

Redevelopment of Shinfield Park, Shinfield

(formerly known as Shire Hall)



WRENBRIDGE

Online Public Webinar and Q&A Session

Wednesday 15th January 2025
6.00pm to 7.00pm



Welcome



Presentation followed by Q&A.



Please let us know your questions.
(Bottom of screen for computer, top of screen for mobile/tablet).



We will not be using the chat function.



Webinar is being recorded and will be added to the consultation website.

Meet the Team

Jessica Gavaghan – Wrenbridge

James Feltham – Wrenbridge

Simon Tong – Architect

Deepa Satagopan – Landscape Architect

Simon Possee – Transport

Susie Stephen – Planning

Kate Greatrix – Community Engagement



shinfieldpark@stantec.com



020 7446 6837

(from 9.30am to 5.00pm, Monday to Friday)



Scan the QR code with your smartphone or visit our website: shinfieldpark.co.uk

Who are Wrenbridge?

- A leading UK property company founded in 1993.
- Successfully developing and investing in properties across the UK for over 25 years.
- Specialists in industrial redevelopment projects.
- Prides itself on the design and quality of its developments, which are valued by their tenants, partners and neighbours.
- Adds positively to the built environment.
- Works closely with design teams, landowners and stakeholders to bring forward projects that are viable and sustainable, to create high quality next generation development.

Recent developments delivered by Wrenbridge



Site Location

- The Site is circa 5.5 hectares (13.64 acres). An existing, established employment site, located within a Major Development Location.
- Empty geometric-shaped office building extending up to 4-storeys plus basement car parking. Additional 3 storey modular building recently removed.
- Also contains internal access roads, surface level car parking, two residential properties to the north of the site.



- Area to the south of the main office building comprises mature woodland and ponds.
- Nores Hills Wood Ancient Woodland to the north and northeast.
- Vacated by Wood Group PLC – moved to Green Park, Reading.
- Site purchased by Wrenbridge (FRELD Reading) LLP in August 2024.

Our Development Priorities

Providing new sensitively designed and modern industrial/employment facilities to bring an underutilised employment site back into meaningful use as encouraged by Wokingham Borough Council's Local Plan policy.



1. Re-use of vacant and underutilised site

- Bring a vacant employment site back into meaningful use.
- Provide new industrial/employment space aimed at accommodating a range of businesses.
- Generate new employment opportunities within the local area during construction and when operational.
- Create attractive new workplaces with an emphasis on health and the wellbeing of future employees.



2. Modern and sustainable facilities

- Provide modern facilities using contemporary and sustainable construction methods.
- Create sensitively designed and flexible new industrial/employment facilities that can adapt to future occupier requirements and changing markets.
- Achieve market-leading sustainability credentials, including BREEAM 'Excellent' and an EPC 'A' rating.



3. Protection of existing landscape

- Safeguard existing Ancient Woodland and Local Wildlife sites to the North and West.
- Retain the existing Public Right of Way (PROW) running through the northern part of the site.
- Provide new facilities set back from residential areas with enhanced planting and landscape buffers.
- Deliver enhanced landscaping throughout the site and net gain in biodiversity.
- Retain and protect existing ponds along the western part of the site.

Emerging Proposals



Five modern and sustainable industrial/ employment buildings. Maximum tallest building height 12m (16.57m to ridge).



Existing site entrance retained.



Secure bicycle shelters provided throughout the site. Providing 104 cycle parking spaces and 11 motorbike spaces.



Existing Public Right of Way footpath retained.



Additional planting around site boundaries to provide green buffer to residential areas and create new wildlife habitats.



226 car parking spaces including 14 reduced mobility spaces and 45 EV charging points (with infrastructure for further expansion).



New landscaping to promote biodiversity throughout the site.



Outdoor seating and amenity areas for employees and site visitors.



Woodland car park to the north of the site for Unit 5 and overflow parking.



Existing Nores Hills Wood Ancient Woodland protected.



