

PLANNING REF : 242484
PROPERTY ADDRESS : 4 Pettit Place
: Shinfield, Reading, Berkshire
: RG2 9SP
SUBMITTED BY : Mr Kin Wing Chan
DATE SUBMITTED : 15/11/2024

COMMENTS:

Objection to Planning Application Ref: 242484 - Bellway Phase 2 Development

Dear Sir/Madam,

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 our community.

1. Creation of a Through Road and Increased Traffic Risks

The proposed plans include a through road connecting the relief road TVSP to Arborfield Road. This will significantly increase traffic flow through the estate, introducing safety concerns, particularly as no traffic calming measures are included. Additionally, the introduction of a bus route without proper infrastructure may exacerbate congestion and create further safety hazards.

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 struggling to meet current demand, and 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:

- 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 inflated and unexplained demands, adding further financial burden on residents.

This issue must be addressed before further phases are approved.

5. Poor Estate Management and Landscaping Issues

The estate's landscaping and infrastructure have been poorly managed: - The developer handed over the estate to Trinity Estates in April in an incomplete state.

- 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 deliberate cost-saving measure by the developer.

The council must enforce stricter oversight on developers to ensure future handovers are completed to a satisfactory standard.

6. Safety Concerns: Attenuation Pond and Culverts

The attenuation pond, culverts, and watercourse near 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 serious liability to the community.

Conclusion

In light of the above issues, I strongly urge the council to reject Planning Application 242484 or, at the very least, enforce strict conditions to address these concerns. The developer must resolve outstanding issues from Phase 1, implement necessary safety measures, and commit to higher standards of accountability and transparency before any further phases are approved.

Thank you for considering this objection.