

PLANNING REF : 252257
PROPERTY ADDRESS : White Lodge
: White Lodge Scarletts Lane, Kiln Green, Berkshire
: RG10 9XD
SUBMITTED BY : Mr Giles Sutcliffe
DATE SUBMITTED : 11/11/2025

COMMENTS:

Generally, Twyford's housing market character is fragmented, however the WBC planning policy has identified Hare Hatch as having 'Special Character'. The houses surrounding the subject Ladds Garden Centre site ('Ladds') are of a significant size being single family dwellings (4,000 - 8,000 sq ft), many of which reflect the location's heritage status. Hare Hatch offers residents a gentrified rural, quieter area notwithstanding its proximity to the A4. Its character stems from its valued blend of history and convenience.

Twyford is increasingly attracting professional residents who like the natural beauty of the area and the convenience of the Elizabeth Line. By protecting and preserving its surrounding villages including ancient settlements such as Hare Hatch, investment will flow into the wider area, improving everyone's living standard.

Many of the local houses have architectural styles which have English Heritage Listed status. Developers proposing modern developments must therefore reflect the local character and style of existing housing and ensure that its status is not undermined.

Westbourne Homes' proposals at the Ladds site are for relatively dense and incongruously small houses and flats which rise above, overlook and detract from the amenities of the area. I hope that the Council planners will agree that fewer and larger houses set back from the road would be a more fitting way to extend the built form achieved here over the centuries.

Given the c 600 mixed dwellings currently being built within a very short distance along the A4, it cannot be argued that the Ladds development proposal delivers the type of dwellings which are in short supply. With four large residential developments in the pipeline

nearby and more proposed in the short, medium and long term, the likelihood is that there will be an over-supply of mixed housing stock locally. Those developments, for example by Croudace and David Wilson Homes, do not add to the stock of larger houses. By building larger houses at Ladds for upsizers, this can release other smaller family homes in other Twyford developments for first time buyers and downsizers. On the Ladds site, 4 x substantial family homes on proportionately sized plots would also mean fewer cars, train commuters and school children and less pressure on GPs, other local services and the network of narrow rural lanes.

I urge WBC to protect the historic rural communities and character of Hare Hatch and Kiln Green from inappropriate over development which will detract from the amenity of the Green Belt.

I therefore object to the small, proposed units which are neither appropriate nor needed in this area.

