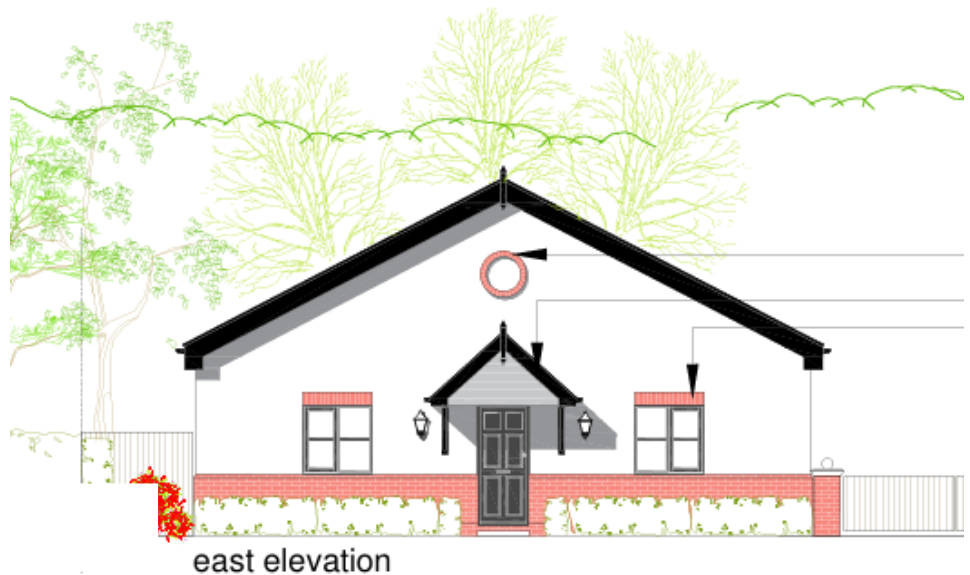




Conditions Submission

**19 Grovelands Road, Spencers Wood,
Wokingham. RG7 1DP.**

250702

**Prepared on behalf of: Sarum Hill Gospel Hall Trust
(SHGHT).**

MAY 2026

CONDITION(S) DISCHARGE

25072

Full application for the proposed erection of new church building (Use Class F1), construction of front wall and gates along with associated landscaping and car parking following demolition of existing buildings.

19 Grovelands Road, Spencers Wood, Wokingham. RG7 1DP.

Prepared on behalf of Sarum Hill Gospel Hall Trust (Mr. Murray Lindsell).

Prepared by: Andrew Beard MRTPI (Consultant)

Date: 4th May 2026

Reference: ABP/0735



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1.0 INTRODUCTION

- 1.1 This Planning Report has been prepared to support and submit details for condition discharge to allow the permission issued on 5th September 2025 to proceed to implementation prior to 5th September 2028.
- 1.2 The submission is made to discharge conditions 3, 4, 6, 7, 9, 10, 12, 13 and 14.
- 1.3 The submission is made via Planning Portal reference **PP-14904592**
- 1.4 The planning fee is £400.

2.0 PERMISSION

- 2.1 The permission 25072 was issued on 5th September 2025. The covering letter sets out a table of all the conditions and the item, timescale and process for discharge.
- 2.2 This report sets out the detail planning content in relation to the condition(s).

3.0 CONDITION DETAILS

3.1 The following information is submitted.

CONDITION 3

External Materials - Except where stated otherwise on the approved drawings and application form, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

3.2 This submission confirms the final details of materials as set out on plan 853-02-rev F.

3.3 The materials will deliver a new building of a similar appearance as the existing building.

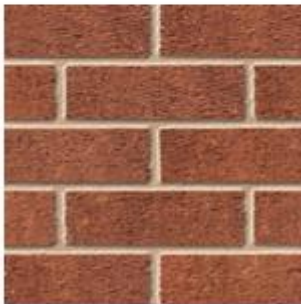


Existing building.

3.4 The proposed materials are set out below along with proposed elevations **853-02-rev F.**



Marley 'Ashmore' double plain
concrete interlocking tiles "Old
English Red"



