

**From:** John Rooney [REDACTED]  
**Sent:** Monday, December 16, 2024 4:20 PM  
**To:** Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** RE: S62A/2024/0064 87 Queenshill Road, Bristol, BS4 2ZQ

Hi Leanne

Having reviewed the changes to the NPPF, the main issues relating to the application site would be the restoration and recalculation of housing targets (which further supports the proposal), and the changes to NPPF para 11(d)(ii), which now directs decision-takers to towards specific paras of the NPPD in regard to directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination, when applying the 'tilted balance.'

The proposal would be in a highly sustainable location, make a more efficient use of land, and is well-designed (taking into account para 135, which states that development should be "sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)")

It is the case for the applicant that the benefits of the scheme would not be significantly outweighed by any adverse impacts of the proposal.

I note that a response was requested by the 6<sup>th</sup> January. It is not clear whether comments have been invited from the LPA also. In light of our prompt response, I would hope that any decision could be expedited. Are you able to confirm when we can expect a decision please?

Kind regards

**John Rooney MRTPI**  
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