

**From:** Colin Pemble [REDACTED]  
**Sent:** 27 June 2025 15:29  
**To:** Section 62A Applications Non Major <[section62anonmajor@planninginspectorate.gov.uk](mailto:section62anonmajor@planninginspectorate.gov.uk)>  
**Subject:** Re: S62A/2025/0105 Land to the Rear of 9 Priory Road, Clifton, Bristol, BS8 1PY

Hi Leanne,

Many thanks for your email. On behalf of the applicants, please accept this email as an agreement to extend the determination date to 29th August. As per my previous email, the BNG information will be issued on or before 16th July.

Regards,

**Colin**

**aspect360**

planning ■ design ■ development

Aspect360 Ltd - Planning and Development Consultants

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On Fri, 27 Jun 2025 at 15:26, Section 62A Applications Non Major  
<[section62anonmajor@planninginspectorate.gov.uk](mailto:section62anonmajor@planninginspectorate.gov.uk)> wrote:

Hi Colin

Thank you for your email.

We note the applicant's intention to submit this information by 16 July 2025, it is likely that the submission of this additional information will require us to carry out a re-consultation exercise.

To accommodate the above, please can the applicant agree to extend the determination date to 29 August 2025?

Kind regards

Leanne

Section 62A Applications Team

**From:** Colin Pemble [REDACTED]  
**Sent:** 26 June 2025 15:50  
**To:** Section 62A Applications Non Major <[section62anonmajor@planninginspectorate.gov.uk](mailto:section62anonmajor@planninginspectorate.gov.uk)>  
**Subject:** Re: S62A/2025/0105 Land to the Rear of 9 Priory Road, Clifton, Bristol, BS8 1PY

Hi Leanne,

We have spoken with a consultant ecologist who has advised that the applicants should submit a BNG metric, even though the tree is to be removed and mitigation provided in the form of off-site replanting. To this end, they have been instructed to undertake the necessary work (survey and metric etc), but due to them having some planned leave and other commitments, have promised the information will be issued on or before 16th July. The applicants are happy to agree an extension of time to allow this to be considered.

The Inspector can then decide if both a BNG condition requires a BNG plan or s106 contribution are necessary, or if one takes precedence.

Regards,

**Colin**



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The Biodiversity Net Gain Screening Assessment indicates that the de minimus exemption applies, as the loss of habitat would fall below the threshold. However, the representation received from the Bristol Tree Forum suggests that the loss of the mid-maturity Holly tree could trip the proposal over this threshold and thereby a biodiversity net gain of at least 10% is required as per Schedule 7A of the Town and Country Planning Act 1990.

Could you advise whether the appellant's position is accurate and provide a Biodiversity Net Gain Metric establishing the pre-development and post-development biodiversity value of the site and if necessary a Biodiversity Net Gain Report demonstrating compliance with the requirements of the Act.

Please can you provide a response within 5 working days.

Kind regards

Leanne

Section 62A Applications Team