

**From:** Emily Temple <Emily.Temple@etplanning.co.uk>  
**Sent:** 23 May 2025 16:28:50 UTC+01:00  
**To:** "Kieran Neumann" <Kieran.Neumann@wokingham.gov.uk>  
**Cc:** "Holly Goulding" <holly.goulding@etplanning.co.uk>  
**Subject:** Re: EXTERNAL Application 250785 - Newlands - description and stables  
**Attachments:** 24 - 10 Accommodation at Newlands issue-PROPOSED STABLES.pdf

Thanks Kieran

We agree to include the newer stables in the description of development, as you outline below.  
Please find plans attached.

Kind regards

Emily Temple **BSc (Hons) MSc MRTPI**  
**Executive Director and Founder** | ET Planning



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**From:** Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>  
**Date:** Friday, 23 May 2025 at 14:33  
**To:** Emily Temple <Emily.Temple@etplanning.co.uk>  
**Cc:** Holly Goulding <holly.goulding@etplanning.co.uk>  
**Subject:** RE: EXTERNAL Application 250785 - Newlands

Hi Alice/Emily,

Thanks for sending these over and for confirming the extension.

I have one query on the stable block to the north-west of the riding area that is now within the red-line; can I ask when it was constructed? I acknowledge that the stables to the south are lawful by the passing of time but according to aerials, the north-west stables were constructed between April 2020 and July 2021.

It is therefore unlikely that this building was completed 4 years prior to 25<sup>th</sup> April 2020 and would need to be present for at least 10 years to be considered lawful by the passing of time, therefore requiring planning permission. That being said, I am not opposed to its inclusion in the description of development to regularise it as part of the equestrian use.

My suggested description for the application, with consideration for the lawfulness of the southern stables, is as follows (changes made in bold):

"Full application for the change of use of land **and 3no. buildings** to equestrian, **erection of 1no. stable building** and creation of a riding arena with associated engineering works.  
(Retrospective)"

Please let me know whether you are happy with this description. Upon review of the red-line, we should also secure elevational plans for the buildings so consultees can appropriately assess their impacts.

Kind Regards,

Kieran

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

Senior Planning Officer

Wokingham Borough Council

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**From:** Emily Temple <Emily.Temple@etplanning.co.uk>

**Sent:** 23 May 2025 13:19

**To:** Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>  
**Cc:** Holly Goulding <holly.goulding@etplanning.co.uk>  
**Subject:** Re: EXTERNAL Application 250785 - Newlands

Hi Kieran,

Apologies for the delay in getting back to you.

Please find attached amended red line plans as requested for re-consultation. We are also happy to agree an EOT until 27<sup>th</sup> June 2025.

Do let me know if you need anything further.

Kind regards,

**Alice Manton (sent on behalf of Emily Temple)**

Executive Assistant to Emily Temple, Executive Director & Founder | ET Planning



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

**Date:** Friday, 23 May 2025 at 10:08

**To:** Holly Goulding <[holly.goulding@etplanning.co.uk](mailto:holly.goulding@etplanning.co.uk)>

**Cc:** Emily Temple <[Emily.Temple@etplanning.co.uk](mailto:Emily.Temple@etplanning.co.uk)>

**Subject:** RE: EXTERNAL Application 250785 - Newlands

Good morning Holly,

I hope you are keeping well.

Has there been any progress with the revised red-line? I will need to issue a reconsultation for the application once it is received.

Considering the need for reconsultation and current deadline (5<sup>th</sup> June), I suggest we secure an extension of time until at least 27<sup>th</sup> June. FYI, I am on annual leave between 4-6<sup>th</sup> June and returning on the 9<sup>th</sup>.

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:** 19 May 2025 16:59  
**To:** Holly Goulding <[holly.goulding@etplanning.co.uk](mailto:holly.goulding@etplanning.co.uk)>  
**Cc:** Emily Temple <[Emily.Temple@etplanning.co.uk](mailto:Emily.Temple@etplanning.co.uk)>  
**Subject:** RE: EXTERNAL Application 250785 - Newlands

Afternoon Holly,

Thanks for your email and for the responses to the comments, I will review accordingly.

