

From: Kieran Neumann
Sent: 06 October 2025 13:41:22 UTC+01:00
To: "Michael De Courcy" <michael@decourcyplanning.co.uk>
Cc: "William Hosking" <William.Hosking@hallhunter.co.uk>
Subject: RE: Application 251260 - Heathlands Farm

Hi Mike,

Thanks, I am agreeable to that.

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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Please note this email constitutes an Officer opinion only, it is given without prejudice and does not constitute any formal determination under the Town and Country Planning Act.

From: Michael De Courcy <michael@decourcyplanning.co.uk>
Sent: 06 October 2025 12:29
To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Cc: William Hosking <William.Hosking@hallhunter.co.uk>
Subject: RE: Application 251260 - Heathlands Farm

Hi Keiran,

I suggest the removal of the reference to 'phased' in part A) as follows:

A) No development shall take place/commence until a programme of **phased** archaeological work, including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing.

The WSI shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

B) The Development shall take place in accordance with the WSI approved under condition (A).

The development shall not be occupied until the site investigation and post investigation assessment, **in association with each relevant phase**, has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Kind regards

Mike

Michael de Courcy

Director | BSc(Hons) BTP MRTPI



M: 07917 182966

E: michael@decourcyplanning.co.uk

W: www.decourcyplanning.co.uk

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

Sent: 06 October 2025 12:20

To: Michael De Courcy <michael@decourcyplanning.co.uk>

Cc: William Hosking <William.Hosking@hallhunter.co.uk>

Subject: RE: Application 251260 - Heathlands Farm

Hi Mike,

The site investigation and post investigation are both informed by the WSI, within which we can outline the works are phased and that each phase can be occupied at different times in the construction.

That being said, I can change the wording slightly to more specifically refer to phases, see changes in bold below:

A) No development shall take place/commence until a programme of **phased** archaeological work, including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing.

The WSI shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

B) The Development shall take place in accordance with the WSI approved under condition (A).

The development shall not be occupied until the site investigation and post investigation assessment, **in association with each relevant phase**, has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, prehistoric remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy.

This is the best I can do given that a phased scheme was not originally applied for. Let me know what you think.

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: Michael De Courcy <michael@decourcyplanning.co.uk>

Sent: 06 October 2025 11:59

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

Cc: William Hosking <William.Hosking@hallhunter.co.uk>

Subject: RE: Application 251260 - Heathlands Farm

Hi Keiran

I am happy to agree the GCN condition.

I note your response to the archaeological condition. I still have reservations over the wording of the condition highlighted below. My reading of this is that the archaeological investigation would need to have been carried out prior to the occupation of the first phase of development. My client would want to be able to occupy the first phase before commencing the second phase. Phase 2 would be when the ground would be disturbed. Maybe the start of the condition should state that *"Phase 2 of the development should not be occupied...."*? The WSI would include a plan to show the phase 1 and phase 2 land.

B) The Development shall take place in accordance with the WSI approved under condition (A). The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Kind regards

Mike

Michael de Courcy

Director | BSc(Hons) BTP MRTPI



M: 07917 182966

E: michael@decourcyplanning.co.uk

W: www.decourcyplanning.co.uk

From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 06 October 2025 11:36
To: Michael De Courcy <michael@decourcyplanning.co.uk>
Cc: William Hosking <William.Hosking@hallhunter.co.uk>
Subject: RE: Application 251260 - Heathlands Farm

Morning Mike,

Following on from the below, I forgot to include the condition related to a Precautionary Work Method Statement for GCNs on the draft conditions. The wording is below, I intend to issue my recommendation to approve the application by COP today.

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a Great Crested Newt Precautionary Working Methods Statement (GCNPWMS), which shall detail reasonable avoidance measures to safeguard individual great crested newts from harm during the development. The development shall be carried out in accordance with the approved details within the GCNPWMS.

Reason: To minimise the impacts of development on biodiversity, in accordance with Policy CP7 of Wokingham Borough Council's Core Strategy, Section 15 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

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: Kieran Neumann

Sent: 03 October 2025 14:13

To: 'Michael De Courcy' <michael@decourcyplanning.co.uk>

Cc: William Hosking <William.Hosking@hallhunter.co.uk>

Subject: RE: Application 251260 - Heathlands Farm

Thanks Mike,

Regarding the archaeology condition, management and I are of the view that the condition does not require re-wording, despite the proposal to phase the development. Part a) of the condition is only a written report, within which you can outline that you plan to phase the scheme for archaeological reasons. Part b) simply requires compliance with the strategy approved by part a).

