



WRENBRIDGE

Redevelopment of Shinfield Park (formerly known as Shire Hall) Shinfield Road, Shinfield.

Statement of Community Involvement

Prepared by Stantec on behalf of
Wrenbridge (FRELD Reading) LLP

February 2025

Prepared by: Kate Greatrix

Project Number: 333101463

Desktop Publishing and Graphic Design by Stantec Graphic Communication

© Stantec UK Limited

The conclusions in the Report titled Redevelopment of Shinfield Park (formerly known as Shire Hall), Shinfield – Statement of Community Involvement are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

Stantec has assumed all information received from Wrenbridge Land Ltd (the “Client”) and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Clients in accordance with Stantec’s contract with the Clients. While the Report may be provided by the Clients to applicable authorities having jurisdiction and to other third parties in connection with the project, Stantec disclaims any legal duty based upon warranty, reliance or any other theory to any third party, and will not be liable to such third party for any damages or losses of any kind that may result.

J:\333101463\A5 – Reports & Graphics\Graphic Design\Documents\SCI\1463 Shinfield Park SCI Report A01

Document Status:	Final
Revision:	A01
Author:	Kate Greatrix
Authorised by:	Susie Stephen
Issue date:	10/02/2025

Contents

1. Executive Summary	4
2. Introduction	6
3. Public Consultation Proposals	12
4. Consultation Requirements	14
5. Engagement and Consultation Aims	16
6. Consultation Materials and Communication Channels	19
7. Feedback from Public Consultation.....	26
8. Applicant's Response to Feedback	27
9. Ongoing Engagement.....	38
10. Conclusion	39
Appendix A – Community Consultation Leaflet.....	40
Appendix B – Online Webinar Presentation.....	42

1. Executive Summary

This Statement of Community Involvement (SCI) has been prepared on behalf of Wrenbridge (FRELD Reading) LLP (“Wrenbridge”) (“the Applicant”) and forms part of the planning application to Wokingham Borough Council (WBC) as the Local Planning Authority (LPA) for the proposals to redevelop (“the Development”) Shinfield Park (formerly known as Shire Hall), Shinfield (“the Site”).

The proposed development consulted on is for the redevelopment of site for flexible employment use (Use Class E(g)(ii)-(iii)/B2/B8) together with associated servicing areas, parking, landscaping and other associated works.

The Site is comprised of an existing vacant office building and areas of hardstanding primarily used for car parking. The office building was formerly occupied by Wood PLC as their headquarters. The Site is located north of Shinfield and to the east of Whitley Wood, off the B3270, west of the B3270 and A327 Roundabout, and north of the M4. An existing Public Right of Way (PRoW) runs from Railton Close and between the Site’s two northern car parks. The Site is bounded to the east by Whitley Wood Lane, to the south by the B3270, and to the west and north by designated Ancient Woodland and Local Wildlife Sites.

The site is approximately 5.5 hectares, and the existing offices have been vacant since mid-2024.

1.1 Overview of Community Engagement

During the pre-application process, a programme of engagement and consultation has been held with key stakeholders and the local community, ahead of the submission of a planning application. The aim of this programme has been to obtain feedback from key stakeholders and the local community to inform the proposals and make changes where possible to ensure the most appropriate scheme for the Site is brought forward.

The process of consultation has involved the following activities:

- Meetings with Shinfield Parish Council.
- Emails issued to key stakeholders, including political representatives and community groups inviting them to the online public webinar.
- Publication of project specific website and communication channels.
- Local advertising through Shinfield Parish Council website and consultation flyer distributed to over 1,000 residents and businesses surrounding the Site.
- Public online webinar with live Q&A session.
- Ongoing resident and stakeholder liaison and communication.

Headline statistics of the number of local people who have been directly engaged in the process is shown below:



1.2 Overview of Feedback

Feedback was encouraged and gathered both through engagement with key stakeholders and through the public consultation event.

The feedback received throughout the engagement programme highlighted specific areas of concern, as well as what was liked, as set out below, in no particular order:

Welcomed in principle	Concerned about
Retaining access to Public Right of Way (PRoW) within the site.	Traffic impact on road network.
Proposed landscaping features throughout the site.	Height of Unit 1.
Improvements to PRoW with new fencing to encourage and provide easy access for hedgehogs and other wildlife.	Vandalism and anti-social behaviour.
	Possible overlooking to residents to the north of the site.
	Disruption during construction.
	24-hour operation and noise.
	External lighting impacting local residents.
	Car Parking provision.

1.3 Response to feedback

The consultation was successful in reaching out and engaging with stakeholders and the local community, with 33 people attending the public webinar. Feedback received via the website has been low but many questions were raised at the live webinar and via email, which has enabled the team to understand what the community and stakeholders think about the proposals and respond accordingly.

Feedback received via multiple channels throughout the engagement and consultation programme has been taken on-board, where possible, by the project team and has helped to further develop the detailed design of the scheme.

Section 8 of this document sets out our responses to the feedback and questions received.

2. Introduction

This SCI sets out details of the engagement and consultation programme, undertaken since mid October 2024, and aims to give an overview of the consultation activities held in relation to the Development. It aims to demonstrate that the Applicant has actively informed and involved key stakeholders and the local community in the pre-application process, in accordance with relevant national and local planning policies and guidance.

This SCI should be read as part of the full documentation, which supports the planning application submission to Wokingham Borough Council, as Local Planning Authority, for permission for the following development:

‘Redevelopment of site for flexible employment use (Use Class E(g)(ii)-(iii)/B2/B8) together with associated servicing areas, parking, landscaping and other associated works’

2.1 Purpose of this Document

This SCI sets out the methods of consultation and with whom the Applicant has consulted with on the proposals to redevelop Shinfield Park (formerly known as Shire Hall), as well as the feedback received and how this has fed into the design of the proposals. It provides a clear record of the pre-application consultation and engagement for the proposals, which has been undertaken, since mid October 2024.

The Applicant welcomed and invited feedback on the proposals as part of the design and masterplanning process, to establish if any amendments could be taken onboard and addressed prior to the submission of a planning application.

2.2 The Applicant

Wrenbridge is a leading UK property company founded in 1993 who have been successfully developing and investing in properties across the UK for over 30 years.

As a specialist in industrial redevelopment projects, Wrenbridge prides itself on the design and quality of its developments and has a consistent track record of delivering best in class industrial/logistics facilities around London, East Anglia, and the Southeast. Their approach is to positively add to the local areas in which they work and deliver highly sustainable facilities that stand the test of time and support the local and wider community, and which are valued by their tenants, partners and neighbours. Wrenbridge take adding positively to the built environment very seriously and work closely with its design team, landowners and stakeholders to bring forward projects that are both viable and sustainable, to create high quality next generation development.



Recent developments delivered by Wrenbridge.

2.3 The Project Team

The Applicant appointed a professional project team to collaborate on developing a masterplan and proposals for the Site. For the purposes of this SCI, the core team who have been involved in engaging with the key stakeholders and the local community, and may be referenced in this report, are:

Programme Leads

- **Jessica Gavaghan** – Wrenbridge
- **James Feltham** – Wrenbridge

Architect

- **Simon Tong** – Chetwoods

Planning

- **Paul Newton** – Stantec
- **Susie Stephen** – Stantec

Transport

- **Simon Possee** – Icen

Landscape

- **Deepa Satagopan** – Stantec

Stakeholder and Community Engagement

- **Kate Greatrix** – Stantec

2.4 The Site Location and Context

Shinfield Park is an existing employment site, located within a major development location. The Site is located to the north of Shinfield and to the south of Reading. It is bound to the east by Whitley Wood Lane and is accessed off Lower Early Way/ B3270 via Whitley Wood Lane. To the south is the M4 Motorway with Junction 11 about a mile away. To the west of the Site is mature woodland. Residential properties sit beyond the Site to the north and west. The Thames Valley Science Park and Shinfield Studios are also in close proximity to the Site, south of the M4.

A Public Right of Way ('PROW') crosses the site to the north, connecting Greenwich Road to Railton Close.

