

PLANNING REF : 242484
PROPERTY ADDRESS : 52
: Shepherd Road, Shinfield, Reading
: RG2 9SR
SUBMITTED BY : Mr Fong Wai LIU
DATE SUBMITTED : 14/05/2025

COMMENTS:

Dear Planning Officer,

I am writing to formally object to Planning Application 242484, submitted by Emily Everitt of The Blade, Abbey Square, Reading, on behalf of Bellway Homes Construction Company and The University of Reading.

My objection is based on the following grounds:

1. Perpetual Charges on Freeholders

This application, if approved, would potentially subject future freeholders of this development to a Land Registry charge benefiting the University of Reading. This charge, linked to Langley Mead SANG, would require annual payments "in perpetuity" from homeowners. Langley Mead SANG is already funded through similar charges on previous developments constructed on University-owned land. Any additional charges would be entirely for the benefit of the University, raising concerns about compliance with the Rentcharge Act 1977.

Even if this arrangement is deemed legally permissible, the Council should follow the Government's current stance that such costs should be borne by developers, not passed on to freeholders. This would also support the objective of transferring long-term SANG management responsibilities to local councils.

2. Condition of Approval - Existing Charges

If planning permission is granted, it should be conditional upon:

- Bellway Homes Construction Company providing appropriate funding to Wokingham Borough Council for the maintenance of the Ridge SANG Extension, and

- The University of Reading removing the existing land charge currently imposed on freeholders of Phase 1 of the Longacre/Shinfield Gardens development (Ref: 181499).

These homeowners are unfairly burdened with perpetual financial obligations that risk devaluing their homes or making them unsaleable.

3. Pressure on Local Infrastructure

Approving this plan especially considering the proposed 4,500 homes at Hall Farm would put unsustainable pressure on local infrastructure, particularly healthcare. The current shortage of GP availability

already results in waiting times of up to three weeks for appointments. This situation would worsen with the increased population.

4. Increased Traffic and Road Safety Concerns

The plan appears to include the extension of Shepherd Road to the Eastern Relief Road, creating a likely "rat run" through the Black Boy Roundabout. This would increase through-traffic in central Shinfield, undermining the goal of creating a safe and family-friendly residential area.

5. Developer's Past Performance

Bellway Homes has not completed all required works in Phase 1 of the Longacre/Shinfield Gardens development, resulting in roads still not being adopted by the Borough Council. This, along with how Bellway and the University have handled responsibilities in Phase 1 (Ref:

181499), raises concerns about their suitability to undertake further developments that directly affect residents' daily lives.

Conclusion

For the reasons above, I strongly urge Wokingham Borough Council to refuse Planning Application 242484. Approving this development without addressing these issues would risk repeating and compounding existing problems already experienced by current residents.

Yours sincerely,

Fong Wai