CASE STUDY
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SPECIAL THANKS
for their assistance and research

DEVELOPER
MOD

LOCATION
Aldermaston, Reading RG7 4PR

www.bbc.co.uk/news/articles/cqp9g2x0my5mo

Read the article from the UKPF website

Starter for 10:

Ten of the most significant projects in the Berkshire prop pipeline

In this exclusive piece of UKPF research, insight is given to the ten most significant (primarily of scale and mixed use) proposals happening in the Berkshire region which are in the planning application pipeline – in other words not under construction or occupied but at Pre App, Public Consultation or Formal Decision stage.

We make no apologies for being bold with our decisions and assumptions – please do challenge us and send your comments to info@ukpropertyforums.com

AWE Aldermaston's rebuild and expansion

Currently pre-app, this proposal would be part of a wider £15 billion investment by the government into the UK's nuclear warhead programme, and could lead to an expansion of approximately 1,500 jobs at the site. Near the AWE Burghfield site, this scheme could see a similar reflection there in the years to come.



Maidenhead Golf Club Resi Scheme

DEVELOPER
Cala Homes

LOCATION
Shoppenhangers Road, Maidenhead, SL6 2PZ

www.elizabethquarter.co.uk/

With unanimous approval confirmed in February 2025, the "Elizabeth Quarter" will redevelop the now-vacant Maidenhead Golf Course at Shoppenhangers Road, delivering a monumental 1,500 homes across the 53-acre site, the first phase of development is expected to commence next year, which will set 130 homes for construction at the southern portion of the former course.



Read the article from the UKPF website

Napier Court

DEVELOPER
Sladen Estates

LOCATION
Napier Rd, Reading RG1 8BW

www.sladenestates.co.uk/developments/napiercourtreading/

A BTR scheme aiming to provide 570 apartments within an 11-storey building, this scheme looks to benefit from a five-minute proximity to Reading train station, as well as providing amenities such as a gym, workspaces, EV charging points, a retail unit on the ground floor and a terrace upon the rooftop. Having seen refusal earlier this year, where parts of the proposal did see praise, the scheme is now being appealed.



Read the article from the UKPF website

Newbury Eagle Quarter

DEVELOPER
Lochailort

LOCATION
Berkshire, The Kennet Centre, Newbury RG14 5EN

www.eaglequarter.co.uk

With a long-contested history, this scheme bears the potential for a complete rehaul of the boarded-up Kennet Centre, creating 317 homes for private sale and BTR, as well as refurbished commercial space and units within the Kennet Centre structures that would total over 5,000 sq m. Currently awaiting an official go-ahead by West Berkshire Council, it remains unknown whether this is the proposal to bring the Kennet Centre into the next decade.



Read the article from the UKPF website

North West Quadrant regeneration project for Slough Town Centre

DEVELOPER
Muse

LOCATION
Grafton Centre, Fitzroy St, Cambridge CB1 1PS

www.museplaces.com/our-places/north-west-quadrant-slough/

Resolution to grant at planning committee last week

Muse – who are in a partnership with Homes England for this project – seeks construction of 1,539 new homes, 25,030 sq m of office floorspace, around 3,000 sq m of Class E floorspace, a multi storey car par, and 420 car spaces, amongst other elements.



Read the article from the UKPF website

Royal Elm Park

DEVELOPER
Reading FC Property Company

LOCATION
SL1 1LN

www.royalelmpark.co.uk

www.bbc.co.uk/news/articles/c3wjnp0zzypo

Commencement – planning permission from 2017 - 600 apartments, a 246-bedroom hotel, an ice rink and a convention centre. Reading Borough Council councillors approved enabling works for it, including ensuring that land that could be contaminated by gas and waste is made safe in September at Committee Reading's SCL Stadium development plan approved - BBC News. Significant from a Reading BC and delivery perspective.



Read the article from the UKPF website

Slough Central

ARCHITECT
EPR Architects

DEVELOPER
Berkeley Homes

LOCATION
SL1 1LN

www.epr.co.uk/projects/architects-masterplanning/slough-central

A reimagining of the former Queensmere Shopping centre, this scheme is brought forward by Berkeley, who acquired the sites in 2025 and have prior work in Slough including the Horlicks Quarter, and aims to deliver 1,600 new homes within a mixed-use development that will also contain residential, leisure, hospitality, commercial, and cultural uses for the heart of Slough.



Read the article from the UKPF website

Slough Trading Estates' Simplified Planning Zone (SPZ)

DEVELOPER
SEGRO

LOCATION
Slough, SL1 7PB

www.segro.com/countries-repository/united-kingdom/slough-trading-estate

A long-term permission that bears a unique facet in the UK's property market, this allows the next 10 years of development upon the estate to move forward at an incomparable speed to other sites - given proposals fit within certain requirements. With a focus on data centres within the estate much of the future development can be expected to fit within these parameters.



Read the article from the UKPF website

Station Hill – Additional Residential Phase

ARCHITECT
Gensler

DEVELOPER
Lincoln MGT

LOCATION
WRG1 1NB

www.one.stationhill.co.uk/station-hill

Having seen recent approval in August, this development looks to provide 600 dwellings across two units, which forms part of the wider Station Hill development directly adjacent to Reading Station, with this new addition the scheme will now comprise office and residential space, creating a convenient work-live solution for many potential residents (which we know also know perfectly aligns with the revised NPPF!)



Read the article from the UKPF website

Thames Valley Park Data Centre

ARCHITECT
Twelve Architects & Masterplanners

DEVELOPER
Mapeley

LOCATION
Sonning, Reading RG6 1WG

www.tvpdc.co.uk

Having held a consultation in July, this proposal looks to utilise Microsoft's current headquarters (who will move to another location next year) for a data centre that if successful in the planning phase, could be operational in 2031. Local benefits from the scheme include around 245 roles in construction phases, and 115 full-time roles in the operational phase, as well as aims for heat re-use and a 10 per cent BNG commitment.



Read the article from the UKPF website

The Nicholson Quarter in Maidenhead

ARCHITECT
JTP Architects

DEVELOPER
Areli

LOCATION
Nicholsons Ln, Maidenhead SL6 1LB

www.nicholsonquarter.co.uk/

Converting the Nicholson Centre into a £500 million mixed-use development, with a provision of 755 housing units, 101 senior accommodation units, and 55 retail spaces, this scheme aims to bring: "A new heart to Maidenhead" across multiple streets, and doesn't skimp on amenities either - with plans for over 55 new retail spaces, over 128,000 sq ft of co-working space, and 1.65 acres of public realm.



Read the article from the UKPF website