

PLANNING REF : 242484
PROPERTY ADDRESS : 3 Shepherd Road
:
: RG2 9SR
SUBMITTED BY : Ms Nan Zhang
DATE SUBMITTED : 18/05/2025

COMMENTS:

Objection post to Wokingham Borough Council for phase 2

I object to Emily Everitt - The Blade Abbey Square, Reading RG1 3BE on behalf of Bellway Home Construction Company/The University of Reading receiving planning permission for Application 242484.

I object to prevent freeholders, on this proposed development, being subject to a Reading University Land Registry Charge placed on their Freeholds. A charge that would commit them to an annual payment, "in perpetuity", to the benefit of Reading University. The charge would be linked to Langley Mead SANG, which is already fully funded by earlier charges on previous developments, built on land owned by Reading University, and sold to developers including Bellway Homes. Therefore, any revenue received would be to the entire benefit of The University of Reading, which could contradict the Rent Charge Act 1977. Even if The University of Reading can show this is not the case, the Council should reflect the views of the UK Government, that wishes all similar charges to be paid by Developers and not passed to Freeholders, to allow local councils to take over and manage SANGs.

Further, If planning permission is given to The Bellway Home Construction Company or their agents upon the foregoing basis, it should only be given if The Bellway Home Construction Company, or their agents, also provide funds to WBC to maintain the Ridge Sang Extension, and commit The University of Reading, to remove the objected charge, set out above, from the Freeholds of Freeholders on Phase 1 of the Longacre/Shinfield Gardens development - Ref 181499. Homeowners on this completed phase are suffering a charge that, "in perpetuity", will result in their Freehold homes being devalued and or unsaleable.

Further, to allow planning, and with the possibility of 4500 homes being constructed at Hall Farm, would place upon local vital services a level of pressure that would have a significant impact on the people of Shinfield's lives. Including but not limited to, local medical services, where currently the ratio of GP's to the population means appointments can be as much as 3 weeks to be seen by a Doctor.

Further, if the plans are allowed then it appears Shepherd Road will continue to The Eastern Relief Road and beyond. Allowing this link will inevitably result in a "rat run" via the 'Black Boy' roundabout, to avoid central Shinfield. This would be contrary to the reason to develop, being to establish a residential environment suitable for families to enjoy.

Further the developer, Bellway Homes Construction Company, has not completed all the necessary development of phase 1, and in consequence, highways have not been adopted by Woking Borough Council Finally Bellway Homes Construction Company & The University of Reading have shown through their collective treatment of the residents of

Phase 1 (ref 181499), that they are not suitable enterprises to be involved in projects that so directly affect peoples everyday lives.

I request for all the reasons set out above planning to Emily Everitt - The Blade Abbey Square, Reading RG1 3BE on behalf of

Bellway Home Construction Company/The University of Reading
Application 242484 be
denied.