

PLANNING REF : 242484
PROPERTY ADDRESS : 20
: Shepherd Road, Shinfield
: RG2 9SR
SUBMITTED BY : Mr David Cummins
DATE SUBMITTED : 30/04/2025

COMMENTS:

I live on the current phase 1. The developer left the estate July 2024 and the estate will not be adopted till 2026 leaving unfinished infrastructure, landscaping and an unsafe playground, which no one will take responsibility for. I was also not informed of the extortionate SANG charges that are imposed by UoR on my property rising with rpi in perpetuity which will deem my home unsellable. We were told there was a small management charge. Shepherd road will become a "rat run" to the Eastern relief road which is currently has a high volume of traffic which will increase again if the Hall farm development is approved. I was not told there would be a bus route past my house either as I would never of bought it. Please do not allow Bellway to build another development when they have left unhappy customers in their previous development with deception and promises they do not keep. The infrastructure, doctors and local amenities can not cope with this further development