

Development sites around Maidenhead

Update January 2021



M a i d e n h e a d N e i g h b o u r h o o d F o r u m

Helping you to understand local redevelopments

There are many sites in and around Maidenhead which are either undergoing redevelopment or are earmarked to be redeveloped in the future. The aim of this document is to help local people understand where these sites are and, as far as is known, what developments are being proposed.

Most information about these sites is contained in the Royal Borough of Windsor and Maidenhead's Borough Local Plan (BLP), which has not yet been finalised – it is currently being examined by an Inspector. The submitted version of the BLP can be found here: <http://consult.rbwm.gov.uk/portal/blr/blpsv-pc/blpsv-pc-oct19>

This document, compiled by Maidenhead Neighbourhood Forum, contains:

- Map 1 – central Maidenhead sites, with top-line notes from the BLP on what is expected from developers on each site
- Map 2 – sites in the wider area, also with notes from the BLP
- Footnotes about the sites, contributed by members of MNF from public sources

Note: more description about site specific requirements is available in the BLP under Section C “Site Allocation Proformas” (page 211 on)

Map 1 – Central Maidenhead

What the Borough Local Plan says

AL1 – Nicholson Centre

A mixed use development providing retail, community, 22,000 sqm of employment space and approximately 500 residential units + public square

AL2 – between High St & West St

A mixed use scheme incorporating retail, employment and approximately 300 residential units

AL3 – St Mary's Walk

A mixed use scheme incorporating retail, employment and approximately 120 residential units

AL4 – York Rd

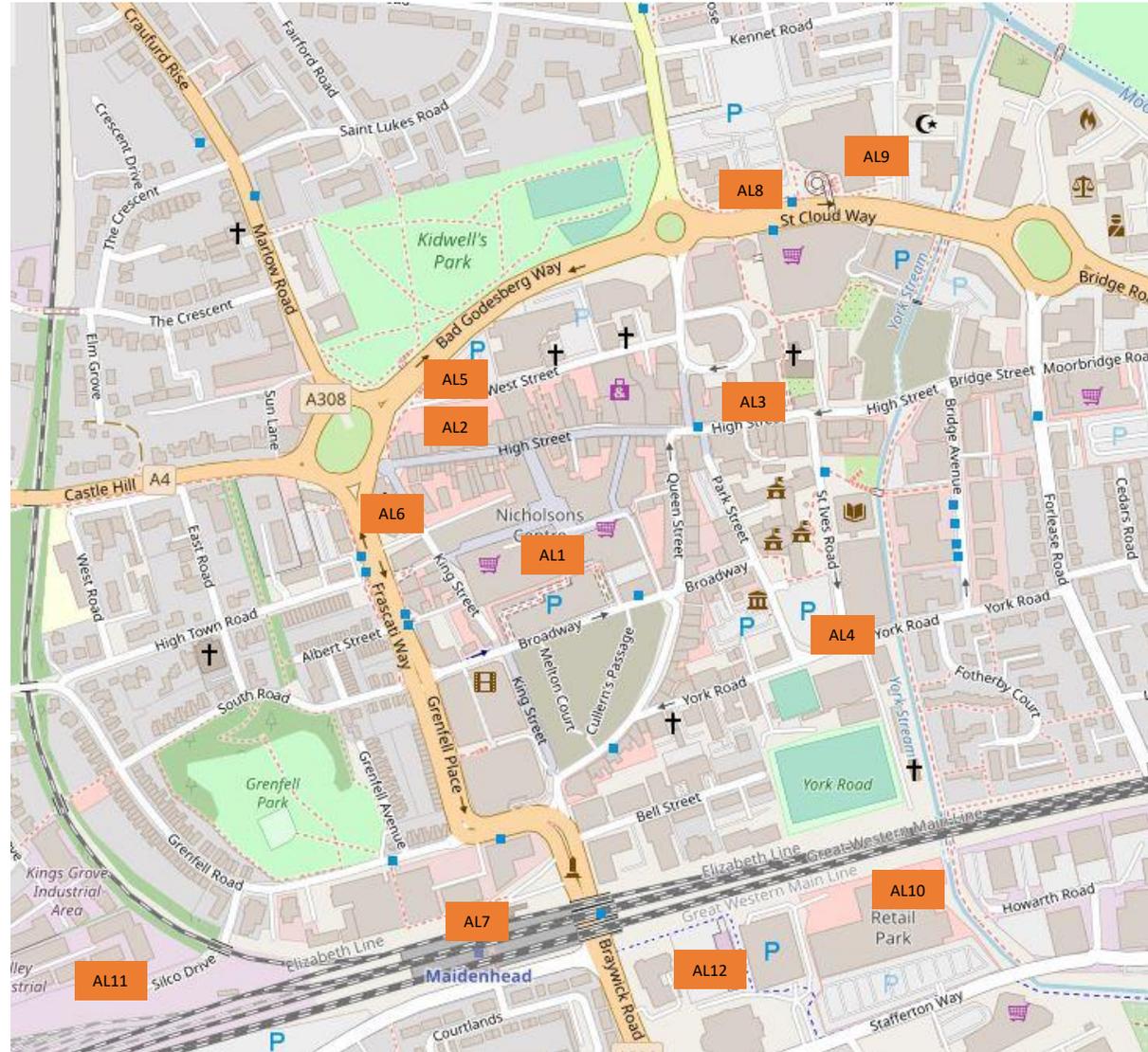
A mixed use scheme incorporating retail, employment, community uses, civic square and c. 450 residential units

