

From: Chris YDS <chris@yateleydrawingservice.co.uk>
Sent: 29 July 2025 09:24:59 UTC+01:00
To: "Kieran Neumann" <Kieran.Neumann@wokingham.gov.uk>; "Ben Ross" <m_ben_ross@hotmail.com>
Subject: RE: Application 250840 - 41 Heathermount Drive
Attachments: Rev_Parking Plan .pdf

Morning Kieran,
Parking Plan updated and attached

Kind regards
Chris

Chris Barnes
Yateley Drawing Service Ltd
Tel: 01252 660136
Mob: 07717 743125
Chris@YDS-ltd.co.uk

From: Kieran Neumann [mailto:Kieran.Neumann@wokingham.gov.uk]
Sent: 29 July 2025 08:47
To: Ben Ross <m_ben_ross@hotmail.com>
Cc: Chris YDS <chris@yateleydrawingservice.co.uk>
Subject: RE: Application 250840 - 41 Heathermount Drive

Morning Ben,

Many thanks for sending this over.

Given the changes to the re-profiling of the frontage, please could we revise the parking plan? The current version still indicates two spaces adjacent to each other which is not possible without alterations to the raised patio area. I would be happy to accept three perpendicular spaces due to the length of your driveway.

Furthermore, upon initial review of the AIA, I would be grateful if we could have a more detailed landscaping plan to understand which area of the raised patio is to be altered to a pathway and which areas are to be retained. I say this now as I anticipate our Landscape Officer requesting the same.

Lastly, given the deadline and time required for the landscape consultant to review the information, I advise we extend until 15th August to finalise the application. Please note I am on leave between 18th August and 1st September, so my aim is to have the decision with you before then.

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: Ben Ross <m_ben_ross@hotmail.com>

Sent: 28 July 2025 19:49

To: Ben Ross <m_ben_ross@hotmail.com>; Kieran Neumann
<Kieran.Neumann@wokingham.gov.uk>

Cc: Chris YDS <chris@yateleydrawingservice.co.uk>

Subject: RE: Application 250840 - 41 Heathermount Drive

Hi Kieran

Please see attached for the Arboricultural Impact Assessment & associated Tree Constraints Plan.

Hopefully clear from the plan and report that there is a significant reduction in the planned reprofiling of the raised patio at the front of the house to minimise tree impact while maintaining the planned infill/side extensions from the submitted application.

Kind regards

Ben

Sent from [Outlook](#)

From: Ben Ross <m_ben_ross@hotmail.com>

Sent: 21 July 2025 10:04

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

Cc: Chris YDS <chris@yateleydrawingservice.co.uk>
Subject: Re: Application 250840 - 41 Heathermount Drive

Hi Kieran

Thank you that's fine. I am chasing the tree report but also in US this week so not as easy to do.

Best regards

Ben
Sent from my iPhone

On 21 Jul 2025, at 05:00, Kieran Neumann <Kieran.Neumann@wokingham.gov.uk> wrote:

Morning Ben,

As the deadline for the application is only 3 days away and our Landscape and Trees team will require time to assess the arboricultural submission, please may we extend the application deadline by a further two weeks? I will aim to issue the decision ASAP if the trees team respond quickly.

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: 18 July 2025 09:17
To: Ben Ross <m_ben_ross@hotmail.com>
Cc: Chris YDS <chris@yateleydrawingservice.co.uk>
Subject: RE: Application 250840 - 41 Heathermount Drive

Thanks Ben,

Much appreciated.

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: Ben Ross <m_ben_ross@hotmail.com>
Sent: 18 July 2025 09:16
To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Cc: Chris YDS <chris@yateleydrawingservice.co.uk>
Subject: RE: Application 250840 - 41 Heathermount Drive

Good morning Kieran

Great timing – I got the draft tree survey back yesterday and have just discussed with the arborist re. recommendations. I am sending him some additional information this morning to enable him to finish up the impact assessment. I will ask how soon he will have that ready and let you know.

Best regards

Ben

Sent from [Outlook](#)

From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 18 July 2025 09:04
To: Ben Ross <m_ben_ross@hotmail.com>
Cc: Chris YDS <chris@yateleydrawingservice.co.uk>
Subject: RE: Application 250840 - 41 Heathermount Drive

Good morning Ben,

I hope you are well and looking forward to the weekend.