Ibstock Aldridge 65mm Red multi
stock brickwork plinth

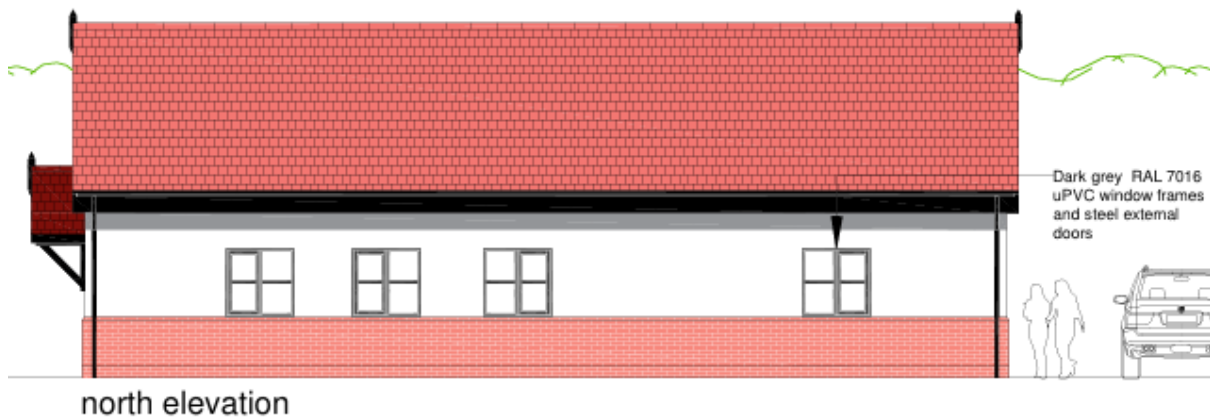
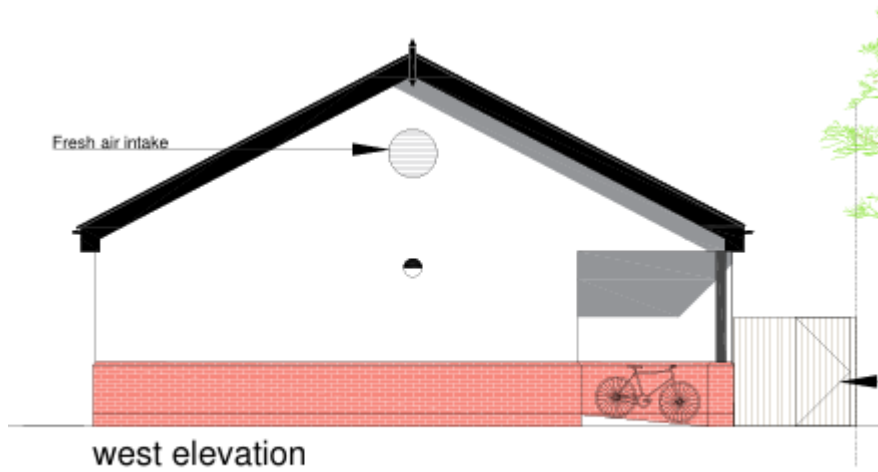


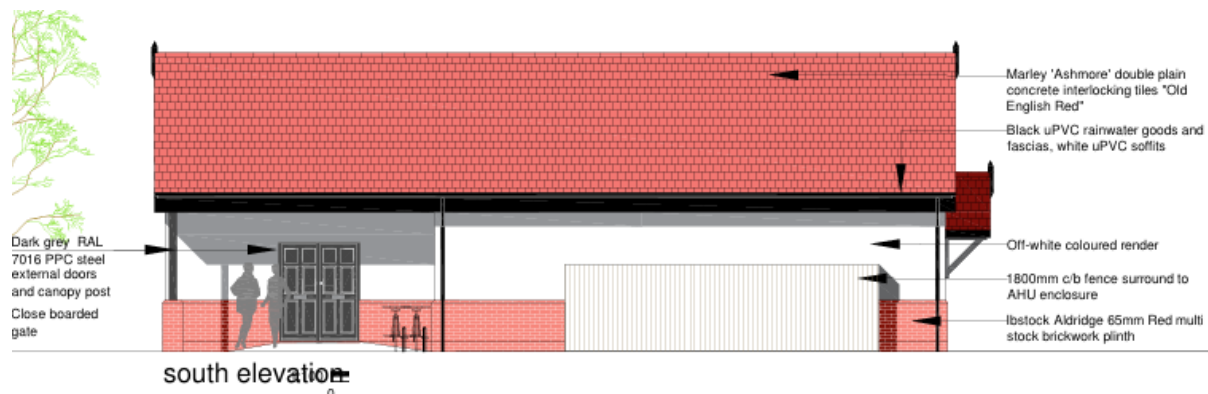
Off-white coloured render



Block paved pedestrian areas
65mm on 50mm sand bed
Red mixed

external materials
palette





3.5 These details are to be agreed as condition discharge with approved plan 853-02 rev F.

CONDITION 4

Mitigation Strategies - No development or other operation (including any tree pruning, roof covering/tile removal, storage of materials or machinery, or site set-up) shall commence on site until final Mitigation Strategies detailing avoidance mitigation compensation and enhancement measures affecting potential roosting features and any bat roosts on or adjacent to the site, has been submitted to and approved in writing by the local planning authority. The Mitigation Strategies shall include all the recommendations given in Section 4 Preliminary Roost Assessment (Ecology Partnership, October 2023).