Noted on the red-line. In terms of the condition, I will certainly run it past you/Emily before determination so the wording is appropriately structured.

Kind Regards,  
Kieran

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

Senior Planning Officer

Wokingham Borough Council

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**From:** Holly Goulding <[holly.goulding@etplanning.co.uk](mailto:holly.goulding@etplanning.co.uk)>  
**Sent:** 19 May 2025 16:53  
**To:** Kieran Neumann <[Kieran.Neumann@wokingham.gov.uk](mailto:Kieran.Neumann@wokingham.gov.uk)>  
**Cc:** Emily Temple <[Emily.Temple@etplanning.co.uk](mailto:Emily.Temple@etplanning.co.uk)>  
**Subject:** Re: EXTERNAL Application 250785 - Newlands

Dear Kieran,

I hope that you are well.

This email seeks to address concerns raised by Mr Paul Steel, Mr Jonny Vaughan, Mr King, Mrs Nicki McLean, Mr Dennis and Arborfield & Newland Parish Council.

Concerns are raised owing to the previously refused application under reference 201458 and whether the proposal is to be used for personal private use, or for business use. The proposal at hand presents a significantly scaled back business scheme over previous application ref: 201458, which in turn will not result in a material intensification of use of the local highways network. For example, the application does not propose any increase in stabling at the site, and an exercise arena would be a requirement for any horses kept at the land. The development is not for commercial livery and no events will be hosted on site. In contrast, the previously refused application was for a large scale training centre with indoor and outdoor schooling arenas, residential accommodation, and a significantly greater number of stables. The refused operation would have seen horse owners regularly attending the site as well as the hosting of training events. None of this is applicable to the present application.

Policy CP11 states that in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted. Exceptions to this relate to where the development contributes and/or promotes recreation in, and enjoyment of the countryside. The

proposal is considered to promote recreation in the countryside and as such is in accordance with Policy CP11(1). Whereby the proposal is to be used by horses stabled on the site as existing, the proposal does not result in an increase in private car usage and remains compliant with Policy CP6 in this regard. Paragraph 4.58 of the Core Strategy also states that *'the Council recognises the role of leisure and recreational activities (that do not require significant buildings) to maintain the character of the countryside'*, which this application directly responds to.

With regards to CP11(2) the riding arena is sited as to not result in excessive encroachment of development away from original buildings. Whereby the stable blocks are lawful through the passage of time, the development is found to be in accordance with Policy CP11(2), satisfying requirements as set out within the policy.

The development has been designed sensitively to its countryside location within the Barkham and Bearwood valued landscape and presents a low level surface level of development which is well screened by existing mature landscaping, complementing existing timber stables across the site. The siting of the arena within the countryside was deemed to be appropriate under application ref: 201458 which established that *'It is considered, by nature of being an equestrian facility which is more appropriately located in a countryside location rather than a built up area, that development would constitute a rural enterprise. In principle the equestrian aspect of the development is supported by CP11.1.'* at page 11 of the Officer's Report. Consistency of approach should be maintained here.

The area used for the arena was not woodland, and instead comprised of a wasteland including in excess of 700 dumped tyres from the previous owner. The applicant is paying for these to be removed professionally in line with legal guidance.

Comments raised also refer to further development at Hall Farm, as this does not relate to the application at hand, this is not considered to present a material planning consideration.

The submitted planning application does not propose the future loss of trees.

The access to the south of the arena is existing and part of the Applicant's title ownership and operative use.

I trust this response provides clarity to the comments raised, with specific regard to the intended users of the arena being the applicants only, seeking to respond to previous refusal reasons issued.

Please be advised that we are still awaiting an updated red line plan from the architect and I hope to have this with you as soon as possible.

As per Emily's email below, we would appreciate having sight of a condition relating to the usage of the site to ensure that this aligns with the applicant's operations.