Just checking in to see how it is going with the arboricultural 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: Kieran Neumann
Sent: 04 July 2025 08:51
To: Ben Ross <m_ben_ross@hotmail.com>
Cc: Chris YDS <chris@yateleydrawingservice.co.uk>
Subject: RE: Application 250840 - 41 Heathermount Drive

Morning Ben,

Thanks for the update. I'll action the EOT today.

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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or a fee after 28 days will be closed and where a fee has been paid it will be returned. This will not prevent you from resubmitting a fresh application at a later date..

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: Ben Ross <m_ben_ross@hotmail.com>
Sent: 03 July 2025 16:28
To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Cc: Chris YDS <chris@yateleydrawingservice.co.uk>
Subject: RE: Application 250840 - 41 Heathermount Drive

Hi Kieran

Apologies for the delay in response -I wanted to make sure I could organise a survey in time for that. I have now booked this for Monday but can't be 100% sure the report will be complete by 10th July, so yes let's move with the deadline extension.

Best regards

Ben

Sent from [Outlook](#)

From: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Sent: 01 July 2025 15:13
To: Ben Ross <m_ben_ross@hotmail.com>
Cc: Chris YDS <chris@yateleydrawingservice.co.uk>
Subject: RE: Application 250840 - 41 Heathermount Drive

Hi Ben,

Thanks for your email.

My advice at this stage would be to take on any recommendations an Arborist may have for you, dependent on the RPAs of the affected trees. We wont necessarily require revisions to the plans but more so a more conscious approach to the foundations used.

The same would more than likely apply to the re-profiled driveway/frontage; measures such as no-dig and cellweb to ensure no potential disruption of roots is an important consideration with TPO trees.

Dependent on what your Arborist recommends, the mitigation measures may be securable via condition or assessed prior to determination (they are commonly included in an Arboricultural Method Statement which follows up an Arboricultural Impact Assessment.

At this stage, I advise we secure a two week extension of time to the deadline to allow you to acquire the statements requested. Please let me know whether you are happy to accept this.

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: Ben Ross <ben_ross@hotmail.com>

Sent: 30 June 2025 18:10

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

Cc: Chris YDS <chris@yateleydrawingservice.co.uk>

Subject: Re: Application 250840 - 41 Heathermount Drive

Hi Kieran

Yes I acknowledge receipt of the email. I am exploring options for the arboricultural impact assessment and appreciate the reminder regarding the deadline.

What is the best approach to that extension bearing in mind potential need for review of that assessment and consideration of revisions to the plan if required?

Thanks and best regards

Ben

Sent from my iPhone

On 30 Jun 2025, at 14:21, Kieran Neumann
<Kieran.Neumann@wokingham.gov.uk> wrote:

Good afternoon both,

Can you please confirm receipt of the email below? I am conscious the deadline for the application is 10th July, we may require an extension of time to finalise the arboricultural details.

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: 23 June 2025 10:48

To: Ben Ross <m_ben_ross@hotmail.com>; Chris YDS
<chris@yateleydrawingservice.co.uk>

Subject: RE: Application 250840 - 41 Heathermount Drive

Hi both,

Firstly, many thanks for your time on site earlier this morning Ben.

Secondly, as discussed on site, our Landscape and Trees team have requested some clarification regarding the impact of the development on the trees within the front garden. Please see their comments attached.

The main area of contention is the re-profiled frontage adjacent to the new entrance door. An Arboricultural Impact Assessment is considered necessary to address how the development will mitigate any harm to the RPAs of the relevant trees.

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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Telephone: (0118) 974 6000

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From: Ben Ross <m_ben_ross@hotmail.com>
Sent: 19 June 2025 01:05
To: Kieran Neumann <Kieran.Neumann@wokingham.gov.uk>
Cc: Chris YDS <chris@yateleydrawingservice.co.uk>
Subject: Re: Application 250840 - 41 Heathermount Drive

Yes all good - see you Monday
Sent from my iPhone

On 18 Jun 2025, at 06:47, Kieran Neumann
<Kieran.Neumann@wokingham.gov.uk> wrote:

Thanks Ben,

I'll aim for closer to 9 if that is okay. Shouldn't be longer than 5/10 minutes on site unless you have any questions/queries.