The Mitigation Strategies will address:

- Timing and methods of re-survey and/or pre-commencement checks as necessary.
- Timing and methods of activities.
- Provision of new bat roosting.
- Impact on and replacement of existing roosts within the Zone of Influence.
- Biodiversity-sensitive external lighting and boundary habitat protection.
- Bat-friendly nectar and protein-rich flowering plants.

And retention and protection of trees, shrubs and hedges growing in accordance with BS5837:2012. The scheme shall be implemented as approved.

Reason: To ensure that bats, a protected and priority species (as per the NPPF), are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

3.6 To discharge this condition the following details are provided –

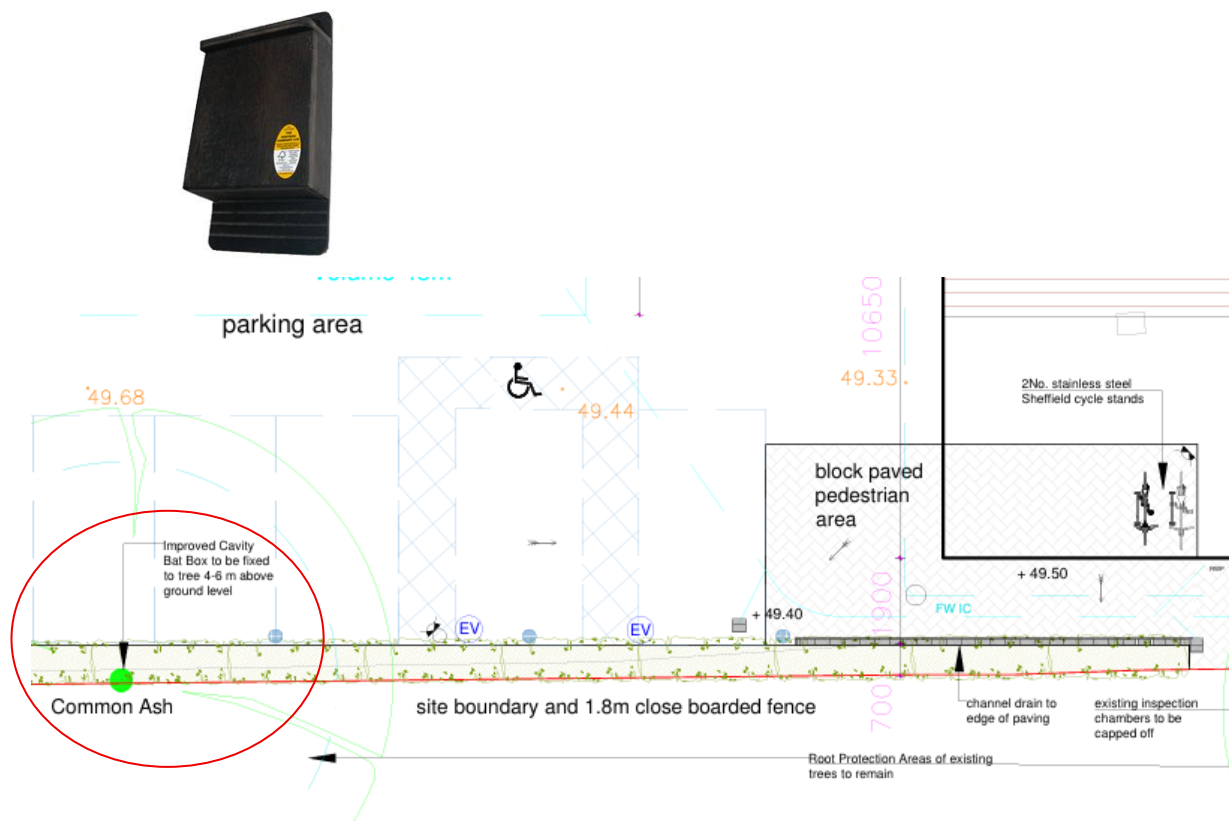
Bat Mitigation Strategy Report (ecology Partnership) March 2026

853-02-rev F which shows the location of bat boxes in boundary trees.

LED bollard lighting details to ensure low level lighting to ensure no adverse impact on wildlife.

3.7 The report sets out a strategy for 2026 surveys. If bats are recorded emerging from the building during these surveys, new mitigation will be created.

