

PLANNING REF : 262159
PROPERTY ADDRESS : 2 White Cottage Culham Lane
: Wargrave
: RG10 8NP
SUBMITTED BY : Mr Glen Smith
DATE SUBMITTED : 02/10/2026

COMMENTS:

We live at White Cottages, close to Upper Culham Farm, and are writing with some concerns about this application.

Our main concern is that this track was built before permission was given, while the much larger polo application (251143) was still waiting for a decision. The applicant's statement says the track and walkway were constructed in February 2026 "in readiness for the polo ponies coming into work for the polo season". It explains that a council enforcement officer visited on 25 August about "the storage of building materials on site, which are awaiting the main application decision", and while walking around identified the track and walkway as "having been constructed without consent". It was then agreed that a retrospective application would follow. So the works only came to light during a visit about something else, around six months after they were finished. We understand the land is in the Green Belt, and to us this looks like part of the bigger scheme starting early. We are concerned that approving it now could make the further development easier to justify, and we would ask that this application is considered with 251143 in mind."

The statement describes the works as "only temporary measures until the main application is decided". We couldn't find any end date or removal date in the documents, and the description of the proposal doesn't mention a temporary period. If permission is given, could it be considered for a temporary period only, with the track removed and the land restored at the end, or sooner if application 251143 is refused.

We also noticed what looks like an inconsistency in the application. The form says there are no trees or hedges on or next to the site. The Landscaping Details Statement says the site is "surrounded by well-established hedging", and the photograph in the Planning Statement shows a hedge and a mature tree beside the track. This makes us wonder how accurate the rest of the application is, and whether the details need to be checked on site.

Thank you for considering our comments.