

PLANNING REF : 242484
PROPERTY ADDRESS : 3 Jerome Row Shinfield
: Reading, Berkshire
: RG2 9ST
SUBMITTED BY : Mr Martin Brailey
DATE SUBMITTED : 16/11/2024

COMMENTS:

I am writing to formally object to Planning Application 242484 for the Bellway Phase 2 development.

My concerns are outlined below and reflect the ongoing and future impact of this proposal on Phase 1 (Long Acre) and the existing community.

1. Creation of a Through Road and Increased Traffic Risks

Vehicle access for this new development must be kept separate from the existing development with NO through road.

The proposed plans include a through road connecting the relief road TVSP to Arborfield Road using the road through our residential estate (Shepherd Road). This will create a rat run in the mornings and evenings or if there is any hold ups on the existing Shinfield Eastern Relief road. When we bought our house a Bellway representative advised that Bollards would be put in place at the current end of Shepherd road these are not in the plans. The current road layout cannot accommodate any increased traffic

It is imperative that the entrance and exit to both estates is kept separate with bollards (automatic should a bus route come through), be put in place.

In respect to a bus route there is no evidence that Reading Buses has been consulted. The current bus number 3 uses the main road through the middle of Shinfield, is very popular, with existing bus stops no more than 5 minutes walk away from both estates. I cannot foresee a bus route coming through the estates. The current infrastructure will need to be improved to allow such a route through a residential area as opposed to the current nearby main road.

2. Increased Traffic and Strain on Local Infrastructure

The proposed development will increase traffic volumes in the wider area, placing further strain on local infrastructure. Existing roads, schools, healthcare facilities, and public services are already straining.

There is no evidence in these plans that Bellway are doing anything, bar making more profit, to improve existing facilities.

This development would exacerbate these pressures without adequate mitigation plans in place.

3. Outstanding S106 Breaches from Phase 1

Bellway has failed to fulfill several obligations under the S106 agreement for Phase 1, including:

- The park, promised to be completed upon the 80th dwelling, remains unfinished.
- The play park area has been used as storage for construction materials, in direct breach of the agreement.
- Essential community connections remain incomplete, undermining the estate's functionality and livability.

Until these issues are resolved, further development should not proceed.

4. SANG Charges and Deceptive Sales Tactics

Bellway's handling of SANG (Suitable Alternative Natural Greenspace) charges has been highly problematic and underhand:

- Homeowners were misled about these charges during the sales process.
- Aggressive sales tactics and collusion with preferred solicitors prevented many buyers from fully understanding the financial implications within the 28-day exchange window.
- The current SANG owner is making incorrect inflated and unexplained demands, adding further financial burden on residents. Bellway have passed on this charge to freehold property owners on the existing estate instead of paying it themselves. The whole process has been handled in a disgraceful manner and needs to be resolved before any further development is permitted.

5. Poor Estate Management and Landscaping Issues

The estate's landscaping and infrastructure has not been finished and those areas that have been are in a poor condition and have poorly managed to date: - The developer handed over the estate to Trinity Estates in April in an incomplete state. Plans were incorrect and the residents were not consulted about the handover, Phase 1 is still incomplete and the estate was not ready for any handover to a management company. We are being charged incorrectly.

- Landscaping has been neglected, with weeds taking over many areas. This neglect has created visibility hazards for vehicles and detracted from the estate's appearance.
- According to the foreman, the lack of proper landscaping was a cost-saving measure by the developer.

6- Adoption of the roads and verges by the council is outstanding.

There are a couple of junctions on the estate which require white lines to be introduced before serious accidents occur.

Developers need to have stricter rules and regulations to ensure future handovers are completed to a satisfactory standard.

7. Safety Concerns: Attenuation Pond and Culverts

The attenuation pond, culverts, one of which runs parallel to Jerome Row, plus the watercourse also next to the children's play area present a clear safety risk, particularly to children. Minimal safeguards are currently in place, and attempts to address this issue with Bellway, Bloor, and the estate manager have resulted in blame-shifting rather than action.

Without robust safety measures, these features are a grave concern and need to be addressed by Bellway before any further development is authorised. It is noted that the play park will be accessed by both developments so these issues need to be sorted urgently.

In conclusion there in light of the current issues, I strongly urge the council to reject

Planning Application 242484 or, address the current issues outstanding on Phase 1, The developer must be made to resolve outstanding issues from Phase 1, implement necessary safety measures, and commit to higher standards of accountability and transparency before any development commences on this current planning application.

Thank you for considering my comments and this objection.