

PLANNING REF : 251143
PROPERTY ADDRESS : 2 Ashley Hill Place
: Cockpole Green, Berkshire
: RG108NL
SUBMITTED BY : Mr Charles Pettican
DATE SUBMITTED : 20/06/2025

COMMENTS:

My comments cover three areas.

General: The plan proposes changing green belt agricultural land into a polo facility which does not give any benefit to the local community but comes with considerable disadvantages.

Specifics:

Traffic. The plan calls for a new entrance on the Henley road but there is no doubt many horse boxes would take a short cut using Upper Culham lane coming from the A4 which is not suitable.

Parking. The proposed two parking sites are not large enough to accommodate vehicles for a tournament adding pressure to the nearby area. Additional traffic is a problem on tournament days on our country lanes.

American Barns. Accommodation for over 150 ponies, this is more than a private individual's hobby/sport. The size of them would add to excessive light pollution in a rural area. No mention of screening.

Manure Heap. This is positioned on the boundary adjacent to Ashley Hill Place which would lead to flies and smells.

Pavilion. When events are staged no doubt there would be a loud speaker system with commentary leading to noise pollution for the local area.

Future. This appears to be a starting point for an eventual bigger set up. Spitfire Polo Club Ltd indicates it's a bigger potential operation than indicated in the plans.

In summary this is completely out of keeping for this rural area which would cause considerable inconvenience to the local area for no

benefit to its inhabitants and would use valuable green belt agricultural land.