

PLANNING REF : 251143
PROPERTY ADDRESS : The Well House
: Upper Culham Lane, Wargrave, Berkshire
: RG10 8NS
SUBMITTED BY : Mrs Margaret Melhuish
DATE SUBMITTED : 17/06/2025

COMMENTS:

This is to object to the above planning application for the following reasons

Potential noise and light pollution

From three large barns that will house up to 150 horses - a "private" polo facility with an owner who owns 22 horses. presumably security lights and night lights will be required. There are also farm outbuildings previously leased to quiet daytime, weekday tenants for which no usage has been submitted - presumably more noise and light pollution probable. The planned polo events with visitors and noise are also a factor.

Traffic concerns

The new planned access road from the A4130 is welcome but some who work or visit the site will come from different directions and use Culham Lane for access. This is narrow with potholes and bends as are Kenton's lane and other routes from the A4 to join Culham Lane.

The A4130 can be very busy during the summer months with multiple events occurring in Henley and its surrounds.

The verges, hedges, walls and mature trees in Culham Lane are of great importance according to the Heritage statement prepared by Palmer Heritage Ltd. in May 2025.

Plans for Upper Culham Farm and its outbuildings

There have been no plans submitted for these. Significantly concerning as we were told by David Spragg [Mr Gabrelian's planning agent] that leases to tenants of the farm outbuildings had been renewed and that the walls and trees would not be altered. I believe the tenants have been served notice to leave by October 2025.

Rights of way; Tree and hedgerow protection; Preservation of the green belt

There is a popular footpath across the field from Upper Culham Farm to Middle Culham. This needs protection as do the open fields of the green belt.

Other concerns The flies and smells from up to 150 horses will inevitably be considerable for all local residents.

There is nothing in the plans about size or position of a potential grandstand.

There is no mention of where the 45 residential staff members will live. They will require more than "day facilities".

Significant concerns about future development on the site as a commercial facility

A company has been registered to Upper Culham Farm at Companies House under the name of Spitfire Polo Club Ltd. with the nature of business listed as Raising horses and other equines; Activities of

sport clubs; Activities of racehorse owners.

In May 2025 a website <https://polo.london/index.html> referring to Upper Culham Farm as the Spitfire Club Ltd. which "regularly hosts tournaments and where you will find a premium hotel where guests can choose from a variety of rooms with panoramic windows offering magnificent views of polo fields and picturesque surroundings" " The club also hosts exciting events and unforgettable holidays. Unique events from sports tournaments to themed parties" A "private polo facility"!?

Concerningly when we met Mr Spragg he was unaware of the intentions for the site and unsurprisingly the website has been removed but a live instagram page under @spitfire polo club references the now defunct website ?? to be reinstated after planning application complete.

We conclude that Mr Gabrelian has significantly greater ambitions for this site than those set out in the planning proposal and is seeking to establish a commercial polo club hosting events and with leisure facilities.

Please, should you decide to grant permission for this development , put in strict covenants to prohibit commercial Polo club endeavours and to protect the green belt as we have grave concerns with regards to trust within this application.