

PLANNING REF : 251143
PROPERTY ADDRESS : Paddock Cottage
: Upper Culham Lane, Upper Culham, Reading, Berkshire
: RG10 8NR
SUBMITTED BY : Mrs Elizabeth Cope
DATE SUBMITTED : 13/10/2025

COMMENTS:

Planning Application 251143 - Upper Culham Farm

Upper Culham is in an Area of Special Character, given its wonderful views, agricultural heritage and peace, which have been so appreciated by the it's residents and surrounding homes in Remenham and White ottages for many, many decades and which we all choose to live within.

The applicant's application for such substantial permanent change to the area is totally unreasonable for Upper Culham and all surrounding residents, in addition to the requested change from arable land, which is good quality, which can be testified by the arable crops over

recent years. In the forty years we have lived here, the arable and farm land has always been cared for to ensure the best output. We would and should expect any changes to the area to 'enhance' the whole area, not the opposite which this application does.

It is questionable if this is for a private polo park, rather than the clear ambitions for facilities for 150 horses which will necessitate regular deliveries of horse feed, traffic, noise, pollution, muck,

flies, all of which will impact residents, plus the mowing weekly if not more and the noise that all these have on the residents.

Before our Upper Culham Residents meeting, this appeared to us as a commercial enterprise as the Spitfire Polo Club advertised on the internet with a hotel and tournaments and views throughout the estate and beyond for the visitors to enjoy, which Mr. Sarkis representative was clearly taken aback when we brought it to his attention, and he said was probably put on the internet in Dubai? The very next day this was removed from the internet, however some residents have copied this document.

The Palmer Heritage Statement of May 2025, 4.13 states "This is an improvement on the current situation which may be seen as a heritage benefit". This is clearly not a true reflection given the very real concerns expressed by residents.

Our water supply is shaky and comes from Bowsey Hill reservoir and as we understand it is only ample to supply the current residents and businesses hence a bore hole would be required and given that we 320 feet above sea level this does not appear to be have been considered in the application. Out electricity supply can also be shaky given the overhead lines which we share with Remenham, Crazies Hill, and Hambleton Village on the other side of the River Thames. It is clear that the applicant does not want to consider any of the real concerns of the residents around the site, as very little has changed to the original application. This is hugely disappointing, and contrasts with every other recent development in the area to date.