

**PLANNING STATEMENT**

**CONCERNING**

**RESTROSPECTIVE APPLICATION FOR THE CONSTRUCTION OF AN  
EXERCISE TRACK AND RESURFACING OF WALKWAY**

**AT**

**UPPER CULHAM FARM, HENLEY-ON-THAMES, BERKSHIRE, RG10 8NR.**

## The Design Component

### Amount of Development

The following elements are contained in this application.

- 1/ Construction of Exercise Track.
- 2/ Resurfacing of Walkway.

### The Layout

The Exercise Track and Walkway are located in the centre portion of the property. See aerial image below.



### The Scale

The track is 227m in length and approximately 6m in width. It is raised approximately 500mm off the ground level.

The walkway is 195m in length.

### **Landscaping**

N/A

### **Appearance**

The Exercise Track has a black rubber and fibre riding surface and is raised off the ground by 500mm with a timber retainer wall.

The Walkway is of a black rubber and fibre riding surface laid upon a geotextile membrane.

See image below.



## **The Context Appraisal**

An attractive six bedroom brick farmhouse extending to 4,039 sq.ft with planning permission to extend (Planning Number 212908 Wokingham Borough Council).  
Immaculately newly built oak framed three bedroom detached house extending to 2,203 sq.ft.

Over 13,000 sq of flexible office space.

Further 8,300 sq ft of storage barns.

Outstanding purpose-built world class equestrian centre built in 2005 including a 24m x 47m indoor arena, 60m x 20m outdoor arena, 19 stables, feed room, tack room and two grooms' flats.

Roof mounted 50kW photovoltaic scheme. CCTV security.

Arable farmland and pasture paddocks.

**In all about 175 acres**

## **Involvement**

There has been consultation with [REDACTED] Enforcement Officer at Wokingham Borough Council.

I met with [REDACTED] on the 25<sup>th</sup> August, after an initial e mail exchange and discussion on the phone. This site visit regarded the storage of building materials on site, which are awaiting the main application decision to be issued. It has been decided to place the building materials on hold while a decision is made on the main application.

Walking around the site, [REDACTED] identified the Exercise Track and Walkway as having been constructed without consent. It was agreed that a retrospective application should be submitted within 28 days for the Exercise Track and Walkway.

## **Evaluation**

The Exercise track and walkway were constructed in February 2026 in readiness for the polo ponies coming into work for the polo season. As the main application that has been submitted under reference 251143 was still pending and the applicant was under pressure to provide a safe environment for the ponies to get fit.

There are 35 polo ponies on site and it was not possible to re-stable these ponies elsewhere at such short notice. All polo facilities in the area are booked well in advance.

The location was chosen because it was well screened and therefore least impact made. The Walkway was re-surfaced to provide a safe and even track from the stables to the Exercise Track.

The track is 227m in length and approximately 6m in width. It is raised approximately 500mm off the ground level.

The track was built up from a geotextile membrane on the topsoil, with 350mm stone, further geotextile membrane and then 150mm of riding surface. It was constructed in this manner so that it was a temporary structure and could easily be removed.

The walkway is 195m in length and was constructed by laying a geotextile membrane on the existing surface and then approximately 100mm of riding surface laid on top. Again, it was constructed in this fashion, so that it was temporary and be removed easily.

Because of how my client constructed these items, he believed as they were temporary, no planning permission was required. Once I was aware of this work, I advised that we would have to submit a retrospective application for them.

At no time was there any attempt to conceal the construction of the Exercise Track and Walkway. In fact, there were many delivery trucks of stone coming into site via Culham Lane.

This exercise track and re-surfaced Walkway are only temporary measures until the main application is decided and works can start on the main polo facility.

#### **Access Design Philosophy on the Scheme**

N/A

#### **Conclusions**

This application is to legalise the constructed Exercise Track and Walkway which were constructed under pressure to provide an exercising area for the 35 ponies stabled on site from March of this year.