3.8 Prior to any works a bat box must be established onsite. These provide alternative roosting habitat throughout the year for the species which have been recorded utilising the building.





car park bollard zero
upward lighting

Pharola DS IP66 | IK10 | CLASS I for dark skies compliant schemes

- 3.9 Three update bat emergence surveys will be undertaken between May and September in suitable weather conditions, spaced at least three weeks apart, with at least two undertaken between May and August. It is anticipated that two surveyors with support of night vision aids could undertake this work. This would inform the type of mitigation licence that can be applied for. Povisional survey dates are –

06/05/2026

27/06/2026

17/07/2026

- 3.10 The rear open area (no parking) is set out to include wildflower seed mix. Evening Primrose and Honeysuckle are good for Bats.

- 3.11 The full planting specification is –

Native hedge/shrub landscaping

Native hedge/shrub mix to car park margins: double staggered rows 300 mm apart @300 mm centres (5–6/m), whips 60–90 cm (Holly 2–3 L). Mix: Hawthorn 30%, Blackthorn

15% (omit near pedestrian edges), Hazel 15%, Dogwood 10%, Field maple 10%, Spindle

10%, Dog rose 5%, Honeysuckle 2.5%, Holly 2.5%.

Biodegradable spiral guards + canes. Topsoil to BS 3882; compost to PAS 100.

Bark mulch 8–35 mm, 50–75 mm depth, 500 mm band. Establish 24 months:

watering, weeding, pruning, replacements. Plant Healthy supplier; UK-grown stock.

Wildflower meadow seeding

Prepare seedbed to fine, firm tilth; sow at 4 g/m² (broadcast and lightly rake). Use UK-native, bat-friendly nectar and protein-rich flowering plants, wild-collected provenance seed mix to include: Evening primrose, Anthyllis vulneraria, Clinopodium vulgare, Galium verum, Iberis amara, Leucanthemum vulgare, Linaria vulgaris, Lotus corniculatus, Origanum vulgare, Salvia verbenaca, Scabiosa columbaria, Silene vulgaris.

CONDITION 6

Construction Phase Emergency Plan - No works shall commence on site until a Construction Phase Emergency Plan(s) for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The Construction Phase Emergency Plan(s) shall plan to accommodate the maximum average number of customers, visitors and staff and include a range of emergency scenarios.

The Construction Phase Emergency Plan(s) shall include (where applicable):

- Triggers for activation of the plan;
- Means and location of sheltering for a period of no less than 48 hours;
- Means of support for residents, customers, visitors and staff whilst in sheltering conditions;
- Means of evacuation and recovery;
- Method of frequency and review.

Upon construction beginning or whenever the use hereby approved first commences, the approved Emergency Plan(s) shall be implemented and maintained

in accordance with the approved details for the duration of the construction.

Thereafter, the Wokingham Borough Council Emergency Planning Officer shall be

notified of any changes made to the approved Emergency Plan(s).

Before construction begins, the final contact details and names for those responsible for the monitoring, review and activation of the plan (e.g. business unit operator and management/owners), shall be submitted to the Wokingham Borough Council Emergency Planning Officer.

Reason: As insufficient information is contained within the application submission and in order to provide assurance that an effective Construction Phase Emergency Plan(s) will be put in place to protect occupants should there be an incident at AWE Burghfield in accordance with MDD Local Plan policy TB04 (Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield) and Core Strategy Policy CP3 (General Principles for Development).

3.12 To discharge this condition the following reports are submitted –

Nuclear Emergency Plan (Construction)

3.13 A May 2026 updated plan is submitted to discharge the condition, updated from the previous approved plan for the previous change of use orks to the building.

CONDITION 7

End User Emergency Plan - No works shall commence on site until an End user Emergency Plan(s) for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The End User Emergency Plan(s) shall plan to accommodate the maximum average number of customers, visitors and staff and include a range of emergency scenarios. The End User Emergency Plan(s) shall include (where applicable):

- Triggers for activation of the plan;
- Means and location of sheltering for a period of no less than 48 hours;
- Means of support for residents, customers, visitors and staff whilst in sheltering conditions;
- Means of evacuation and recovery;
- Method of frequency and review.

Upon first occupation or whenever the use hereby approved first commence, the approved Emergency Plan(s) shall be implemented and maintained in accordance with the approved details for the lifetime of the development. Thereafter, the Wokingham Borough Council Emergency Planning Officer shall be notified of any changes made to the approved Emergency Plan(s).

Within 3 months of first occupation of the development hereby approved, the final contact details and names for those responsible for the monitoring, review and activation of the plan (e.g. business unit operator and management/owners), shall be submitted to the Wokingham Borough Council Emergency Planning Officer.

