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

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

**Date** Thu 2026-03-19 12:38

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

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

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'*

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**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)**

Senior Planning Officer

Wokingham Borough Council

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**From:** Neil Davis <[mail@davis-planning.com](mailto:mail@davis-planning.com)>

**Sent:** 19 March 2026 10:25

**To:** Kieran Neumann <[Kieran.Neumann@wokingham.gov.uk](mailto:Kieran.Neumann@wokingham.gov.uk)>

**Cc:** Daley Phillips <[daley@rackprojectsLtd.co.uk](mailto:daley@rackprojectsLtd.co.uk)>; Kevin Lang. <[kevin.lang@lanmor.co.uk](mailto: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 then there would have been.'

Regards  
Neil Davis

## DAVIS PLANNING LTD

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

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**From:** Kieran Neumann <[Kieran.Neumann@wokingham.gov.uk](mailto:Kieran.Neumann@wokingham.gov.uk)>  
**Sent:** 16 March 2026 10:33  
**To:** Neil Davis <[mail@davis-planning.com](mailto:mail@davis-planning.com)>  
**Cc:** Daley Phillips <[daley@rackprojectsLtd.co.uk](mailto:daley@rackprojectsLtd.co.uk)>; Kevin Lang. <[kevin.lang@lanmor.co.uk](mailto: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  
**Email:** [kieran.neumann@wokingham.gov.uk](mailto:kieran.neumann@wokingham.gov.uk)  
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**From:** Neil Davis <[mail@davis-planning.com](mailto:mail@davis-planning.com)>

**Sent:** 13 March 2026 09:10

**To:** Kieran Neumann <[Kieran.Neumann@wokingham.gov.uk](mailto:Kieran.Neumann@wokingham.gov.uk)>

**Cc:** Daley Phillips <[daley@rackprojectsLtd.co.uk](mailto:daley@rackprojectsLtd.co.uk)>; Kevin Lang. <[kevin.lang@lanmor.co.uk](mailto: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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**From:** Kieran Neumann <[Kieran.Neumann@wokingham.gov.uk](mailto:Kieran.Neumann@wokingham.gov.uk)>

**Sent:** 13 March 2026 09:02

**To:** Neil Davis <[mail@davis-planning.com](mailto:mail@davis-planning.com)>

**Cc:** Daley Phillips <[daley@rackprojectsLtd.co.uk](mailto:daley@rackprojectsLtd.co.uk)>; Kevin Lang. <[kevin.lang@lanmor.co.uk](mailto: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](mailto:mail@davis-planning.com)>  
**Cc:** Daley Phillips <[daley@rackprojectsLtd.co.uk](mailto:daley@rackprojectsLtd.co.uk)>; Kevin Lang. <[kevin.lang@lanmor.co.uk](mailto: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  
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