Kind regards,

Holly Goulding **BSc (Hons)**

Planner | ET Planning



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

**Date:** Wednesday, 14 May 2025 at 08:44

**To:** Emily Temple <[Emily.Temple@etplanning.co.uk](mailto:Emily.Temple@etplanning.co.uk)>, Holly Goulding <[holly.goulding@etplanning.co.uk](mailto:holly.goulding@etplanning.co.uk)>

**Subject:** RE: EXTERNAL Application 250785 - Newlands

Thank you Emily.

Kind Regards,

Kieran

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

Senior Planning Officer

Wokingham Borough Council

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**From:** Emily Temple <[Emily.Temple@etplanning.co.uk](mailto:Emily.Temple@etplanning.co.uk)>  
**Sent:** 13 May 2025 16:56  
**To:** Kieran Neumann <[Kieran.Neumann@wokingham.gov.uk](mailto:Kieran.Neumann@wokingham.gov.uk)>; Holly Goulding <[holly.goulding@etplanning.co.uk](mailto:holly.goulding@etplanning.co.uk)>  
**Subject:** Re: EXTERNAL Application 250785 - Newlands

Thanks Kieran

Yes I will have an updated red line plan for you before the end of the week.

Kind regards

Emily Temple BSc (Hons) MSc MRTPI  
Executive Director and Founder | ET Planning



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**From:** Kieran Neumann <[Kieran.Neumann@wokingham.gov.uk](mailto:Kieran.Neumann@wokingham.gov.uk)>  
**Date:** Tuesday, 13 May 2025 at 13:46  
**To:** Emily Temple <[Emily.Temple@etplanning.co.uk](mailto:Emily.Temple@etplanning.co.uk)>, Holly Goulding <[holly.goulding@etplanning.co.uk](mailto:holly.goulding@etplanning.co.uk)>  
**Subject:** RE: EXTERNAL Application 250785 - Newlands

Afternoon Emily,

Appreciate the clarification. Noted on the condition wording, I will be in touch soon with some draft wording.

Has any thought gone into the extension of the red line to cover the stable buildings?

Kind Regards,

Kieran

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

Senior Planning Officer

Wokingham Borough Council

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**From:** Emily Temple <[Emily.Temple@etplanning.co.uk](mailto:Emily.Temple@etplanning.co.uk)>

**Sent:** 13 May 2025 11:47

**To:** Kieran Neumann <[Kieran.Neumann@wokingham.gov.uk](mailto:Kieran.Neumann@wokingham.gov.uk)>; Holly Goulding <[holly.goulding@etplanning.co.uk](mailto:holly.goulding@etplanning.co.uk)>

**Subject:** Re: EXTERNAL Application 250785 - Newlands

Thanks Holly

Kieran – I need to update Holly's email from last week slightly.  
The owners do operate a business – their employment is showjumping/competing, usually abroad. The horses are kept and trained on site for this purpose.  
But as Holly says the site is not open to members of the public or for commercial livery. All the horses are on site in the existing stables.

We are still agreeable to a suitably worded condition but it would be helpful if we could agree the precise wording in advance so as not to preclude their present operation.

We have also prepared some feedback to neighbour comments which we'll submit shortly for your review.

Kind regards

Emily Temple **BSc (Hons) MSc MRTPI**  
Executive Director and Founder | ET Planning



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**From:** Kieran Neumann <[Kieran.Neumann@wokingham.gov.uk](mailto:Kieran.Neumann@wokingham.gov.uk)>  
**Date:** Thursday, 8 May 2025 at 11:55  
**To:** Holly Goulding <[holly.goulding@etplanning.co.uk](mailto:holly.goulding@etplanning.co.uk)>  
**Cc:** Emily Temple <[Emily.Temple@etplanning.co.uk](mailto:Emily.Temple@etplanning.co.uk)>  
**Subject:** RE: EXTERNAL Application 250785 - Newlands

Hi Holly,

Many thanks for your prompt response.

Appreciate confirmation on the private use, thank you. I look forward to hearing from you re: the stables.

