
RE: Application 260049 - Land adj to Pound Lane Cottage

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

Date Thu 2026-04-09 16:13

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

Cc Daley Phillips <daley@rackprojectsLtd.co.uk>; Kevin Lang. <kevin.lang@lanmor.co.uk>

Good afternoon Neil,

I hope you had an enjoyable Easter break.

By way of an update, I issued my recommendation to approve at the start of this week. Unfortunately, after numerous discussions with the manager signing off the recommendation, they disagree with my recommendation and have requested that the application be refused.

The grounds for concern surround the development's conflict with CP11, making the scheme unacceptable in principle. Furthermore, the visual impact of the development, namely through the introduction of a commercial storage use to the Countryside, is not something they are willing to support.

I appreciate the application has come about from my recommendation from an Enforcement perspective, and I can understand the frustrations this will likely cause for the applicant and yourself. I have been instructed to issue a recommendation to refuse the application on the grounds listed above, and I aim to get this done before the deadline on Wednesday next week.

The offer to withdraw is there, however I expect the applicant may wish to accept the refusal and take the appeal route. Let me know if you have any questions ahead of the deadline.

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: 02 April 2026 12:34
To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Cc: Daley Phillips <daley@rackprojectsLtd.co.uk>; Kevin Lang. <kevin.lang@lanmor.co.uk>
Subject: Re: Application 260049 - Land adj to Pound Lane Cottage

Kieran many thanks and have a great Easter break Regards Neil
Sent from my iPhone

On 2 Apr 2026, at 12:01, Kieran Neumann <Kieran.Neumann@wokingham.gov.uk> wrote:

Hi Neil,

Just a quick note to say that after speaking with management, we will not be proceeding with any of the conditions recommended by WBC Drainage. We will simply condition compliance with the strategy already submitted.

Have a good easter weekend, I aim to get my recommendation out early next week.

Kind Regards,
Kieran

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

Senior Planning Officer

Wokingham Borough Council

Email: kieran.neumann@wokingham.gov.uk

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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: 30 March 2026 09:32
To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Cc: Daley Phillips <daley@rackprojectsLtd.co.uk>; Kevin Lang. <kevin.lang@lanmor.co.uk>
Subject: Re: Application 260049 - Land adj to Pound Lane Cottage

Many thanks Kieran, look forward to hearing from you.

Regards
Neil Davis

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Chartered Town Planners

19 Woodlands Avenue | Wokingham | Berkshire | RG41 3HL

t – 01189 787972

m – 07821 158236

From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: Monday, March 30, 2026 09:30
To: Neil Davis <mail@davis-planning.com>
Cc: Daley Phillips <daley@rackprojectsLtd.co.uk>; Kevin Lang. <kevin.lang@lanmor.co.uk>
Subject: RE: Application 260049 - Land adj to Pound Lane Cottage

Morning Neil,

Thanks for your prompt responses.

On the storage height condition, I am open to increasing this to 2.5 metres based on your explanation below.

Regarding the drainage conditions, I do largely agree with your reservations. I will need to liaise with both my management and the drainage team to see if we can come to an amicable resolution.

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: 27 March 2026 16:44
To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Cc: Daley Phillips <daley@rackprojectsLtd.co.uk>; Kevin Lang. <kevin.lang@lanmor.co.uk>
Subject: Re: Application 260049 - Land adj to Pound Lane Cottage

Hi Kieran

I have just heard back from the applicant. He has 3 pieces of equipment that are about 2.5m high (dumper, digger and portaloo) so we wondered if a height of 2.5m as a limit might be more appropriate?

Regards
Neil Davis

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Chartered Town Planners
19 Woodlands Avenue | Wokingham | Berkshire | RG41 3HL
t – 01189 787972
m – 07821 158236

From: Neil Davis <mail@davis-planning.com>
Sent: Friday, March 27, 2026 16:07
To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Cc: Daley Phillips <daley@rackprojectsLtd.co.uk>; Kevin Lang. <kevin.lang@lanmor.co.uk>
Subject: Re: Application 260049 - Land adj to Pound Lane Cottage

Hi Kevin

Yes agreed that operating hours should only relate to the storage area.

On the drainage conditions, we are somewhat perplexed as they generally seek to resubmit what we have already done. We provided the details of the drainage (subbase thicknesses) so we would question why we need to resubmit this again to discharge condition. Surely, if it acceptable now then that's what will be installed?

In addition, the goat dropping issue needs to be removed as well as this was the original use so makes no sense. We can use it now for keeping goats without planning permisison.

