

PLANNING REF : 242484
PROPERTY ADDRESS : 1
: Alexander Walk Shinfield, Reading
: RG2 9SQ
SUBMITTED BY : Mr Rahul Bhushan
DATE SUBMITTED : 16/05/2025

COMMENTS:

Dear Team,

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 because of the following reasons:

Adverse Impact on Traffic

1. The proposed development would lead to further deterioration of traffic on the already crowded Easter Relief Road and the Black Boy roundabout. During peak hours, the Black Boy roundabout is completely choked on all its exist roads:

- a. B3270 - The road is blocked in both directions (towards M4 and Lower Earley). It now normally takes 10-15 mins to reach M4 from the Black boy roundabout in peak hours.
- b. Shinfield Road - Road is full of stationary traffic right from Black Boy roundabout till Elm Road traffic light.

2. The proposed planning application would result in adverse Traffic issues for residents of Longacre and Littlebrook. The proposal to connect the development with existing developments via Shepherd Road would lead to undue increase in traffic on the Shepherd Road. The increase in traffic would result in unsafe conditions for children playing outside their houses, dog walkers and other pets.

3. During peak hours, the roundabout connecting Littlebrook and Longacre to the Easter Relief Road is extremely busy with fast moving commuter traffic from Arborfield towards Black Boy roundabout. The proposed development will further aggravate the situation.

4. During times when the eastern relief is closed or very busy, Shepherd Road will become a thorough way for traffic moving towards the new development, Arborfield and Shinfield Meadows. This would put undue risk to residents of Longacre and Littlebrook

Adverse Impact on Noise levels for residents on the Shepherd Road

1. The additional traffic on Shepherd Road would result in increased noise levels for residents on Shepherd Road and Hawthorn

SANG Change Objection

1. 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. 2. 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.

Pressure on local services and amenities

1. 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. 2. School places and nursery admissions are already a challenge in the Shinfield area. This application would aggravate the problem

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.

Rahul Bhushan
1 Alexander Walk, RG2 9SQ