

Jones Lang LaSalle

TVP 510, Oracle Parkway, Reading, RG6 1RA

Planning Statement



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Contents

1	Introduction	3
2	Site Description and Context.....	5
3	Planning History.....	7
4	Statement of Community Involvement.....	10
5	The Proposed Development.....	11
6	Planning Policy Context.....	13
7	Planning Assessment	18
8	Conclusion.....	23
	Appendix A – Environmental Agency Flood Risk Map for Planning.....	24
	Appendix B – TVP 510, Oracle Parkway - Planning History	25
	Appendix C - Cover letter sent to stakeholders of Oracle 510 Parkway	28

1 Introduction

- 1.1 This Planning Statement has been prepared by Jones Lang LaSalle ('JLL') on behalf of Oracle Corporation UK Limited ('the Applicant') in support of a planning application for the continuation of the temporary change of use of a car parking area at TVP 510, Oracle Parkway, Reading, RG6 1RA ('the Site').
- 1.2 This proposal seeks to extend the temporary planning permission (ref. 212071, herein 'the extant planning permission') for the Industries Innovation Lab beyond its current expiration date of 10th September 2026. This planning application seeks to secure the continued operation of the facility for a temporary 5-year period until 10th September 2031.

Description of Development

- 1.3 Pursuant to this application, full planning permission is sought for the following description of temporary development:

"Full application for the temporary change of use of the Car Parking area (Class E(g)(i)) to be used as an Industries Innovation Lab (Sui Generis) for up to 5 years with associated Cabins, Structures, and EV Charging Point."

- 1.4 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.
- 1.5 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.

Format of the Planning Application

- 1.6 This planning application is comprised of and supported by the following suite of drawings and documents listed in Table 1:

Document	Author
Application Form	JLL
Community Infrastructure Levy (CIL) Form 1	JLL
Site Location Plan	Oracle
Existing and Proposed Elevation Plans	Oracle
Illustrative reinstatement plan	Oracle
Design and Access Statement	JLL
Planning Statement (including Statement of Community Involvement)	JLL
Arboricultural Conditions Confirmation Statement	John O'Conner

Table 1: List of supporting documents

- 1.7 Please note that the requisite application fee of £673 (including the service charge and VAT) has been paid via the Planning Portal.

Structure of this Planning Statement

1.8 The scope of this Planning Statement is as follows:

- **Section 2** - Provides an overview of the Site and Surrounding Area;
- **Section 3** - Presents the Site's relevant planning history;
- **Section 4** - Outlines the Statement of Community Involvement;
- **Section 5** - Describes the development proposals;
- **Section 6** - Summarises the relevant planning policy;
- **Section 7** - Sets out the case for permission; and
- **Section 8** - Summaries the key considerations and provides a conclusion.

2 Site Description and Context

- 2.1 This section of the Planning Statement describes the Site and surroundings to set the context for the development proposals.

Site Description and surrounding area

- 2.2 The Site is under the jurisdiction of the Wokingham Borough Council ('WBC') and is located within the ward of Maiden Erlegh & Whitegates Ward. Thames Valley Park ('TVP') is a business and leisure park and contains office buildings and supporting retail, leisure, and ancillary uses. TVP was originally developed in the 1980s on the former Earley Power Station. The Site is situated approximately 1.5 miles to the east of Reading Town Centre.
- 2.3 Oracle owns five separate office buildings (510, 520, 530, 540 and 550 TVP) and associated car parking areas on the western side of Thames Valley Parkway, known as Oracle Parkway. The Site is located in the south-eastern corner of the car park of the main Oracle building, which is known as TVP 510. TVP 510 and the associated parking area are located in the western most corner of Thames Valley Park and are bound by a dense landscape strip to the south and west.
- 2.4 A landscape strip screens the Site from Thames Valley Park Drive, which forms the northern and western boundary of the business park. To the east is the wider TVP and immediately to the east of the Site is 530 Thames Valley Park Drive Parkway. To the south, the Site is bound by the main railway line, with Suttons Business Park situated south of the railway line. The nearest residential properties are located at Shepherds House Lane, approximately 350m southeast of the Site and situated to the south of the existing railway line.
- 2.5 The Site benefits from good vehicular accessibility via the A329/A392M, which is a dual carriageway route to the A4 and Junction 10 of the M4, approximately 5 miles to the south. Additionally, the Site benefits from good connectivity for active travel and shared transport options, as there are a number of footpaths and cycle routes linking the Site to the surrounding area. A free shuttle bus service operates every 10-15 minutes and provides a direct connection from TVP to Reading Railway Station. The nearest local bus stop is located on Shepherds House Lane, approximately 600m southeast of the Site. This bus stop is served by bus routes 14 (orange), 127, 128, 129 and 850, providing an hourly service to destinations such as Reading Railway Station and surrounding residential areas.
- 2.6 The nearest convenience store is an Aldi Supermarket, which is to the south-east of the Site, approximately a 12-minute walk via Shepherds House Lane.
- 2.7 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.

Site Details

- 2.8 The Industries Innovation Lab and existing TVP 510 parking area can be accessed via the main Oracle Parkway internal access road. The private car park is set aside for all users/staff at Oracle Parkway and is currently under-utilised, mostly due to good level of active travel accessibility and free shuttle buses serving the Oracle Parkway facilities. The existing car park provided 502 car parking spaces for the primary use of TVP 510, including 6 electric charging spaces and 6 blue badge car parking spaces. The Site covers an area of approximately 3,800 sqm including access routes, albeit most of the Site is fenced off and undeveloped, with the existing temporary structures providing a combined floorspace of 241.3 sqm (Gross Internal Area).
- 2.9 'The extant planning permission' uses 128 of the pre-existing car parking spaces, which are set to be reinstated once the planning permission expires (please see Illustrative Reinstatement Plan submitted with this planning application). Currently, the Site provides 374 car parking spaces alongside the Industries Innovation Lab.