Emerging Proposals

- 01 Protected existing designated Ancient Woodland.
- 02 Existing Public right of Way footpath retained.
- 03 Existing designated Local Wildlife Site safeguarded, and existing ponds retained to safeguard biodiversity.
- 04 Existing site entrance maintained.
- 05 Existing mature tree belt maintained.
- 06 Revised Ancient Woodland boundary as agreed with LPA.
- 07 New landscaping to promote biodiversity and to provide an enhanced landscape buffer and screening to protect existing residential amenity to the north.
- 08 Additional overflow car parking and designated car parking to unit 5, with permeable paving.



- 09 New external staff amenity/break out space.
- 10 Unit dedicated parking provision with permeable parking spaces.
- 11 Individual units service yards with institutional compliant yard depth.
- 12 Existing access road alignment retained.
- 13 Two smaller terraced starter units, with flexible terrace partitioning to suit requirements. Units can also be combined to form a single unit.
- 14 Existing mature trees retained.
- 15 Enhanced corner/ elevation treatment facing main road and site access.
- 16 15m Buffer zone to Ancient Woodland.

Illustrative view of Unit 1 and Unit 4 from site entrance.

Please note the CGI imagery is illustrative only
and remains 'work in progress' at this stage.



Illustrative view of Unit 4.



Illustrative view of Unit 1 and Unit 5 from site entrance.



Landscape and Ecology



- New landscaping to promote biodiversity and to provide an enhanced landscape buffer and screening to existing residential homes to the North.
- Designated Local Wildlife Site respected and protected, and existing ponds retained to safeguard biodiversity.
- Enhanced access and green infrastructure links to ponds.
- New external employee and site visitor amenity/ break out space.
- Creation of a woodland car park as part of the site wide green infrastructure.
- Existing mature tree belt maintained where possible.
- Outdoor seating areas provided within landscaped areas for employees and site visitors.
- Protection of Nores Hill Wood Ancient Woodland with enhanced buffer planting between new facilities and the Ancient Woodland boundary.

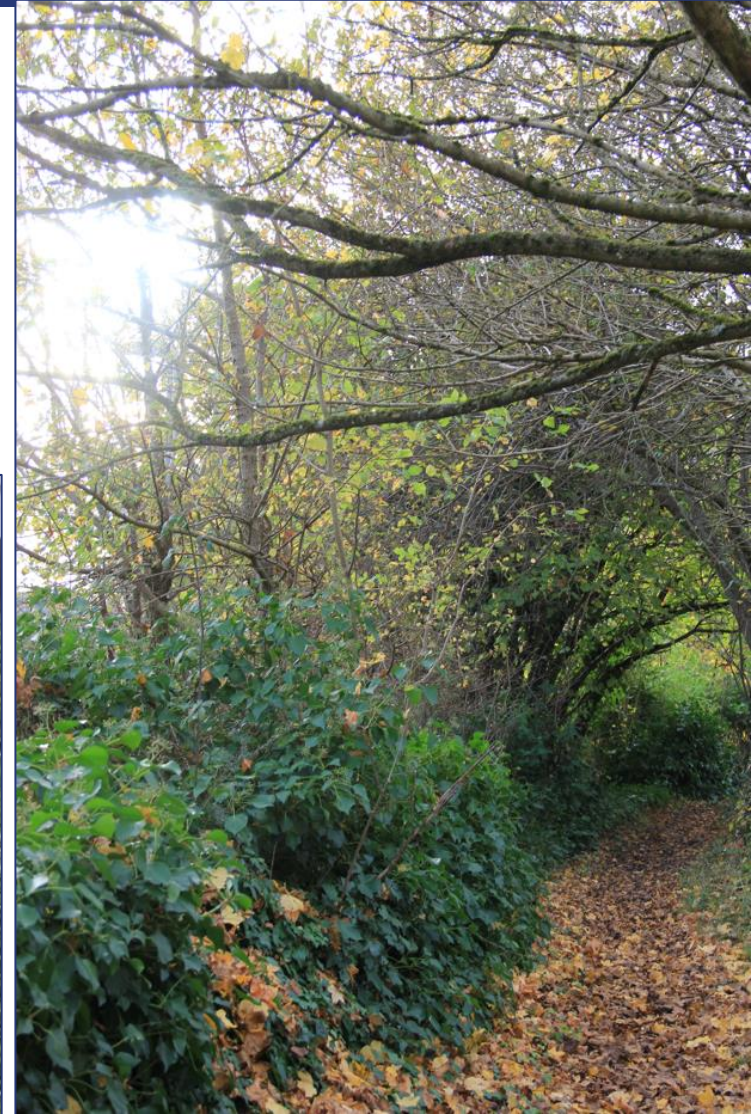
Proposed landscape and ecology plan showing precedent images for key areas

