

PLANNING REF : 251143
PROPERTY ADDRESS : Paddock Cottage
: Upper Culham Lane, Upper Culham, Reading, Berkshire
: RG10 8NR
SUBMITTED BY : Mr Roger Cope
DATE SUBMITTED : 20/06/2025

COMMENTS:

We as residents of Upper Culham wish to make the following points with regards to application 251143

The change of use for the farm from arable, small holding and a few paddocks, to a venue for a Limited company Spitfire Polo club to create a polo business, will have a negative impact on the current landscape and provide increased negative local environmental issues. In addition, Upper Culham is registered with Wokingham District Council as area of Special Interest and has been for a few decades. This development will create 24/7 traffic disruption in Upper Culham plus vehicle pollution, noise pollution and, light pollution to the detriment of the hamlet. It appears to be few mitigations to reduce these factors. The stables housing 156 horses and some 45 staff does not look like a private home base for the site. Typical polo teams have 4 players per side for matches so stables for say 50 horses would seem not unreasonable.

As you are aware The Spitfire Polo Club Ltd is registered at Upper Culham Farm and had a promotional website now taken down due to complaints by residents, indicated tournaments, hotel and promoting a wonderful venue. We fully appreciate the application does not mention these ambitions, but the council need to ensure restrictions and

venants are put in place to ensure future expansion applications are limited.

The traffic survey was done in January which is not when Polo events are held {Summer}. So increased traffic and congestion on the A4130 especially weekend when events are held in Henley/Remenham is not taken into account.

Also, polo visitors and staff approaching Upper Culham from both Crazies Hill and Kenton's Lane will not bother to enter via the Henley Road as the current site access remains and they would be just some 100 meters from their destination. Physical restrictions need to be in place to restrict through access to the park from Culham Lane.

There does not appear to be any reference to utility capacity for the enlarged development.

In particular Thames Water fresh water comes from Bowsey Hill reservoir. In recent times there has been numerous local interruptions to supply, resulting in a constant supply of water tankers replenishing Bowsey Hill reservoir. Thames employees have said that the reservoir has not got enough capacity to serve current high local demand. So, with the increased demand for the Farm and other developments coming on stream i.e. Strowes Estate we need assurance that this potentially detrimental situation is taken into account.