
RE: RFS/2025/090825 - Land adj to Pound Lane Cottage

From Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>

Date Tue 2025-11-18 10:39

To Neil Davis <mail@davis-planning.com>

Cc Daley Phillips <daley@rackprojectsLtd.co.uk>

Hi Neil,

Thanks for a very comprehensive update. Early December for submission is absolutely fine with me, keep me updated.

Kind Regards,
Kieran

Kieran Neumann B.A. (Hons), MSc. (he/him)

Senior Planning Officer

Wokingham Borough Council

Email: kieran.neumann@wokingham.gov.uk

Telephone: (0118) 974 6000

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Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Neil Davis <mail@davis-planning.com>

Sent: 18 November 2025 10:39

To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>

Cc: Daley Phillips <daley@rackprojectsLtd.co.uk>

Subject: RE: RFS/2025/090825 - Land adj to Pound Lane Cottage

Hi Kieran

Thank you for your email. We are pressing ahead. The ecologist is instructed, and the plans are progressing. It has been more challenging in respect to finding an Arb consultant that can fit us in as the one we generally use has no capacity until January. At the moment I'm thinking we should be ready by 5th December, appreciate it is a few days over, but if we can get it lodged sooner we'll obviously move ahead.

Regards
Neil Davis

DAVIS PLANNING LTD

Chartered Town Planners
19 Woodlands Avenue | Wokingham | Berkshire | RG41 3HL
t – 01189 787972
m – 07821 158236
e – mail@davis-planning.com

From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 17 November 2025 08:52
To: Neil Davis <mail@davis-planning.com>
Cc: Daley Phillips <daley@rackprojectsLtd.co.uk>
Subject: RE: RFS/2025/090825 - Land adj to Pound Lane Cottage

Morning Neil,

I hope you are well and had an enjoyable weekend.

Just a quick email to check in on how it is going with the submission?

Kind Regards,
Kieran

Kieran Neumann B.A. (Hons), MSc. (he/him)

Senior Planning Officer

Wokingham Borough Council

Email: kieran.neumann@wokingham.gov.uk

Telephone: (0118) 974 6000

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From: Neil Davis <mail@davis-planning.com>
Sent: 28 October 2025 09:22
To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Cc: Daley Phillips <daley@rackprojectsLtd.co.uk>
Subject: RE: RFS/2025/090825 - Land adj to Pound Lane Cottage

Hi Kieran

Good point, I suspect that the application would erect a ranch style fence along the lane with a gate so that goats etc could be fed, we could show that on the plans, not a problem.

If you bear with us, I'll need to prepare a Planning Statement which I'll likely be in position to do in say two weeks time so hopefully submission no later than the end of November.

Many thanks

Regards
Neil Davis

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19 Woodlands Avenue | Wokingham | Berkshire | RG41 3HL
t – 01189 787972
m – 07821 158236
e – mail@davis-planning.com

From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 28 October 2025 09:13
To: Neil Davis <mail@davis-planning.com>
Subject: RE: RFS/2025/090825 - Land adj to Pound Lane Cottage

Thanks for this Neil,

Whilst I cannot provide in-depth commentary, the revised layout is more coherent and the addition of planting between the boundaries is welcomed.

One question, how would the agricultural land be accessed?

Kind Regards,
Kieran

Kieran Neumann B.A. (Hons), MSc. (he/him)
Senior Planning Officer
Wokingham Borough Council
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From: Neil Davis <mail@davis-planning.com>
Sent: 28 October 2025 08:57
To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Subject: RE: RFS/2025/090825 - Land adj to Pound Lane Cottage

Hi Kieran

Please see attached our draft plan showing the two uses turned 90 degrees. Would be grateful for your comments.

Regards
Neil Davis

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t – 01189 787972
m – 07821 158236
e – mail@davis-planning.com

From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 22 October 2025 09:26
To: Neil Davis <mail@davis-planning.com>; Daley Phillips <daley@rackprojectsLtd.co.uk>
Cc: Matt Miles <matt@cadcre8.co.uk>
Subject: RE: RFS/2025/090825 - Land adj to Pound Lane Cottage

Thanks Neil,

Sounds good to me, speak soon.

Kind Regards,
Kieran

Kieran Neumann B.A. (Hons), MSc. (he/him)
Senior Planning Officer
Wokingham Borough Council
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From: Neil Davis <mail@davis-planning.com>
Sent: 21 October 2025 14:01
To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>; Daley Phillips <daley@rackprojectsLtd.co.uk>
Cc: Matt Miles <matt@cadcre8.co.uk>
Subject: RE: RFS/2025/090825 - Land adj to Pound Lane Cottage

Hi Kieran

Thank you for your email. I'll discuss this with the owner and the project architect, I'll get a revised site plan drawn up and maybe we could have short conversation next week with a view to following this up with a planning application?

