

From: Louise Aparo <Louise.Aparo@wokingham.gov.uk>
Sent: 20 August 2026 20:12:34 UTC+01:00
To: "Kieran Neumann" <Kieran.Neumann@wokingham.gov.uk>
Subject: Re: APP: 251421 Old Forest Road, Wokingham - first condition submission

Hey Kieran,

Just a quick informal email to say the condition can now be discharged as it shows hedgehog gaps.

Kind regards
Louise Aparo

Ecology Officer
Green Infrastructure Team
Wokingham Borough Council
Email: louise.aparo@wokingham.gov.uk
Telephone: +44 118 237 9100

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From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 20 August 2026 14:10
To: Louise Aparo <Louise.Aparo@wokingham.gov.uk>
Subject: FW: APP: 251421 Old Forest Road, Wokingham - first condition submission

Hi Lou,

See attached for DOC 261593.

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: Nicolette Carter <Nicolette.Carter@bellway.co.uk>

Sent: 20 August 2026 13:53

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

Subject: RE: APP: 251421 Old Forest Road, Wokingham - first condition submission

Good Afternoon Kieran

Please find attached revised layouts showing the hedgehog highways.

This is a Bellway standard and was missed on the first drawing revision. These were added to the drawings on a later revision following confirmation of other ecology features.

Please let me know if you need anything else.

Happy to agree to an EOT if needed.

Regards

Nicolette Carter

Senior Technical Co-Ordinator

07483716719

Mob: [07483716719](tel:07483716719)

Bellway Homes Limited (Thames Valley)

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Imperial Way

Reading

Berkshire
RG2 0TD



From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 20 August 2026 13:43
To: Nicolette Carter <Nicolette.Carter@bellway.co.uk>
Subject: RE: APP: 251421 Old Forest Road, Wokingham - first condition submission

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Hi Nicolette,

Apologies, looks like we have received Ecology comments for 261593. Please see attached, a minor request for further information on ecological permeability.

I suggest we also extend 261593 by 3 weeks to match the other DOCs, with my intention being to determine sooner if at all possible.

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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From: Kieran Neumann

Sent: 20 August 2026 13:40

To: 'Nicolette Carter' <Nicolette.Carter@bellway.co.uk>

Subject: RE: APP: 251421 Old Forest Road, Wokingham - first condition submission

Thanks for clarifying Nicolette,

I will proceed with 261593 before COP today.

In terms of the other DOCs, it is clear we will need some time to allow for submission of the revised plans and documentation past the current deadline of 1st September. I therefore suggest we agree to a 3-week extension of time for applications 261589, 261590 and 261591, please 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: Nicolette Carter <Nicolette.Carter@bellway.co.uk>
Sent: 20 August 2026 13:28
To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Subject: RE: APP: 251421 Old Forest Road, Wokingham - first condition submission

Hi Kieran

Thanks very much.

No, boundary treatments shouldn't be affected. Locations may shift slightly (100-200mm) but principle, construction, type of treatment won't change.

I will submit revised drawings once done and highlight what the changes are for your records.

Regards

Nicolette Carter
Senior Technical Co-Ordinator

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[RG2 OTD](mailto:RG2.OTD@bellway.co.uk)

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From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 20 August 2026 13:16
To: Nicolette Carter <Nicolette.Carter@bellway.co.uk>
Subject: RE: APP: 251421 Old Forest Road, Wokingham - first condition submission

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Hi Nicolette,

Thanks for the updates.

In terms of 261588, I issued a recommendation to approve as of this morning.

I am in the midst of sorting out 261593 but wanted to check with you beforehand regarding whether the changes resulting from the M4(2) requirements would affect the boundary treatments currently proposed? I suppose you could simply re-discharge in the future should the alterations have an impact on the currently proposed design.

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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From: Nicolette Carter <Nicolette.Carter@bellway.co.uk>

Sent: 20 August 2026 12:06

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

Subject: RE: APP: 251421 Old Forest Road, Wokingham - first condition submission

Good Afternoon Kieran

I just wanted to check in on the below applications:

261588 (Condition 23 - noise mitigation)

No response from WBC Environmental Health as of today. I will chase them upon my return but if no response is received, I will assume no objections. – any news from WBC Environmental Health? This report was just a more in depth study with confirmation of window glazing / noise reduction needed. We do still adhere to the previously approved report from SMA. Can this discharge letter be issued?

261589 (Condition 33 – species enhancements & Condition 34 – CEMP)

No response from WBC Ecology as of today. I have provided you Louise's contact details for whilst I am away in the event the submission of her comments occurs after today. – currently awaiting the last Bat survey to be done on 3rd September, final reports will be submitted following this.

