



# WINNERSH FARM

## DEVELOPMENT PROPOSALS - MARCH 2021

### Creating the masterplan

In 2020 Wokingham Borough Council worked with the Department for Education (DfE), Reading Borough Council and Brighter Futures for Children to identify a site for a new Special Educational Needs and Disabilities (SEND) school in the local area.

The Winnersh Farm site was chosen due to range of factors such as accessibility for both Reading and Wokingham pupils, and the size and layout of the site available. Approval to lease the site to the DfE was granted in September 2020. The Maiden Erlegh Trust has been appointed to run the new school.

Alongside this Wokingham Borough Council has also identified the wider Winnersh Farm site as suitable for new housing development within the Local Plan Update which was consulted on early last year.

Following on from these decisions Wokingham Borough Council, working with the DfE and partners, have developed an overarching masterplan for the site showing how the different elements could work together and how they would link into the wider area.

This leaflet summarises some of the key principles of the proposed residential and SEND school development.

### Where we are in the process

Following the approval to lease the land in 2020 the DfE has moved forward with appointing a contractor to design and build the school. A planning application is due to be submitted in the summer with the aim to start building the new school later this year.

Accompanying this, Wokingham Borough Council plans to submit an outline planning application in the summer asking for an 'in principal' decision for housing development on the wider site.

### Key parts of the Masterplan

- New 150 place Special Educational Needs and Disabilities school to cater for local demand
- Up to 100 new homes including affordable housing
- New open space and landscaping
- Vehicular access from Woodward Close
- New access to allotments which remain in situ
- No impact on Royal British Legion building
- Designed in noise mitigation measures



# A NEW SEND SCHOOL AND RESIDENTIAL MASTERPLAN

## Key Masterplan Principles

- School and residential development aligned to northern edge of site away from motorway
- Extensive new landscaping across site to create attractive setting for school and housing
- Vehicular, cycle and pedestrian connections through the site from Woodward Close
- Buildings oriented to help create increased privacy and natural noise reduction

## Tackling noise and flooding risk

- Carefully oriented layout with buildings placed to help limit noise travel and impact and work with existing M4 noise barrier fencing and mitigation measures.
- Utilise latest acoustic materials and design best practice in construction
- Buildings located away from known flood areas with natural solutions used to help excess water drain

## New homes

- Up to 100 new homes including affordable housing, which could include key worker housing
- Mix of detached, semi-detached, town houses and apartments
- 1-2 bed apartments and 2-4 bed houses to cater for a range of residents
- Parking in accordance with current standards

## Green initiatives

- Proposal to build a carbon neutral residential development subject to planning constraints
- New homes and SEND school to be built to a high level of energy efficiency to help keep fuel bills down and help tackle the climate emergency
- Inclusion of a range of green initiatives such as solar panels, heat pumps, and Electric Vehicle charging points to help with greener lifestyles
- Good cycle storage and infrastructure to encourage greener travel
- Biodiversity net gain of at least 10% through new planting and landscaping across the site

## Open spaces and landscaping

- Allotments retained with a new & improved access
- Retention of existing trees and planting as far as possible with additional planting to be agreed through detailed design process
- Attractive areas for residents to relax and to act as an additional wrap around noise buffer with pond areas to support wildlife and natural drainage
- Potential for community access to school facilities such as games areas

## Access to Allotments and Royal British Legion

- Throughout construction access to both sites will be maintained safely
- On completion allotments will be accessed from the new road.



### Transport and access

- Vehicular, cycle and pedestrian connections from Woodward Close
- Potential to link through to residential development site to the north (should this proceed)
- Close to Reading Road , Winnersh Relief Road and new North Wokingham Distributor Road to help integrate into wider network and support easy school transport access to new SEND school

### School Design and delivery process

- The school will be at the western end of the site, next to Wheatfield Primary School.
- The Department for Education are working on finalising the design and more information on the detailed design will be made available in due course.
- The school will be a modular build, providing a carbon neutral building.
- A modular build will also reduce the number of deliveries to site during construction, minimising impact and helping speed up construction on site

### New SEND School Provision

- 150 place school for children of all ages
- Dedicated to cater for children with autism (ASD) and Social Emotional and Mental Health (SEMH) difficulties
- Will cater for children from both Wokingham & Reading boroughs
- Built and funded by the Department for Education
- Due to open September 2022
- The vision of the school is to provide a high-quality local school for children with multiple and complex needs so that they:
  - Become confident and independent young adults
  - Gain the best possible qualifications and the learning experiences possible
  - Take their place in their local communities and the world of work as appropriate

### School design key principles

- Dedicated areas for primary and secondary age pupils with separate entrances, indoor and outdoor spaces to help ensure the right environment for pupils of different ages
- Extensive outdoor sport and leisure provision including primary and secondary PE areas, football pitch, scooter track and large multi use games area (MUGA) to allow for all year round activities
- Where possible, existing veteran trees and hedges on site will be retained and protected and integrated into the design
- Attractive new planting across the site with outdoor areas for pupils to enjoy and a large habitat area to create an exciting environment and aid with learning
- Drop off areas and dedicated on-site parking



## WHAT HAPPENS NEXT

### Having your say

This leaflet sets out the principles of development at Winnersh Farm for a SEND school and residential development. We are keen to hear what people think of both the school and residential proposals.

Your comments will be used to help shape the ongoing design process as we move forward with the plans.

You can send us your feedback at  
**CommercialProperty@wokingham.gov.uk**

Comments should be submitted by **Friday 9 April 2021**

Wokingham Borough Council will be acting as a single point of contact for this engagement, however any relevant comments and questions will also be shared with the Department for Education, Maiden Erlegh Trust, Brighter Futures for Children and Reading Borough Council.

Following this engagement process, and once the design of the SEND school is more progressed, the Department for Education will share more information on the detailed design through a virtual public consultation that will allow comments to be fed back into the design, ensuring that the school becomes part of the community.

You will also be able to comment on the planning applications for both the school and residential proposals once they are submitted later this year.

### Future planning applications

Subject to the comments received during the public engagement process, it is anticipated that planning applications will be submitted for the school and residential proposals in early summer 2021.

The DfE will be submitting a detailed planning application for the new SEND school design with an intent to start construction by the end of the year if approved.

Alongside this Wokingham Borough Council will submit an outline planning application for the residential elements of the Winnersh Farm site. This outline application will ask for 'in principle' approval for things like the number of homes, scale, layout and access to the site. It will not consider the detailed design of the houses at this stage.

### Keep up to date

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**<https://cutt.ly/sjlvtd6>**

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