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**From:** [REDACTED]  
**Sent:** 13 January 2026 09:05  
**To:** [REDACTED]  
**Subject:** 252634 44 Proctors Road, Wokingham

Further to yesterday's email, I am somewhat surprised that you have decided to proceed on the basis of the recommendation of the somewhat biased view of your ecologist who is apparently unable to accurately read a report and form a balanced view on the matter, so I have reviewed the issues and attach a summary which I trust that you will read along with the previous one and take note of the points raised before making any final decision.

Regards  
Gordon Davies MCIOB

Attachment – Response to e-mail 12 01 2026

Dear Mr Davies,

I have received comments from the council's Ecologist regarding your response letter dated 19/12/2025. They maintain their objection as the observations that were made by yourself were not carried out in line with the bat survey Good Practice Guidelines 4<sup>th</sup> Edition and fails to confirm the absence of roosting bats. Therefore, they object to the application as there is a lack of information on ecological grounds contrary to the NPPF and Local Plan policies CP3 and CP7.

Please confirm how you intend to proceed:

1. Withdraw the application and re-submit when all the required information is available.
2. Proceed with an application that will be recommended for refusal.

Kind regards,

*Claire*

Claire Moore  
Planning Officer (Specialist) (Development Management) Place & Growth Wokingham Borough Council  
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