Reason: As insufficient information is contained within the application submission and in order to provide assurance that an effective End User Emergency Plan will be put in place to protect occupant should there be an incident at AWE Burghfield in accordance with MDD Local Plan policy TB04 (Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield) and Core Strategy policy CP3 (General Principles for Development).

- 3.14 There is an existing End User plan in place and operational in relation to the existing church use permitted under application 241396 Condition 6 08/10/2024
- 3.15 An updated May 2026 plan is submitted for approval following the use of the new church building.

CONDITION 9

Protection of trees –

- a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

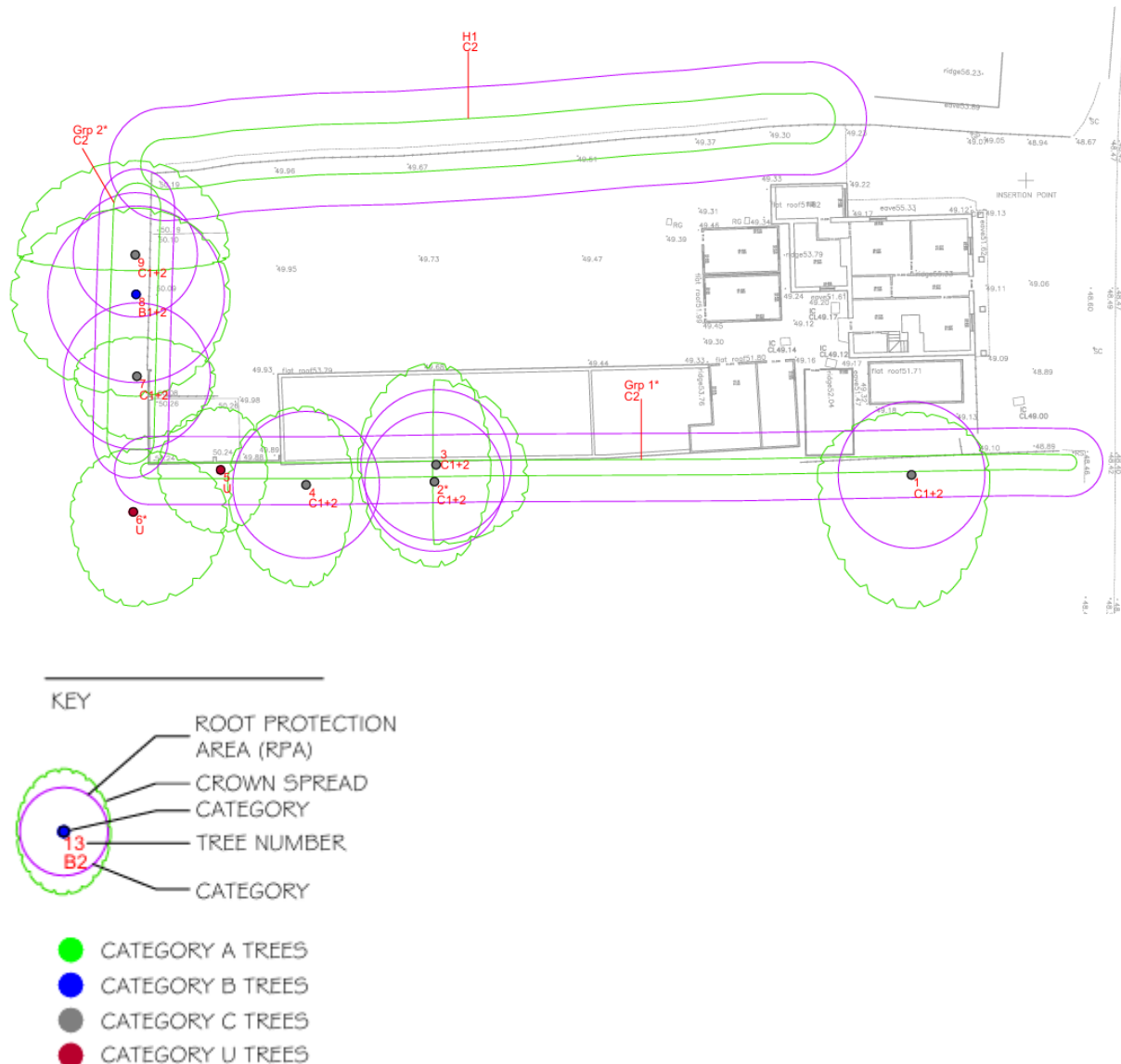
b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

- 3.16 A new tree survey is submitted dated February 2026 with root protection areas shown



3.17 An Arboricultural Development Statement April 2026 which sets out a full method statement.

CONDITION 10

Drainage Details - No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

1. Calculations indicating the existing runoff rate from the site.
2. BRE 365 test results demonstrating whether infiltration is achievable or not.
3. Use of SuDS following the SuDS hierarchy, preferably infiltration.