The Site is approximately 5.5 hectares (13.64 acres) and currently comprises an existing geometric-shaped office building extending up to 4-storeys plus basement car parking. A detached 3-storey modular office building to the north of the main office building has recently been removed. The Site also contains internal access roads, surface level car parking, two residential properties to the north of the Site, and there are a number of existing, established trees. The area to the south of the main office building comprises mature woodland and ponds.

The adopted Wokingham Borough Local Plan supports the redevelopment of buildings within employment use subject to there being no overall net loss of employment floorspace within the Borough. This encourages the use of existing employment sites to remain in active employment use.

The Council are currently in the process of producing a new Local Plan and the evidence base identifies an overall surplus of office floorspace (and advising that some of this should be released for other uses) and low provision but strong demand for additional industrial floorspace in the Borough.



Site location plan showing area for the proposed redevelopment outlined in red.

2.5 Site History

The Site has an extensive history dating back to the 1940s when it was used by the RAF for the Unit Headquarters of Training Command. By the 1970s, any buildings associated with the RAF had been removed, and in early 1976 works to erect a new administrative home for Berkshire County Council (known as Shire Hall) commenced, with the office complex subsequently completed and operational by 1982.

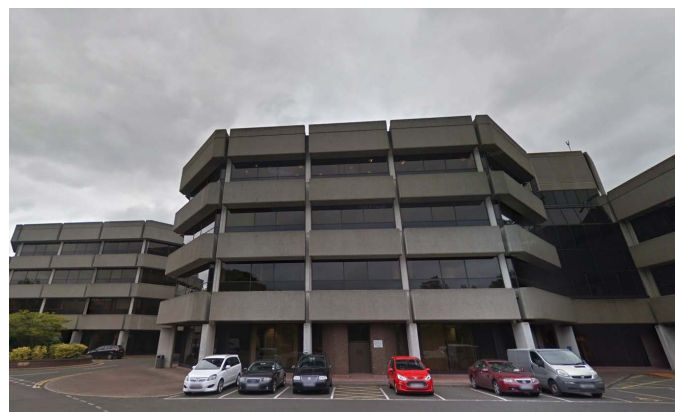
Following the abolition of the County Council during the 1998 local government reforms, the Site was subsequently occupied by Foster Wheeler,

which later merged into Wood Group PLC in 2017. Under the occupation of Wood Group PLC, the amount of office floorspace on the Site was extended in the form of a temporary modular building, originally approved in 2006. However, in more recent years, the Site has become surplus to Wood's requirements, and they have subsequently moved to new premises at Green Park, Reading.

In August 2024, the Site was acquired by Wrenbridge (FRELD Reading) LLP.



Aerial view of the Site looking west.



Existing site image showing office building design.



Existing site image showing office building from site entrance.



Aerial view of the Site looking south.



Existing site image showing office building main entrance from the north.

3. Public Consultation Proposals

To provide context and to aid understanding of the themes discussed in this document, this section provides an overview of the proposed development, as presented to the community during the online webinar on the 15th January 2025 and shared via the project website.

An emerging masterplan and landscape plan were shared and discussed at the online public webinar. These plans show the location of potential new industrial/employment units, vehicular and active travel access points, public open space, sustainable drainage features, and retained and enhanced trees/hedgerows. Feedback presented within this SCI is based

on these plans, and the full set of consultation materials can be found in the Appendices.

The final proposals which form the Applicant's planning application may have evolved since the consultation. On this basis, some elements of the final proposals may vary from what is set out in this document.





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



Illustrative view of Unit 4.

4. Consultation Requirements

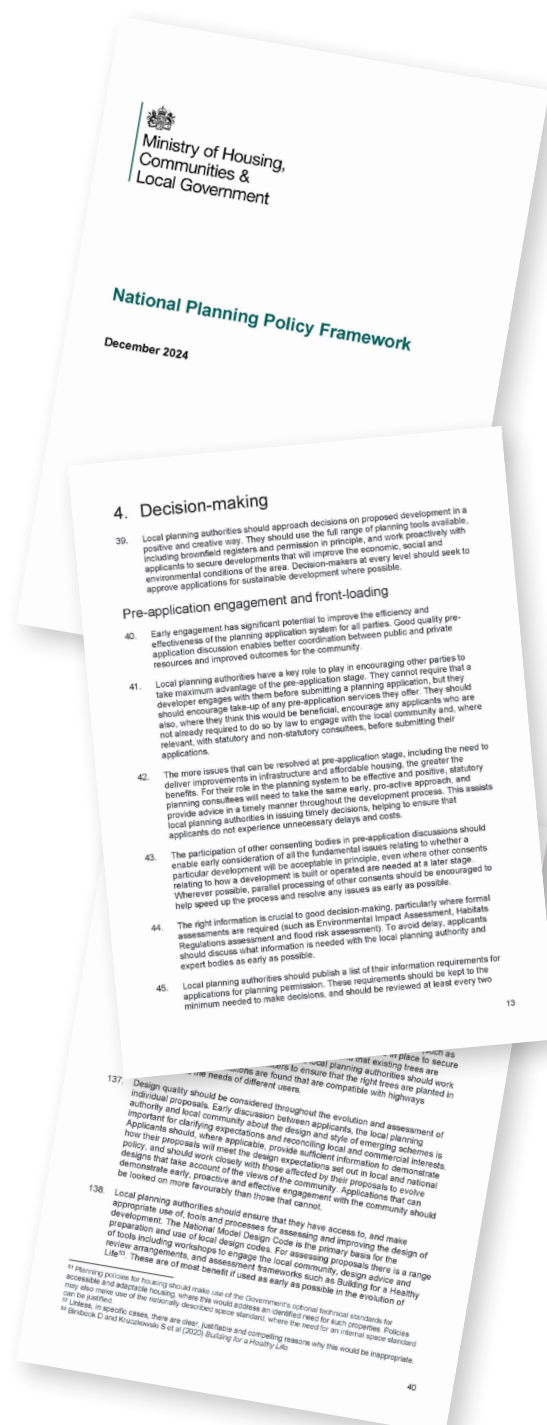
Community involvement remains important in Government planning policy, as reviewed below. In accordance with these requirements and best practice, this report documents the consultation that has been undertaken prior to submission of a planning application and explains how it has been considered during the preparation and development of the proposals for the Site.

4.1 National Planning Policy

The National Planning Policy Framework, December 2024 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Community involvement remains pivotal and the Government considers that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

The NPPF (paragraph 41) states that local planning authorities (LPAs) have a significant role to play in community engagement, by encouraging applicants to utilise pre-application services and engage with the local community and any statutory consultees, prior to submitting their applications.

Paragraph 137 states specifically that: *Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.*



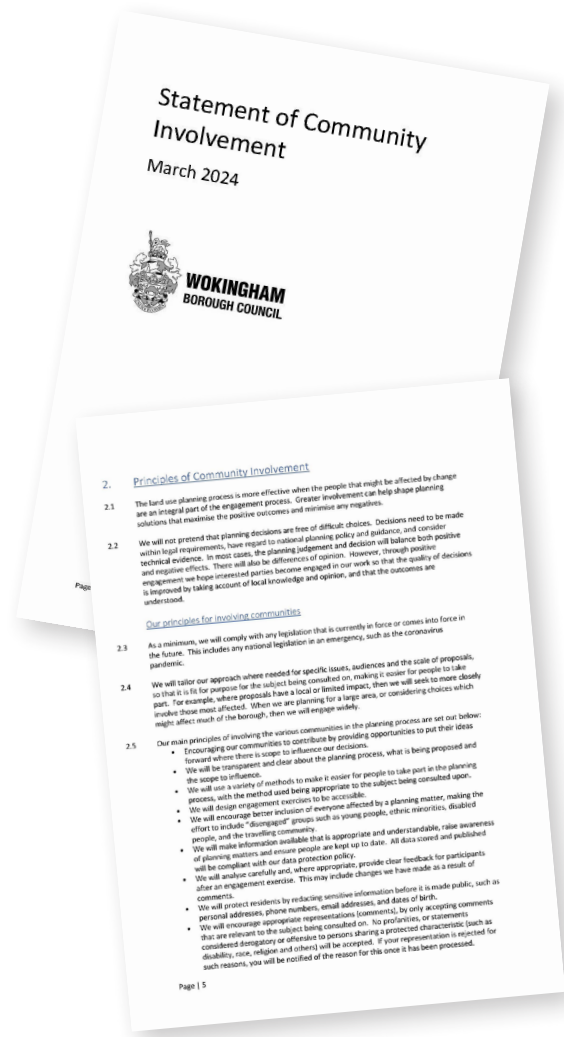
4.2 Local Planning Policy

Wokingham Borough Council's Statement of Community Involvement (SCI) was adopted in March 2024. This document sets out how Wokingham Borough Council will ensure effective community involvement in all stages of land use planning. This includes how the community can be involved in the preparation of local plans, neighbourhood development plans, supplementary plans, and the consideration of planning applications.

