

## DELEGATED OFFICER REPORT



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                                                                                                                                                            |                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <b>Application Number:</b>                                                                                                                                                                                                                 | 251776                                                   |
| <b>Site Address:</b>                                                                                                                                                                                                                       | 510 Thames Valley Park Drive, Earley, Wokingham, RG6 1RA |
| <b>Expiry Date:</b>                                                                                                                                                                                                                        | 31 October (EoT)                                         |
| <b>Site Visit Date:</b>                                                                                                                                                                                                                    | 21 august 2025                                           |
| <b>Proposal:</b> Full application for the temporary change of use of the Car Parking area (Class B1) to be used as an Industries Innovation Lab (Sui Generis) for up to 5 years with associated Cabins, Structures, and EV Charging Point. |                                                          |

| <b>PLANNING POLICY</b>                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Policy</b>                           | National Planning Policy Framework (NPPF)<br>National Planning Policy Guidance (NPPG)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Core Strategy (CS)</b>                        | CP1 – Sustainable Development<br>CP3 – General Principles for Development<br>CP6 – Managing Travel Demand<br>CP7 – Biodiversity<br>CP9 – Scale and Location of Development Proposals<br>CP15 – Employment Development                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>MDD Local Plan (MDD)</b>                      | CC01 – Presumption in Favour of Sustainable Development<br>CC02 – Development Limits<br>CC03 – Green Infrastructure, Trees and Landscaping<br>CC04 – Sustainable Design and Construction<br>CC05 – Renewable Energy and Decentralised Energy Networks<br>CC07 – Parking<br>CC09 – Development and Flood Risk<br>CC10 – Sustainable Drainage<br>TB11 – Core Employment Areas<br>TB21 – Landscape Character<br>TB23 – Biodiversity and Development                                                                                                                                                                                                                               |
| <b>Wokingham Borough Local Plan Update (LPU)</b> | SS1 – Sustainable development principles<br>SS2 – Spatial strategy and settlement hierarchy<br>SS3 – Development within or adjacent to major and modest settlements<br>SS8 – Meeting our employment needs<br><b>SS17 – Transport improvements</b><br>CE1 – Design principles for efficient buildings<br>CE2 – Environmental standards for non-residential development<br>C1 – Active and sustainable transport and accessibility<br>C2 – Mitigation of transport impacts and highway safety and design<br><b>C3 – Active travel</b><br><b>C5 – Parking and electric vehicle charging</b><br>ER1 – Core Employment Areas<br>FD1 – Development and flood risk (from all sources) |

|              |                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|              | FD2 – Sustainable drainage<br>NE1 – Biodiversity and geodiversity<br>NE2 – Biodiversity net gain<br>NE4 – Trees, woodland, hedges and hedgerows<br>NE5 – Landscape and design<br>DH1 – Place making and quality design<br>HC5 – Environmental protection<br>HC6 – Air pollution and air quality<br>HC7 – Light pollution<br>HC8 – Noise pollution<br>HC9 – Contaminated land and water<br>HC10 – Odor, fumes and dust |
| <b>Other</b> | Borough Design Guide Supplementary Planning Document<br>Sustainable Design and Construction Supplementary Planning Document                                                                                                                                                                                                                                                                                           |

| <b>PLANNING HISTORY</b> |                                                                                                                                                                                                                                                                                                               |                      |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Application No.         | Description                                                                                                                                                                                                                                                                                                   | Decision & Date      |
| 223708                  | Application for non-material amendment to planning consent 212071 to allow various changes to cabin and structure dimensions, addition of a tap and tactile paving, lowering of perimeter fences, alterations to ramps, adjustments to preserve existing trees and repositioning of the EV charging facility. | APPROVED<br>18/01/23 |
| 220179                  | Application for submission of details to comply with the following conditions of planning consent 212071 dated 10/09/21. Condition 5 relates to retention of trees and shrubs, and condition 6 to protection of trees.                                                                                        | APPROVED<br>17/02/22 |
| 213436                  | Application for submission of details to comply with the following condition of planning consent 212071 dated 10/09/21. Condition 4 Replacement landscaping. 6 protection of trees. 8 External materials samples.                                                                                             | APPROVED<br>15/11/21 |
| 212071                  | Full application for the temporary change of use of the Car Parking area (Class B1) to be used as an Industries Innovation Lab (Sui Generis) for up to 5 years with associated Cabins, Structures, Wind Turbine and EV Charging Point.                                                                        | APPROVED<br>10/09/21 |