Regards
Neil Davis

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t – 01189 787972
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From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: Friday, March 27, 2026 13:41
To: Neil Davis <mail@davis-planning.com>

Cc: Daley Phillips <daley@rackprojectsLtd.co.uk>; Kevin Lang. <kevin.lang@lanmor.co.uk>
Subject: RE: Application 260049 - Land adj to Pound Lane Cottage

Thanks Neil,

I have also just had a thought regarding the operating hours condition. I didn't include it originally, but I think the condition should only relate to the storage use.

Kind Regards,
Kieran

Kieran Neumann B.A. (Hons), MSc. (he/him)
Senior Planning Officer
Wokingham Borough Council
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Telephone: (0118) 974 6000

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From: Neil Davis <mail@davis-planning.com>
Sent: 27 March 2026 13:40
To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Cc: Daley Phillips <daley@rackprojectsLtd.co.uk>; Kevin Lang. <kevin.lang@lanmor.co.uk>
Subject: RE: Application 260049 - Land adj to Pound Lane Cottage

Many thanks Kieran

On reflection, I think we should go with the condition route recommended by Naturespace. I'll review the conditions and will come back to you shortly.

Many thanks.

Regards
Neil Davis

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m – 07821 158236

From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 27 March 2026 10:33
To: Neil Davis <mail@davis-planning.com>
Cc: Daley Phillips <daley@rackprojectsLtd.co.uk>; Kevin Lang. <kevin.lang@lanmor.co.uk>
Subject: RE: Application 260049 - Land adj to Pound Lane Cottage

Morning Neil,

I hope you are keeping well.

By way of an update, please see my draft conditions attached for this app, which I plan to recommend approval for. WBC Drainage have requested several conditions (4, 5 and 6) which I will be liaising with management regarding their necessity in the coming days. I also welcome your comments on the other conditions, in particular the storage height and operating hours.

On the ecological mitigation, is your intention still to proceed down the licence route despite the fact Naturespace are satisfied with just a condition to secure mitigation measures? Proceeding down the district licence route will notably delay determination.

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: 19 March 2026 12:39
To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Cc: Daley Phillips <daley@rackprojectsLtd.co.uk>; Kevin Lang. <kevin.lang@lanmor.co.uk>
Subject: RE: Application 260049 - Land adj to Pound Lane Cottage

Hi Kieran

No problem, I did mean to provide his response which is as follows:

'The provision of three (3) parking bays is considered more than sufficient given the low-intensity nature of the site's operations. It is anticipated that a staff member would attend the premises no more than two to four times per week for the purpose of collecting or dropping off materials. There will be days, and potentially entire weeks, when no visits occur.'

Most operatives use moderately sized vehicles, typically small vans (e.g. Connect-type vans) or standard cars. The parking provision is therefore appropriate, proportionate, and fully adequate to meet operational needs.

Best regards

Daley Phillips
Rack Projects Ltd
07796267940
01183487134'

From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 19 March 2026 11:42
To: Neil Davis <mail@davis-planning.com>
Cc: Daley Phillips <daley@rackprojectsLtd.co.uk>; Kevin Lang. <kevin.lang@lanmor.co.uk>
Subject: RE: Application 260049 - Land adj to Pound Lane Cottage

Morning Neil,

Thanks for sending this all over, I will relay it to the drainage officer for comment.

Sorry to chase again, but please can you respond to the final Highways query below?

"Three parking spaces are proposed for the contractor area. The applicant shall justify the proposed parking is sufficient to accommodate the parking demand induced from the proposed change of use."

Kind Regards,
Kieran

Kieran Neumann **B.A. (Hons), MSc. (he/him)**
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From: Neil Davis <mail@davis-planning.com>

Sent: 19 March 2026 10:25

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

Cc: Daley Phillips <daley@rackprojectsLtd.co.uk>; Kevin Lang. <kevin.lang@lanmor.co.uk>

Subject: RE: Application 260049 - Land adj to Pound Lane Cottage

Hi Kieran

Please find attached the Drainage Strategy and our consultants summary of the changes that have been incorporated. Worth pointing out that the part to be used for grazing as a use would not require planning permission.

We have updated the Drainage strategy to reflect the comments from the council.

We have corrected the site description and updated the reference to the ditch which is to the west, (that covers the first elements) of the response.

With regards to the infiltration the ground conditions are suitable, however the sheds will discharge runoff on the surrounding ground where flow away and be absorbed in the permeable construction around it.

