

PLANNING REF : 242484
PROPERTY ADDRESS : 20 Shepherd Road
: Shinfield
: RG2 9SR
SUBMITTED BY : Ms Nicola Martin
DATE SUBMITTED : 12/11/2024

COMMENTS:

I object to this development for the following reasons:

The S106 181499 has not been met by developer on the Phase 1 - Land South of Cutbush Lane. Playground was not completed by the building of the 80th unit and is still not available to use after the developer states the site is complete and all units are sold/handed over.

Cycleway is not complete. Safety issues have been raised with the site. Phase 1 is not completed.

The developers have passed the SANG payments on to the freeholders. This was put into the freeholders contract with no explanation from the preferred solicitors as a charge in perpetuity to Reading University to maintain the Ridge SANG Extension. This charge will increase with RPI and will devalue the homes and make them unsellable.

The developer has relinquished any responsibility and Reading University are demanding 55,000 per year rising with RPI from all 162 freeholders (87 HA and shared ownership do not pay this charge) The new plans state a bus route will go through the site. This was never disclosed when we bought our house at Longacre and certainly was not in the plans we originally saw. as we would never of bought the house.

The road being started from Arborfield Road and joining with Shepherd Road to come out at the TVSP will become a rat run when the traffic is busy on the Eastern Relief Road. Separating the 2 developments will prevent this.

CMA (Competition Markets Authority) are investigating the developer for price fixing , unfair service charges and other issues.

Issues with Bellway and Reading University regarding the SANG charges should be resolved before they are allowed to develop and the new development should be separated from the existing site. These are ongoing issues supported by our local and parish lers and MP Yuan Yang.