Kind Regards,  
**Kieran**

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

Senior Planning Officer

Wokingham Borough Council

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**From:** Holly Goulding <[holly.goulding@etplanning.co.uk](mailto:holly.goulding@etplanning.co.uk)>

**Sent:** 08 May 2025 11:43

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

**Cc:** Emily Temple <[Emily.Temple@etplanning.co.uk](mailto:Emily.Temple@etplanning.co.uk)>

**Subject:** Re: EXTERNAL Application 250785 - Newlands

Good morning Kieran,

I am well thank you and I hope that you are too, many thanks for your emails.

I can confirm that this would be entirely for private use, and would not be open to members of the public. The horses using the riding arena are stabled on site and as such there is no commercial use involved, I am therefore agreeable to the proposed non-commercial use condition.

Please allow me time to speak with the applicants regarding the stables to both the northwest and south and I will confirm in due course if they wish to include these within the red line.

Kind regards,

Holly Goulding **BSc (Hons)**

Planner | ET Planning



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

**Date:** Thursday, 8 May 2025 at 10:32

**To:** Holly Goulding <[holly.goulding@etplanning.co.uk](mailto:holly.goulding@etplanning.co.uk)>

**Cc:** Emily Temple <[Emily.Temple@etplanning.co.uk](mailto:Emily.Temple@etplanning.co.uk)>

**Subject:** RE: EXTERNAL Application 250785 - Newlands

Hi again Holly,

Just following on from my email below, I note that there is some confusion from consultees whether this would be an entirely private or commercial use. The applicant's initial response to Highways and the planning statement (for the applicant's own horses) makes me assume that it would be private, can you confirm this for me so I can outline this within the Officer Report? I would be looking to condition a non-commercial use if this is the case.

Another point I wanted to query pursuant of my email below was the stable to the north-west of the riding area; is it worth enclosing this within the red-line too?

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:** 08 May 2025 09:09  
**To:** 'Holly Goulding' <[holly.goulding@etplanning.co.uk](mailto:holly.goulding@etplanning.co.uk)>  
**Cc:** 'Emily Temple' <[Emily.Temple@etplanning.co.uk](mailto:Emily.Temple@etplanning.co.uk)>  
**Subject:** RE: EXTERNAL Application 250785 - Newlands

Good morning Holly,

I hope you are keeping well.

Just an update to tell you that WBC Highways and Drainage have no further objections following clarification on their queries.

On another note, I wanted to query the red-line and the fact it omits the stables to the immediate south of the riding area. I am aware these buildings have been in situ since circa 2018 and therefore lawful by the passing of time, but their equestrian use doesn't appear to be (less than 10 years) and to my knowledge, there are no existing equestrian permissions on the site.

As the stables will clearly be used in connection with the development proposed, I advise we extend the red-line to include the land the stables are located upon to regularise their equestrian use in association with the riding area. I can action a reconsultation to address this if you are happy with the approach.

Please 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:** 02 May 2025 15:34  
**To:** Holly Goulding <[holly.goulding@etplanning.co.uk](mailto:holly.goulding@etplanning.co.uk)>  
**Cc:** Emily Temple <[Emily.Temple@etplanning.co.uk](mailto:Emily.Temple@etplanning.co.uk)>  
**Subject:** RE: EXTERNAL Application 250785 - Newlands

Afternoon Holly,

Many thanks for the below. I will relay to the consultants and update you accordingly.

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)

Telephone: (0118) 974 6000

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---

**From:** Holly Goulding <[holly.goulding@etplanning.co.uk](mailto:holly.goulding@etplanning.co.uk)>  
**Sent:** 02 May 2025 09:44  
**To:** Kieran Neumann <[Kieran.Neumann@wokingham.gov.uk](mailto:Kieran.Neumann@wokingham.gov.uk)>  
**Cc:** Emily Temple <[Emily.Temple@etplanning.co.uk](mailto:Emily.Temple@etplanning.co.uk)>  
**Subject:** Re: EXTERNAL Application 250785 - Newlands

Good morning Kieran,

Following on from consultee responses from the Highways and Drainages teams, please see below comments from the applicant:

- *The horses that use the arena are stabled on site, we do not run or hold clinics open to outside riders or hold any competitions. I.e the riding arena does not result in any additional traffic movements to transport horses to the site via the highway.*
- *We do have a very efficient drainage strategy, underneath the riding surface are drains and crushed stone that filters the water to the pond of the original house so there is never a risk of flooding.*

Please let me know if any additional information is required and I will be happy to help.