AL5 – West St

A mixed use development incorporating c 240 residential units & community uses

AL6 – Methodist Church

A mixed use scheme incorporating community uses and approximately 50 residential units



AL7 Maidenhead Station

A mixed use scheme providing 7,000 sqm of employment space, c 150 residential units, small scale station related retail/cafes and an enhanced railway station

AL8 – St Cloud Gate

Up to 3,500 sqm of office space (gross)

AL9 – St Cloud Way

A mixed use scheme incorporating c 550 residential units, community centre and retail

AL10 – Stafferton Way

A mixed use scheme providing retail, employment and c 350 residential units

AL11 – Crossrail depot

c 4,500 sqm of industrial and warehousing space

AL12 – Land east of Braywick Gate

A mixed use development providing retail, community, 22,000 sqm of employment space and approximately 500 residential units + Public square

**TOTAL NEW HOMES, CENTRAL AREA:
Approx 3,200**

Map 2 – the wider area

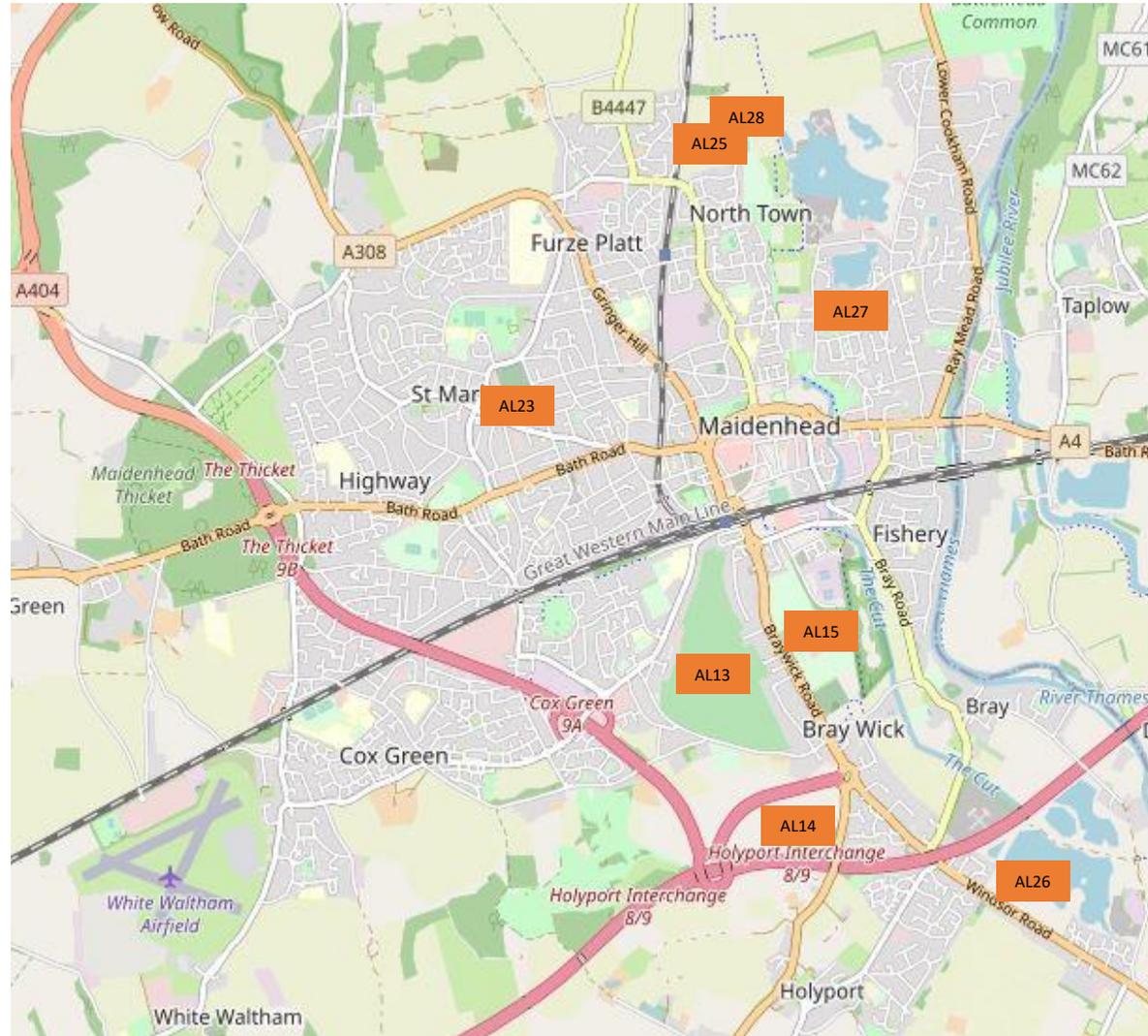
What the Borough Local Plan says

AL13 – SW Maidenhead (golf course) c 2600 residential units on Green Belt land. Educational facilities including primary and secondary schools. Strategic public open space, formal play and playing pitch Provision. Multi-functional community hub as part of a Local Centre

AL14 – the “Triangle” (M4/A308) General Industrial / Warehousing uses

AL15 – Braywick Park
A mixed use Strategic Green Infrastructure site to serve Maidenhead, providing Sports Hub, public park, special needs school and multi-use games area, a ‘wildlife zone’ comprising the Braywick Local Nature Reserve and a Site of Special Scientific Interest. Site will remain in the Green Belt

AL23 – St Mark’s Hospital
Approximately 54 residential units



AL25 – Spencer’s Farm
c 330 residential units; educational facilities

AL26 – A308/Bray Lake
Approximately 100 residential units

AL27 Land south of Ray Mill Rd East
A Green Infrastructure site providing Local ‘pocket park’, habitat area, flood attenuation

AL28 – Land north of Spencer’s Farm
A Green Infrastructure site providing sports facilities, public open space, habitat area, flood attenuation

**TOTAL NEW HOMES, WIDER AREA:
Approx 3,100**

Central:	3,200
Wider:	3,100
GRAND TOTAL	6,300

Footnotes 1

AL1 – Nicholson Centre

Application submitted by Areli (on behalf of owners Tikehau Capital) for £500m redevelopment, decision expected January 2021. Detailed part of the application defines about 650 new flats, but outline part states another 29,000 sq m of residential, so total may be 900-1000.
