



25/12081/PINS | Partial demolition of boundary wall, altered access and construction of a two storey 5-bedroom Use Class C4 small house in multiple occupation. | Land Rear Of 9 Priory Road Clifton Bristol BS8 1TU

We are pleased to see that the applicant has now submitted biodiversity net gain (BNG) evidence. We accept the applicant's calculation parameters.

As the result, the proposals will result in a loss of -0.03 area habitat units (HU), a net loss of -37.49% BNG.

There are also broad habitat trading rules shortfalls as follows:

1. Heathland and shrub: 0.02 HU
2. Individual trees: 0.05 HU
3. Total shortfall: 0.07 HU

Both these habitats have medium distinctiveness and must be replaced on a like-for-like basis or with a higher distinctiveness habitat.

As these shortfalls will not be offset on site, they will need to be purchased on the offsite Biodiversity Gain Sites (BGS) market.¹

The level of compensation required will depend on whether the BGS site selected is within the Bristol LPA or the Bristol, Avon Valleys and Ridges National Character Area² or in another LPA or NCA where either a Spatial Risk Multiplier of 0.75 or 0.5 will need to be applied.³

On the basis that the offsite habitat is purchased locally and that like-for-like habitats in moderate condition and with low strategic significance are sourced, we calculate that 0.0034 ha of mixed heathland and shrub and four small category trees forming Individual trees habitat will be needed (though other higher distinctiveness habitats and habitat configurations are possible).

This will satisfy the trading rules and result in a BNG of 63.83%, more than enough to meet the minimum 10% BNG required.

If SADMP DM17⁴ is complied with, then this would require one replacement tree to be provided. However, this conflicts with the BNG requirements for offsite mitigation and will need to be resolved.

¹ [REDACTED]
² [REDACTED]
³ [REDACTED]
⁴ https://assets.publishing.service.gov.uk/media/6866779ee134dfbc2e9e6d39/The_Statutory_Biodiversity_Metric_-_User_Guide_-_July_2025.pdf - page 36.
⁴ <https://www.bristol.gov.uk/files/documents/2235-site-allocations-bd5605/file> - page 36.