| Application Reference Number | Description                                                                                                                                                                                                                                                                                                                                                                                     | Decision             | Date of approval |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|------------------|
| 182061                       | Application for a non-material amendment to planning consent                                                                                                                                                                                                                                                                                                                                    | Approve              | 17/08/2018       |
|                              | 171111 (27/06/2017) to allow a revised layout for the proposed new generator enclosure                                                                                                                                                                                                                                                                                                          |                      |                  |
| 171111                       | Full planning application for the proposed extension of existing external enclosure to house and screen new external plant equipment plus erection of external condenser units to serve internal air conditioning units.                                                                                                                                                                        | Approve              | 27/06/2017       |
| 140899                       | Application for submission of details to comply with the following condition of planning consent F/2014/2026: 3 Scheme of secure bicycle parking                                                                                                                                                                                                                                                | Condition Discharged | 02/12/2014       |
| 142693                       | Application for the removal of existing timber fencing and bike storage, installation of new external generator and dry coolers, erection of new palisade fencing around generators and dry coolers, installation of new canopy over loading area and formation of loading bay area within existing landscape. Internal alterations to include new server room and switch room. (Retrospective) | Approve              | 12/11/2014       |
| 141695                       | Proposed erection of single storey glazed lobby to main entrance.                                                                                                                                                                                                                                                                                                                               | Approve              | 31/10/2014       |
| 131449                       | Application for a certificate of lawfulness for the proposed shared use pedestrian/cyclist asphalt areas, bicycle docking station with 2no docking points and erection of information board.                                                                                                                                                                                                    | Approve              | 21/10/2013       |
| 122464                       | Proposed relocation of existing cycle parking shelters, plus new additional parking shelters.                                                                                                                                                                                                                                                                                                   | Approve              | 02/05/2012       |
| 062724                       | Application for temporary permission for the erection of a building for a creche facility with access and external play area.                                                                                                                                                                                                                                                                   | Approve              | 20/12/2006       |
| 030928                       | Proposed erection of internally illuminated lettering on building.                                                                                                                                                                                                                                                                                                                              | Approve              | 14/05/2003       |
| 021166                       | Proposed erection of a temporary non illuminated banner on side of building 520                                                                                                                                                                                                                                                                                                                 | Refused              | 27/09/2002       |
| 020820                       | Proposed erection of 3 x 17.5m high flagpoles to carry telecommunications equipment.                                                                                                                                                                                                                                                                                                            | Approve              | 05/09/2002       |
| 000629                       | Proposed erection of building for use as function suite.                                                                                                                                                                                                                                                                                                                                        | Approve              | 21/06/2000       |

## CONSULTATION RESPONSES

### Internal

WBC Environmental Health – No objection  
WBC Drainage – No objection  
WBC Highways Management – No objection subject to conditions  
WBC Landscape and Trees – No objection subject to conditions  
WBC Ecology Newts – No comments received

### External

Thames Water Utilities Ltd – No comments received  
SSE Power Distribution – No comments received

## REPRESENTATIONS

|                     |                      |
|---------------------|----------------------|
| Earley Town Council | No objection         |
| Ward Member(s)      | No comments received |
| Neighbours          | No comments received |

## APPRAISAL

### Site Description:

The application site (0.38ha) is located within Thames Valley Park (TVP), a well-established business park in Earley situated approximately 1.5 miles to the east of Reading town centre. This application relates to the south-eastern corner of an external car parking area, ancillary to TVP 510 (refer to Photo. 1.0 below). The wider car park provides 502 car parking spaces for the primary use of TVP 510, including electric charging spaces and disabled spaces. This application site is located in-settlement and within a core employment area.



Photo. 1: Application site looking towards south-western park area

The applicant has advised that the extant temporary consent (212071, as amended) was implemented without the inclusion of the wind turbine, as indicated in Photo. 2 below.



Photo. 2: Aerial image taken from 510 TVP looking south-west across application site

Other than TVP, the surrounding area comprises the main railway line which is raised above the application site and sits directly to the south site beyond lies Suttons Business Park. The River Thames is located approx. 200m to the north and the nearest dwellings (in Shepherd's House Lane) are located approx. 300m to the west.

### **Proposal:**

The applicant has advised that the proposed 'Industries Innovation Lab' will offer and enable Oracle and its partners to explore, test and validate new technologies. Visitors will be able to interact with the technology and get a greater understanding of how the automated technology can and will be applied to everyday activities in the future.