RBWM Planning reference: 20/01251/OUT

AL2 – High Street / West Street

New application submitted to build 108 flats on the land behind former Post Office and Poundland store. RBWM ref 20/03508/OUT

AL4 – York Road

BLP indicates 450 flats, but applications here add up to 520+ (Countryside, St John Amulance/Spiritualist Church, Community Centre, and the terrace including the old Anchor pub). Far more redevelopment expected in this area if football club moves to Braywick.

AL12 – Land east of Braywick Gate

BLP has 500 flats planned here, but planning application is for 115, but this change of numbers will be confirmed if/when the application goes through. RBWM Planning reference 20/01409/OUT

AL13 – SW Maidenhead (golf course)

An alternative plan to turn the area into a Maidenhead Great Park was promoted in 2020, with a petition attracting over 4,000 signatures. The golf club has not yet agreed to move to a different site. Supporters of the housing development point out that most new homes in the town are flats, where many of these are much-needed houses.

Footnotes 2 – sites not included in Borough Local Plan

The Landing site (plan approved but site currently demolished and standing empty)

This site (on the triangle surrounded by King St, Queen St and Broadway) has received planning consent but is currently still empty. Developers HUB have said they are “fully committed” but there is no word in the press since March 2020 about when the building work will start. There are 375 flats in the detailed planning permission plus, in the outline part, another 15,300 sq m of residential space. If we assume that the average flat is 66 sq m (mix of 1- & 2-bed flats plus communal space), this would add another 232 units making just over 500 new flats in total.

Chapel Arches (plan approved; work well advanced)

Site now named “Waterside Quarter”; 259 homes plus shops, restaurants, cafes and offices.

Moorbridge Court & Liberty House (proposals awaiting RBWM decision)

Bellway Homes have applied to demolish these two office buildings (between Waitrose and Police Station) and create five new apartment blocks with a total of 129 new flats.

Note: the Borough Local Plan is drawn up in the context of the SHMA figure (Strategic Housing Market Assessment). This indicates that, to meet future housing supply needs, the Borough has to build an average of about 700 new homes per year until 2033.

Any comments, corrections or contributions to: chair@mnf.org.uk

TOTAL NEW HOMES, BOTH AREAS (approx.):

BLP	BLP incl footnotes 1	Add non-BLP sites (Footnotes 2)
6,300	6,900	7,700