



Reading Conservation Area Advisory Committee
3 June 2026

Dear Jonathan Markwell

COMMENTS ON APPLICANT'S RESPONSE TO HERITAGE COMMENTS PL/25/1706
FORBURY RETAIL PARK

Reading CAAC submitted observations on application PL/25/1706 to create a residential development on the area currently occupied by the Forbury Retail Park. The applicant responded to heritage comments on the application on which we make the additional comments below.

1. We requested an additional visualisation for the view from the north east corner of Forbury Gardens. The applicant has responded that a combination of View 2 and 8 would allow the visual change to be understood. We would have preferred an additional visualisation but have reviewed View 2 and 8 and it gives an approximation from which it is clear that there will be a considerable visual impact. Our conclusion is that depending on the appearance of the development this could be positive or negative.

2. Our other heritage comments were not addressed directly by the applicant.

3. The applicant did not address our comment on the heritage impact of the Inner Distribution Road (within paragraph 2 of our observations as below).

*2.1 The route of the IDR passes along Forbury Road to the south of the retail park. The change from retail to residential and the proposed up to 700 residential units gives an opportunity for an improvement of this section. This should be seized upon to improve the quality of life and amenity of future residents of the development and other nearby residents along Kenavon Drive and at Huntley Wharf and **improve the setting and readability of the northern edge of the Abbey Quarter (policy CC8).***

Yours Sincerely

Evelyn Williams
Chair Reading CAAC
On behalf of Reading Conservation Area Advisory Committee
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