PLANNING REF : 242484
PROPERTY ADDRESS : 10 Alexander Walk
: Shinfield, Berkshire
: RG2 9SQ
SUBMITTED BY : Mr John Hissey
DATE SUBMITTED : 15/11/2024

COMMENTS:
I object to this planning application on the following grounds:

1) Plans will create a through road to the relief road TVSP roundabout to Arborfield road. No traffic calming included/ restrictions of
through traffic. As part of the original plans a mini roundabout was proposed on Cutbush lane but this was not built. This means there is a clear rat run from the TVSP turning through to Arborfield road that will be used when the relief road becomes busy towards Arbofield which is now every rush hour. Shepard road is already a fast road. This will place an unacceptable risk to families and young children who live on the estate as well as be a noise and pollution nuisance.

2) Bellway are still in breach of S106 for phase 1. Park not completed on completion on 80th dwelling and still not completed some 12+ months after the completion of the final plot. (as of Nov 24 and we are informed will not be complete until Q2 25 due to cost cutting measures of not turfing the park and instead letting it seed amongst other issues) Other connections not completed. Breached requirement of S106 not to use play park area as building storage area, which it was during construction of the final properties.

3) SANG charges passed onto homeowners via deception using aggressive sales tactics and apparent collusion of preferred solicitors to not highlight the true nature of the passing on of the charge. (I.E 28 day time limit on exchange of contracts is a direct contributor of many missing the SANG charge true nature). SANG charge was variously
described as being capped but apparently according to demands for payment the caps and indexing apply to the original land sale. This detail totally obscured from reports by preferred solicitors. SANG owner currently placing inflated demands onto homeowners without accounts or reasonable explanation of the calculation. The conclusion is developer has passed on the entire expense of SANG provision and
Maintenance to buyers, which absolutely was not reflected in a reduction of the prices charges to buyers which were at market rates. This entire additional revenue will have gone to Bloor and Bellway
accounts.

4) Estate was handed over to Trinity incomplete. Landscaping not finished and has been nothing but weeds since handover of most spaces . Areas of the estate regarding roads that will be adopted have not been maintained appropriately and at times weeds have caused dangerous obstructions to visibility to vehicles on corners. Developer left areas which should have been planted / turfed to grow wild. According to local foreman "to save money". Estate was handed over the Trinity Estates in April. Major works and road closures ongoing until July 2024. Much more serious monitoring of the developer is required from council officers going forward.

5) Attenuation Pond, Culverts to the south of the site and water course near Childs play park are a clear and obvious risk of water/ injury to particularly children. There are minimal and insufficient mitigations in place to prevent mishap. The issue has been raised to Bellway but action has been extremely slow do anything about it. Bloor and estate manager have equally passed the blame. Going into the second winter the risk a young child wondering into/ riding bike into said water courses and collections pons unhindered by mitigation measures remains with no obvious immediate change coming.

Together these elements show the applicants Bellway and University of Reading as SANG owner to be irresponsible parties whom show little
regard for their customers, legal agreements with the council or community stakeholders. They appear to place a much greater premium on maximising profit of sales (land and houses) and passing on maintenance of mitigation measures for the development onto homeowners than being a responsible developer.

I request the planning committee/ inspector place some serious thought into allowing this application to proceed without enforcing the UoR and Bellway address the scandalous and unfair SANG charges which has been passed on, by deception, in perpetuity to current owners in
Phase1 (Land South of Cutbush Lane - application 181499) and proposed homebuyers on these parcels of land in this application.

A suggestion on a resolution would be for the developer to use the tiny fraction of their profits to cover the provision of the SANG and maintenance as the mechanism of SANG provision is designed and intended.