- 2.10 The pre-existing arrangement on the Site was level and, aside from landscaping strips, entirely surfaced in hardstanding, with tarmac used for the parking bays and block paving for the internal roads. The existing Site continues to consist predominantly of hard standing areas, with some temporary planting and structures associated with the operations of the Industries Innovation Lab.

Parking

- 2.11 510 Oracle Parkway currently has 348 car parking spaces. 520 Oracle Parkway has 250 car parking spaces available, which can also be used by individuals accessing the Site.

Flooding

- 2.12 A review of the Environment Agency Flood Risk Map (**Appendix A**) confirms that the Site and surrounding area is situated within Flood Zone 1 and therefore is at a very low risk of flooding from surface water. There is no history of flooding at the Site and irrespective, the Proposed Development is not a use that would be vulnerable to flooding.

Heritage

- 2.13 The Site does not contain any listed building, nor is in a Conservation Area. The existing development is situated on hard standing surfaces, where minimal excavation was required, as such there will be no archaeological impact.

Ecology

- 2.14 The supporting addendum to the Arboricultural Report prepared by John O’Conner identifies the Site's existing condition but also notes the pre-existing condition of the Site prior to the implementation of the extant planning permission. For the purpose of this submission, the stated pre-existing conditions are as follows:

“The majority of the Site is hard standing and therefore there are minimal ecological constraints. The Site has no ecological designations, and the existing trees and shrubs within the isolated landscaping strips have limited ecological potential.”

- 2.15 The Site’s existing conditions consist of a moderate amount of ecology given the temporary nature of the proposals, including temporary tree provision, planters and sensory garden.

3 Planning History

- 3.1 A review of Wokingham Borough Council's online statutory register of applications has been undertaken, and a full summary table is provided in **Appendix B**. Table 2 and 3 refer to the most relevant application which shall provide context for this current application:

Table 1 - Planning History Table for the Application Site (car parking area of 510 Oracle Parkway)

Application Reference Number	Description	Decision	Date of approval
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.	Approve	18/01/2023
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.	Approve	17/02/2022
213436	Application for submission of details to comply with the following condition of planning consent 212071 dated 10.092021. Condition 4 Replacement landscaping. 6 protection of trees. 8 External materials samples.	Approve	15/11/2021
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.	Approve	10/09/2021

- 3.2 Wokingham Borough Council (WBC) granted planning permission (ref. 212071) on 10th September 2021 for up to five years until 10th September 2026 for the temporary change of use of car parking to provide an Industries Innovations Lab with associated cabins, structures, wind turbine and EV charging point. Condition 7 requires the Applicant, prior to the discontinuance of the temporary permission, to submit a scheme for reusing/recycling/disposing of the development and waste resulting from demolition and construction works associated with the development, which shall have first been submitted to and approved in writing by the local planning authority.
- 3.3 The following comments were issued by consultees on planning ref. 212071:

- **Environmental Health Officer** – Issued a recommendation for approval with no conditions.
- **Highways officer** – Issued a recommendation for approval with no conditions.
 - The officer also stated: *“The councils parking standards recommends 384 spaces, based on 1 space/30sqm. The shortfall of 10 spaces for Unit 510 is not considered to be significant when considering the availability of parking spaces within the applicant’s ownership for adjacent business units. These units provide 95 spaces above the council’s parking standards. In addition, 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 which is currently under construction nearby.”*
- **Energy Manager** - supported the wind turbine type of technology.
- **WBC Cleaner and Greener** – No response received.
- **WBC Economic Prosperity & Place (Community Infrastructure)** – No objection / no Employment Skills Plan (ESP) required.
- **Landscape architect** – Issued a request for additional information and two conditions were applied to ensure the details of the landscaping and measures to protect trees were imposed upon the temporary planning permission.
- **Flood Risk and drainage** – Issued a recommendation for approval with no conditions. Specifically, the flood risk and drainage officer stated: *“LLFA would not have any objections on the principal of the proposed development from flood risk perspective for the duration of the temporary 5-year period.”*

3.4 On 15th November 2021, the pre-commencement conditions related to condition 4 (replacement landscaping) condition 6 (protection of trees) and condition 8 (external materials samples) were discharged under planning ref. 213436. Furthermore, Conditions 5 (retention of trees and shrubs) and 6 (protection of trees) (application ref. 220179) were discharged on 17th February 2022 to secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the Site which are of amenity value to the area.

3.5 A non-material amendment application was granted (ref. 223708) on 18th January 2023 for various minor alterations including the 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. The case officer agreed that the proposed changes were *“relatively insignificant in the overall scheme and would allow various minor changes to cabin and structure dimensions.”*

Table 3 - Planning History Table for the Wider Site (510 Oracle Parkway)

Application Reference Number	Description	Decision	Date of approval
221111	Prior approval submission for the proposed installation of 390 no. roof mounted Solar Photovoltaic panels.	Prior Approval Not Required	13/05/2022

- 3.6 Wokingham Borough Council confirmed 'prior approval' was not required under planning ref. 221111 for the installation of no. 390 solar photovoltaic panels on the northern and southern elevations of the roof on the existing office building at 510 Thames Valley Park Drive. The purpose of this application was to reduce the carbon footprint of the building and the surrounding area.

4 Statement of Community Involvement

- 4.1 This Statement of Community Involvement has been prepared by Jones Lang Lasalle Limited in support of a Full Planning Application.
- 4.2 The Applicant has engaged with relevant stakeholders to ensure their views are considered prior to the resubmission of the proposals at 510 Oracle Parkway. Given the nature of application and scale of the proposals, letters have been sent to notify the following relevant stakeholders that planning permission is to be submitted:
- Network Rail
 - Councillor Stephen Newton
 - Councillor Andy NG Siu-hong
- 4.3 No comments were received during the pre-submission engagement period which occurred between **16th May and 28th May 2025**.
- 4.4 A copy of the Consultation Letter sent to the relevant stakeholders is available in **Appendix C**.

