Advice to the local planning authority (LPA) from the Building Safety Regulator (BSR) as a statutory consultee for developments that include a relevant building.

To LPA	Reading
LPA planning ref no	PL/25/1706
Our ref	26-0125
Site address	Forbury Retail Park, Kenavon Drive, Reading, RG1 3HS
Proposal description	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.
Date on fire statement	07/11/2025
Date consultation received	02/02/2026
Date response sent	20/02/2026

Substantive response for the local planning authority

Thank you for consulting the BSR about this application.

Headline response from the BSR
Headline Response ('content')

Scope of consultation

- 1.1. The above proposal relates to an outline planning application (with all matters reserved except for access) for a site redevelopment involving the demolition of all existing structures & a residential-led mixed use proposal at Forbury Retail Park, Reading.
- 1.2. The proposed scheme consists of 12 new residential towers. The 4 western towers share a podium at ground level and podium terrace at first floor. The number of storeys varies from 10-11 including the ground floor + basement. All residential towers have a top storey height over 18m but under 50m. Building heights vary from eight storeys (21.7m) to ten storeys (31m), with a shared basement.
- 1.3. In summary the proposed development comprises the following:
 - 710 residential units
 - 3,000 sqm of flexible Class E floorspace
 - 130 parking spaces at basement level
 - 53 parking spaces at ground level
 - 600 cycle parking spaces



- 1.4. Regarding the outline planning application with all matters reserved except for access, the BSR is unable to comment in full on the outline application.

- 1.5. Following a review of the information provided with this consultation, no information relating to the fire safety precautions for the proposed works has been provided, but the access arrangements outlined within the Design access statement dated November 2025, the fire statement dated 07/11/2025, and site plans provided appear to show reasonable permeability for fire appliance access around and within the site.
- 1.6. Should the Local Planning Authority be minded to grant outline planning permission, we strongly recommend the following:
- The outline planning permission is subject to a suitable condition requiring the submission of a further satisfactory fire statement with any reserved matters application; and,
 - That the BSR is consulted in conjunction with the Local Planning Authority's consideration of any reserved matters application.
- 1.7. This would ensure the purpose of the BSR being made a statutory consultee for such applications is achieved. The BSR recommends the submission of a fire statement form, using the template published by the Secretary of State. This is available online at [Planning application and fire statement forms: templates - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/planning-application-and-fire-statement-forms-templates)

Yours sincerely

Gareth Underhill
Gareth Underhill
Fire Safety Information Assessor

Guidance on Planning Gateway One is available on the Planning Portal: [Planning and fire safety - Planning Portal](#).

This response does not provide advice on any of the following:

- **matters that are or will be subject to Building Regulations regardless of whether such matters have been provided as part of the application**
- **London Plan policy compliance**