The proposed 'Industries Innovation Lab' includes the following elements:

- Welcome Pergola
- Food and Beverage Kiosk
- Two Site Cabins
- High-tech Construction Zone
- Hospitality Experience and Hotel Lobby
- Train Mock-up and Train Platform
- Accessible WC
- Control Cabin
- EV Charging Point
- Replacement door to TVP 510 / Fencing
- Existing car park lighting utilised
- Future Smart Home structure

The submitted Planning Statement provides commentary on where the current proposal varies from the previous planning application (212071) which has been part-implemented on site:

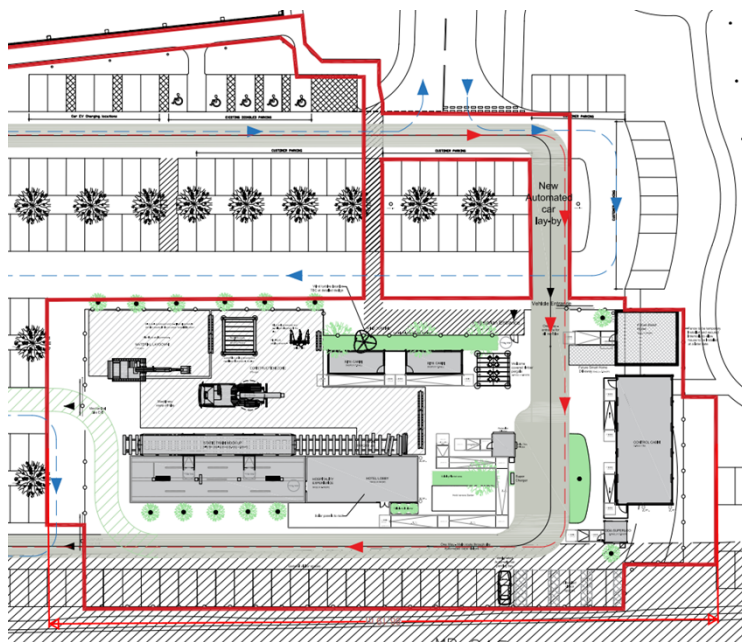
*"...the extant temporary planning permission included proposals for a wind turbine and solar panels; however, these aspects of the scheme were not built out as they are to be included in standalone planning applications to support the wider development's long-term carbon energy reduction strategy. Therefore, the latest temporary permission excludes these elements from the proposals and description of development..."*

*...the Applicant did not build out the 'Smart Home' / 'Domestic Model Home'*

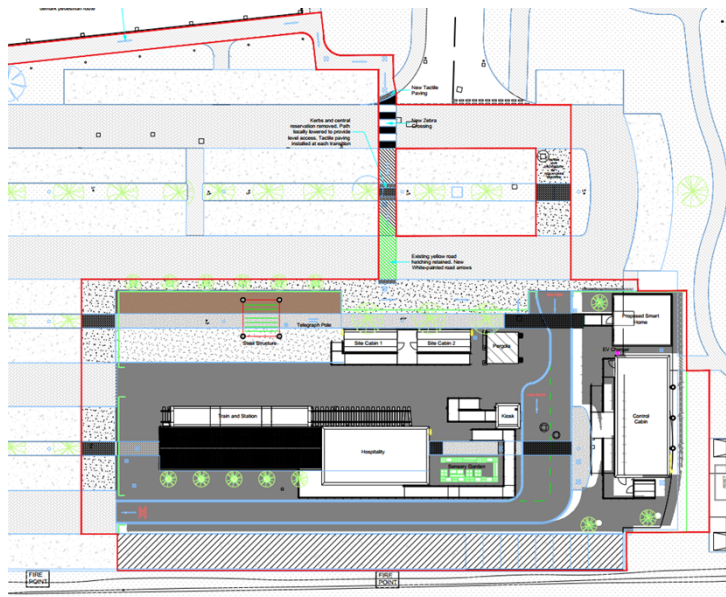
*approved under the extant planning permission, but they intend to do so during the temporary 5-year period. Therefore, this element of the development proposals is shown on the 'proposed site plan' submitted with this planning application."*

If approved, the proposal would continue the temporary loss of 128 car parking spaces for another five years. A condition would then ensure that the temporary structures would be removed with the pre-existing site layout and function being restored and reinstated in accordance with approved details.

The following approved and proposed Block Plans are provided below for comparison purposes.



**Fig. 1: Extract of approved site layout plan**



**Fig. 2: Extract of proposed block plan**

**Planning procedure:**

The National Planning Practice Guidance (NPPF) states that “...it will rarely be

*justifiable to grant a second temporary permission (except in cases where changing circumstances provide a clear rationale, such as temporary classrooms and other school facilities). Further permissions can normally be granted permanently or refused if there is clear justification for doing so. There is no presumption that a temporary grant of planning permission will then be granted permanently.” (NPPG Paragraph: 014 Reference ID: 21a-014-20140306 - Revision date: 06 03 2014).*

However, in this instance, a full permanent permission could threaten the long-term viability of 510 TVP as an employment/office site, so the principle of a second temporary planning permission is considered reasonable in this instance provided the proposal is acceptable in all other respects.