I hope this makes sense. As outlined before, I am happy to omit the landscaping condition, but the biodiversity enhancements will remain.

Kind Regards,

Kieran

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

Senior Planning Officer

Wokingham Borough Council

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From: Michael De Courcy <michael@decourcyplanning.co.uk>

Sent: 03 October 2025 10:50

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

Cc: William Hosking <William.Hosking@hallhunter.co.uk>

Subject: Re: Application 251260 - Heathlands Farm

Hi Kieran

I am happy to agree an extension of time as you suggest.

Kind regards

Mike
Michael de Courcy
Director
de Courcy Town Planning

07917182966

On 3 Oct 2025, at 10:31, Kieran Neumann <Kieran.Neumann@wokingham.gov.uk> wrote:

Good morning Mike,

Whilst I work on the condition wordings with those referenced below, please can I secure a small extension until COP next week (10th October)?

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: Kieran Neumann

Sent: 01 October 2025 14:47

To: 'Michael De Courcy' <michael@decourcyplanning.co.uk>

Cc: William Hosking <William.Hosking@hallhunter.co.uk>

Subject: RE: Application 251260 - Heathlands Farm

Afternoon Mike,

I will need to speak to management/Berkshire Archaeology regarding this, the application was not originally submitted as a phased development. This will delay the determination and we will likely need further time past the current deadline of 6th October.

I am out on site this afternoon but will update you as soon as possible.

I am happy to accept that there isn't a need for the landscaping plan but with regards to biodiversity enhancements, you cannot achieve a 10% gain onsite and therefore need to go off-site. I impose such pre-occs when on-site gains cannot be achieved, so as to ensure some meaningful enhancements can be achieved on site. I do not plan to remove it and as you are aware, the trigger means that the wording does not require your approval.

Kind Regards,

Kieran

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

Senior Planning Officer

Wokingham Borough Council

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From: Michael De Courcy <michael@decourcyplanning.co.uk>

Sent: 01 October 2025 14:19

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

Cc: William Hosking <William.Hosking@hallhunter.co.uk>

Subject: RE: Application 251260 - Heathlands Farm

Hi Kieran

It is likely that the extension would be built in two phases. The image below shows the likely first phase. The reason I am flagging this up is that only the southern part of the site which is to be excavated to a lower level would have an impact on archaeology because the phase 1 extension would be contained on the present developed yard area which has already disturbed the ground to form the current levels and concrete surfacing. The WSI can set out the proposed phasing. Therefore I suggest that the second part of the archaeological condition is re-worded to allow occupation of Phase 1 of the development before the archaeological investigations and reporting are completed prior to occupation of Phase 2. We know that the WSI will require trial trenches at a cost of over £20K so HHP are keen to avoid this cost in relation the phase 1 building being occupied.

<image005.png>

I question the need for a hard and soft landscaping plan. The surfacing will be concrete and there is no space for soft landscaping within the application site. Also is the proposed Biodiversity Enhancements condition necessary bearing in mind the BNG area will provide the biodiversity enhancement requirement?

I am available to discuss this afternoon if it would help to discuss to arrive at an agreed position.

Kind regards

Mike

Michael de Courcy

Director | BSc(Hons) BTP MRTPI

<image006.png>

M: 07917 182966

E: michael@decourcyplanning.co.uk

W: www.decourcyplanning.co.uk

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

Sent: 30 September 2025 09:09

To: Michael De Courcy <michael@decourcyplanning.co.uk>

Cc: William Hosking <William.Hosking@hallhunter.co.uk>

Subject: RE: Application 251260 - Heathlands Farm

Morning Mike,

Just an FYI that if I haven't heard back from you by Thursday morning, I will proceed with my recommendation to approve with the conditions listed.

I note that you have already provided agreement to the majority of the pre-comms, with the exception being the hard and soft landscaping.

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: Kieran Neumann
Sent: 24 September 2025 16:00
To: 'Michael De Courcy' <michael@decourcyplanning.co.uk>
Cc: 'William Hosking' <William.Hosking@hallhunter.co.uk>
Subject: RE: Application 251260 - Heathlands Farm

Good afternoon Mike,

In light of the response below, please see attached my draft conditions. The conditions titled in red fonts are pre-commencement requirements that require your agreement to. Please let me know if there are any queries regarding their contents.

