

From: Mark CD Ashdown [REDACTED]
Sent: Friday, July 12, 2024 12:03 PM
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Cc: [REDACTED]
[REDACTED]
[REDACTED]

Subject: Re: S62A/2024/0044 | 24/02222/PINS | Erection of a two-storey side extension comprising 1no self-contained dwellinghouse. | 87 Queenshill Road Bristol BS4 2XQ

Thanks Leanne.

Here is our response:

Here is a [Street View image of the house dated July 2019](#):



Clearly there were trees and hedging on the site at the time.

This Google Earth image is dated 12 March 2022 and shows that the condition of the site had not changed since the July 2019 image was made and that the trees and hedging (and other habitat) on site had not been removed:



These images are taken from the applicant's submitted photos - 24_02222_PINS-SUPPORTING_EVIDENCE_PHOTOGRAPHS-3698781:

Existing 4m Boundary Treatment 87 Queenshill Road:



I do not know when they were made, but you can see that the site has been considerably degraded (including the removal of trees and hedging) compared to the condition of the site in July 2019 and on 12 March 2022.

Given the above, it is reasonable to conclude that the site was degraded after 12 March 2022.

[Paragraph 6, Part 1 of Schedule 7A of the Town and Country Planning Act 1990](#) states:

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If—

- (a) a person carries on activities on land on or after 30 January 2020 otherwise than in accordance with—
 - (i) planning permission, or
 - (ii) any other permission of a kind specified by the Secretary of State by regulations, and
- (b) as a result of the activities the biodiversity value of the onsite habitat referred to in paragraph 5(1) is lower on the relevant date than it would otherwise have been,

the pre-development biodiversity value of the onsite habitat is to be taken to be its biodiversity value immediately before the carrying on of the activities.

As this evidence indicates that the site was degraded after 30 January 2020 (assuming this was done 'otherwise than in accordance with planning permission, or any other permission of a kind specified by the Secretary of State by regulations'), then the pre-degradation state of the site must be used when assessing the onsite baseline habitat condition.

The area inside the redline boundary is some 435 square metres. The site is not exempt from the requirement to achieve at least 10% biodiversity gain and all of the baseline habitats within this area must be included in the required biodiversity gain calculation.

Would you like me to submit this as a formal representation, or will this email suffice?

Regards
Mark

Mark CD Ashdown
Chair - [Bristol Tree Forum](#)
Trees of Bristol



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