5 The Proposed Development

- 5.1 The Council previously approved this temporary change of use and subsequent pre-commencement conditions in 2021 and the non-material amendment application in 2023. This application maintains identical parameters to the existing approvals, except for removing the wind turbine component from the (existing) development proposals. Temporary permission until 10th September 2031 is sought for the following description of development:

“Full application for the temporary change of use of the Car Parking area (Class E(g)(i)) to be used as an Industries Innovation Lab (Sui Generis) for up to 5 years with associated Cabins, Structures, and EV Charging Point.”

- 5.2 As noted in Chapter 1, the ‘Future Smart Home’ structure does not form part of the Site’s existing conditions. Nonetheless, the Applicant is seeking its inclusion in this current application and has been included on the ‘proposed site plan’.
- 5.3 The development proposals, as per the existing site condition are summarised below and shown on the ‘existing site plan’:
- 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
- 5.4 Visitors to the Industries Innovation Lab are currently able to interact with the technology and gather a greater understanding of how the automated technology can be applied to everyday activities. The Industries Innovation Lab focuses on five sectors including, construction, utilities, food and beverage, hospitality and communication.
- 5.5 The Industries Innovation Lab is comprised of a number of temporary, non-permanent structures that are located in a fenced off, underutilised area of the TVP 510 car park. The proposals will continue the temporary loss of 128 car parking spaces for another five years until 10th September 2031. Once the permission expires, the temporary structures will be removed and compliance with Condition 7 of planning ref. 212071 will be adhered to prior to the pre-existing site layout and function being restored (Please refer to Illustrative Reinstatement Plan submitted with this planning application).
- 5.6 Further details and commentary on the design rationale in addition to a comprehensive overview of the existing site layout and structures is provided in the accompanying ‘Design and Access Statement’, which should be reviewed alongside this Planning Statement.

Surface Water Drainage Strategy

- 5.7 The existing and proposed surface drainage arrangement will be the same. The scheme utilises the existing car park's existing surface water drainage. As with the existing arrangement, the temporary structures will not reduce infiltration of water into the ground, and it is considered that the proposals reduce surface water run off through rainwater harvesting.
- 5.8 Surface water run off was reduced through the retention of existing planting areas, in addition to new planting areas including 14 large new potted plants and box planters.
- 5.9 The areas of impermeable hardstanding under the pre-existing conditions were removed in the construction areas and covered in gravel, which will further add to the permeability of the Site.

Landscaping

- 5.10 The replacement trees currently on-site are a like for like replacement in terms of species selection and numbers and of a size of 16cm-18cm girth and 4m height. The location for each tree is in the location of the tree previously removed and have been sourced, planted and maintained following current industry standard best practice. The trees in situ are 15 London Plane as per tree schedule in location as per the Tree Protection Plan. Please refer to the Arboricultural Condition Confirmation Statement submitted with this planning application which confirms that the existing trees and newly planted trees are in good health, in compliance with condition's 4, 5, and 6 of the extant planning permission (ref. 212071).

6 Planning Policy Context

- 6.1 The application Site is situated under the administrative control of Wokingham Borough Council (WBC). Section 38(6) of the Planning and Compulsory Purchase Act 2004 ('the 2004 Act') requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.2 The Statutory Development Plan for the Site comprises:
- Core Strategy, (Adopted 2010)
 - Managing Development Delivery (Adopted 2014)
 - Central and Eastern Berkshire Joint Minerals and Waste Plan, (Adopted 2023)
- 6.3 Regard should also be had to the following material considerations which are reviewed in further detail below:
- The Government's National Planning Policy Framework (NPPF, 2024);
 - The Government's National Planning Policy Guidance (NPPG, 2014 as amended); and
 - Supplementary Planning Documents and Guidance ('SPDs' and 'SPGs') produced by Wokingham Borough Council.
- 6.4 WBC have been preparing a Local Plan Update (2023-2040): Proposed Submission Plan was submitted to the Secretary of State for examination on 28th February 2025. The Emerging Local Plan is expected to be adopted by June/July 2026¹.
- 6.5 This section does not re-state all policies but identifies the main policies of relevance when considering the proposed development. Additional policies are set out in a tabular format for completeness.