Moreover, the applicant has also advised that the *“Innovation Lab provides visitors with an immersive experience, integrating new technologies into hands-on, simulated industry environments. It encompasses a range of sectors, including communications, construction and engineering, healthcare, hospitality, manufacturing, restaurants, and utilities. Notably, these focus areas are consistent with the newly identified priority sectors for growth within the UK’s ‘Modern Economy’. We believe this constitutes a change in circumstances with clear rationale for issuing a second temporary permission to support economic and innovation aspirations of the current UK economy.”*

When granting a successive temporary planning permission while the existing one is still live (n.b. 212071 doesn’t expire until 10/09/2026), there is no prescribed fixed rule for the start and end dates of the new permission. However, the start date of any new temporary permission should begin immediately after the expiry of the current permission, to ensure continuity and avoid overlapping consents that would otherwise potentially create enforcement and compliance issues in the future. This would avoid any legal ambiguity about which permission governs the site at any given time.

Should this further temporary permission be granted, the end date should be clearly defined in the decision notice and be based on the intended duration of the extended temporary use. This would be 10<sup>th</sup> September 2031.

### **Principle of Development:**

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

#### **a) Adopted development plan and NPPF**

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high-quality design without detriment to the amenities of adjoining land uses and occupiers.

The NPPF encourages planning policies to support economic growth and productivity

and emphasizes the need for flexibility to accommodate changing business needs (Para 85) and promotes the expansion and modernisation of industries of local importance to support economic growth and resilience (Para 87). As such, the proposal is considered to accord with these subsections of the NPPF. Paragraph 86 (a) of the NPPF refers explicitly to the National Industrial Strategy and, at footnote [43], lists the priority growth sectors as: advanced manufacturing, clean energy industries, creative industries, defence industries, digital and technology businesses, financial services, life sciences, and professional business services.

Assessment then reverts to other local planning policies of the Core Strategy which govern development.

**b) Local Plan update**

The Local Plan Update (LPU), the plan which will supersede the adopted Core Strategy and MDD local plans, is at Regulation 22 stage as it has been submitted to the Planning Inspectorate for examination. As per paragraph 49 of the NPPF:

*Local planning authorities may give weight to relevant policies in emerging plans according to:*

*a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*

*b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*

*c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)*

As a whole, the LPU is still given limited weight, despite its advance stage of preparation. This is owing to unresolved objections to a great number of the policies contained within it. However, those policies highlighted in **yellow** in the policy table above in this report are those that have received less objection and therefore individually are considered to hold moderate weight in the determination of this application. All the others hold limited weight. The policies that hold moderate weight will feed into/be considered in their relevant sections in this report, where applicable.

**c) Summary on principle of development**

The proposal is considered to comply with the overarching aims of planning policy. This will be discussed later in the report and returned to in the conclusion.

**Character of the Area:**

Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment.

The application site is well secluded in the south-eastern corner of the car park TVP 510 and is presently well screened by high quality soft landscaping and by the railway line to the south.

In a similar manner to the previous temporary application (212071), the proposed development would change the character and appearance of this section of the application site away from that of an office car park to that of an area of experimental technical 'mock-up' real life applications, such as the smart home, train, train platform and hotel lobby etc. Combined, these elements would create a new destination but one that was compatible with the hi-tech nature of the wider TVP office park, especially as visually they would appear ancillary to TVP 510 being of a much smaller scale than the main building, also noting that the previously proposed wind turbine does not form part of this latest planning application.

The proposed development is again mostly comprised of prefabricated temporary structures, with minimal groundworks, the impacts of which would also be limited and temporary for an additional 5 years. Therefore, subject to impacts on existing and replacement landscaping (discussed below) the proposal is acceptable in terms of its impact on the character and appearance of the surrounding area and hence accords with the above policies. For clarity, there is no reason to secure further details of external materials by condition given these have previously been agreed under 213436 and are currently in situ.

#### **Highway Access and Parking Provision:**

MDD Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards. Core Strategy Policy CP6 requires developments to provide appropriate vehicular parking, having regard to car ownership. P3 of the Borough Design Guide (BDG) SPD notes that parking spaces should be safe and convenient.

The NPPF states that *“development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios”* (Para. 116).