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: Ben Ross <m_ben_ross@hotmail.com>
Sent: 18 June 2025 11:47
To: Kieran Neumann
<Kieran.Neumann@wokingham.gov.uk>
Cc: Chris YDS <chris@yateleydrawingservice.co.uk>
Subject: Re: Application 250840 - 41 Heathermount Drive

Hi Kieran

Yes that works - thank you!

Ben
Sent from my iPhone

On 18 Jun 2025, at 06:42, Kieran Neumann
<Kieran.Neumann@wokingham.gov.uk> wrote:

Hi Ben,

Not a problem. I can squeeze in a visit Monday morning on 23rd? This could be 9/10am if viable?

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: Ben Ross <m_ben_ross@hotmail.com>

Sent: 18 June 2025 11:33

To: Kieran Neumann

<Kieran.Neumann@wokingham.gov.uk>

Cc: Chris YDS

<chris@yateleydrawingservice.co.uk>

Subject: Re: Application 250840 - 41
Heathermount Drive

Hi Kieran

I'd missed that - I saw 23rd - I'm afraid I can't do
24th as I have to be in the office. What other
options do you have?

Best regards

Ben

Sent from my iPhone

On 17 Jun 2025, at 03:52, Kieran Neumann
<Kieran.Neumann@wokingham.gov.uk> wrote:

Morning Ben,

Just putting together my schedule, I note I refer to Tuesday 23rd when it is actually Tuesday 24th. Just to check the same time that day is viable?

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: 13 June 2025 15:21
To: Ben Ross
<m_ben_ross@hotmail.com>
Cc: Chris YDS
<chris@yateleydrawingservice.co.uk>
Subject: RE: Application 250840 -
41 Heathermount Drive

Hi Ben,

Lets pen in 11/11:30, see you then.

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: Ben Ross

<m_ben_ross@hotmail.com>

Sent: 13 June 2025 11:22

To: Kieran Neumann

<Kieran.Neumann@wokingham.gov.uk>

Cc: Chris YDS

<chris@yateleydrawingservice.co.uk>

Subject: Re: Application 250840 -
41 Heathermount Drive

Hi Kieran

I can do any time 11am-1pm on 23rd
- earlier better if you can.

Many thanks

Ben

Sent from my iPhone

On 13 Jun 2025, at
09:23, Kieran Neumann
<Kieran.Neumann@wokingham.gov.uk>
wrote:

Morning Ben,

Thanks for your prompt
response.

I am afraid I am
inundated with appeal
proceedings
Thursday/Friday. Could
Tuesday 23rd work
alternatively? I am free
between 11-4pm that
day.

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)
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been paid it will be
returned. This will not
prevent you from
resubmitting a fresh
application at a later
date..*

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Country Planning Act.

From: Ben Ross

<[m ben ross@hotmail](mailto:ben_ross@hotmail.com)

[ail.com](#)>

Sent: 13 June 2025

06:31

To: Kieran Neumann

<Kieran.Neumann@wokingham.gov.uk>

Cc: Chris YDS

<chris@yateleydrawing.service.co.uk>

Subject: RE:

Application 250840 -

41 Heathermount

Drive

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

I am travelling with work the first part of next week – returning approximately 10am Thursday. Do you have any availability Thursday afternoon or Friday morning by any chance?

Thanks and best regards

Ben

Sent from [Outlook](#)

From: Kieran Neumann

<Kieran.Neumann@wokingham.gov.uk>

Sent: 12 June 2025

09:15

To: Chris YDS

<chris@yateleydrawing.service.co.uk>;

m_ben_ross@hotmail.com

Subject: Application
250840 - 41
Heathermount Drive

Good afternoon both,

I hope you are keeping well. To introduce myself, I am now the Case Officer for this scheme as my colleague Ben will be leaving the Council soon.

I would like to schedule a visit to the site for assessment purposes please. I am next available Tuesday 17th with availability between 2-4:30pm, please let me know if you can accommodate a short 10/15 minute visit within this timeframe.

Kind Regards,
Kieran

Kieran Neumann B.A.
(Hons), MSc. (he/him)
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Please submit your application electronically via the Planning Portal website

at: <https://www.planningportal.co.uk/>

In order to ensure that your application is validated quickly, please check the Council's Local Validation List and ensure all necessary plans, documentation and fee are submitted with your application. The Council has introduced a procedure whereby applications which are still missing plans, documentation or a fee after 28 days will be closed and where a fee has been paid it will be returned. This will not prevent you from resubmitting a fresh application at a later date..

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.

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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.

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