

L Anthony
Cube Group
450 Brook Drive
Green Park
Reading
Berkshire
RG2 6UU

By email

3 February 2025

Dear Lloyd

Subject: Ecological Validity of Original Reports for Section 73 Application – Land at Henley Road, Caversham

I am writing in relation to the Section 73 application, which seeks to remove the age restriction condition from the previously granted planning consent (planning reference PL/22/0189).

Crossman Ecology provided ecological reports in support of the original planning application, including:

- Ecological appraisal (A1144.002)
- Reptile mitigation strategy (A1143.004_10052023)
- Biodiversity net gain assessment (A1143.004_let04042022)

These reports assessed the site's ecological features, potential impacts, and any necessary mitigation measures.

I can confirm that the findings and conclusions of the original ecological reports remain valid, as the proposed variation under this Section 73 application does not introduce any new ecological impacts or materially alter the baseline conditions assessed in our reports. As such, no additional ecological surveys or assessments are required, and the Section 73 application should be considered in line with the original ecological findings.

Crossman Associates

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Should you require any further information, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'A Crossman', with a long, flowing horizontal stroke extending to the right.

Alex Crossman BSC (Hons) MCIEEM
Managing Director