We have attached a copy of the greenfield runoff calcs

The flood risk comment is explained below

The modelling assumptions are all set out in the calculation attached to the report

Water quality (we have addressed this by saying there will be on stockpiling of sand etc that could block the porous surface, with regards to the grazing goats see additional comments below.

In response the LPA I would say that we have updated the report to reflect the comments and confirm.

That we have addressed the comments relating to site description and references to the ditch, which is a ordinary water course to which the site has riparian rights.

There would appear to be some confusion over the discharge of runoff from the shed roofs, these will not discharge to soakaways, they down pipes will discharge roof runoff on the ground around the shed. This flow over the surface of the paved area and soak in the permeable construction and discharge to the ditch through the paving.

The greenfield runoff calculations have been included in the revised report and the node types, flood type and return periods are all set out in the calculation in the appendix of the report. With regards to the "Flood Risk" comments, the software flags up a flood risk when the water level in the drainage feature reaches typically 300mm of the ground surface. This doesn't mean the site will flood it is just indicating the water level is getting close to the surface, given the base of the paving is only 300mm or so below the surface the flood risk warning will show on the majority of the scenarios. We have therefore reduced the factor of safety to 100mm so only when the water level is less than 100mm below the surface will the "Flood Risk" warning appear. This doesn't mean the site will flood.

The storage area will be used for storing plant and dry goods mainly palletted items such as brick etc. there will not be any stockpiling of sand or similar material that will block the pores in the permeable surface. With regards to grazing land for the goats this is being

returned to its original state at the instruction of the local planning authority. The grazing land will be reinstated so there is no greater pollution risk than there would have been.'

Regards
Neil Davis

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m – 07821 158236

From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 16 March 2026 10:33
To: Neil Davis <mail@davis-planning.com>
Cc: Daley Phillips <daley@rackprojectsLtd.co.uk>; Kevin Lang. <kevin.lang@lanmor.co.uk>
Subject: RE: Application 260049 - Land adj to Pound Lane Cottage

Morning Neil,

Conscious we are closing in on the app deadline, please could we secure 3 more weeks to determine?

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: 13 March 2026 09:10
To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Cc: Daley Phillips <daley@rackprojectsLtd.co.uk>; Kevin Lang. <kevin.lang@lanmor.co.uk>
Subject: RE: Application 260049 - Land adj to Pound Lane Cottage

Hi Kieran

Apologies for the delay. I am hoping that we will have the report today and I'll email to you as soon as it is received.

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: 13 March 2026 09:02
To: Neil Davis <mail@davis-planning.com>
Cc: Daley Phillips <daley@rackprojectsLtd.co.uk>; Kevin Lang. <kevin.lang@lanmor.co.uk>
Subject: RE: Application 260049 - Land adj to Pound Lane Cottage

Morning Neil,

I hope you are keeping well.

Do you have any updates for me on the Drainage and Highways info?

Kind Regards,
Kieran

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

Sent: 27 February 2026 13:12

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

Cc: Daley Phillips <daley@rackprojectsLtd.co.uk>; Kevin Lang. <kevin.lang@lanmor.co.uk>

Subject: RE: Application 260049 - Land adj to Pound Lane Cottage

Hi Neil,

Not a problem, thank you for the update.

Have a good weekend.

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: 27 February 2026 12:19

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

Cc: Daley Phillips <daley@rackprojectsLtd.co.uk>; Kevin Lang. <kevin.lang@lanmor.co.uk>

Subject: RE: Application 260049 - Land adj to Pound Lane Cottage

Hi Kieran

We have the borehole results and are just awaiting for the drainage report to be updated which we hope will be very soon.

I apologise for the delay.

Regards

Neil Davis

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Chartered Town Planners
19 Woodlands Avenue | Wokingham | Berkshire | RG41 3HL
t – 01189 787972
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From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 27 February 2026 11:30
To: Neil Davis <mail@davis-planning.com>; Eleanor Kemp <eleanor@darwin-ecology.co.uk>
Cc: Daley Phillips <daley@rackprojectsltd.co.uk>
Subject: RE: Application 260049 - Land adj to Pound Lane Cottage

Morning Neil,

Following on from the below, are you in the process of reviewing WBC Drainage's comments?