Regards
Neil Davis

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t – 01189 787972
m – 07821 158236
e – mail@davis-planning.com

From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 21 October 2025 08:35
To: Neil Davis <mail@davis-planning.com>; Daley Phillips <daley@rackprojectsLtd.co.uk>
Subject: RFS/2025/090825 - Land adj to Pound Lane Cottage

Good morning both,

I hope you are keeping well.

I am just getting in touch regarding this land following the pre-application response earlier in the year, as a new enforcement case has been raised regarding the hardstanding on site.

Notwithstanding the nature of the response, are there any intentions to proceed with an application in the near future? I have been liaising with management regarding the matter and there may likely be scope for a combined agricultural/storage application providing it is designed appropriately.

Regarding the proposed orientation in the pre-app, we believe it would be more beneficial from a functional perspective for both uses to be horizontally perpendicular to each other rather than one behind the other. I noted from my site visit that there is a concrete divider in the land that could be used to divide the two uses.

Please let me know your thoughts, happy to have a call to chat through the matter if needed.

Kind Regards,
Kieran

Kieran Neumann B.A. (Hons), MSc. (he/him)

Senior Planning Officer

Wokingham Borough Council

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From: Neil Davis <mail@davis-planning.com>

Sent: 06 January 2025 08:41

To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>; Daley Phillips <daley@rackprojectsLtd.co.uk>

Subject: RE: Application 243120 - Land adj to Pound Lane Cottage

Hi Kieran

Many thanks and we'll see you at 2pm Wednesday as agreed.

Regards
Neil Davis

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e – mail@davis-planning.com

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>

Sent: 06 January 2025 08:34

To: Neil Davis <mail@davis-planning.com>; Daley Phillips <daley@rackprojectsLtd.co.uk>

Subject: RE: Application 243120 - Land adj to Pound Lane Cottage

Morning Neil and Daley,

2pm sounds good to me. See you then.

Kind Regards,
Kieran

Kieran Neumann B.A. (Hons), MSc. (he/him)

Senior Planning Officer

Wokingham Borough Council

Email: kieran.neumann@wokingham.gov.uk

Telephone: (0118) 974 6000

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From: Neil Davis <mail@davis-planning.com>

Sent: 05 January 2025 09:06

To: Daley Phillips <daley@rackprojectsLtd.co.uk>; Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>

Subject: RE: Application 243120 - Land adj to Pound Lane Cottage

Hi Kieran

Shall we fix this for 2pm?

Regards
Neil Davis

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e – mail@davis-planning.com

From: Daley Phillips <daley@rackprojectsLtd.co.uk>

Sent: 03 January 2025 18:54

To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>

Cc: Neil Davis <mail@davis-planning.com>

Subject: Re: Application 243120 - Land adj to Pound Lane Cottage

Hi, Wednesday 2-4 works.
Best regards

Daley Phillips
Rack Projects Ltd
07796267940
01183487134

On 3 Jan 2025, at 08:59, Kieran Neumann <Kieran.Neumann@wokingham.gov.uk> wrote:

Thanks Neil,

I will await your response.

Kind Regards,
Kieran

Kieran Neumann B.A. (Hons), MSc. (he/him)

Senior Planning Officer

Wokingham Borough Council

Email: kieran.neumann@wokingham.gov.uk

Telephone: (0118) 974 6000

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From: Neil Davis <mail@davis-planning.com>
Sent: 03 January 2025 08:56
To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Cc: Daley Phillips <daley@rackprojectsLtd.co.uk>
Subject: RE: Application 243120 - Land adj to Pound Lane Cottage

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Councillors

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Hi Kieran

Many thanks for the email and likewise trust you had a good Christmas break.

Wednesday 2-4pm would suit me but I'll check with the applicant first.

Regards
Neil Davis

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From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 03 January 2025 08:36
To: Neil Davis <mail@davis-planning.com>
Subject: Application 243120 - Land adj to Pound Lane Cottage

Morning Neil,

I hope you are keeping well and had an enjoyable festive period.

Please may we schedule my visit to the site for assessment purposes? I am next available Wednesday 8th with availability between 10am-12pm and 2-4pm, please let me know if either timeslot works for the applicant.

Kind Regards,
Kieran

Kieran Neumann B.A. (Hons), MSc. (he/him)
Senior Planning Officer
Wokingham Borough Council
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