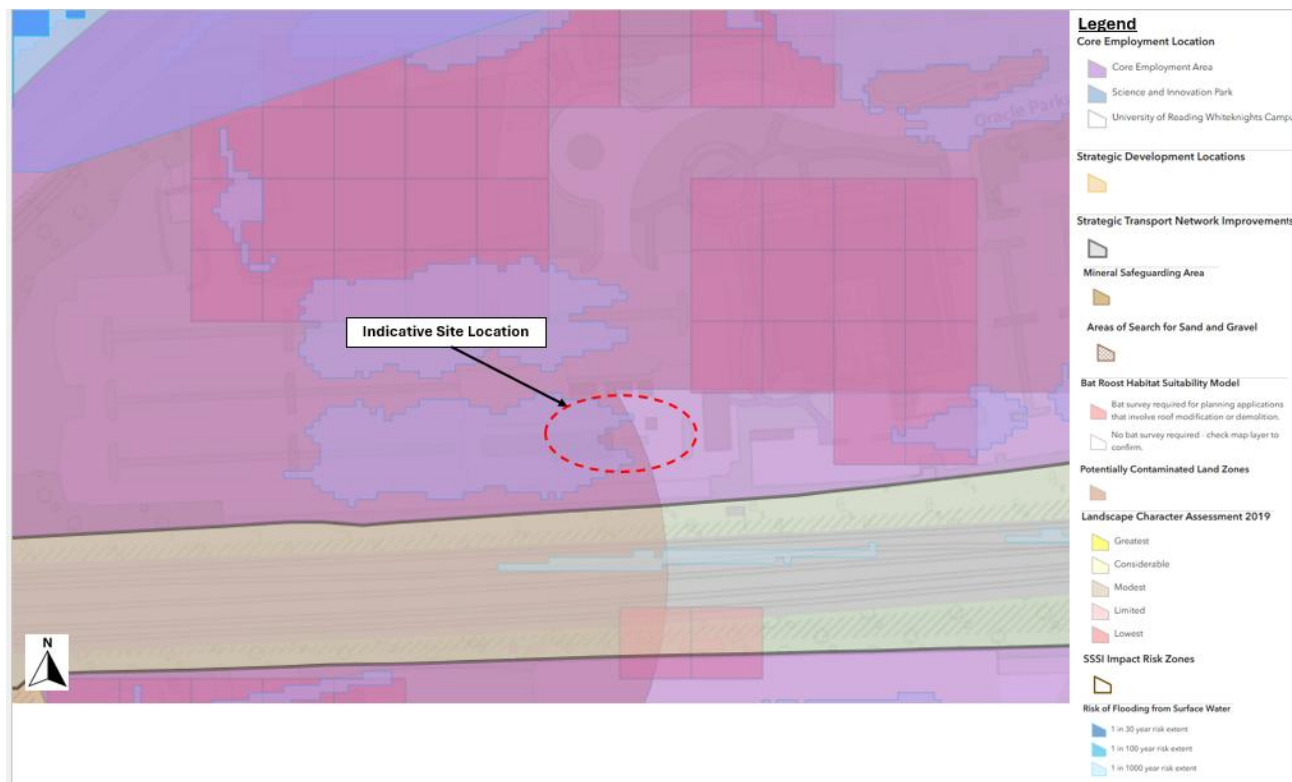
Core Strategy (2010)

- 6.6 The Core Strategy is a high-level document setting out our strategy for managing development until 2026. It was adopted by the council on 29th January 2010.
- 6.7 Pursuant to the Policies Map the Site is subject of the following designations:
- Allocated Employment / Commercial Site – Land at Thames Valley Business Park
 - Potentially Contaminated Land Consultation Zone
 - Bat Roost Habitat Suitability
 - Risk of Flooding from Surface Water Zone
 - Major Development Location
 - Strategic Transport Network Improvement Zone - Railway
 - Replacement Mineral Local Plan

¹ [WBC Local Development Scheme 2024-2027](#)

- Landscape Character Assessment Area
- SSSI Impact Risk Zones

Figure 1 – Wokingham Borough Council's Policies Map (March 2024²)



6.8 The following WBC policies are relevant to the proposals:

Relevant Core Strategy Policies

CP1	Sustainable Development
CP3	General Principles for Development
CP6	Managing Travel Demand
CP15	Employment Development

Managing Development Delivery (2014)

6.9 The Managing Development Delivery local plan builds on the strategy set out in our Core Strategy and sets out more detailed policies for managing development. It was adopted by the council on 21 February 2014.

Relevant Managing Development Delivery Policies

CC01	Presumption in Favour of Sustainable Development
CC02	Development Limits
CC03	Green Infrastructure, Trees and Landscaping
CC05	Renewable Energy and Decentralised Energy Networks
CC07	Parking
CC09	Development and Flood Risk
CC10	Sustainable Drainage

² (Source: <https://www.wokingham.gov.uk/planning-policy/adopted-development-plan/policies-map>)

Relevant Managing Development Delivery Policies

TB11	Core employment Areas
TB21	Landscape Character

- 6.10 Policy CC01 accepts a presumption in favour of sustainable development.
- 6.11 Policy CC07 sets out the Parking Standards for development proposals, with developments of Use Class B1 of more than 2,500sqm are required to allocate 1 car parking space per 30m.
- 6.12 As identified within the Policies Map, the Site is located within a Core Employment Area, subject to Policy TB11 of the MDD, encouraging the majority of employment growth within the Core Employment Areas.
- 6.13 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.
- 6.14 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.
- 6.15 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.
- 6.16 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. Chapter 6 (6.2 Design principles) P3 of the Borough Design Guide SPD notes that parking spaces should be safe and convenient. Furthermore, section 6.3 advises that car parks are positive places, which integrate planting, other vegetation and sustainable drainage wherever possible.

WBC Supplementary Planning Documents (SPD)

Borough Design Guide (SPG)

- 6.17 The Supplementary Planning Document details the general principles for development with emphasis placed on providing facilities to promote all modes of transport in particular walking, cycling and public transport and reduce the need to travel, through the location of development to promote integration and accessibility. Furthermore, sustainable development intended to enable to a Site's potential in a manner that minimise or mitigates environmental impacts, contributes and supports complementary facilities and uses. A key core design principle is inclusive design.
- 6.18 The design guides advises that car parking should be positioned unobtrusively and well design and landscaped. Proposals should ensure the design and construction of car parks are attractive, facilitating space for planting trees and hedges or shrubs to act visuals and to break down the scale of a car park. Incorporate SuDS measures, such as swales or permeable paving into the scheme to facilitate drainage and flood attenuation. The materials for shopfronts should be compatible with the character of the building and the area. High quality, robust and sustainable materials should be used. Chapter 7 of the Borough Design Guide directs non-residential development to be suited to its context with regard to building height, bulk and massing.