Paragraph 2.6 encourages the Council's commitment to engagement to be matched by landowners and developers who are considering bringing forward proposals. With paragraph 2.7 specifically stating: *Landowners and developers should engage early so that the views of residents and other stakeholders can be taken into account when deciding whether to proceed with a proposal, and if that is the decision, in the detail of the proposal itself. The purpose of the engagement should be made clear and highlight that this is prior to any planning application being submitted to the council.*"

The SCI also makes reference to larger proposals and continues to set out expectations for engagement, in paragraph 7.13 as follows:

"A person proposing to make an application for development is required by law to bring it to the attention of those who live or occupy premises in the vicinity of the Site. In addition, we encourage positive engagement with local people to help prepare and refine their proposal. For household extensions this may simply mean speaking to neighbours. For larger proposals, engagement should involve the wider area and should start at an early stage with engagement forming an integral part of the initial design process.



4.3 Statutory Requirements

The development proposals will be determined on the basis that it comprises a major planning application, on account of the proposed quantum of floorspace that is proposed.

As such, the following publicity will be given when the application is submitted to the Local Planning Authority, satisfying the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (SI2015/595) (as subsequently amended):

- A site notice will be displayed on or close to the development site for at least 30 days.
- Notice will be served on occupiers of neighbouring properties and occupiers of properties immediately opposite side of the road of the application site.
- A letter will be sent to each known address.
- An advertisement in the local newspaper.

5. Engagement and Consultation Aims

Stantec's Communications and Engagement team is committed to engaging and consulting with communities and stakeholders. With over 40 years of experience and a significant track record of success, the team has proved its value by implementing consultation programmes and building trust with local communities, creating support for planning applications and addressing potential concerns.

5.1 Overview of the Consultation Strategy

A local and robust programme of engagement and consultation has been undertaken ahead of the submission of a planning application. The aim has been to obtain feedback from the local community and key stakeholders to inform the detailed proposals and ensure the very best scheme is brought forward for the Site.

The project team has engaged with Wokingham Borough Council (WBC) planning officers, political stakeholders (WBC and Shinfield Parish Council), community groups, as well as businesses and residents in the local area throughout the pre-application process.

The consultation ensured the local community and stakeholders were well informed about the proposals and understood all aspects of the proposed scheme. All stakeholders and the community had the opportunity to provide feedback and engage directly with the project team. The methodology was designed to be flexible to respond to feedback and interest in the proposals for the Site.

The project team will continue to engage with stakeholders and the community throughout the planning process and beyond.

5.2 Consultation Aims and Objectives

The primary aims of the engagement and consultation programme have been to engage with key stakeholders and the local community from an early stage; inform them of the proposals being brought forward; identify any significant local suggestions, ideas or issues and ensure these are addressed, where possible, in an inclusive manner.

The objectives throughout the process of engagement and consultation have been to:

- Research and identify relevant interest groups and parties.
- Ensure as many people in the local area as possible were engaged throughout the engagement and consultation programme, including key stakeholders and the local community.
- Provide the local community with opportunities to give feedback about the proposals.
- Identify and address, where possible, any suggestions, ideas or issues highlighted by key stakeholders and the local community.
- Be clear about what can be changed and what cannot and explain why.
- Be inclusive, accessible, transparent and engaging.
- Clearly communicate all feedback from the local community to the project team.
- Develop an appropriate scheme for the Site influenced by the feedback of planning officers, key stakeholders and the local community.

5.3 Stakeholders

The audience identified to be engaged and informed of the proposals included:

- Officers from Wokingham Borough Council.
- Wokingham Borough Councillors including Shinfield Ward Councillors.
- Reading Borough Council – Whitley Ward and Church Ward Councillors.
- Early Town Council including Cutbush Ward Councillors.
- Reading Roadrunners.
- Shinfield Players Theatre.
- Whitley Wood Community Centre.

5.4 Process Overview

The purpose of the programme of engagement with the community has been to ensure that local people have the opportunity to review and inform the proposals prior to the submission of a planning application.

5.5 Consultation Timeline

Since mid October 2024, a robust and local programme of stakeholder and community involvement has been undertaken. An online webinar and stakeholder meetings have been held, as set out in the table below.

Date	Details
Wednesday 18th September 2024	Pre-application meeting with WBC officers.
Wednesday 25th September 2024	Pre-application meeting with WBC officers.
Monday 14th October 2024	Pre-application meeting with WBC officers.
Wednesday 23rd October 2024	Members of the project team met with members of Shinfield Parish Council to share and discuss the vision and early thinking for the redevelopment of the Site.
Wednesday 23rd October 2024	Pre-application meeting with WBC officers.
Thursday 28th November 2024	Pre-application meeting with WBC officers.
Tuesday 17th December 2024	Emails sent to Ward Councillors introducing the Applicant and sharing the information on the proposal to redevelop the Site. Meetings were offered to the Ward Councillors.
Thursday 2nd January 2025	1,189 consultation leaflets delivered to all residential and business addresses surrounding the Site. A holding page on the project website was published to share the date and time of the online webinar and live Q&A session and to allow for registration.
Tuesday 7th January 2025	Emails were sent to all identified stakeholders including local community groups, informing them of the proposals and the online webinar and Q&A session. A copy of the consultation leaflet was also attached.

Continued over the page.

Date	Details
Tuesday 14th January 2025	Members of the project team met again with members of Shinfield Parish Council to share the evolution of the masterplan following the previous meeting held in October 2024.
Tuesday 14th January 2025	The project specific website www.Shinfieldpark.co.uk was fully published, dedicated to the consultation and engagement process including details of the Site, proposals, registration for the webinar and a feedback form.
Wednesday 15th January 2025	Public online webinar with live Q&A held via Zoom platform. The webinar provided an opportunity for the local community to learn and understand more about the proposals and ask questions during a live Q&A session. Consultation period opened.
Thursday 16th January 2025	Website updated to include streaming capability of recording of webinar.
Wednesday 22nd January 2025	Website updated with all questions raised during the webinar and the Applicant's responses.
Wednesday 29th January 2025	Public consultation period closed and website updated. Feedback continued to be collated, analysed and considered by the project team in advance of the planning application submission.
Thursday 13th February 2025	Pre-application meeting with WBC officers.

6. Consultation Materials and Communication Channels

6.1 Consultation Boundary

A consultation distribution area boundary was established in the early stages of the project to cover residents and business addresses in the immediate area surrounding the Site.

The consultation boundary comprised of 1,189 addresses made up of 1,182 residential and 6 business addresses and was used as a distribution area for the delivery of the consultation leaflet upon the launch of the consultation.

The distribution area is shown on the map below.



Consultation boundary used for distribution of consultation leaflet.

6.2 Consultation Flyer

On the 2nd January 2025, 1,189 consultation leaflets were posted to residential and business addresses in the consultation boundary (see 6.1 above). Copies of the leaflets were also included in emails to political and community stakeholders to advertise the consultation programme. The four-page A4 leaflet introduced the Site, the proposals for its redevelopment and invited recipients to the online public webinar by visiting our website via QR code or direct link. It also outlined how to get involved, provide feedback and contact the community engagement team.