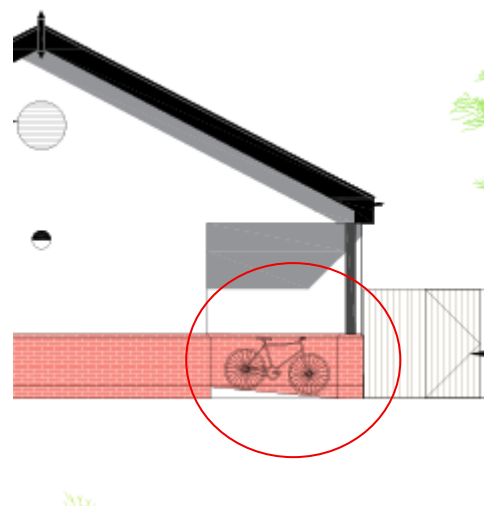
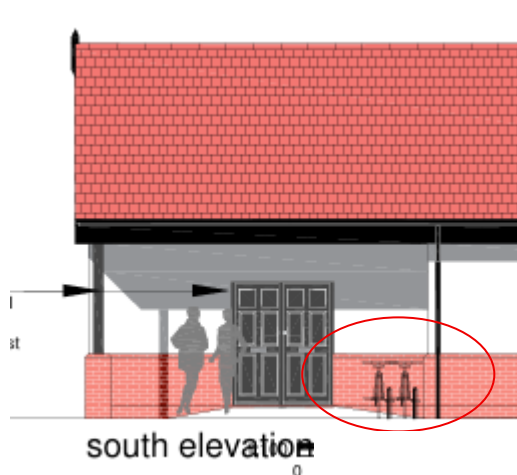
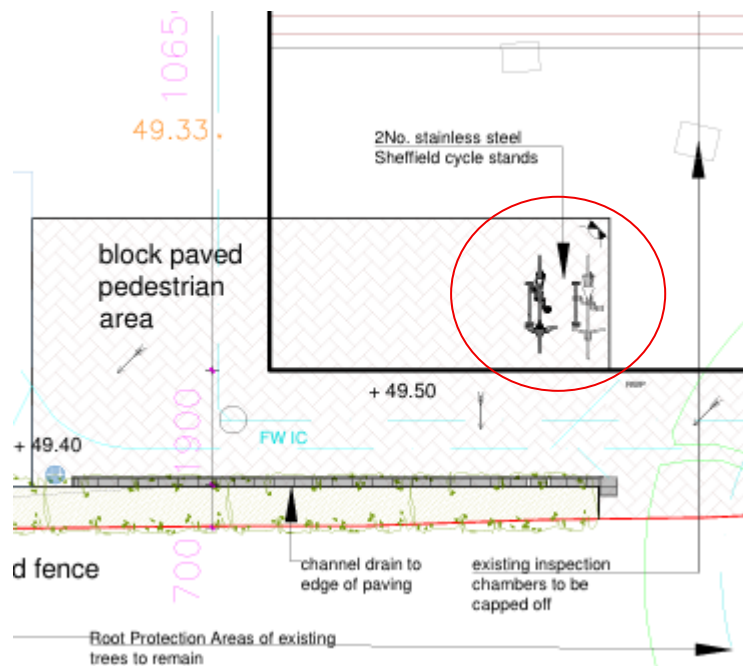
4. Calculation demonstrating that there will be no flooding of pipes for events up to and including the 1 in 100-year flood event with a 40% allowance for climate change.
5. If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.
6. Groundwater monitoring confirming seasonal high groundwater levels in the area.
7. A drainage strategy plan indication the location and sizing of SuDS features, with the base of and SuDS features located at least 1m above the seasonal high water table level.
8. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: This is to prevent increased flood risk from surface water run-off.

Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

- 3.18 Fairbank Consulting have produced a Sustainable Drainage System for surface water 17 April 2026. This sets out all the calculations and soakaway sizing calculations.
- 3.19 The site layout plan includes the new soakaway details within the car park.