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 September 2025 11:54

To: 'Michael De Courcy' <michael@decourcyplanning.co.uk>

Cc: William Hosking <William.Hosking@hallhunter.co.uk>

Subject: RE: Application 251260 - Heathlands Farm

Morning Mike,

Hope you're keeping well.

Please see attached the response from our Sustainability Officer. Let me know if you have any questions and whether you accept the condition proposed.

Kind Regards,

Kieran

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

Senior Planning Officer

Wokingham Borough Council

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From: Michael De Courcy <michael@decourcyplanning.co.uk>
Sent: 05 September 2025 12:24
To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Cc: William Hosking <William.Hosking@hallhunter.co.uk>
Subject: Re: Application 251260 - Heathlands Farm

Hi Kieran

I am happy to agree an extension of time until 6th October as you suggest.
Hopefully we will not need that long.

Kind regards

Mike

Sent from my iPhone

On 5 Sep 2025, at 11:44, Kieran Neumann
<Kieran.Neumann@wokingham.gov.uk> wrote:

Morning Mike,

As an FYI, the Sustainability Officer has given me an ETA of 18th September for a response due to other commitments. As this extends past the current 15th September deadline, I advise we extend by at least 3 weeks to allow some breathing room (6th October). Let me know whether you accept this.

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: 04 September 2025 11:39
To: Michael De Courcy <michael@decourcyplanning.co.uk>
Cc: William Hosking <william.hosking@hallhunter.co.uk>
Subject: RE: Application 251260 - Heathlands Farm

Thank you Mike,

This has been forwarded over to the Sustainability Officer and I will 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
Telephone: (0118) 974 6000

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From: Michael De Courcy <michael@decourcyplanning.co.uk>
Sent: 04 September 2025 11:02
To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Cc: William Hosking <william.hosking@hallhunter.co.uk>
Subject: RE: Application 251260 - Heathlands Farm

Hi Keiran

Please see attached the sustainability and energy statement submitted in support of the scheme.

Kind regards

Mike

Michael de Courcy

Director | BSc(Hons) BTP MRTPI

<image005.png>

M: 07917 182966

E: michael@decourcyplanning.co.uk

W: www.decourcyplanning.co.uk

From: Michael De Courcy
Sent: 03 September 2025 10:43
To: 'Kieran Neumann' <Kieran.Neumann@wokingham.gov.uk>
Cc: William Hosking <william.hosking@hallhunter.co.uk>
Subject: RE: Application 251260 - Heathlands Farm

Hi Keiran

Our drainage engineers have added a couple more crates and re-run the calcs, which shows there is now a small surplus of capacity. The Drainage Strategy plan has been amended so that the text on the plan matches the calcs. The engineers have also drafted a mini-Technical Note dealing with

this and containing the calcs and the plan. Both the plan and Technical Note are attached.

With regard to the energy report this should be with me shortly and I will forward this to you as soon as received.

With regard to archaeology I suggest this is best dealt with by condition if you agree?

Kind regards

Mike

Michael de Courcy

Director | BSc(Hons) BTP MRTPI

<image005.png>

M: 07917 182966

E: michael@decourcyplanning.co.uk

W: www.decourcyplanning.co.uk

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

Sent: 01 September 2025 16:18

To: Michael De Courcy <michael@decourcyplanning.co.uk>

Cc: William Hosking <william.hosking@hallhunter.co.uk>

Subject: RE: Application 251260 - Heathlands Farm

Good afternoon Mike,

I hope you are well.

Please may I have an update on your responses to the requests attached and below, namely:

1. Energy and Sustainability Statement (attached)
2. Outstanding drainage information (below)

I am conscious we are only two weeks away from the final deadline.

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: 24 July 2025 09:04

To: Michael De Courcy <michael@decourcyplanning.co.uk>

Cc: William Hosking <william.hosking@hallhunter.co.uk>

Subject: RE: Application 251260 - Heathlands Farm

Good morning Mike,

To update you, WBC Highways are satisfied with the additional information and have no objections to the proposals, subject to a Delivery and Servicing Plan condition, the wording for which is below:

Delivery Servicing Plan

Prior to the occupation of the development, a Delivery and Servicing Plan shall be submitted to and approved in writing by the local planning authority. The submitted Delivery and Servicing Plan shall include the following details:

1. Management details of proposed delivery activities (Trained banksmen to be used)
2. Including HGV booking system (such as Fulcrum or similar).
3. Anticipated daily HGV nos. expected,

4. Routing plan for HGVs (avoiding any schools and weight/height restrictions on the surrounding road network);
5. Accreditation Schemes in use (E.g. FORS and CLOCS)
6. Parking and Turning areas for HGVs. Turning areas to be demonstrated by swept path analysis of the largest vehicle.