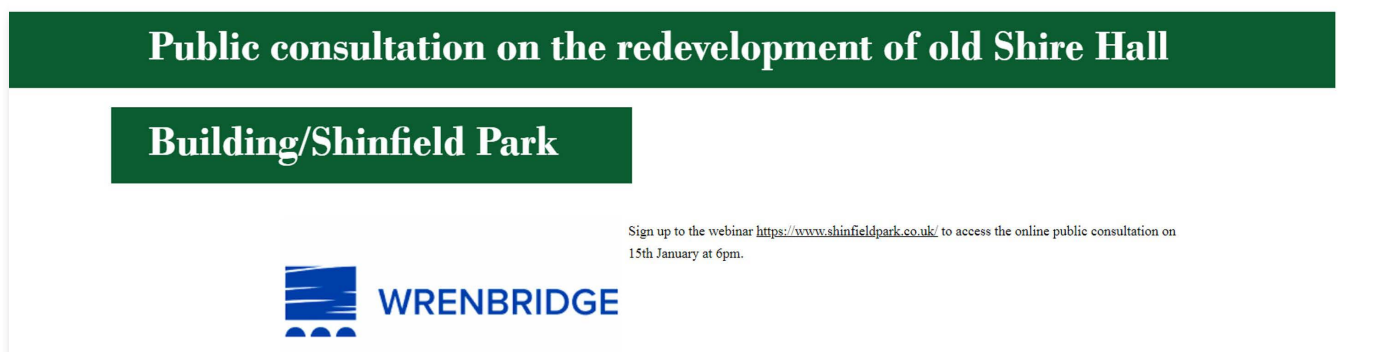
A full copy of the flyer can be found in Appendix A.



Consultation Leaflet – January 2025.

6.3 Local Advertising

The public consultation and live webinar was advertised in Shinfield Parish Councils January 2025 Newsletter, which is available digitally via their website.



6.4 Communication Channels

Email

A dedicated email address (shinfieldpark@stantec.com) was set up at the beginning of the engagement and consultation programme to provide a direct point of contact for queries, feedback and suggestions throughout the pre-application process. The email account was monitored by the Communications and Engagement team and responses were formulated with project team input, where required. An autoreply was active, which included confirmation of receipt and the service-level agreement (two working days but could be longer during busier periods). The project email address was included on all public consultation materials.

Phone number

A phone number (020 7446 6837) was available for all enquiries, feedback and suggestions throughout the pre-application process. This number was a direct line to a member of the Communications and Engagement team, and calls were answered from Monday to Friday, 9.30pm to 5pm. If a call was received outside of these hours or if the line was busy, callers were prompted to leave a message and include their contact details if they wanted their call returned. The project phone number was included on all public consultation materials.

Postal address

A postal address (Shinfield Park Community Engagement Team, c/o Stantec, 7 Soho Square, London, W1D 3QB) was available for all enquiries, feedback and suggestions throughout the pre-application process. Providing a postal address was important to ensure the engagement and consultation was accessible to all, whether digitally connected or not. The postal address was included on all public consultation materials.

10

People signed up for project updates

Keep in touch database

The project update mailing list was used to keep a record of local community members who were interested in receiving project updates via email. Local community members were able to sign-up to the mailing list via the consultation website, when completing a feedback form, or by getting in touch via email, phone, or post and asking to be added to the list. As reflected in our privacy policy, individuals could unsubscribe at any time by getting in touch and asking to be removed from the list.



Consultation website welcome page with registration function.

Please leave your details if you would like to be kept up to date on the progress of this development.

Name

Address

Address Line One

City/Town Country

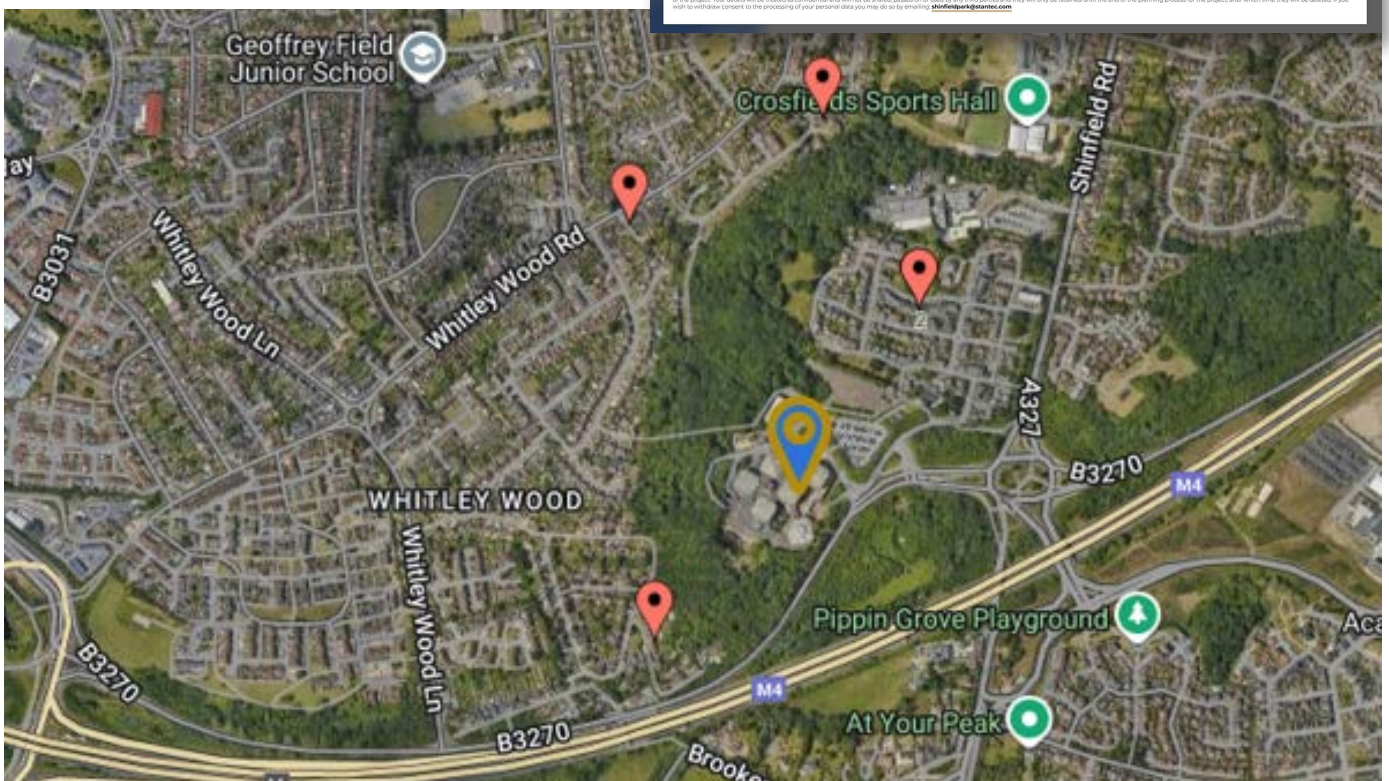
Postcode

Phone Email

☐ Please tick if you would NOT like to be kept up to date on the progress of this development

We take data protection seriously. Please only provide your personal details if you are willing for them to be used by Stantec and the project team for the purpose of research in connection with this project, and in order to update you on the progress of the project. Your details will be treated as confidential and will not be shared, passed on or used for any third parties and they will only be retained until the end of the planning process for the project, after which time they will be deleted. If you wish to withdraw consent to the processing of your personal data you may do so by emailing shinfieldpark@stantec.com

Post code locations of keep in touch database.



