

NK MUSGRAVE & ASSOCIATES

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19th August 2026

Planning Application: PL/24/1614

Discharge Application: PL/26/0952

Site: Warren Creek, The Warren, Caversham, Reading RG4 7TQ

Condition: Condition 19 - Construction Environmental Management Plan (Biodiversity)

CEMP Document Reference: WC-C19-CEMP-001 | Rev 01 | 12 August 2026

Dear Sir/Madam,

Re: Ecological Endorsement of Condition 19 CEMP - WC-C19-CEMP-001, Rev 01

I have reviewed the revised Condition 19 Construction Environmental Management Plan (Biodiversity), document reference WC-C19-CEMP-001, Rev 01, dated 12 August 2026, prepared for the above development, together with the associated Construction Management Plan drawings 3863/300E, 3863/306C and 3863/307C.

The revised CEMP is intended to operate as the principal contractor-facing biodiversity document for the demolition and construction works. It consolidates the practical ecological controls required on site, including Biodiversity Protection Zones, protected-species measures, watercourse protection, pollution prevention, temporary lighting controls, ecological supervision, stop-work procedures and site records.

I have reviewed the proposed pre-demolition bat survey hold point. I am satisfied that the CEMP requires an updated bat emergence/re-entry survey to be undertaken immediately prior to demolition of the building previously confirmed as a bat roost, in accordance with the relevant current bat survey guidance, and prohibits demolition until I/the ECoW have reviewed the results and confirmed in writing that the appropriate mitigation is in place.

Where the updated survey identifies a change in bat use, roost status or mitigation requirements, demolition shall not proceed until the ecological method has been amended as necessary and any required licence or other statutory requirement is in place.

I am satisfied that the CEMP appropriately treats the Biodiversity Protection Zones and the Warren Creek and River Thames protection zones as controlled areas, with access or activity permitted only where specifically identified by the approved documents and subject to the relevant ecological controls.

Subject to the final Construction Management Plan drawings being updated so that the Warren Creek and River Thames protection zones are clearly and consistently identified, and subject to the existing BPZ numbering/fence geometry remaining coordinated across 3863/300E, 3863/306C and 3863/307C, I consider WC-C19-CEMP-001, Rev 01 suitable for implementation.

On that basis, I have no ecological objection to the approval/partial discharge of Condition 19 on the basis of WC-C19-CEMP-001, Rev 01, subject to the CEMP being implemented in full and the stated ecological hold points being observed. Any later revision to the CEMP should be referred back to the ECoW where it materially changes ecological controls.

Yours faithfully,

Neil

Neil K Musgrave

NK Musgrave & Associates [B.Eng. Hons / Natural England licence 2025-85424-CL18-BAT]