Kind regards,

Holly Goulding **BSc (Hons)**  
Planner | ET Planning



**CIL | Enforcement | Land Promotion | Planning | Sequential Tests | CIL**  
200 Dukes Ride, Crowthorne, RG45 6DS | 01344 508048 | DD: 01344 985119  
[holly.goulding@etplanning.co.uk](mailto:holly.goulding@etplanning.co.uk)  
[www.etplanning.co.uk](http://www.etplanning.co.uk)

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**From:** Holly Goulding <[holly.goulding@etplanning.co.uk](mailto:holly.goulding@etplanning.co.uk)>  
**Date:** Wednesday, 30 April 2025 at 15:22  
**To:** Kieran Neumann <[Kieran.Neumann@wokingham.gov.uk](mailto:Kieran.Neumann@wokingham.gov.uk)>  
**Cc:** Emily Temple <[Emily.Temple@etplanning.co.uk](mailto:Emily.Temple@etplanning.co.uk)>  
**Subject:** Re: EXTERNAL Application 250785 - Newlands  
Good afternoon Kieran,

Many thanks for your email and providing the consultee responses. I am awaiting a response from the applicant on the matters raised and I will look to have a response with you in due course.

Kind regards,

Holly Goulding **BSc (Hons)**  
Planner | ET Planning



**CIL | Enforcement | Land Promotion | Planning | Sequential Tests | CIL**  
200 Dukes Ride, Crowthorne, RG45 6DS | 01344 508048 | DD: 01344 985119  
[holly.goulding@etplanning.co.uk](mailto:holly.goulding@etplanning.co.uk)  
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**From:** Kieran Neumann <[Kieran.Neumann@wokingham.gov.uk](mailto:Kieran.Neumann@wokingham.gov.uk)>  
**Date:** Monday, 28 April 2025 at 16:16  
**To:** Holly Goulding <[holly.goulding@etplanning.co.uk](mailto:holly.goulding@etplanning.co.uk)>  
**Cc:** Emily Temple <[Emily.Temple@etplanning.co.uk](mailto:Emily.Temple@etplanning.co.uk)>  
**Subject:** RE: EXTERNAL Application 250785 - Newlands

You don't often get email from [kieran.neumann@wokingham.gov.uk](mailto:kieran.neumann@wokingham.gov.uk). [Learn why this is important](#)

Good afternoon Holly,

I hope you are well and had an enjoyable weekend.

Ahead of the consultation period expiry, please find attached comments from both WBC Highways and WBC Drainage. Please let me know if you have any questions/queries on the contents.

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)

Telephone: (0118) 974 6000

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---

**From:** Kieran Neumann

**Sent:** 24 April 2025 11:04

**To:** Holly Goulding <[holly.goulding@etplanning.co.uk](mailto:holly.goulding@etplanning.co.uk)>

**Cc:** Emily Temple <[Emily.Temple@etplanning.co.uk](mailto:Emily.Temple@etplanning.co.uk)>

**Subject:** RE: EXTERNAL Application 250785 - Newlands

Good morning Holly,

Many thanks for your email.

I plan to review any consultation responses received thus far early next week. If I have any queries or initial opinions on the scheme as a whole, I will be in touch accordingly.

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:** Holly Goulding <[holly.goulding@etplanning.co.uk](mailto:holly.goulding@etplanning.co.uk)>

**Sent:** 24 April 2025 10:30

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

**Cc:** Emily Temple <[Emily.Temple@etplanning.co.uk](mailto:Emily.Temple@etplanning.co.uk)>

**Subject:** Re: EXTERNAL Application 250785 - Newlands

Good morning Kieran,

I hope that you are well.