Sustainable Design and Construction (SPD)

- 6.19 The Council's guidance advised that the design of a building is critical to ensuring that sustainable waste management can be achieved. Integration of sustainable waste management principles into design include:
- Design buildings for reuse (such as making buildings adaptable, and robust);
 - Pre-fabricated components, which minimise waste on site;
 - Standardised components, which are readily available;
 - Specification – reduce waste by only purchasing and specifying what is needed for the project. For this, careful measurements are required;
 - Flexibility of design – ensure that a building can be reused more readily and has a longer lifespan.
- 6.20 Furthermore, the guidance advises on lifecycle consideration for buildings, with developers to give consideration to the choice of construction material as this has a wide implication for the sustainability of a development. Construction products should be chosen which are environmentally friendly, of low embodied energy which can be recycled or reclaimed when buildings come to the end of their lives. The use of whole life cycle assessments has increased in recent years with manufacturers now able to provide information on the wider environmental impacts associated with products.

Material Considerations

National Planning Policy Framework ('NPPF')

- 6.21 On 30th July 2024, the Ministry of Housing, Communities and Local Government ('MHCLG') published an updated NPPF for consultation, running up until 24th September 2024, and on 12th December 2024 the revised NPPF was adopted.
- 6.22 Paragraph 11 sets out the presumption in favour of sustainable development. This forms an overarching theme for national planning policy, which the Government have advised should be at the heart of the planning system. For decision-taking this means that development proposals that accord with an up-to-date development plan are approved without delay.
- 6.23 Paragraph 39 advises that local planning authorities should approach decisions on proposed development in a positive and creative way, encouraging them to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of an area.
- 6.24 Chapter 6 (Building a strong, competitive economy), states that significant weight should be placed on the need to support economic growth and productivity, with the approach allowing each area to build on its strengths, counter any weaknesses and address challenges of the future. Paragraph 89 follows on from this, stating that both local business needs and wider opportunities for development should be taken into account.
- 6.25 Chapter 11 (Making effective use of land) states that local planning authorities should promote and support the development of under-utilised land and buildings, with paragraph 127 stating that planning decisions need to reflect changes in the demand for land. Paragraph 128 additionally advises that local planning authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans.

National Planning Practice Guidance (NPPG)

- 6.26 The National Planning Practice Guidance was published in November 2016 (revised December 2024) and is a web-based resource for all material relating to planning. The guidance and policies published here form a material consideration for any planning application decision.
- 6.27 The National Design Guide, updated in 2021, is part of the suite of guidance. It solidifies an expectation for high quality buildings and places and sets out how this can be achieved as well as best practices.

Wokingham Borough Plan Local Plan Update 2023-2040 Proposed Submission Plan (Regulation 22)

- 6.28 Wokingham Borough Council submitted the Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan to the Secretary of State on 28th February for independent examination. Given that WBC's Local Plan Update has several stages yet to be completed, there is a restriction in the weight that can currently be afforded to it.
- 6.29 Wokingham Borough Council's proposed local plan sets out a clear strategy to deliver a vision of thriving, green, and inclusive communities. While the plan owes much to the past draft proposals, it has some important new policy features. These push the boundaries further than before, as with our new higher targets for much-needed affordable housing and the new cutting-edge energy efficiency and environmental standards that we will be requiring developers to meet.
- 6.30 Wokingham Borough is in the heart of the Thames Valley and plays an important role in the continued economic success of the region and is home to many multinational corporations with expertise across the key sectors of digital technology, life sciences and healthcare, and energy and environment, alongside a highly skilled workforce.
- 6.31 The following emerging Local Plan Update policies are of consideration of this this planning application:

Wokingham Borough Local Plan Update 2023 – 2040 (Proposed Submission Plan)

Policy SS1	Sustainable Development Principles
Policy SS2	Spatial Strategy and Settlement Hierarchy
Policy SS8	Meeting Employment Needs
Policy CE4	Supporting a Circular Economy
Policy C5	Parking and Electric Vehicle Charging
Policy ER1	Core Employment Areas
Policy F1D	Development and Flood Risk
Policy FD2	Sustainable Drainage
Policy NE4	Trees, Woodland, Hedges and Hedgerows
Policy NE5	Landscape Design
Policy DH2	Safeguarding Amenity

- 6.32 The following designations as illustrated on the Local Plan Update Proposed Submission Plan Policies Map are relevant to the Site
- Proposed core employment area
 - Major Settlement

7 Planning Assessment

- 7.1 This section provides an assessment of the proposals against the relevant development plan policies and material considerations, in order to justify the granting of planning permission.

Principle of Development

- 7.2 With consideration given to the extant permission being granted for the proposals, the principle of development has been accepted by Wokingham Borough Council under the current Development Plan. Furthermore, the development proposals are in accordance with the three objectives of Sustainable Development, as stipulated in Paragraph 11 of the NPPF:

- **Economic:** The development proposals seek to continue to make the efficient use of unutilised land, through supporting a business in providing a unique testing service for future technologies to ensure businesses in the wider economy are able to remain adaptable and responsive to changing economic headwinds, as such the proposals address the economic objective of sustainable development.
- **Social:** The Industries Innovation Lab has been providing an enhanced and immersive customer experience for the past four years, which has placed accessibility at the forefront of design. The operations associated with the development proposal will not affect noise sensitive receptors nor any nearby residential properties, instead the existing facility will enable individuals to learn about technological innovation in a manner that contributes to the social objective.
- **Environmental:** The Proposed Development will not have any detrimental impacts on any environmental receptors and any impacts, such as the loss of trees, will be temporary and mitigated once the Site is restored to its original condition. A number of sustainability measures are also proposed including an EV charging point and rainwater harvesting, which will provide further environmental enhancements above pre-existing conditions.

- 7.3 MDM 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.

- 7.4 Core Strategy Policy CP15 designated the Thames Valley Business Park for employment development and will permit business, industry or warehousing development, including the intensification or expansion of existing employment uses, provided it is located within Core Employment Areas such as the Thames Valley Business Park.