Website

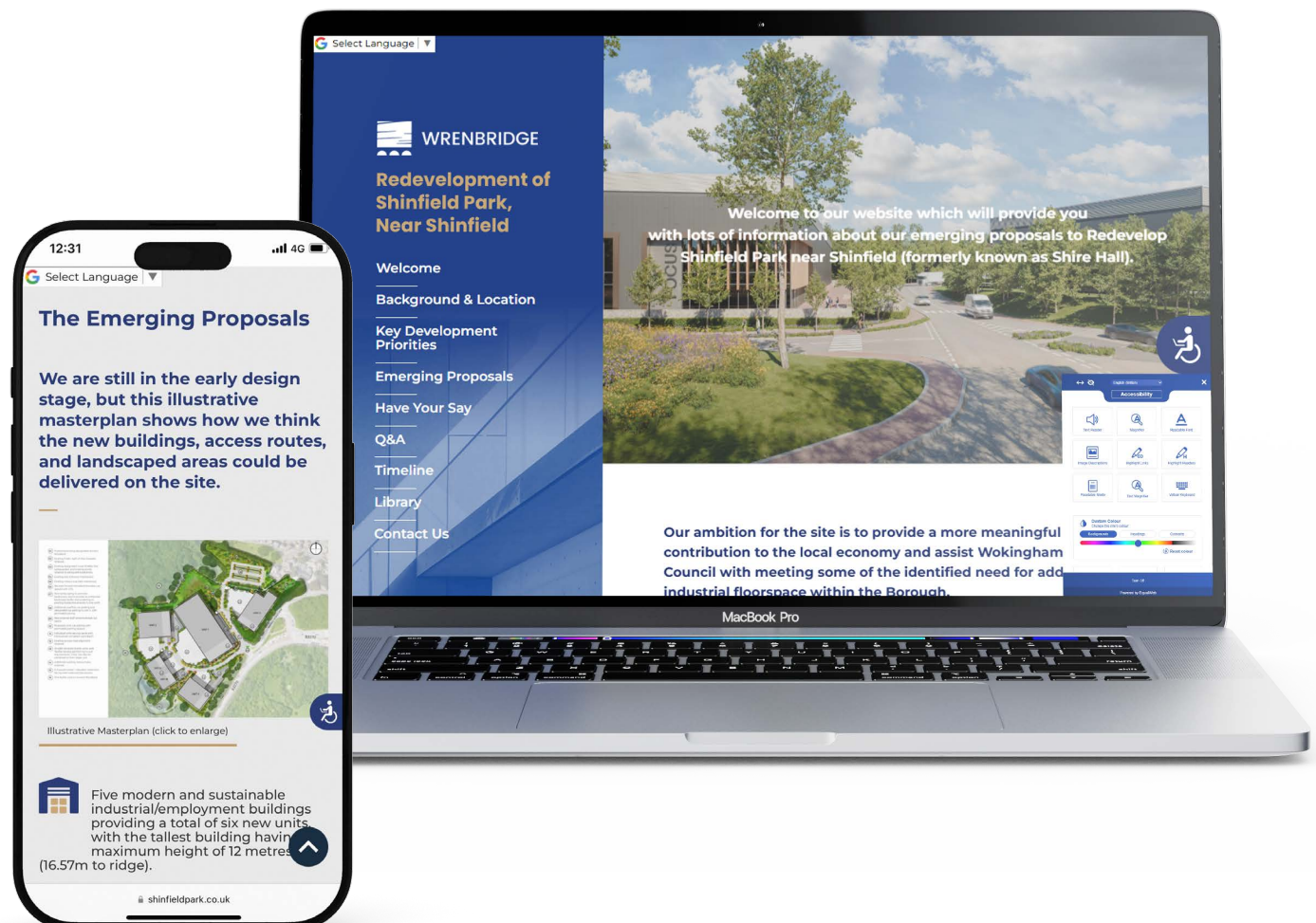
On Thursday 2nd January 2025, a holding page on the website was published to advertise the date and time of the public webinar and to allow people to register to attend. The website can be accessed at: www.Shinfieldpark.co.uk.

On Wednesday 15th January 2025, the full website was published. The website has acted as a hub of information for the proposals throughout the consultation process and will continue to be

updated throughout the planning process to keep the local community informed. The website also had accessibility and translation features in place, to enable visitors to tailor the website to meet their own personal needs, promoting equal opportunities and inclusivity for all members of the community.

The website included the following web pages and information:

Website pages	Details
Welcome (Home page)	Home page for the consultation website, including a brief summary of the Development's vision and outlines the structure of the website. Also includes the function to register for project email updates.
Background & Location	Provides details about the location and size of the Site, site history, planning context and some background about the Applicant.
Key Development Priorities	Outlines the key priorities considered as part of the early design process.
Emerging Proposals	Details the emerging proposals for the Site, including information about design, landscape, ecology, sustainability and access and transport.
Have Your Say	An online feedback form was available for the local community to complete. As well as the ability to register to be kept up to date on the progress of the Site.
Q&A	Questions raised by the community and responses from the project team.
Timeline	The target project programme with key milestones identified.
Library	Consultation materials, including a recording of the online public webinar, available to stream and download.
Contact Us	Details of the community engagement team's phone number, email, and postal address.



Online Public Webinar

On Wednesday 15th January 2025 (6pm–7pm), an online public webinar was held via the zoom platform. The webinar was attended by 33 members of the local community including some Councillors and 35 questions were asked and responded to by the project team.

The presentation included the following information:

- Welcome and introductions to the Project Team.
- Who are Wrenbridge.
- Site Location.
- Development Priorities
- Emerging Proposals
- Illustrative views of various Units and Site Entrance.

- Landscape and Ecology.
- Exiting Public Right of Way (PROW)
- Access and Transport.
- Parking Provision.
- Drainage and Flooding.
- Sustainability.
- Have Your Say.

The public webinar recording, and presentation was published on the project website following the event. This allowed members of the local community who may not have been able to attend the live webinar an opportunity to watch and listen to the webinar recording and review the information.

A copy of the webinar presentation can be found in Appendix B.



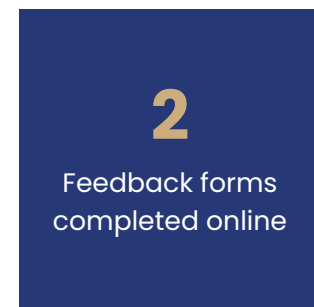
Feedback Form

A feedback form was published on the consultation website the evening before the online public webinar. The aim of the feedback form was to obtain thoughts, suggestions and any concerns about the emerging proposals, which could inform the final plans for the Site.

The feedback form included a mix of questions including multiple choice and open-ended questions with free text boxes for detailed comments to be submitted. All questions were optional.

In addition to demographic questions such as post code, age group, gender and occupation the feedback form also asked the following questions:

1. How important do you think it is to create new employment opportunities through the redevelopment of Shinfield Park?
2. To what extent do you agree or disagree with the approach to provide new and enhanced landscape features, like linear walks and seating areas, to create workplaces focused on the wellbeing of future employees?
3. To what extent do you agree or disagree with the proposed sustainability features for the Site, including the potential for EV charging points, secure cycle shelters, and rooftop solar panels?
4. To what extent do you agree or disagree with the approach to include additional planting around the site boundaries to provide a buffer to neighbouring residential areas, the Ancient Woodland and Local Wildlife Sites?
5. Are there any aspects of the proposals that you particularly like, and why?
6. Do you have any reservations about the proposals, and why?
7. Do you have any further comments or suggestions that you haven't already mentioned?
8. Having seen our emerging proposals, would you in principle support our planning application?



Please indicate your response by choosing one option for each question below.

0% — 100%

How important do you think it is to create new employment opportunities through the redevelopment of Shinfield Park?

☐ Very Important ☐ Important ☐ Neutral ☐ Unimportant ☐ Not Important at all

To what extent do you agree or disagree with the approach to provide new and enhanced landscape features, like linear walks and seating areas, to create workplaces focused on the wellbeing of future employees?

☐ Strongly Agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly Disagree

To what extent do you agree or disagree with the proposed sustainability features for the site, including the potential for EV charging points, secure cycle shelters, and rooftop solar panels?

☐ Strongly Agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly Disagree

To what extent do you agree or disagree with the approach to include additional planting around the Ancient Woodland and Local Wildlife Sites?

☐ Strongly Agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly Disagree

Are there any aspects of the proposals that you particularly like, and why?

Do you have any reservations about the proposals, and why?

Do you have any further comments or suggestions that you haven't already mentioned?

What is your connection to the area?

☐ I am a local resident ☐ I have connections to the area, but do not live here ☐ I work here but live elsewhere ☐ I am a Councillor

☐ I represent a local community group or organisation ☐ I just have a general interest

What is your age group?

