

PLANNING REF : 251143
PROPERTY ADDRESS : The Cottage
: Upper Culham
: RG10 8NR
SUBMITTED BY : Mrs Jane Williams
DATE SUBMITTED : 07/10/2025

COMMENTS:

Having carefully reviewed the updated plans, my concerns remain unchanged - and in many respects, the revisions have made the proposal even more problematic. Key elements such as the polo field and muck heap have now been relocated closer to local residences, increasing rather than reducing the impact on those living nearby. These are clear indicators of greater, more permanent activity on the site, which will inevitably result in increased traffic, noise, and light pollution - particularly from vehicle movements and the continued use of the muck and divot area.

The overall scale of the development remains entirely disproportionate to what is described as a private polo practice facility. The number of pitches, barns, and associated buildings suggests a larger commercial ambition, potentially involving events or hospitality, which would be wholly inappropriate in this rural setting.

Traffic concerns are still not adequately addressed. Although the revised application proposes a new access from the A4130, the planned road leading from this entrance runs even closer to homes along Culham Lane. With its hard surfacing and likely use by heavy vehicles, this change would result in increased noise and disturbance for residents. Moreover, it remains highly likely that Culham Lane would see additional traffic - raising safety concerns on what is already a narrow and busy road.

In summary, the revised application not only fails to resolve previous objections but in fact amplifies them. The expanded infrastructure and repositioned access road would bring greater disruption, and the overall scale points to future commercial use far beyond what is appropriate for this area.