- 7.5 The principle of development was considered acceptable in extant planning permission ref. 212071, as stated in the Officer's Report:

"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 CC05 states that local opportunities to contribute towards decentralised energy supply from renewable and low-carbon technologies will be encouraged. The Council's Energy Manager has confirmed that he is amenable to this form of renewable energy technology. Policy TB11 states that any proposed changes of use away from B1 should not lead to an overall net loss of floorspace in 'B' use within the borough. However, the proposed change of use is temporary for only 5 years and importantly represents an enhancement of the overall site in terms of its renewable energy credentials and business profile."

On this basis, the proposal is considered acceptable in principle ...”

- 7.6 The principle of development has already been established through the extant planning permission and this planning application seeks to retain the existing temporary use on Site for a further 5-year period until 10th September 2031. The Applicant is applying to extend the temporary permission to enable the Industries Innovation Lab (Sui Generis) to continue making a significant contribution to the wider technology industry by enabling visitors to continue to learn how automated technology can be applied to everyday activities in the future.
- 7.7 Therefore, the principle of development and continuation of the temporary permission until 10th September 2031 is acceptable in principle and as such, the proposals accord with Development Management Policies CC01, CC02, CC05, and TB11.

Design and Surrounding Character

- 7.8 Policy CC05 states that renewable energy 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.
- 7.9 Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment. 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.
- 7.10 The design of the temporary development proposal was considered acceptable as part of extant planning permission ref. 212071, as stated in the Officer’s Report:

“The application site (refer to Fig. 2.0 above) 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. Overall, 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...”

The proposed development is mostly comprised of prefabricated temporary structures, with minimal groundworks, the impacts of which would also be limited and temporary for 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 subject to full details of external materials being secured by condition.”

- 7.11 Given the temporary nature of the proposals and the fact that there are no changes to the design of the development proposals approved under the extant planning permission (other than the removal of the wind turbine), it is considered that the design of the proposals remains in accordance with development plan policies following the discharge of condition 8 (ref. 213436) of the extant planning permission ref. 212071.

Landscape and Trees

- 7.12 Policy CC03 aims to protect and retain existing trees, hedges and other landscape features as well as existing Green Routes. Policy TB21 requires proposals to retain or enhance the condition, character and features that contribute to the landscape.
- 7.13 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.
- 7.14 The Applicant seeks to extend the temporary nature of the development and is committed to fully reinstate the pre-existing landscaping and ecological conditions as of September 2021 once the new permission expires in 2031 (Please refer to the Illustrative Reinstatement Plan submitted with the planning application). The Council's Tree & Landscape Officer has previously assessed the situation and raised no objection, subject to conditions which were successfully discharged and noted in Chapter 3 of this Statement.
- 7.15 The Arboricultural Conditions Confirmation Statement prepared by John O'Conner states that the survey confirms that no damage was noted to any retained trees from construction works. All trees were noted to be in good health at the time of the inspection. The method statement was available to contractors during the construction operations. The Assessment demonstrates that at the time of the inspection, all conditions of the planning approval related to conditions 4, 5 and 6 had been adhered to.
- 7.16 With these safeguards in place, and the clear commitment to reinstate the pre-existing ecological conditions upon permission expiry, the transient removal of trees does not represent a significant long-term detriment to the visual amenity of the Site or surrounding area, as the temporary trees will continue to mature. Therefore, the proposals accord with MDD Policy CC03 and TB21 and Core Strategy CP3.

Neighbouring Amenity

- 7.17 The existing operations and portacabins associated with Oracle's Industries Innovation Hub aligns with Core Strategy Policy CP3, which requires that development proposals to avoid detrimental impacts on the amenities of adjoining land users, open spaces, and their quality of life. During our pre-application community engagement, stakeholders notified did not present any concerns over the extension of this facilities' temporary use.
- 7.18 The Applicant will still require operational flexibility to enable "24-7" access, accommodating occasional evening or weekend sessions to meet global client needs. Given the facility's low occupancy levels at any one time, coupled with its substantial distance from residential properties, the operational impact will remain negligible with no adverse effects on residential amenity or the neighbouring commercial buildings. Therefore, as with the extant planning permission, no limitation on operation hours should be recommended and we seek to ensure the same flexibility is given in this instance. The Council's Environmental Health team assessed the extant permission and raised no objections. The application therefore accords fully with Policy CP3 while delivering proportionate economic benefits to the area without compromising local amenity.
- 7.19 The wind turbine element, which formed part of the proposals under the extant permission, has been omitted from the current application. This modification eliminates any potential concerns regarding visual impact or noise generation that might have been associated with the turbine, further ensuring the development's compatibility with surrounding uses.

Transport and Highways

7.20 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 SPD notes that parking spaces should be safe and convenient.

7.21 There are no changes proposed to the highway access and parking provision from the extant permission ref. 212071, as such it is considered acceptable in line with the Officer's Report:

"The Council's Highways Officer has advised that there would not be any significant traffic impact or parking demand associated with the proposed use as it will cater for small groups of visitors by appointment only.

The Council's Highways Officer also commented that the proposal would replace an area of the existing car park which is currently under-utilised; as was indicated by my site visit. It would result in the temporary loss of 128 parking spaces. An assessment of the remaining level of parking has been carried out for Unit 510. There would be 374 parking spaces remaining. The council's parking standards recommends 384 spaces, based on 1 space/30sqm. The shortfall of 10 spaces for Unit 510 is not considered to be significant when considering the availability of parking spaces within the applicant's ownership for adjacent business units. These units provide 95 spaces above the council's parking standards.

In addition, 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 which is currently under construction nearby. Considering the above assessment by the Council's Highways Officer, I concur that the proposal would be suitably served by parking and cycle spaces and not have an adverse impact on the surrounding highway network in accordance with the aforementioned policies. Hence, the proposal is acceptable in this respect."