261590 (Condition 4 - Cross sectional detail)

Please see attached from WBC Highways and Landscape & Trees.

Further to this, please could the western fence line of White House be presented on the sectional plans? I note there is a legible change in topography between the access road and the neighbouring property, and I would like to assess the relationship between them.

Drawings being revised currently

261591 (Condition 7 – Existing Vehicular Access)

Please see attached from WBC Highways - Drawings being revised currently

261592 (Condition 10 – EV Charging)

No objections from WBC Highways – discharge received

261593 (Condition 21 – Boundary Treatments)

No objections from WBC Landscape and Trees or WBC Highways – Can this discharge letter please be issued?

261594 (Condition 30 – Bin Storage)

No objections from WBC Environmental Health, still awaiting comments from WBC Highways – discharge received

Thank you

Nicolette Carter

Senior Technical Co-Ordinator

07483716719

Mob: [07483716719](tel:07483716719)

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From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 20 August 2026 10:14
To: Nicolette Carter <Nicolette.Carter@bellway.co.uk>; Oliver Fairman
<Oliver.Fairman@bellway.co.uk>
Subject: RE: APP: 251421 Old Forest Road, Wokingham - first condition submission

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Morning Nicolette,

Thanks for making me aware, I was not aware that was a confirmed request from our AH team. As you are likely aware, condition 29 of 251421 requires a minimum of 10%.

The knock on effects of this request seem rather significant, and I would argue that the consequential changes, in particular surrounding the dwelling sizes, may require a further s.73 application.

Kind Regards,

Kieran

Kieran Neumann **B.A. (Hons), MSc. (he/him)**
Senior Planning Officer
Wokingham Borough Council
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From: Nicolette Carter <Nicolette.Carter@bellway.co.uk>

Sent: 19 August 2026 08:48

To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>; Oliver Fairman <Oliver.Fairman@bellway.co.uk>

Subject: RE: APP: 251421 Old Forest Road, Wokingham - first condition submission

Morning Kieran

I'm not sure if you are aware but as part of the S106 submission, all plots now need to be changed to M4(2) requirements.

Originally we just had a handful of M4(2) plots.

This change affects the levels as well as the setting out of the plots to accommodate wider driveways, level thresholds and two of the house types need to get wider to increase bedroom size.

Our design drawings are being updated at the moment and I will be able to resubmit the requested info hopefully by the end of September.

Please let me know if you have any questions.

Regards

Nicolette Carter

Senior Technical Co-Ordinator

07483716719

Mob: 07483716719

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From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 19 August 2026 08:26
To: Oliver Fairman <Oliver.Fairman@bellway.co.uk>; Nicolette Carter
<Nicolette.Carter@bellway.co.uk>
Subject: RE: APP: 251421 Old Forest Road, Wokingham - first condition submission

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Good morning both,

I hope you are keeping well.

Do you have any updates for me on the requests for information detailed below?

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: 30 July 2026 10:14

To: 'Oliver.Fairman@bellway.co.uk' <Oliver.Fairman@bellway.co.uk>; 'Nicolette Carter' <Nicolette.Carter@bellway.co.uk>

Subject: RE: APP: 251421 Old Forest Road, Wokingham - first condition submission

Good morning both,

Following expiry of the consultation periods yesterday, please find below a summary of the current LPA positions on the conditions:

261588 (Condition 23 - noise mitigation)

No response from WBC Environmental Health as of today. I will chase them upon my return but if no response is received, I will assume no objections.

261589 (Condition 33 – species enhancements & Condition 34 – CEMP)

No response from WBC Ecology as of today. I have provided you Louise's contact details for whilst I am away in the event the submission of her comments occurs after today.

261590 (Condition 4 - Cross sectional detail)

Please see attached from WBC Highways and Landscape & Trees.

Further to this, please could the western fence line of White House be presented on the sectional plans? I note there is a legible change in topography between the access road and the neighbouring property, and I would like to assess the relationship between them.

261591 (Condition 7 – Existing Vehicular Access)

Please see attached from WBC Highways

261592 (Condition 10 – EV Charging)

No objections from WBC Highways

261593 (Condition 21 – Boundary Treatments)

No objections from WBC Landscape and Trees or WBC Highways

261594 (Condition 30 – Bin Storage)

No objections from WBC Environmental Health, still awaiting comments from WBC Highways

FYI Oliver, I am away from COP today and returning on 11th August.

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: Nicolette Carter <Nicolette.Carter@bellway.co.uk>

Sent: 23 July 2026 14:25

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

Subject: RE: APP: 251421 Old Forest Road, Wokingham - first condition submission

That is amazing, thank you Kieran.