☐ 17 or under ☐ 18-24 ☐ 25-34 ☐ 35-44 ☐ 45-54 ☐ 55-64 ☐ 65-74 ☐ 75-84 ☐ 85 or over

What is your gender?

☐ Male ☐ Female ☐ Other ☐ Prefer not to answer

What is your employment status?

☐ Working full-time ☐ Working part-time ☐ Self-employed ☐ Student/Apprentice ☐ Unemployed ☐ Retired ☐ Other

If you would like to be kept in touch with updates on this project, please leave us your email below:

Protected by reCAPTCHA: Privacy [Terms](#)

PREV NEXT

We take data protection seriously. Please only provide your personal details if you are willing for them to be used by Starlec and the project team for the purpose of research in connection with this project and in order to update you on the progress of the project. Your details will be treated as confidential and will not be shared, passed on or used by any third parties and they will only be retained until the end of the planning process for the project, after which time they will be deleted. If you wish to withdraw consent to the processing of your personal data you may do so by emailing shinfieldpark@starlec.com

January 2025 online
feedback form.

7. Feedback from Public Consultation

An important part of the consultation process is to analyse and report back on the findings from all the comments received, in order for them to be fed into the design process and keep the project team updated on any topics or issues that have arisen.

There was an extremely low completion rate of feedback forms (2 received), despite 33 people attending the public webinar. However we believe that through our meetings with Shinfield Parish Council, emails exchanged with WBC Ward Councillors and questions raised during the public webinar and via email, we have a good understanding on what stakeholders and residents feel about the emerging proposal and that the consultation undertaken has been robust and measurable.

Please see Section 8 for key themes we believe concerned the community and our response.

8. Applicant's Response to Feedback

Throughout the engagement and consultation programme, the project team has listened to feedback from stakeholders and local residents and, where possible, have incorporated feedback given in the early engagement. All feedback received, has been reviewed by the project team, and again where possible, has been included or amendments made to the emerging proposals consulted on to address any concerns, suggestions and comments received.

The following table set out the team's response to the questions raised throughout the consultation period, either via email or live at the public webinar.

8.1 Questions raised during the Consultation Period

Question	Applicants Responses
At what stage is the proposal? Has a planning application been submitted already?	At this stage (15th January 2025) we are seeking the views and feedback from the community, once the consultation period has finished, we will then take the feedback onboard and finalise our proposals before submitting our Planning Application in early Spring to Wokingham Borough Council.
Your boundary includes some woodland/trees, has a survey been completed if these are to be removed?	Yes we have done a complete survey on all the trees within the site area. Our approach is to retain as many of the quality trees identified as possible. Our Planning Application will be accompanied by a detailed Aborcultural Impact Assessment which provides the details of the surveys we have undertaken and what we are proposing to remove. Our Landscape proposals will provide details of planting in lieu of any losses of trees.
Are there any plans to try and reduce the impact of new traffic from workers commuting to work?	We have used the trip rates that the former office site generated and compared it to what is proposed. If the site was re-occupied for office use it would generate a higher number of trips compared to the proposed development for Industrial/employment use, which will see a reduction of the number of trips, particularly at peak times, on the site. Varying shift patterns with also contribute to reducing trips during the peak rush hour periods. Full details will be supplied in the Transport Assessment that will accompany the Planning Application.
The old Shire Hall Building itself is full of asbestos, what will you do to protect the surrounding area/residents from debris when demolishing the site?	We are aware there is some asbestos, but to give everyone some assurance, our contractors will have to comply with all the legislation and safety requirements of the Health and Safety Executive. Before any demolition works start an Asbestos Survey will need to be undertaken to identify where the asbestos is and how much of it is onsite. The removal of any asbestos will be managed and removed in full compliance with the Health and Safety Executive.

Question	Applicants Responses
How does height of unit 1 compare to existing buildings?	Unit 1 has a maximum haunch height of 12m but at its ridge its 16.5m (middle of the building at the top of the roof). The existing building at its highest point is 29m, so our building will be substantially lower than the existing building on the site.
What guarantees can you give that the young trees will be cared for once they are planted rather than left to die in extreme heat summers and/or not cut back after the site is complete?	All trees that are being proposed are in line with best practice in terms of how they are planted to ensure their best survival. However, Woking Borough Council would expect that if any new trees that are planted die within 5 years they have to be replaced.
I like the idea of changing the fencing along the Public Right of Way. Will it be an open fencing to allow wildlife easier access?	Yes we are proposing a typical chunky post and rail timber fence - we want to encourage and provide easy access for hedgehogs and other wildlife.
Do you think there is sufficient parking? I always think this is underestimated.	For a development such as this when we are applying for different uses, it is always a bit of a balancing act as there are no particular occupiers in mind, at this stage. The amount of parking currently proposed is in accordance with Wokingham Borough Councils parking standards and we have discussed the level of parking provision with the Highway Officer who is comfortable with the proposed provision at this stage. The 226 proposed parking spaces will be allocated to the units and there is an additional overflow car park to the north of the site, should any occupiers require additional parking spaces. Based on previous and similar size developments we have delivered and the parking standards, we are comfortable that this is an appropriate level of parking.
Are the ponds to the south west man made or natural? If man made, will these also be inspected and brought up to a good standard? Will it be looked into (or has it been) as to where the water will run to if the ponds overflow in heavy rain?	There are a couple of ponds to the south west of the existing building that we understand have been there for quite a long time and were created as part of the original development. There is also existing drainage that runs through the woodland to the south and we will not be touching any of that and they will continue to drain as existing. As part of our development we will be bringing forward a site wide Drainage Strategy that will ensure the existing ponds do not overflow with any excess water that the new development could create. We have had some Ecology Surveys undertaken and the intention is for minimal intervention so as to protect the existing ecology. We are however looking to make some enhancements directly to the north of the ponds to create some nice amenity spaces for employees and visitors using the site.

Question	Applicants Responses
How many people will work at the site?	This will depend on the businesses that move into the site as different levels of industrial users will have different levels of employees. At the upper end we have estimated about 560 employees. However, it is important to note that it is unlikely that all the employees will be working on the site at the same time given the nature of the uses, as there are likely to be shift patterns throughout a 24 hour period.
Is there a plan for a pedestrian crossing on the Shinfield Road to serve the southbound bus stop?	This is not something we have looked into in any detail at this stage, but it could be considered if required.
What exactly is envisaged for the use of the units? If industrial there will be vans and lorries delivering into/ from the site?	At this stage we do not have any confirmed end users who could occupy the units in the future. Therefore, it is really important that we secure flexibility for a wide range of uses across the full extent of employment uses which cover pure industrial, manufacturing assembly and R&D. The only employment use we would not be applying for is offices (excluding that which would be ancillary to another employment use).
How does a ridge height of 16m compare to the existing residential developments in the neighbourhood?	A typical home is about 8m to the ridge, and the nearest unit to the residential area to the north is Unit 5 which is 10m to the haunch. However, the distance between the northern elevation of Unit 5 and the nearest residential property is 41m and there are also level changes and existing and proposed landscaping which will mitigate views.
How long do you envisage the site development will take if approved?	If our planning application is approved by Wokingham Borough Council we envisage the development of the site will take approximately 18 months to complete.
Shinfield Players Theatre (a charity) borders your site and used to be allowed to use the existing northern car park on show nights. Would this still be possible or worth a conversation?	We have had some discussions around the use of the car park. However, at this point in time due to some internal works being carried out, the removal of the temporary office building and due to Health and Safety, it has not been possible for anyone to access the site. However, we are keen to help facilitate conservations and will encourage future occupiers to engage and be as accommodating as possible.
What is the anticipated volume of personnel and HGV traffic in/out of the development?	It is anticipated that in the morning peak rush hour, based on our current proposal, there will be approximately 130 two way vehicle movements of which 5 would be lorries. Typically throughout the day there will be about 10/12 two way lorry movements per hour (6 in/6out at the worst case) throughout the day. The size of the units do not lend themselves for a large parcel distributor e.g. Amazon, that generate a large amount of lorry movements and therefore it is more likely to be manufacturing that do not have lots of lorries coming in and out throughout the day and is more likely to be 2 or 3 a day.