7.1 A car parking survey was undertaken over a working week (7/05/25 – 13/05/25) in May to evaluate the car parking capacity of the Site since the 'extant planning permission' has been implemented and is currently operational. **Table 1** presents these results, noting the remaining spaces in the wider Oracle car park. At Oracle Parkway 510, there is an average car parking space surplus of 208 spaces per day, while Oracle 520 has an average surplus of 233 car parking spaces per day.

Table 2 - Oracle Car Parking Survey May 2025

Date	Building	Available Parking spaces	Customer Parking	Normal Parking	Electric Parking	Motorcycles	Total Space occupied Parking	Parking spaces remaining
07/05/2025	510	348	12	128	4	3	147	201
	520	250	0	11	0	0	11	239
08/05/2025	510	348	1	93	3	3	100	248
	520	250	1	37	0	0	38	212
09/05/2025	510	348	5	75	0	2	82	266
	520	250	0	8	0	0	8	242
12/05/2025	510	348	5	114	4	1	124	224
	520	250	0	6	0	0	6	244
13/05/2025	510	348	4	231	10	2	247	101
	520	250	0	21	1	0	22	228

7.2 As there are no changes proposed to the highway or parking provision as part of this application, and given the high levels of car parking availability demonstrated by the car parking survey, no harm should be caused as a result of granting a further temporary planning permission for the use of the site for Industries Innovation Lab for a 5 year period.

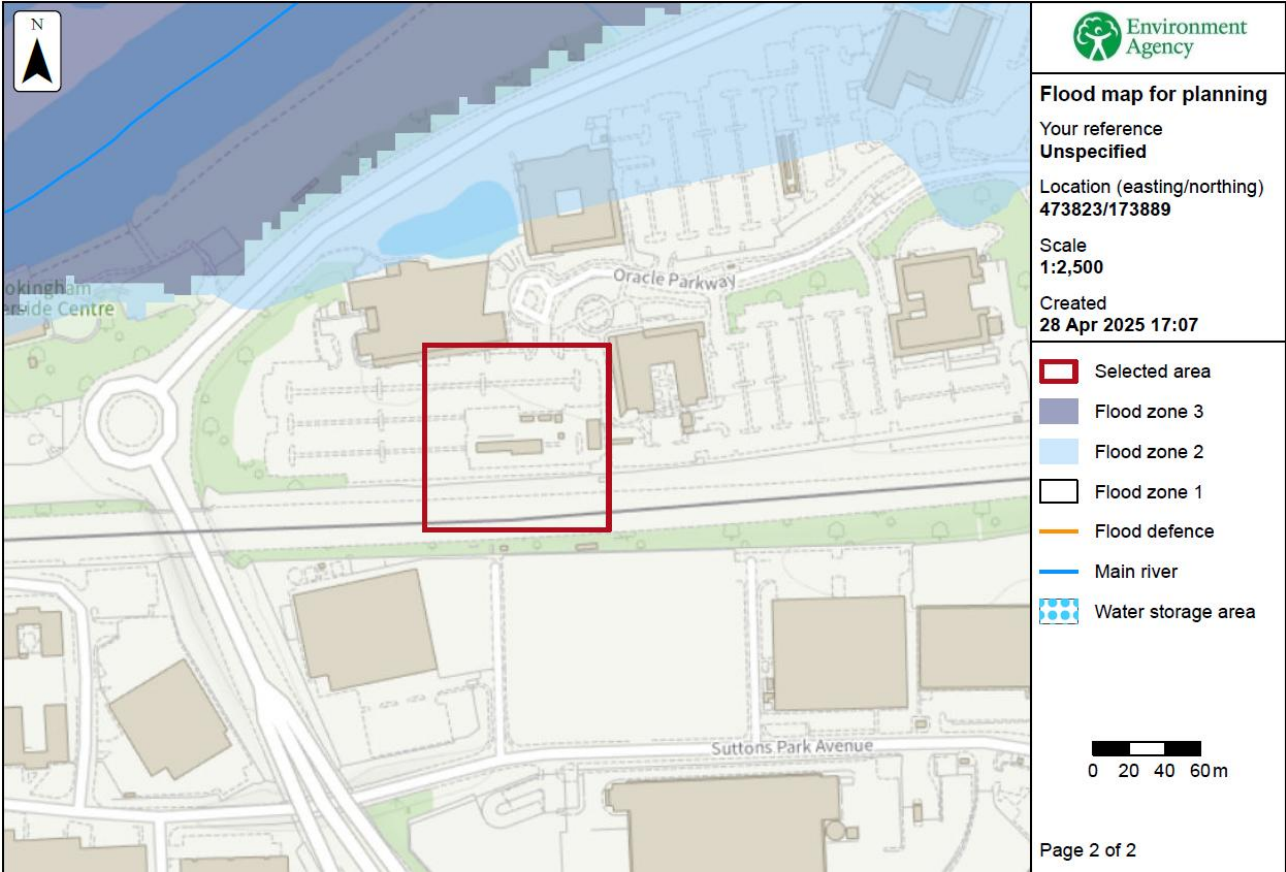
Flood and Drainage

- 7.3 MMD Local Plan policy CC09 requires all sources of flood risk, including historic flooding, to be taken into account at all stages and to the appropriate degree at all levels in the planning application process to avoid inappropriate development in areas at risk of flooding
- 7.4 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 (Please refer to Appendix 1).
- 7.5 The Council's Drainage Officer has assessed the extant planning permission and raised no objection to the temporary use commenting that *"the proposed changes will be based on already existing impermeable hardstand area and therefore no increase of flood risk... It was noted that the current drainage method of disposing the surface water is into the main sewer but since there will be no increase of the amount surface water generated as run-off this will not cause problems on the system"*.
- 7.6 As was concluded in the extant planning permission, *"given the above, the proposal is therefore considered acceptable in flooding and drainage terms and accords with the above policy"*.

