

Date: 30 July 2025
Application: 251776



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 251776

Applicant: Oracle Corporation Limited

Site Address: 510 Thames Valley Park Drive, Earley, Wokingham, RG6 1RA

Parish: Earley

Grid Reference: Easting - 473821, Northing - 173906

Type of Development: Other Change of Use

Proposal: 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.

Case Officer: Andrew Chugg

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 251776. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	251776
Address:	510 Thames Valley Park Drive, Earley, Wokingham, RG6 1RA.		
Proposal:	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.		
Type of Development:	Other Change of Use		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☒ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The **surface water drainage section of JLL planning statement** states the following:

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 planning 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, we would have no objection to the development, as represented by **proposed site plan drawing DR-A-0022 dated 15/07/2025**.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	31/07/2025	Signed:	Boniface Ngu
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