

COVERING LETTER

Planning Department
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Unit 2A, Capital House
4 Jubilee Way, Faversham
ME13 8GD
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Dear Sir/Madam,

**Re: Application for approval of reserved matters for planning permission: APP/X0360/W/24/3342812
Land between School Road and Orchard Road, Hurst, Reading, RG10 0SD**

Please find enclosed an application for approval of reserved matters for the above planning permission on behalf of the applicant KP Holding Ground Limited.

The outline application (APP/X0360/W/24/3342812) was granted through appeal with details of appearance, landscaping, layout and scale to be submitted under reserved matters.

In addition to the reserved matters as stipulated within the consent, we are seeking the approval of the following conditions:

- 05 – Archaeology
- 06 – Details of proposed vehicular accesses
- 07 – Details of the construction and levels of roads and footpaths
- 08 – Parking Management Plan
- 09 – Drainage Strategy
- 10 – Sustainability & Energy Statement
- 11 – Landscape & Ecological Management Plan
- 12 – Construction Method Statement

With reference to the above, we set out below the relevant details and associated documents:

01. 25-1791 Reserved Matters - Design Statement
 - 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
25-1791 - Accommodation Schedule

05. HC11173 School Road and Orchard Road TT WSI v3

06. 1111-2530-CIV-130-P1
1111-2530-CIV-S278-P1

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

08. 25-1791-OSG-XX-ZZ-DR-A-54 - Proposed Site Plan Parking Management Strategy

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

10. *Sustainability & Energy Statement 31st May 2025 – complete*

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

12. 4179 School Road, Hurst Construction Management Plan

We trust you find the drawings and documentation that accompanies this cover letter meets with your approval, should you require any further information or have any queries please do not hesitate to contact us.

Sincerely,

Dan Town, Director
For and behalf OSG Architecture Ltd