Kind Regards,
Kieran

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

Senior Planning Officer

Wokingham Borough Council

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From: Kieran Neumann
Sent: 26 February 2026 15:19
To: 'Neil Davis' <mail@davis-planning.com>; Eleanor Kemp <eleanor@darwin-ecology.co.uk>
Cc: Daley Phillips <daley@rackprojectsltd.co.uk>
Subject: RE: Application 260049 - Land adj to Pound Lane Cottage

Afternoon Neil,

By way of an update, Highways have confirmed the proposed manoeuvring for larger vehicles is acceptable.

The last outstanding request from Highways is justification on the number of parking spaces proposed, see below from the response:

"Three parking spaces are proposed for the contractor area. The applicant shall justify the proposed parking is sufficient to accommodate the parking demand induced from the proposed change of use."

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: 25 February 2026 09:37

To: Eleanor Kemp <eleanor@darwin-ecology.co.uk>; Kieran Neumann

<Kieran.Neumann@wokingham.gov.uk>

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

Subject: RE: Application 260049 - Land adj to Pound Lane Cottage

Hi Kieran

Many thanks. The advice we have had is that one is likely to be required in any event so for now I think we'll stick with the licence route which is our ecologist's advice also.

Regards
Neil Davis

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Chartered Town Planners

19 Woodlands Avenue | Wokingham | Berkshire | RG41 3HL

t – 01189 787972

m – 07821 158236

From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 25 February 2026 07:51
To: Neil Davis <mail@davis-planning.com>
Cc: Daley Phillips <daley@rackprojectsLtd.co.uk>; Eleanor Kemp <eleanor@darwin-ecology.co.uk>
Subject: RE: Application 260049 - Land adj to Pound Lane Cottage

Morning Neil,

I have received a revised response back from the Newts team and they are happy with the mitigation proposed, subject to a condition securing compliance with it.

The district licence option has been proposed, but from my personal perspective this approach would be costly/unnecessary given the limited nature of the proposals.

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: 23 February 2026 16:08
To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Cc: Daley Phillips <daley@rackprojectsLtd.co.uk>; Eleanor Kemp <eleanor@darwin-ecology.co.uk>
Subject: RE: Application 260049 - Land adj to Pound Lane Cottage

Hi Kieran

I think the easiest way for us to deal with GCN's is through a licence?

Regards
Neil Davis

DAVIS

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

Sent: 23 February 2026 11:59

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

Cc: Daley Phillips <daley@rackprojectsltd.co.uk>; Eleanor Kemp <eleanor@darwin-ecology.co.uk>

Subject: RE: Application 260049 - Land adj to Pound Lane Cottage

Morning Neil,

Thanks for sending this all over. I think I see the issue, insofar that the documents are on file but were not published by validation for the Newts Officer to review (they are an external consultee). Apologies for this, I will notify them ASAP so they can comment on it.

Thank you also for sending over the info related to the Highways requests. I will get them across to the Highways Officer before lunch.

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: 23 February 2026 11:12

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

Cc: Daley Phillips <daley@rackprojectsltd.co.uk>; Eleanor Kemp <eleanor@darwin-ecology.co.uk>

Subject: RE: Application 260049 - Land adj to Pound Lane Cottage

WARNING!

For the attention of
WBC, Optalis, WHL, BC Solutions and
Councillors

This mail is from an external sender - please do not click any links or open any attachments unless you trust this sender, and know the content is safe

Hi Kieran

Many thanks for the email.

Our ecologist has drawn to my attention the fact that the BNG and PEA are not online. I have checked the Planning Portal and they were definitely uploaded as they are still there so I don't know what has gone wrong in the WBC validation team. Nevertheless, I attach further copies. I also attach updated plans and turning movements for a 7.5t delivery vehicle which is the largest type to deliver but only on rare occasions.

Many thanks.

Regards
Neil Davis

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e – mail@davis-planning.com

From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 19 February 2026 09:52
To: Neil Davis <mail@davis-planning.com>
Cc: Daley Phillips <daley@rackprojectsLtd.co.uk>
Subject: RE: Application 260049 - Land adj to Pound Lane Cottage

Good morning Neil,

Please see attached the response from WBC Ecology Newts. Let me know if you have any questions.

Kind Regards,
Kieran

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

Senior Planning Officer

Wokingham Borough Council

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From: Kieran Neumann

Sent: 09 February 2026 13:23

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

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

Subject: Application 260049 - Land adj to Pound Lane Cottage

Afternoon both,

I have had a few early responses from consultees, please see attached from WBC Highways and Drainage.

As always, let me know if you have any questions on the contents.

Kind Regards,

Kieran

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

Senior Planning Officer

Wokingham Borough Council

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