

PLANNING REF : 261825
PROPERTY ADDRESS : Warren House
: Scarletts Lane, Kiln Green, Wargrave
: RG10 9XDWH
SUBMITTED BY : Mr Simon Chapman
DATE SUBMITTED : 06/09/2026

COMMENTS:

Whatever the need for new housing in this Borough, Council planning officers must break the total down into needed homes by size, location and other factors in order to avoid a glut of one type of needed home or the absence of another. This serves to minimise the risk of building empty or part-empty ghost estates and also overcrowded ghettos.

In all locations across the Borough, the number of homes for sale on the open market exceeds the number of buyers for all housing types and while this ratio fluctuates, there are no signs nor forecasts of it reversing in the foreseeable future.

But there is still a shortage of so-called affordable homes and social housing. These needs are reflected in WBC's Housing Register which currently lists 1,319 needed households. The Council is about to embark upon a capital programme of housing acquisition and investment, the business case for which helpfully lists the current housing need by property size:

Bedrooms Required

Households

%		
1 Bedroom	586	44%
2 Bedroom	316	24%
3 Bedroom	330	25%
4 Bedroom	72	5%
5 Bedroom	13	1%
6 Bedroom	1	Negligible
Other/Unspecified	1	Negligible
Total	1,319	

The Register numbers change from year to year and are due to be reduced, starting almost immediately, by the Council's new housing acquisition and investment programme. But it must be reasonable to assume that the one 6-bedroom household need currently on the Register would prefer to live somewhere more convenient for services and facilities than in this proposed new 6-bedroom mansion in rural Blakes Lane.

And the only evidenced unmet need on the open market for 6-bedroom mansions in or around Blakes Lane is that the applicant wants one. But he is a property developer and likely wants it to sell on for a profit if possible after he has lived in it for whatever period may be stipulated.

But developers are insatiable and their needs will always be unmet until the housing market completely collapses, which will be soon enough under current Government policies. In terms of real need by

the community, there is none to evidence that this proposed new mega-dwelling is needed since both the applicant and the site owner live outside the Borough.

So, please reject this and all other mega-mansion development ations which fail to meet an evidenced need in their community.