

Date: 30 July 2025
Application: 251776



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

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:	Ben Amey Principal Highways Management Officer		
Service	WBC Highways	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:	Yes/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 Local Highways Authority would have no objection to application no. 251776 for the temporary change of use from a Car Parking area to use as an 'Industries Innovation Lab' for a further 5-Years. The application states that the 'pre-existing' site conditions will be restored once the new temporary planning permission expires in 2031.

Temporary Planning permission was previously granted for this change of use on 10th September 2021 (Planning Ref: 212071). The temporary planning permission was granted for 5-years, expiring on 10th September 2026.

The LHA raised no objection on transport/highways grounds to application 212071. The Highways Officers highlighted that the proposed use would result in the temporary loss of 128 car parking spaces on site. This was not considered likely to cause an overspill of vehicle parking onto the surrounding highway network or have a severe impact which would be contrary to the transport sections of the NPPF, MDD Policy CC07, or Core Strategy Policy CP6 which requires developments to provide appropriate vehicular parking.

The Highways Officer advised that 384 car parking spaces would be required, on the basis of 1 space per 30sq/m. 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).

A site visit was completed on Wednesday 8th October 2025 when the car park was observed to have high levels of empty spaces/spare capacity. This is demonstrated by the photos provided below:

Oracle Unit 10 Site Visit Photos



Conditions & Reasons (if required)

If planning permission is granted, then the LHA recommend the inclusion of planning conditions which require provision of 374 car parking spaces and reinstatement of the previous car park after the temporary planning permission expires in 2031.

Date:	08.10.2025	Signed:	Ben Amey
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