**From:** Charlotte Watkins
**Sent:** 28 June 2016 12:08
**To:** Matthew Coyne
**Subject:** 16/00844/F Pingle Drive

Hi Matthew

I had another quick look at this – I would not advise an ecological survey is conditioned as the results of it may change the plans on site not just during construction but also during operation. I would be more inclined to consider conditioning a watercourse survey if there were not records of Otters in this exact location but as it is I think we need this information up front as we should not condition surveys of European Protected Species. This has the benefit that any mitigation or enhancements that need to be put in as a result of the survey can themselves then be conditioned.

A walkover survey of this area to include an Otter survey and assessment of impacts on the watercourse and bankside vegetation can be carried out at this time of year so I would advise they do this pre-decision - especially as it appears they also need a tree survey up front. The need for an biodiversity/ecological survey when developing next to a watercourse is stated in the CDC validation checklist guidance notes.

Regards

Charlotte

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