Question	Applicants Responses
What limitations if any, will apply to the type of tenants and specifically their operating hours?	We will be applying for 24 hour operation, but the way the scheme has been designed we have tried to keep the yards in areas where they are not close to residential boundaries, and the position of the units also helps to screen potential noise outbreaks. Whilst some of the units might operate 24 hours a day, that does not mean that lorries will be coming in and out 24 hours a day and will certainly be less frequent at night. We will be submitting a Delivery and Servicing Management Plan as part of the Planning Application, which will outline how deliveries will be managed in the yards. There will also be a Noise Assessment which will identify whether any additional mitigation may be required in order to protect the amenity of the surrounding residential areas. We are very alive to this and will make sure that proper provisions are incorporated within the design to make ensure that the potential for disturbances is minimised and amenity is protected.
You have a lot on landscape, ecology and sustainability that is focused on the natural environment, but there is nothing about the people of Shinfield Park. Why is there nothing about how the site interacts with the people sustainably?	Our landscape elements for the scheme have worked so hard on the green infrastructure network across the site. The green infrastructure along the Public Right of Way (PROW) itself plays an important role in terms of visual amenity and how the edges of the site interacts with the woodland, the residential edges and the frontage of the site which is something users and people living in the surrounding area will experience on a day to day basis.
If the land purchased is beyond the proposed development area, what guarantees can you give that the rest of the purchased land (e.g. the woodland) will not be built on at a later date?	When we purchased the site it includes an area to the south that is currently dense woodland, which is priority woodland habitat and is heavily protected by planning policy. There is no intention to build on this woodland and any application proposing the loss of woodland would be unlikely to gain planning approval as the ecological impact would be severe.
Given that there is parking provision for 341 vehicles (Cars + Motorbikes + Cycles) - what modes of transport are envisaged for the other 219 (40%) of forecasted employees?	The maximum number of employees is based on a certain element of a 24 hour shift pattern on some of the units, so not all of the estimated 560 employees will be working on site at the same time. It is anticipated that some people will either cycle, walk, use the bus or car share. As part of the Planning Application we will submit a Travel Plan which will outline how the use of substantiable transport modes will be encouraged and will be supported by the provision of the facilities on the site including cycle parking and shower facilities.
Is it proposed to apply any surfacing to the Public Right of Way or leave it as earth?	The current Public Right of Way (PROW) on the site to the north is made ground and our aim is to widen it via changes to the boundary treatment but retain it as a made ground footpath.

Question	Applicants Responses
Will existing foul water drainage cope with increase? There have been problems in the past.	There will be a Drainage Strategy submitted with the Planning Application that sets out how the site will be drained including foul drainage. We are not expecting a significant increase in foul drainage relative to the site's former use. If there have been problems in the past, then we will look into this, as it is in our interests to make sure the foul drainage is sufficient and is going to work.
What are the considerations for renewable energy use on the site?	We are looking to propose solar panels on the roofs of all the units and the potential for air source heat pumps. We are also looking at trying to reduce energy use through the design of the units, including in terms of insulation.
Will there be security measures against vandalism especially of landscapes?	We are already considering security on the site. Once the site is operational there will be Managing Agents and an Estate Management Plan, which will be assessed and reviewed on a regular basis. It is in our interests, and that of our future tenants to ensure there is as little or no vandalism and anti-social behaviour on the site. The design of the buildings also gives lots of opportunities for passive surveillance, which should be a deterrent to vandalism and any anti-social behaviour.
You mentioned no fixed bus stop on site, does that also mean no P&R for the football stadium?	We did discuss this with Reading Buses and they have decided to stop this route and as far as we understand there are no plans to bring this stop back.
To clarify the exit from the site, are all vehicles intended to turn left and if they want to get to Junction 11, they must use the traffic lights and/or the Black Boy Roundabout?	The access is staying the same so any vehicles coming from the M4 J11 can continue to turn left into the site. All other movements are via the signalised junction.
Your presentation mentions new roof heights, however do you propose the ground upon which Buildings 1&5 are to be built, to be higher or lower than the existing ground levels of these buildings?	The floor level to unit 1 will be lower than the existing ground floor level of the building by approximately 3.4m. For context, this is about 0.5m above the upper basement level. The existing car park where unit 5 is located is on quite a steep slope so level differences will vary. A majority of the unit will be higher than existing levels with the north end of the building lower than existing levels.

Question	Applicants Responses
What will be the external lighting impact (from buildings, external lighting, loading bays or car park lighting) on nearby residential areas?	As part of the planning application we will be submitting a proposed Lighting Strategy for the site which will look to provide sufficient lighting to ensure safe operation, but in a way which respects the site's sensitive surroundings, including in relation to ecology as well as residential amenity. Lighting will automatically dim to lower levels enough to cover health and safety services when there is no movement in the area. If there is movement on the roads/area by cars/pedestrians etc the applicable fixtures will automatically ramp up. No lighting will spill outside the boundary of the site.
Will the new landscaping to the north of the site (marked 07 on your plan) be flat ground or will it be banked-up as part of the 'enhanced landscaping buffer and screening' that you mention?	The landscaped area to the very north will maintain existing levels. The buffer and screening will be created through planting.
Nowhere in your presentation does it mention The Bunker, so what are your plans for this as part of the site redevelopment?	The bunker, which has previously been stripped out prior to Wrenbridge purchasing the site, will be removed as part of the proposed demolition of the building.
Your proposal shows new plantings between the woodland car park and the northern boundary of the site - will these be saplings or mature plantings?	Planting to the north of the site is proposed as significant tree planting to create a buffer between the residential edge and the industrially active centre of the site. Structural planting will be proposed to this area at semi-mature/extra heavy standard.

Question	Applicants Responses
Will there be legal restriction in the lease on the type of nature of the business they will be allowed to conduct on the site, and the type of products and services stored/carried out?	Any future occupiers will be obliged to operate in accordance with the planning permission which seeks a range of uses. At this stage the end users for the units are currently unknown.
Will there be a restriction prohibiting the storage of dangerous chemicals, radioactive materials or other substances that could potentially impact health of nearby residents?	The safe storage, handling and disposal of hazardous waste is controlled and managed under specific legislation which places a duty of care on those involved to adhere to strict regulations. As such we would not expect any planning permission to impose additional controls in this respect.
Will there be any restrictions preventing the commercial tenants from disposing of dangerous waste nearby, or negatively impacting the local environment in any other way?	The safe storage, handling and disposal of hazardous waste is controlled and managed under specific legislation which places a duty of care on those involved to adhere to strict regulations. As such we would not expect any planning permission to impose additional controls in this respect.

8.2 Responding to Comments and Concerns Raised

Following the consultation and prior to the submission of a planning application to redevelop Shinfield Park, the project team have continued to respond to feedback received via multiple channels and continue to liaise with local residents who have any particular questions or comments.

There was an extremely low completion rate of feedback forms, however we believe that through meetings with Shinfield Parish Council, emails exchanged with WBC Ward Councillors and questions raised during our online webinar

and via email, we have a good idea on what stakeholders and residents feel about the emerging proposal and that the consultation undertaken has been robust and measurable. We have therefore taken the most reoccurring questions received via meetings we had with Stakeholders and emails received to understand and highlight what we believe the key concerns are.

The table below sets out the key topics, in no particular order, that we feel are important to the community.

You said...	Our response...
 Disruption during construction	We understand that the construction process can be disruptive for those residents who live closest to the Site. To address this, a Construction Management Plan (CMP) will be prepared by the chosen contractor and will be a condition of the consent. It will set out the measures that will be taken during the construction stage to ensure that any disruption to residents is minimised. The CMP will be assessed by and agreed with technical specialists at the council to ensure that specific standards are adhered to before construction starts on site. Measures could include: • Setting specific days and times that construction on the Site can operate. • Agreeing maximum noise levels • Implementing measures to reduce dust and contamination. • Monitoring requirements to ensure there are no breach of conditions. Contractors will be encouraged to use public transport, walking and cycling where possible - off-site parking for contractors will not be permitted. We will use the strategic network as far as possible to limit any impact on the local roads.