WBC Highways Management raise no objection to this proposal. The Highways Officer has reiterated the assessment made on the previous application (212071) in that *“...it was established that 374 car parking spaces would be retained for Unit 510 after the temporary use is established and 128 car parking spaces retained on site. The shortfall of 10 parking spaces for Unit 510 was not considered significant, when considering the availability of parking spaces within the applicant’s ownership on the site.*

*It was also highlighted that the site benefits from good sustainable transport choices consisting of a regular shuttle bus, cycle and pedestrian facilities and a new park and ride site nearby which is now in operation (under construction at the time of the first temporary application in 2021).”*

The Highways Officer also visited the site on Wednesday 8<sup>th</sup> October 2025 when the car park was observed to have high levels of empty spaces/spare capacity. This is

demonstrated by the Highways Officer's photos. 3 and 4 below and broadly reflects parking levels experienced on the planning officers separate site visit (See Pic. 1 above):

#### Oracle Unit 10 Site Visit Photos



Photos. 3 and 4: Application site looking towards south-western park area

In addition, the Council's Highway Development Manager has identified that there are existing problems managing traffic conditions at the A4/A3290 Sutton Seeds Roundabout. The suggestion being that these problems may have been exacerbated by improvements within Reading Borough to manage its existing congestion conditions. It was indicated that the cumulative approval of smaller planning permissions needs to be better understood in the context of how this may compound issues at Sutton Seeds Roundabout to ensure that the Council's response is proportionate and fair.

Given the above comments, the applicant has provided the following statement on trip information to support the proposed temporary use:

*"Following the opening of the lab in September 2022, they have experienced the following number of visits to the lab (June to May):*

- o FY23: 1350 over 125 events*
- o FY24: 1536 over 169 events*
- o FY25: 1767 over 144 events*

*When broken down into daily visits, Oracle have confirmed that typically host one event a day and that they can only accommodate 15-18 customers in the space at any one time due to the space constraints of the facility itself. The customers arrive by public transport and car. The applicant has confirmed that this level of attendance will remain for the next 5-year period.*

*With regard to the occupancy of 510 TVP, Oracle has confirmed that pre-covid there were approximately 537 attendees to 510 TVP a day, it is now 340 attendees a day (97 less attendees). This translates to approximately 100 cars using the car park per day (based on badge data).*

*In summary, granting permission for a further temporary 5-year period will not have a material impact on the highway network as the number of trips generated by the temporary use will remain at around 15-18 visitors day (and by appointment only) and the number of employees attending 510 TVP has significantly decreased due to an*

*increase in the number of employees working from home”.*

The above data helps demonstrate that the likely trips associated with the proposed temporary use would be insignificant in terms of the existing network capacity problems including that experienced at Sutton Seeds Roundabout. Moreover, it also indicates that there is a continued low take-up of parking spaces at 510 TVP following COVID. This spare capacity would outweigh the number of trips and need for additional parking spaces associated with the proposed temporary use with no foreseeable prospect of commuting patterns changing within the short term.

As such, it is not considered that the proposed temporary use would have such a significant impact on the highway network such that it would be ‘severe’ in the context of the NPPF and would therefore not warrant refusal in this respect. Moreover, the proposal complies with policies CC07 and CP6 and with guidance in the BDG in respect of parking provision and accords with emerging policies SS17, C3 and C5 of the LPU given the site’s opportunities for good sustainable transport choices.

**Neighbouring Amenity:**

Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. Policy CP1 aims to ensure that development proposals avoid areas where pollution (including noise) may impact upon the amenity of future occupiers.

The applicant wishes the proposed development to have the flexibility to be able to operate ‘24-7’ as there may be evening or weekend sessions. It is not anticipated that the use would generate a significant amount of noise or noise given the relatively low numbers of people that would use the facility at any one time. Given the low intensity of the temporary use proposed and the site’s significant distance away from the nearest residential dwelling, no impacts on residential amenity would occur in compliance with Policies CP1 and CP3 and, hence, no limitation of operational hours is recommended.

**Environmental Health:**

The Council’s Environmental Health team have been consulted on this application and raise no objection. Hence, the proposal is considered acceptable in this respect and accords with the policies CP1 and CP3, and in respect of emerging LPU policies HC5, HC7 and HC9 which aim to protect the environment and public amenity and health from pollution.

**Flooding and Drainage:**

MMD Local Plan policy CC10 states that all development proposals must reproduce greenfield runoff characteristics and return run-off rates and volumes back to the original greenfield levels, for greenfield sites and for brownfield sites both run-off rates and volumes be reduced to as near greenfield as practicably possible.

The application site lies within Flood zone 1 according to the Environment Agency mapping system. The existing and proposed surface drainage arrangement will be the same, utilising the existing car park’s surface water drainage.

Surface water run will be reduced through the retention of existing planting areas, in

addition to new planting areas including 14 large new potted plants and box planters. The areas of impermeable hardstanding under the pre-existing conditions are removed in the construction areas and covered in gravel, which will further add to the permeability of the site.

Based on the above, the Council's Drainage Officer raises no objection to the proposed development which accords with Policy CC10.

