



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land between School Road and Orchard Road, Hurst, Reading, RG10 0SD

Applicant Details

Name/Company

Title

Mr

First name

Chris

Surname

Lynch

Company Name

KP Holding Group Limited

Address

Address line 1

3 Lloyd Road

Address line 2

Address line 3

Town/City

Broadstairs

County

Kent

Country

Postcode

CT10 1HY

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☐ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

The erection of 23 dwellings with associated access and 15 car parking spaces for the local primary school at land between School Road and Orchard Road, Hurst, Reading, RG10 0SD in accordance with the terms of the application, Ref 230074, subject to the conditions in the attached schedule.

Reference number

APP/X0360/W/24/3342812

Date of decision (date must be pre-application submission)

11/11/2024

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Details of the appearance, landscaping, layout, and scale (the reserved matters), shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.

Including conditions 05, 06, 07, 08, 09, 10, 11 & 12.

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Location Plan 235.113, Parameter Plan 235.115 Rev C, and Site Access Plan ITB18301-GA-0011 Rev C

Please list all drawing numbers submitted with this application for approval

Condition 01:

25-1791 Reserved Matters - Covering Letter
25-1791 Reserved Matters - Design Statement
25-1791 - Accommodation Schedule
25-1791-OSG-XX-ZZ-DR-A-50 - Proposed Site Plan Ground Floor
25-1791-OSG-XX-ZZ-DR-A-51 - Proposed Site Plan First Floor Plan
25-1791-OSG-XX-ZZ-DR-A-52 - Proposed Site Plan Roof Plan
25-1791-OSG-XX-ZZ-DR-A-53 - Proposed Site Plan External Materials and Boundary Treatment
25-1791-OSG-XX-ZZ-DR-A-55 - Proposed Site Plan Tenure Mix
25-1791-OSG-XX-ZZ-DR-A-100 - Type A - Proposals Plots 01, 06
25-1791-OSG-XX-ZZ-DR-A-110 - Type A1 - Proposals Plot 05
25-1791-OSG-XX-ZZ-DR-A-120 - Type B - Proposals Plots 02, 04
25-1791-OSG-XX-ZZ-DR-A-130 - Type B1 - Proposals Plot 03
25-1791-OSG-XX-ZZ-DR-A-140 - Type C - Proposals Plots 07, 08, 11,12
25-1791-OSG-XX-ZZ-DR-A-150 - Type C - Proposals Plots 09, 10
25-1791-OSG-XX-ZZ-DR-A-160 - Type C1 - Proposals Plots 22, 23
25-1791-OSG-XX-ZZ-DR-A-170 - Type D - Proposal Plots 13, 14
25-1791-OSG-XX-ZZ-DR-A-180 - Type E - Proposals Plot 21
25-1791-OSG-XX-ZZ-DR-A-190 - Type F - Proposals Plots 15-20
25-1791-OSG-XX-ZZ-DR-A-200 - Garage Type - Proposal Plots 01, 06, 11, 12
25-1791-OSG-XX-ZZ-DR-A-210 - Street Scenes Sheet 1
25-1791-OSG-XX-ZZ-DR-A-220 - Street Scenes Sheet 2
25-1791-OSG-XX-ZZ-DR-A-230 - Site Perspectives

Condition 05:

HC11173 School Road and Orchard Road TT WSI v3

Condition 06:

1111-2530-CIV-130-P1
1111-2530-CIV-S278-P1

Condition 07:

1111-2530-CIV-01-P1
1111-2530-CIV-02-P1
1111-2530-CIV-20-P1
1111-2530-CIV-21-P1
1111-2530-CIV-30-P2
1111-2530-CIV-60-P1

Condition 08:

5-1791-OSG-XX-ZZ-DR-A-54 - Proposed Site Plan Parking Management Strategy

Condition 09:

1111-2530-B
1111-2530-CIV-10-P4
1111-2530-CIV-11-P3
1111-2530-CIV-50-P1
1111-2530-CIV-52-P1
1111-2530-SA1 CELLULAR
1753.IR

Condition 10:

Sustainability & Energy Statement 31st May 2025 - complete

Condition 11:

Field 30 Wildflower Soil spec sheet
HAR-LAN-250017-D-L-0001 P03 LANDSCAPE GA
HAR-LAN-250017-D-L-0002 P03 HARD LANDSCAPE PLAN
HAR-LAN-250017-D-L-0003 P03 SOFT LANDSCAPE PLAN
HAR-LAN-250017-D-L-0004 P03 TREE PLANTING PLAN
HAR-LAN-250017-D-L-0005 P03 HEDGE PLANTING PLAN

HAR-LAN-250017-D-L-0006 P03 PLANTING PLAN
HAR-LAN-250017-D-L-0007 P03 FENCING PLAN
HAR-LAN-250017-R-L-0008 LEMP P01
HAR-LAN-250017-R-L-0009 SOFT LANDSCAPE SPEC
HAR-LAN-250017-R-L-0010 FULL PLANTING SCHEDULE
Land South of School Road Hurst RG10 - PEA_Final_Rev B_Nov2025
LWX_Dual_Purpose_100
tobermore-specification-sheet-beaufort-slabs
tobermore-specification-sheet-braemar-block-paving

Condition 12:
4179 School Road Hurst Construction Management Plan

TGA.2507.ArbImpactAssessmentRevA
TGA.2507.TPP.002A
TGA.2507.TreeSurveyRevA
TGA.2507.TSP.001A

If applicable, please state the reasons for any changes to the original drawings

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Dan Town

Date

24/11/2025