Just a quick email to check in following the site visit, please do let me know if you have any questions for myself or the applicant.

Kind regards,

Holly Goulding **BSc (Hons)**

Planner | ET Planning



**CIL | Enforcement | Land Promotion | Planning | Sequential Tests | CIL**

200 Dukes Ride, Crowthorne, RG45 6DS | 01344 508048 | DD: 01344 985119

[holly.goulding@etplanning.co.uk](mailto:holly.goulding@etplanning.co.uk)

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---

**From:** Emily Temple <[Emily.Temple@etplanning.co.uk](mailto:Emily.Temple@etplanning.co.uk)>  
**Date:** Friday, 11 April 2025 at 12:21  
**To:** Kieran Neumann <[Kieran.Neumann@wokingham.gov.uk](mailto:Kieran.Neumann@wokingham.gov.uk)>  
**Cc:** Holly Goulding <[holly.goulding@etplanning.co.uk](mailto:holly.goulding@etplanning.co.uk)>  
**Subject:** Re: EXTERNAL Application 250785 - Newlands

Thanks Kieran, will let the applicant know.

Kind regards,

**Alice Manton (sent on behalf of Emily Temple)**

Executive Assistant to Emily Temple, Executive Director & Founder | ET Planning



**Planning | Enforcement | Land Promotion | Sequential Tests | CIL**  
200 Dukes Ride, Crowthorne, RG45 6DS  
[alice.manton@etplanning.co.uk](mailto:alice.manton@etplanning.co.uk) | Tel: 01344 508048 | DD: 01344 985112  
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**From:** Kieran Neumann <[Kieran.Neumann@wokingham.gov.uk](mailto:Kieran.Neumann@wokingham.gov.uk)>  
**Date:** Friday, 11 April 2025 at 11:26  
**To:** Emily Temple <[Emily.Temple@etplanning.co.uk](mailto:Emily.Temple@etplanning.co.uk)>  
**Cc:** Holly Goulding <[holly.goulding@etplanning.co.uk](mailto:holly.goulding@etplanning.co.uk)>  
**Subject:** RE: EXTERNAL Application 250785 - Newlands

Morning Emily,

Thanks for your prompt response. Happy to pen in 11am.

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)

Telephone: (0118) 974 6000

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**From:** Emily Temple <[Emily.Temple@etplanning.co.uk](mailto:Emily.Temple@etplanning.co.uk)>  
**Sent:** 11 April 2025 11:13  
**To:** Kieran Neumann <[Kieran.Neumann@wokingham.gov.uk](mailto:Kieran.Neumann@wokingham.gov.uk)>  
**Cc:** Holly Goulding <[holly.goulding@etplanning.co.uk](mailto:holly.goulding@etplanning.co.uk)>  
**Subject:** Re: EXTERNAL Application 250785 - Newlands

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For the attention of  
WBC, Optalis, WHL, BCSolutions 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,

Thank you for your e-mail.

I confirm the applicant is agreeable to the site visit on Tuesday 22<sup>nd</sup> April – please can we go with 11am or closest to this time at least as the clients will be out in the afternoon. They will be on site to provide access should it be required.

Kind regards,

**Alice Manton (sent on behalf of Emily Temple)**

Executive Assistant to Emily Temple, Executive Director & Founder | ET Planning



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200 Dukes Ride, Crowthorne, RG45 6DS

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

**Date:** Friday, 11 April 2025 at 08:51

**To:** Office @ ET Planning <[office@etplanning.co.uk](mailto:office@etplanning.co.uk)>

**Subject:** EXTERNAL Application 250785 - Newlands

Good afternoon,

I am the Case Officer dealing with this application.

Please may we schedule my visit to the site for assessment purposes? I am inundated with appeal proceedings next week but does Tuesday 22<sup>nd</sup> April work for you? I am free anytime after 11am. Please let me know if this works for you.

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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