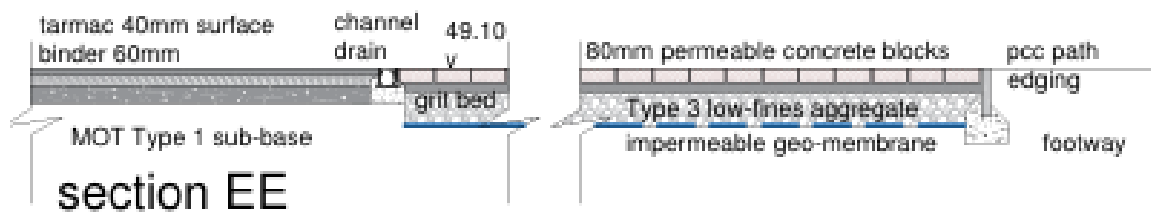
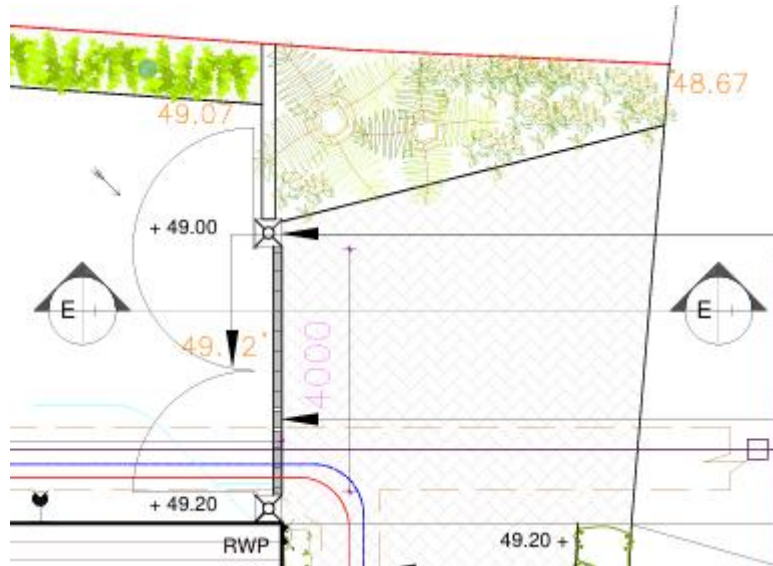
CONDITION 13

Access to be stopped up - The existing vehicular access(es) to the site shall be stopped up and abandoned, and the footway and/or verge crossings shall be re-instated within one month of the completion of the new access(es) in accordance with details to be submitted to and approved in writing by the local planning authority.

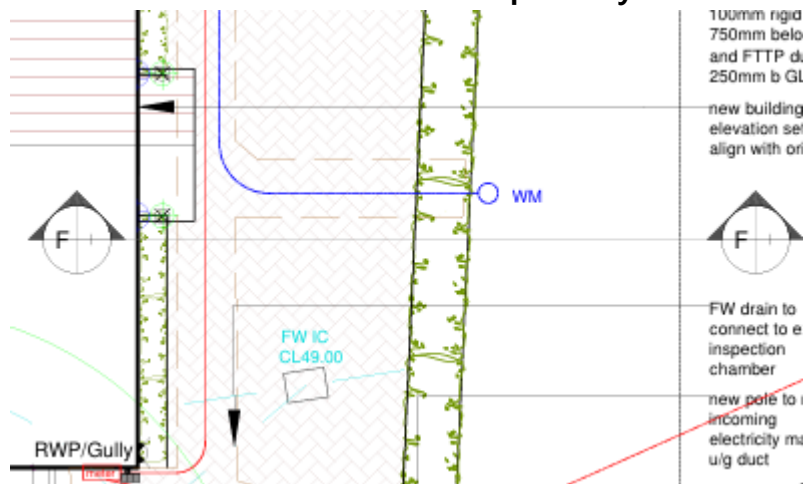
Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

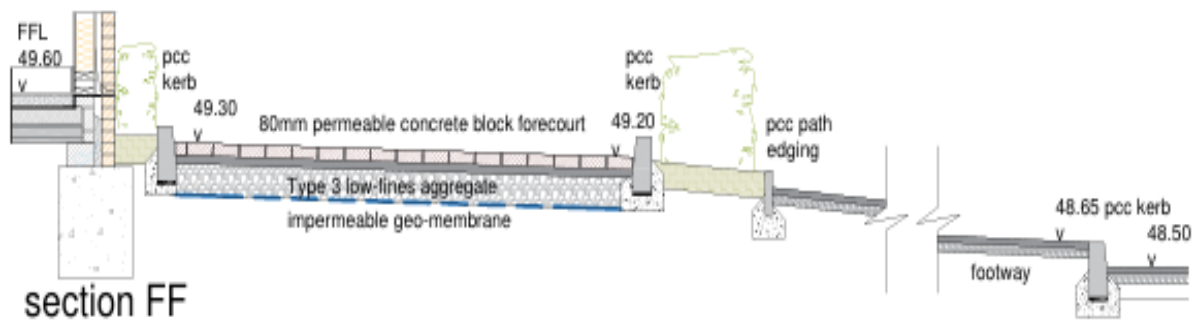
3.21 These details are shown on 853-02-rev F