**Landscape and Trees:**

Policy CC03 aims to protect and retain existing trees, hedges and other landscape features as well as existing Green Routes. Core Strategy Policy CP3 aims to create a sense of place in the way buildings integrate with their surroundings including the use of appropriate landscaping.

The submitted DAS indicates that the removed London Plane trees have been retained in pots for replacing in their original positions after the proposed temporary use expires. The Council's Consultant Landscape Architect has advised that even with the 'best industry standard' watering, this stock would likely become stressed or dead after the recent drought conditions experienced through spring and summer 2025.

Hence, they have suggested conditions to secure that replacement with healthy, suitably sized stock should be secured along with specific detail for the tree pit construction when they are replanted/replaced.

Subject to compliance with the above conditions, the proposal would accord with the aims of Policies CC03 and CP3 in this respect.

**Ecology:**

Policy TB23 of the MDD Local Plan requires the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider green infrastructure network. Policy CP7 states that sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted.

The application site is located within the Amber/Red Zone within 50m of a known pond. However, the proposal intends no further hard standing and would merely continue to utilise existing hardstanding areas associated with parking spaces for 510 Thames Valley Park for the proposed temporary use and buildings. No comments have been received from either WBC Ecology or Nature Space.

Given the above, the proposal would not have an adverse impact on any protected species or wildlife habitat and therefore accords with the aims of Policies TB23 and CP7 in this respect.

**Other:**

Renewable energy and sustainable construction

The proposal varies from the previous application (212071) in that, amongst other things, it no longer includes a wind turbine. The officer report for this previous

application stated that the proposal “...importantly represents an enhancement of the overall site in terms of its renewable energy credentials and business profile”.

While the wind turbine was a positive element of the previous scheme and its current omission is lamentable, there is no requirement for provision of such within relevant local planning policies (either existing or those emerging through the LPU) to make this development acceptable in planning terms. The proposal also includes an EV charging point and rainwater harvesting measures.

In addition, a condition is recommended to secure a scheme for reusing/recycling/disposing of the development and waste resulting from demolition and construction works associated with the development. Subject to compliance with this condition, the proposal is acceptable in terms of renewable energy and sustainable construction terms.

#### **Conclusion:**

Overall, the proposed temporary loss of employment/office land associated with this proposal is not considered so significant as to warrant refusal but would necessitate a successive temporary use in this instance to protect the long-term use of the site. Moreover, the proposal has merit in terms of delivering additional employment generation on an underutilised site. Highway impacts have been considered but are not so significant to warrant refusal of this application. Other aspects, such as replacement landscaping and waste minimisation and recycling can be appropriately controlled by the imposition of conditions. Hence, the application is recommended for approval (temporary for a further 5 years) subject to the aforementioned conditions.

#### **Community Infrastructure Levy (CIL):**

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

#### **The Public Sector Equality Duty (Equality Act 2010):**

In determining this application, the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

