

PLANNING REF : 242484
PROPERTY ADDRESS : 20
: Shepherd Road, Shinfield
: RG2 9SR
SUBMITTED BY : Ms Nicola Martin
DATE SUBMITTED : 30/04/2025

COMMENTS:

I object to Emily Everitt - The Blade Abbey Square, Reading RG1 3BE on behalf of Bellway Home Construction Company together with (if joined in) The University of Reading, receiving planning permission for Application 242484. I object to prevent freeholders, on this proposed development, being subject to a Reading University Land Registry Charge being 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 The Bellway Home Construction Company. 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. 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 Wokingham Borough Council to maintain the Ridge Sang

Extension. Further to 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.