Regards

Nicolette Carter

Senior Technical Co-Ordinator

07483716719

Mob: 07483716719

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From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 23 July 2026 14:01
To: Nicolette Carter <Nicolette.Carter@bellway.co.uk>
Subject: RE: APP: 251421 Old Forest Road, Wokingham - first condition submission

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Hi Nicolette,

I have just spoken with the allocated Ecology Officer who is happy to share their contact details. Please see below:

Louise Aparo - Louise.Aparo@wokingham.gov.uk

Louise is aiming to get a response through to us next week and if there are any issues, they can be dealt with between the two of you in my absence.

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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From: Nicolette Carter <Nicolette.Carter@bellway.co.uk>

Sent: 23 July 2026 11:54

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

Subject: RE: APP: 251421 Old Forest Road, Wokingham - first condition submission

Hi Kieran

I understand and thank you for the below.

Please do chase for their response and cc me in.

I'm hoping to have all queries answered while you are away so that you could just issue a discharge letter on your return.

Regards

Nicolette Carter

Senior Technical Co-Ordinator

07483716719

Mob: 07483716719

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

Sent: 23 July 2026 11:47

To: Nicolette Carter <Nicolette.Carter@bellway.co.uk>

Subject: RE: APP: 251421 Old Forest Road, Wokingham - first condition submission

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Morning Nicolette,

No response as of yet, we still have 6 days left of the consultation period.

I can chase the Ecology team today but please note that capacity, due to the time of year, is very limited across the team. As previously outlined, due to my own capacity it is unlikely I will be able to process the determination prior to my departure, but I will keep you updated if anything changes.

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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From: Nicolette Carter <Nicolette.Carter@bellway.co.uk>

Sent: 23 July 2026 08:29

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

Subject: RE: APP: 251421 Old Forest Road, Wokingham - first condition submission

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Good Morning Kieran

I hate to push on this one, but my Directors are insisting.

Could I possibly speak to your Ecology Consultant directly, to see if they have any queries on what has been submitted.

Thanks

Nicolette Carter

Senior Technical Co-Ordinator

07483716719

Mob: 07483716719

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From: Nicolette Carter

Sent: 16 July 2026 08:15

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

Subject: RE: APP: 251421 Old Forest Road, Wokingham - first condition submission

Good Morning Kieran

I am well thank you.

PP-15050386 - 4. Cross Sectional Detail

PP-15050425 - 7. Existing Vehicle Access (Toutley Road)

PP-15050462 - 10. Electric Vehicle Car Charging

PP-15050491 - 21. Details of Boundary Treatments

PP-15048836 - 23. Compliance with Noise Assessment

PP-15050509 - 30. Bin Storage

PP-15048872 – 33. Species Specific Enhancement & 34. Ecological CEMP

PP-15050336 - 36.GCN Delivery Partner

I am happy for the other conditions to wait for your return, but it would really be appreciated if you could stress how urgent conditions 33, 34 & 36 are to your Ecology consultant as these prevent us from even trimming grass on site.

We are hoping to start the ecology works as soon as possible so that the Newt works can be done in this year's season and not have to wait for next year.

Anything you can do to have them prioritise this would be greatly appreciated.

Thank you.

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

Sent: 15 July 2026 16:26

To: Nicolette Carter <Nicolette.Carter@bellway.co.uk>

Subject: RE: APP: 251421 Old Forest Road, Wokingham - first condition submission

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Afternoon Nicolette,

I am well thanks, and hope you are too. Thank you for your email.

I have been allocated all of the references below. As my application numbers differ from the references below, please could you clarify which conditions relate to the reference highlighted in red?

The consultation periods for each DOC application will expire on 29th July, with the final deadline set at 1st September. Please note that I am away 31st July-10th August and will be finalising a crucial committee report in the final days before my leave, so determination of the applications will need to wait until I return. That being said, I will ensure to check the application files before my departure to see if there are any requests for further information.

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: Nicolette Carter <Nicolette.Carter@bellway.co.uk>

Sent: 15 July 2026 15:54

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

Subject: APP: 251421 Old Forest Road, Wokingham - first condition submission

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Hi Kieran

I hope you are well?

I am trying to track a planning portal submission done recently, which just shows "received by LPA"

PP-15050386

PP-15050425

PP-15050462

PP-15050491

PP-15048836

PP-15050509

PP-15048872 – this one is very important as it prevents us from doing anything on site until it is discharged.

PP-15050336

They were submitted on 30/06/26, so fairly recent in Planning terms.

Could you please let me know how you are getting on with these?

Thank you.

Nicolette Carter

Senior Technical Co-Ordinator

07483716719

Mob: [07483716719](tel:07483716719)

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