

PLANNING REF : 242484
PROPERTY ADDRESS : 16
: Bland Way, Shinfield, Berkshire
: RG29SL
SUBMITTED BY : Mr ANDREW TOMS
DATE SUBMITTED : 29/04/2025

COMMENTS:

I object to Bellway/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 on their Freehold that would commit them to the payment, in perpetuity, of a charge 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. Therefore, any revenue received would be to the entire benefit of Reading University, which could contradict the Rent Charge Act 1977. The Council should reflect the views of the UK Government, that wishes all similar charges to be paid by Developers to allow local councils to take over and manage SANGs. If permission is given upon the foregoing basis it should only be given if Bellway also provide funds to WBC to maintain the Ridge Sang Extension, and remove the objected charge above from the Freeholds of Freeholders on Phase 1 of this development Ref 181499 who are suffering a charge that in perpetuity will result in their Freehold homes being devalued and or unsaleable..