Section E-E shows the retained access to the site



Section F-F shows the full detail required by condition 13





CONDITION 14

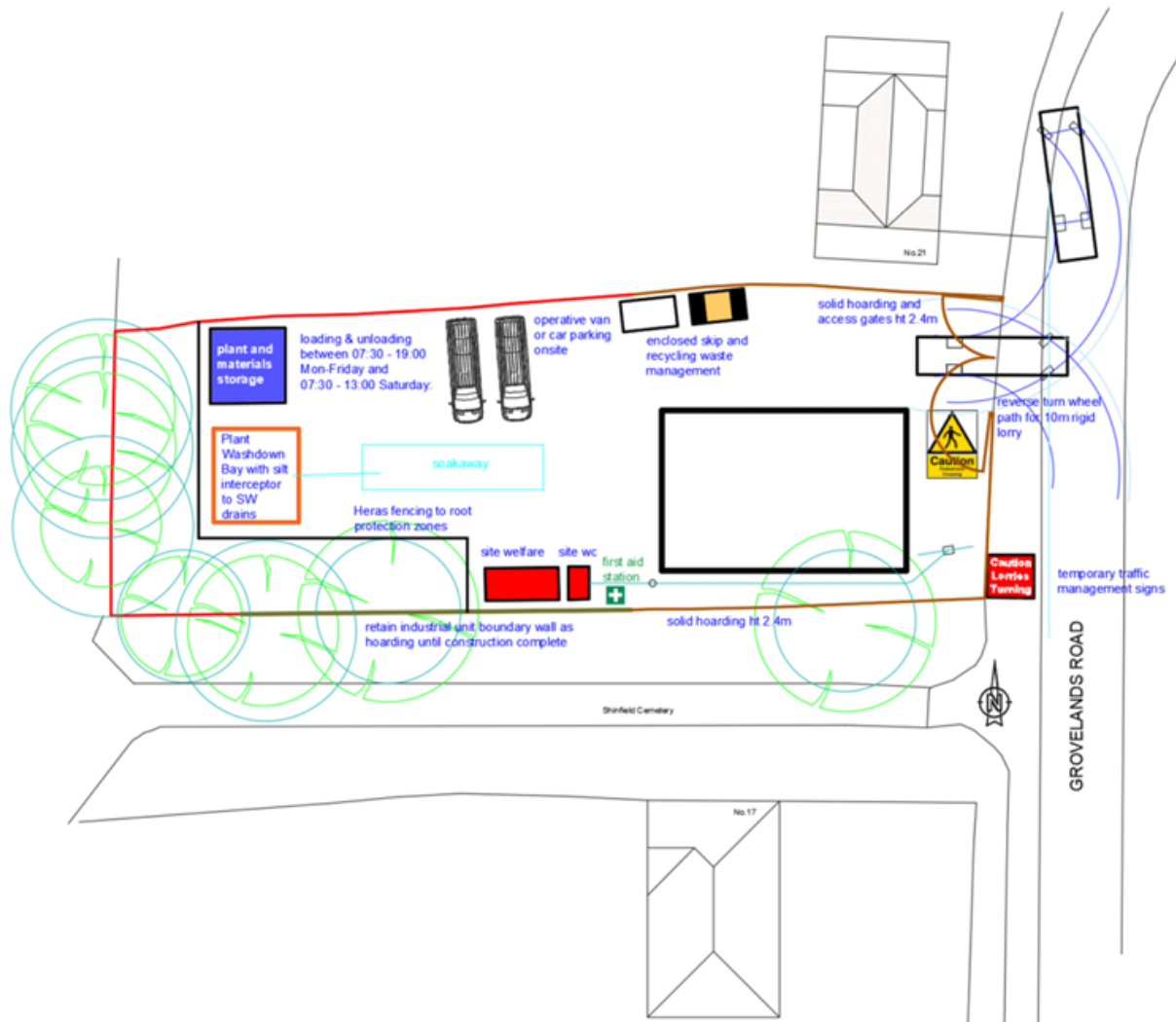
Construction method statement - No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,
- ii) loading and unloading of plant and materials,
- iii) storage of plant and materials used in constructing the development,
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) wheel washing facilities, vi) measures to control the emission of dust and dirt during construction, vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

- 3.22 A full construction method statement prepared by Fairbank Consulting 24th March 2026 covers all aspects of condition 14, specifically in text and operational construction plan.



4. CONCLUSIONS

- 4.1 This submission provides full technical details to discharge conditions 3, 4, 6, 7, 9, 10, 12, 13, and 14 and thus allow demolition and implementation of the approved scheme to commence, as all conditions for discharge being submitted.