

PLANNING REF : 242484
PROPERTY ADDRESS : 16
: , Bland Way, 16 Bland Way, Shinfield
: RG2 9SL
SUBMITTED BY : Mr Andrew Toms
DATE SUBMITTED : 12/11/2024

COMMENTS:

I wish to object to this development. Reading University & Bellway have failed to meet elements of S106 181499 that enabled the first phase of Longacre & Shinfield Gardens. Further, Reading University & Bellway are not suitable parties to further develop this site having monetised in perpetuity Longacre & Shinfield Gardens, imposing SANG charges on Freehold & Leasehold home owners. Charges to a degree that these homes are likely to be devalued over time and become difficult to sell. This method of funding SANGs was ended by the Land Trust 10 years ago, because they considered it unfair to homeowners. Further the level of charge far exceeds the sum of 43,268 WBC would require from UoR if they failed to maintain the SANG, and this one off sum was to maintain the SANG for 20 years. UoR are demanding 55,000 from home owners for this year 23/24 alone, and 55,000 next year and every year into the future rising with RPI. When asked how much UoR would want to hand the SANG to WBC, they said QUOTE 1Million. This again demonstrates why UoR should not be allowed to be party to any future developments. UoR are simply extracting as much revenue from the land they own to the detriment of the people. WBC should also be aware that Bellway are being investigated by the CMA and other house builders. WBC should also be aware Bellway encouraged buyers to use Bellway's preferred solicitors, many of whom will say they were not made aware of sufficient detail, in particular regarding the SANG charge and its future potential. Where buyers, who used Bellway preferred solicitors, were told they must exchange contracts within 28 days or lose their house. Finally, homeowners at Longacre/ Shinfield Gardens have formed a 200 strong group to challenge UoR and Bellway over the sale of their homes and the ongoing SANG charge, as described above, and have the support of Yuan Yang MP and local and Parish councillors. I ask WBC to deny this Planning permission.