

From: [REDACTED]
Sent: 03 December 2025 14:10
To: Claire [REDACTED]
Subject: Re: 252634 44 Proctors Road, Wokingham
Importance: High

Good afternoon Claire,

Further to our brief conversation this morning at 44 Proctors Road regarding the bat survey, I'm attaching a copy of the email conversation between myself and the ecologist who did the PRA. The subject of this being our records of observations taken on our dusk emergence and dawn re-entry observations which were done following the PRA, and some notes taken from the published 'Good Practice Guidelines'. This was in response to comment that whilst no bat activity was found during the initial survey, bats might, at some point in time after that, decide to take refuge in the or on the property.

After my email, the ecologist commented that the time that we had spent doing the observations probably didn't meet with 'The Guidelines' and so we undertook several more watches to look for bats emerging and re-entering the property over the following weeks, weather permitting.

No bat activity was observed on any of these watches leading me to question just for how long one does one need to keep up these somewhat fruitless watches before a line can be drawn under the issue. The fact is that bats could at any time during their active period decide to roost in or on the property.

None have done to date and that includes the period since the first planning application in 2015, so if we have to wait until next year to commission an emergence/re-entry survey the risk of attracting attention for passing bats increases as the property further deteriorates over winter. And even if none are found on the first watch, how many more times and over what period does one repeat the exercise? This would seem to be a good excuse for a moneymaking trip for the ecologists.

I would also point out that although the Wokingham Policies and Constraints Map indicates the presence of a 'bat corridor' extending towards Proctors Road this information would seem to be somewhat outdated, being superseded by all the development that has taken place in the area over recent times resulting in the decimation of natural habitat and food sources for the bats.

Regards

Gordon

From: [REDACTED] [uk](#)>
Sent: 02 December 2025 13:51
To: [REDACTED]
Subject: RE: 252634 44 Proctors Road, Wokingham

Dear Mr Davies,

The council's Ecologist has reviewed the submitted plans and preliminary bat survey. The survey advises that emergence surveys are required.

Please can you confirm if these surveys have been carried out?

Kind regards,

Claire