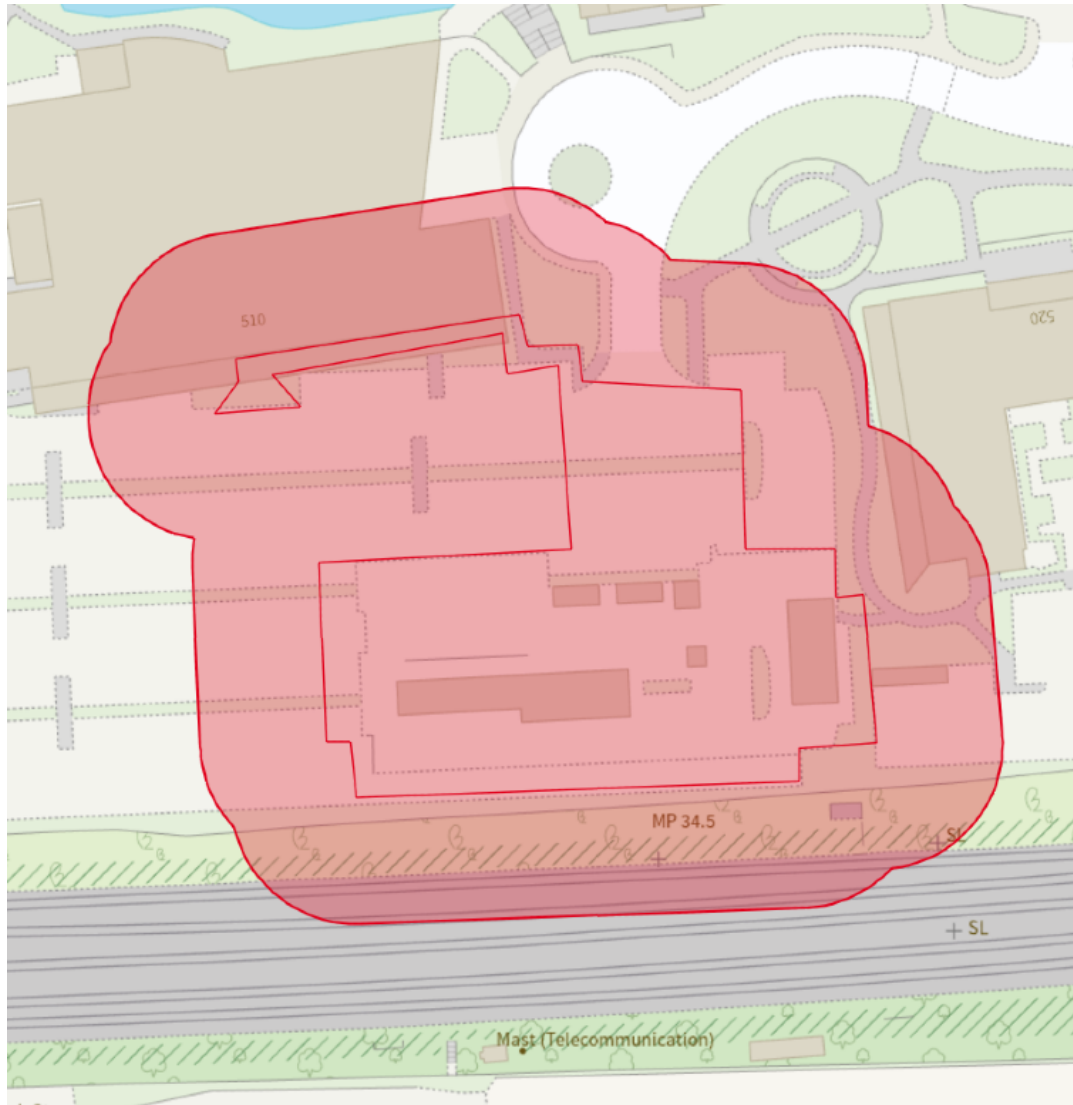
#### **RECOMMENDATION**

|                           |                 |
|---------------------------|-----------------|
| <b>Conditions agreed:</b> | Yes             |
| <b>Recommendation:</b>    | APPROVE         |
| <b>Date:</b>              | 24 October 2025 |
| <b>Earliest date for</b>  | 20 August 2025  |

|                  |  |
|------------------|--|
| <b>decision:</b> |  |
|------------------|--|

|                                                               |                 |
|---------------------------------------------------------------|-----------------|
| <b>Recommendation<br/>agreed by:<br/>(Authorised Officer)</b> | <i>BJC</i>      |
| <b>Date:</b>                                                  | <b>27.10.25</b> |

## PLANNING CONSTRAINTS/STATUS



**Affordable Housing Thresholds | Total count: 3**

| # | NAME                               |
|---|------------------------------------|
| 1 | Within Major Development Locations |
| 2 | Within Major Development Locations |
| 3 | Within All Development Locations   |

**Core Employment Location | Total count: 1**

| # | TYPE                 | NAME               |
|---|----------------------|--------------------|
| 1 | Core Employment Area | Thames Valley Park |

**Scale and Location of Development Proposals | Total count: 1**

| # | FEATURE_TYPE                | NAME   |
|---|-----------------------------|--------|
| 1 | Major Development Locations | Earley |

**Mineral Safeguarding Areas | Total count: 1**

| # | Type                  | SubType                |
|---|-----------------------|------------------------|
| 1 | Sharp Sand and Gravel | River Terrace deposits |

**Major Nuclear Sites Consultation Zone | Total count: 1**

| # | FEATURE_TYPE                           | FEATURE_NAME   | PLANNING_NOTE                                                                                                                                                                                                |
|---|----------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Consultation Zone - Major Nuclear Site | AWE: 12km Zone | This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites. |

**Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1**

| # | Height Band                                 | Wind Turbine | Aviation |
|---|---------------------------------------------|--------------|----------|
| 1 | All works exceeding 150 metres (492.1 feet) | NO           | YES      |

**Network Rail Railway Consultation Zone | Total count: 1**

| # | FEATURE_TYPE                   |
|---|--------------------------------|
| 1 | Network Rail Estate (inferred) |

**Electricity Sub Station Consultation Zones | Total count: 1**

| # | FEATURE_TYPE                              | CONSULT                |
|---|-------------------------------------------|------------------------|
| 1 | Electricity Sub Station Consultation Zone | SSE Power Distribution |