The management of the deliveries onto and within the site shall be in accordance with the approved details thereafter.

Reason

In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

On another note, please see Berkshire Archaeology's formal response attached.

Provisionally, please could you let me know whether you accept these conditions in the event of an approval?

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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Website: www.wokingham.gov.uk

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Please note this email constitutes an Officer opinion only, it is given without prejudice and does not constitute any formal determination under the Town and Country Planning Act.

From: Kieran Neumann
Sent: 22 July 2025 14:08
To: Michael De Courcy <michael@decourcyplanning.co.uk>
Cc: William Hosking <william.hosking@hallhunter.co.uk>
Subject: RE: Application 251260 - Heathlands Farm

Afternoon Mike,

Please see below from WBC Drainage re: the technical note you submitted:

"I have reviewed technical note TN.1/6178/GDB dated 09/07/2025 and are satisfied with the clarification it provides about storage volumes.

The 170m³ provided for attenuation did not take into consideration the void ratio of the crates which is 95%. That is how the actual storage volume provided of 161.5m³ came about and that is less than the required storage of 163.22m³.

We could condition this but it is an easy fix that the developer can address before the application is determined."

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
Email: kieran.neumann@wokingham.gov.uk
Telephone: (0118) 974 6000

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From: Kieran Neumann
Sent: 21 July 2025 13:57
To: Michael De Courcy <michael@decourcyplanning.co.uk>
Cc: William Hosking <william.hosking@hallhunter.co.uk>
Subject: RE: Application 251260 - Heathlands Farm

Afternoon Mike,

I hope you had a good weekend.

Firstly, please see attached from Thames Water regarding foul water drainage for the proposed development. Let me know if you wish to respond to their queries.

On a note separate from the application, I have received a report from a resident regarding the stationing of approximately 12 additional mobile homes at Heathlands Farm which has allegedly been carried out without permission.

I am aware that at this time of the year, the site has permission for the stationing of the 12 mobile homes under consent 230627 until September. Condition 2 of the consent requires their removal outside of June-September.

Can yourself or Will please clarify whether the additional homes reported to be stationed on site relate to 230627?

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: Michael De Courcy <michael@decourcyplanning.co.uk>

Sent: 18 July 2025 13:42

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

Cc: William Hosking <william.hosking@hallhunter.co.uk>

Subject: RE: Application 251260 - Heathlands Farm

WARNING!

**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

Further to your email below and attached consultee comments I attach a response prepared by HHP in response to WBC Highways comment which sets out how the company manage HGV movements and parking and confirms that the access is used only by HPP with no third party access rights over it.

In response to the archaeological officer's request for additional information, I can confirm that the area in question was previously under polytunnels with tunnel legs and tabletop posts typically driven around 1 metre into the ground. Based on the topographic survey, the highest point of the field affected by the extension is 63.57m. The proposal is to excavate down to the yard's finished ground level of 61.63m, with an additional 1m required for concrete foundations. This gives a maximum excavation depth of approximately 3m from the highest point.

With regards to drainage, our drainage engineer has advised that it would appear that the Council's drainage officer has misunderstood the output from the latest software. They have prepared the attached technical note to explain what the various figures relate to and why there is no error.

I trust this information is of assistance.

Kind regards

Mike

Michael de Courcy

Director | BSc(Hons) BTP MRTPI

<image005.png>

M: 07917 182966

E: michael@decourcyplanning.co.uk

W: www.decourcyplanning.co.uk

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

Sent: 07 July 2025 09:20

To: Michael De Courcy <michael@decourcyplanning.co.uk>

Subject: Application 251260 - Heathlands Farm

Morning Mike,

Hope you're keeping well and had a good weekend.

Regarding this application, we have a few requests for further information. Please see attached from WBC Drainage and Highways, plus Berkshire Archaeology.

Let me know if there are any questions.

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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