8 Conclusion

- 8.1 Based on the comprehensive assessment of the planning application for TVP 510, Oracle Parkway, Reading, RG6 1RA ('the Site') seeking extension of temporary permission until 10th September 2031, the proposal is considered acceptable and in accordance with relevant development plan policies.
- 8.2 The proposed development has created a compatible destination within the hi-tech character of Thames Valley Park, appearing visually ancillary and at a smaller scale than the main TVP 510 building. While there is a short-term loss of trees, this impact is not deemed significant to the visual amenity of the area, with the Applicant committed to maintaining the previously approved landscaping scheme and reinstating pre-existing landscaping and tree provision upon permission expiry in 2031.
- 8.3 The development's operational nature and location results in negligible impact on neighbouring amenity. Regarding transportation, the Site benefits from surplus parking and good sustainable transport options including a regular shuttle bus, cycle and pedestrian facilities, and a nearby park and ride site currently under construction. The Council's Highways Officer has raised no concerns about parking provision or impact on the surrounding highway network.
- 8.4 From a flood risk perspective, the Site is located within Flood Zone 1, and the Council's Drainage Officer has confirmed that the proposal presents no increased flood risk as it utilises existing impermeable hardstand areas with no additional surface water run-off impact on the drainage system.
- 8.5 Therefore, it is recommended that temporary planning permission be granted to extend the current permission until 10th September 2031, subject to appropriate conditions ensuring compliance with the approved details and reinstatement requirements upon expiry.

Appendix A – Environmental Agency Flood Risk Map for Planning



Appendix B – TVP 510, Oracle Parkway - Planning History

Application Reference Number	Description	Decision	Date of approval
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.	Approve	18/01/2023
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.	Approve	17/02/2022
221111	Prior approval submission for the proposed installation of 390 no. roof mounted Solar Photovoltaic panels.	Prior Approval Not Required	13/05/2022
213436	Application for submission of details to comply with the following condition of planning consent 212071 dated 10.09.2021. Condition 4 Replacement landscaping. 6 protection of trees. 8 External materials samples.	Approve	15/11/2021
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.	Approve	10/09/2021

Application Reference Number	Description	Decision	Date of approval
182061	Application for a non-material amendment to planning consent 171111 (27/06/2017) to allow a revised layout for the proposed new generator enclosure	Approve	17/08/2018
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

Application Reference Number	Description	Decision	Date of approval
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

Appendix C - Cover letter sent to stakeholders of Oracle 510 Parkway

Civic Offices,
Shute End,
Wokingham,
RG40 1BN

16th May 2025

Dear Mr. Ng siu-hong,

Re: Resubmission of temporary change of use planning application at the Industries Innovation Lab in Car Parking Area at 510 Oracle Parkway

I am writing to inform you about the proposal to obtain Full Planning Permission for the extension of a Temporary Planning Permission for a further 5 years until 10th September 2031 (planning application reference: 212071) at **Thames Valley Parkway, 510 Oracle Parkway, Reading, RG6 1RA** ('the Site').

As you may be aware, Wokingham Borough Council (WBC) granted planning permission on 10th September 2021 for up to five years until 10th September 2026 for the temporary change of use of car parking to provide an Industry Innovations Lab with associated cabins, structures, wind turbine and EV charging point. Following this grant of planning permission, a non-material amendment application was granted (planning application reference: 223708) on 18th January 2023 for tap and tactile paving, lowering of perimeter fences, alterations to ramps, adjustments to preserve existing trees and repositioning of the EV charging facility.

The Site is located within Thames Valley Park, a well-established business park in Earley, a town and civil parish of Berkshire situated approximately 1.5 miles to the east of Reading town centre. The Thames Valley Park development is a business park with a technology focus, containing office buildings and supporting retail, leisure, and ancillary uses. The Park was originally developed in the 1980s on the former Earley Power Station site.

Oracle Corporation (the Applicant) is an American multinational computer technology corporation which predominantly sells database software and technology. Oracle has offices around the world, including in Thames Valley Park, Reading, which is the UK Headquarters and the location of the Proposed Development. The Industry Innovation Lab enables visitors to see the latest, and future of, technology simulated in mock-up real-life locations within their specialism and gives new and potential customers the chance to experience Oracle's innovative technology in a live environment.

What we are proposing

The Council approved the principle of the temporary change of use in the 2021 planning permission and the temporary permission is due to expire on 10th September 2026. The current application is aligned with the existing permission, with the only change being the removal of the wind turbine, which was not constructed under the previous temporary consent. Therefore, temporary permission is sought until **10th September 2031** for:

"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."

How to submit feedback

Our intention is to submit a Full Planning Application to Wokingham Borough Council by the end of May 2025. Before we do so, we want to ensure that any key stakeholders are aware of our plans to extend the temporary planning permission.



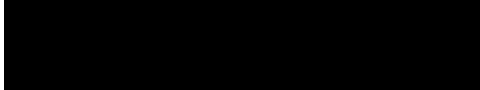
Information on the Oracle Industry Innovation Lab service is available online at <https://www.oracle.com/uk/industries/innovation-lab/> and the Existing Site Plan are enclosed alongside this pre-application consultation letter.

Comments can be shared by emailing Matthew.OConnor1@jll.com by **28th May 2025**.

All the comments we receive will be read and considered by our team before the proposals are submitted a planning application to Wokingham Borough Council.

I hope this information has been helpful, and if you have any questions, please do get in contact.

Yours faithfully,



Jones Lang Lasalle for and on behalf of Oracle Corporation UK Limited

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