You said...	Our response...
 Impact on Road Network from new employees and HGV's	We have used the trip rates that the former office site generated and compared it to what is proposed. If the Site was re-occupied for office use it would generate a higher number of trips compared to the proposed development for Industrial/employment use, which will see a reduction of the number of trips, particularly at peak times, on the Site. Varying shift patterns will also contribute to reducing trips during the peak rush hour periods. The nature of the proposed units is such that it will attract a wide range of occupiers across all employment uses – apart from office employment use – many of whom will operate longer hours than typical office use or 24/7 meaning that there will be a number of different shift patterns across the day, none of which start or finish during peak periods. As a result of this, the number of trips on the surrounding highway will be lower during peak periods compared to the previous office use of the Site. On this basis, there is no requirement to make improvements to any surrounding junctions. This approach to the trip generation for the existing and proposed uses on the Site has been agreed with WBC Highways Officer as part of the pre-application process. A detailed Transport Assessment will be submitted with the planning application which provides a comprehensive review of the transport characteristics of the Site, assessing the impacts of the proposals in terms of highway safety and operation, as is standard procedure for an application of this type.
 24-hour operation and noise to residents	The Site will potentially be in 24-hour operation. The design and layout of the units have been designed and positioned to keep the yards in areas where they are not close to residential boundaries, and the position of the units also helps to screen potential noise outbreaks. Whilst some of the units might operate 24 hours a day, that does not mean that lorries will be coming in and out 24 hours a day and will certainly be less frequent at night. We will be submitting a Delivery and Servicing Management Plan as part of the Planning Application, which will outline how deliveries will be managed in the yards. A Noise Assessment will be submitted with the Planning Application, which will identify whether any additional mitigation may be required in order to protect the amenity of the surrounding residential areas. We are very aware of our neighbouring residents and have designed the layout of the scheme to minimise noise disturbance and protect the amenity of residents living close to the Site.

You said...	Our response...
 Large scale distribution warehouse facilities	The scheme being bought forward (subject to planning consent) is a mix of six employment/industrial buildings of varying scales aimed at appealing to a wide-range of end users within Use Classes E(g)(ii)-(iii)/B2/B8. This encompasses the full range of employment uses but does not include any provision for offices other than that which would be regarded as ancillary. The scale of the units proposed do not lend themselves to a large-scale logistics or distribution function (e.g. Amazon, which often require units well in excess of 10,000 sqm) – the largest unit proposed is c. 8,000 sqm, whilst the average of the other units is c.2,500 sqm. At this scale, we are more likely to attract operators within the R&D, manufacturing and assembly sectors.
 Vandalism and Anti-Social Behaviour	We are already considering security on the Site. Once the Site is operational there will be Managing Agents and an Estate Management Plan, which will be assessed and reviewed on a regular basis. It is in Wrenbridge's interest as the Site owner, and that of any future tenants to ensure there is as little or no vandalism and anti-social behaviour on the Site. The design and layout of the buildings gives lots of opportunities for passive surveillance, which should be a deterrent to vandalism and any anti-social behaviour.
 Parking provision to avoid parking on nearby residential streets	The amount of parking currently proposed is in accordance with Wokingham Borough Councils parking standards and we have discussed the level of parking provision with the Highway Officer who is comfortable with the proposed provision at this stage. The 226 proposed parking spaces will be allocated to the units and there will be an additional overflow car park to the north of the Site, should any occupiers require additional parking spaces.
 Access to the Public Right of Way	Access through the Site to and from the existing Public Right of Way (PRoW) through the Site will continue. Improvements will be made to the PRoW within the site's boundary to the north and this includes widening it via changes to the boundary treatment but retain it as a made ground footpath. We will also replace the old fencing on the Site with a typical chunky post and rail timber fence, as we want to encourage and provide easy access for hedgehogs and other wildlife.

You said...	Our response...
 Overlooking from the North and Height of Unit 1 (largest unit)	Unit 1 will be substantially lower than the existing building, which is 29m at its highest point. The maximum haunch height is 12m but at its ridge its 16.5m (middle of the building at the top of the roof). For context a typical home is about 8m to the ridge. The nearest unit to the residential area to the north is Unit 5 which is 10m to the haunch. However, the distance between the northern elevation of Unit 5 and the nearest residential property is 41m and there are also level changes and existing and proposed landscaping will mitigate views for residents living to the north of the Site.
 External lighting impacting residents	A Lighting Strategy will be submitted with the Planning Application. This will detail the proposed external lighting to ensure safe operation, but in a way which respects the site's sensitive surroundings, including in relation to ecology as well as residential amenity. Lighting will automatically dim to lower levels enough to cover health and safety regulations when there is no movement in the area. If there is movement on the roads/area by cars/pedestrians etc the applicable lighting fixtures will automatically ramp up. No lighting will spill outside of the boundary of the Site.



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

9. Ongoing Engagement

Following submission of the Planning Application to Wokingham Borough Council, the Applicant's Community Engagement Team will continue to engage with the local community by providing email updates on the progress of the application; advising on how comments can be submitted directly to the Council and continuing to be available to answer questions or respond to any concerns.

The Applicant is committed to an ongoing engagement programme, which includes the following:

Advising the community via the website of the submission and validation of the planning application and how to comment.

Following the submission of the planning application, an email will be sent to everyone who registered to be kept informed on the progress of the scheme. It will advise that the application is now registered and give details on how to comment on the application.

Further engagement:

The Applicant understands that further engagement could be needed as the application progresses, or once the application has been decided. They are prepared to regularly evaluate and consider if further communications are required as they move through the planning process.

10. Conclusion

The Applicant has undertaken a robust engagement and consultation programme with local residents, stakeholders and political representatives on its proposals to redevelop Shinfield Park (formerly known as Shire Hall). The engagement process has effectively enabled all interested parties to provide feedback and ask questions on the scheme prior to the submission of the Planning Application.

The consultation process has reflected guidance set out within the NPPF (December 2024) and Wokingham Borough Council's SCI. As detailed in this Statement of Community Involvement, an inclusive and accessible consultation programme has been followed.

The programme has successfully engaged the local community and other interested parties; informed them of the proposals being brought forward; identified any significant local issues or concerns; and ensured these are addressed where possible in an inclusive manner.

In accordance with the aims of the consultation process, all comments and suggestions have been read, analysed and shared amongst the project team. This SCI provides responses, where appropriate and possible, to all concerns expressed and suggestions made throughout the consultation process. The proposals, now the subject of the planning application, have been fully informed by the feedback received throughout the engagement and consultation programme.

The Applicant and project team will continue to engage and update the local community and stakeholders throughout the planning process.

Appendix A – Community Consultation Leaflet

PUBLIC CONSULTATION WRENBRIDGE Redevelopment of Shinfield Park, Shinfield

Wrenbridge would like to invite you to their online Public Webinar to find out more, meet the team and have your say on the emerging proposals for the redevelopment of Shinfield Park (formerly known as Shire Hall) near Shinfield.

Our ambition is to bring the site back into meaningful use by redeveloping the vacant office building and wider underutilised site, to provide new sensitively designed and highly sustainable industrial/employment space.



Join our Public Webinar

15 Wednesday
15th January
2025

 From 6.00pm
to 7.00pm

Please scan the QR code to register to attend our webinar and take part in the live Q&A session or register via our website below.



www.shinfieldpark.co.uk
Full website live from 9.00am on 15th January 2025

We are still in the design stage, but this illustrative map shows the proposed routes and landscaped areas could be delivered on the site.

-  Five modern and sustainable industrial/employment buildings.
-  A mix of building sizes and layouts to meet current requirements whilst being adaptable for future needs and changing markets.
-  Existing site entrance retained.
-  Secure bicycle shelters provided throughout the site.
-  Additional planting around site boundaries to provide green buffer to residential areas and create new wildlife habitats.
-  New landscaping to promote biodiversity throughout the site.
-  Existing Nores Hills Wood Ancient Woodland protected.
-  EV charging points provided with infrastructure for further expansion.
-  Outdoor seating and amenity areas for employees and site visitors.