Illustrative Imagery



Existing Public Right of Way (PROW)

- Retention of the Public Right of Way (PROW) that runs from Railton Close connecting to Greenwich Road on the site's northern and western boundaries.
- More sympathetic landscaping around the boundaries of the PROW where it traverses the northern part of the site.
- Existing trees and bank retained.



Access and Transport

- Access to the site will be via the existing junction connected to Lower Early Way (B3270).
- Provision of new internal roads will facilitate safe vehicular, pedestrian and cycle access across the site.
- Yards will be secured with gates to control pedestrian and vehicular access to industrial/employment units.
- The nearest bus stops are approximately 500m from the site on Shinfield Road. This bus stop serves the Leopard 3 route which provides services to Reading railway station and runs 3-4 buses per hour in each direction.



Cycle and Pedestrian

- Pedestrian and cycle routes proposed throughout the site for employees and site visitors.
- 104 secure cycle storage spaces to encourage alternative modes of transport and to reduce reliance on private car use.



Indicative image of cycle storage.

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Parking Provision

- 226 car parking spaces including 14 reduced mobility spaces, are proposed throughout the site.
- Conversion of existing car park to create a new woodland overflow car park and parking for Unit 5, with a green buffer to residential homes on the northern edges of the site.
- 45 Electric vehicle charging points will be provided to encourage the use of electric vehicles, with the necessary infrastructure provided for further expansion in the future.
- 104 cycle parking spaces and 11 motorbike spaces.



Drainage and Flooding

Foul Water Drainage

It is proposed that foul water flows from the development will discharge via gravity to the public sewer, reusing the existing connection.

Flood Risk

The site is located entirely within Flood Zone 1, which is the most suitable zone for all development types in terms of fluvial flood risk.

The site is also at very low risk from all other potential sources of flooding – tidal, reservoir, surface water, groundwater and sewer.



Surface Water Drainage

A variety of SuDS features have been incorporated within the proposals to reduce flood risk and promote amenity and biodiversity.

- A series of Rain Gardens along Frontage.
- Wetland areas planted with a SuDS Meadow Mix and Marginals.
- Linear SuD Systems /Scrapes.

Sustainability

- Designed to achieve high sustainability and energy efficiency credentials (including BREEAM 'Excellent' and an EPC 'A' rating).
- Water and energy efficient industrial/employment facilities that include the use of low and zero carbon technology like solar panels and air source heat pumps to reduce energy demand for future occupiers.
- Buildings constructed using modern sustainable materials, including bio-based and recycled materials.
- Secure cycle storage and routes to encourage alternative modes of transport.
- Good levels of daylight/sunlight, air quality and acoustic performance.
- Responsible sourcing of materials.
- The management of waste sustainably and efficiently during construction.
- Minimising surface water run-off and provision of SuDS.
- Biodiversity enhancements.



Q&A



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Have Your Say



Scan the QR code with your
smartphone or visit our
consultation website:
shinfieldpark.co.uk



Complete our feedback form.



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Wednesday 15th January 2025

Live Public Webinar with Q&A session and launch of consultation.

Wednesday 29th January 2025

Deadline for comments. Consultation period closes at midnight.

Early Spring 2025

Submission of planning application to Wokingham Borough Council (WBC).

Late Summer/Early Autumn 2025

Expected determination of planning application by WBC.

End of 2025

Works to start on site, subject to planning permission being granted.

Dates are **indicative only** and will be subject to change.

Thank you



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