**Risk of Flooding from Surface Water | Total count: 7**

| # | FEATURE_TYPE                                 | FEATURE_NAME               |
|---|----------------------------------------------|----------------------------|
| 1 | Environment Agency Surface Water Flood Zones | 1 in 100 year risk extent  |
| 2 | Environment Agency Surface Water Flood Zones | 1 in 100 year risk extent  |
| 3 | Environment Agency Surface Water Flood Zones | 1 in 100 year risk extent  |
| 4 | Environment Agency Surface Water Flood Zones | 1 in 100 year risk extent  |
| 5 | Environment Agency Surface Water Flood Zones | 1 in 100 year risk extent  |
| 6 | Environment Agency Surface Water Flood Zones | 1 in 1000 year risk extent |
| 7 | Environment Agency Surface Water Flood Zones | 1 in 1000 year risk extent |

**Bat Roost Habitat Suitability | Total count: 6**

| # | FEATURE_TYPE                                                                                | FEATURE_NAME | CONSULT                                    |
|---|---------------------------------------------------------------------------------------------|--------------|--------------------------------------------|
| 1 | Bat survey required for planning applications that involve roof modification or demolition. | KC604        | Ecology Officer, Green Infrastructure Team |
| 2 | Bat survey required for planning applications that involve roof modification or demolition. | KD603        | Ecology Officer, Green Infrastructure Team |
| 3 | Bat survey required for planning applications that involve roof modification or demolition. | KD604        | Ecology Officer, Green Infrastructure Team |
| 4 | Bat survey required for planning applications that involve roof modification or demolition. | KE603        | Ecology Officer, Green Infrastructure Team |

|   |                                                                                             |       |                                            |
|---|---------------------------------------------------------------------------------------------|-------|--------------------------------------------|
| 5 | Bat survey required for planning applications that involve roof modification or demolition. | KE604 | Ecology Officer, Green Infrastructure Team |
| 6 | Bat survey required for planning applications that involve roof modification or demolition. | KH605 | Ecology Officer, Green Infrastructure Team |

**Great Crested Newt Impact Risk Zones | Total count: 2**

| # | FEATURE_TYPE                        | FEATURE_NAME | CONSULT                                                                                             |
|---|-------------------------------------|--------------|-----------------------------------------------------------------------------------------------------|
| 1 | Great Crested Newt Impact Risk Zone | Green        | Consult NatureSpace for Major developments only                                                     |
| 2 | Great Crested Newt Impact Risk Zone | Amber        | For Householder applications check HH Layer. Consult NatureSpace for all other types of development |

**Great Crested Newt Impact Risk Zones - Householder | Total count: 1**

| # | FEATURE_TYPE                                                   | FEATURE_NAME | CONSULT                                                                                             |
|---|----------------------------------------------------------------|--------------|-----------------------------------------------------------------------------------------------------|
| 1 | Great Crested Newt Impact Risk Zone - Householder Applications | Amber        | This Amber/Red Zone is within 50m of a known pond. Consult NatureSpace for Householder applications |

**Great Crested Newt Impact Risk Zones - Minor | Total count: 1**

| # | FEATURE_TYPE                        | FEATURE_NAME | CONSULT                                                                                         |
|---|-------------------------------------|--------------|-------------------------------------------------------------------------------------------------|
| 1 | Great Crested Newt Impact Risk Zone | Amber        | Consult NatureSpace for any minor development that intersects a red or amber zone in this layer |

**SSSI Impact Risk Zones | Total count: 1**

| # | IRZURL                                                                                                                                                                                                                                                                      |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <a href="https://irz.geodata.org.uk/IRZ/step2.html?irzcode=03000000500000&amp;es=&amp;location=473987,173912%20(IRZ%20polygon%20centre)">https://irz.geodata.org.uk/IRZ/step2.html?irzcode=03000000500000&amp;es=&amp;location=473987,173912%20(IRZ%20polygon%20centre)</a> |

**Potentially Contaminated Land Zones | Total count: 1**

| # | FEATURE_TYPE                                    | OBJECTID |
|---|-------------------------------------------------|----------|
| 1 | Potentially Contaminated Land Consultation Zone | 1        |

**Landscape Character Assessment 2019 | Total count: 1**

| # | FEATURE_TYPE                        | Name                |
|---|-------------------------------------|---------------------|
| 1 | Landscape Character Assessment 2019 | Thames River Valley |

**Wards | Total count: 1**

| # | NAME                            | Closest Approximate Distance |
|---|---------------------------------|------------------------------|
| 1 | Maiden Erlegh & Whitegates Ward | 0 m                          |

**Parishes | Total count: 1**

| # | NAME      | Closest Approximate Distance |
|---|-----------|------------------------------|
| 1 | Earley CP | 0 m                          |