

From: Mark CD Ashdown [REDACTED]

Sent: 07 August 2025 13:25

To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>

Cc: Development Management <development.management@bristol.gov.uk> [REDACTED]
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Subject: 25/13176/PINS | Application for Planning permission for Conversion of existing care home (Use Class C2) to provide two separate, large Sui Generis HMOs (1no

Dear PINS Team,

We object to this application for the following reasons:

We do not accept that this application is exempt from the obligation to achieve at least 10% biodiversity net gain under the de minimis exemption, i.e.

Development that does not impact a priority habitat and impacts less than 25 square metres (e.g., 5m by 5m) of onsite habitat, or 5 metres of linear habitats such as hedgerows.

1. There is a hedge growing along the front boundary of the site which is some 13 metres long.
2. There is also a tree growing on the north-east side of the building. Whilst no arboricultural evidence has been published - contrary to the Council's [Planning Application Requirements Local List September 2024](#) - the tree is likely to be Individual trees habitat and to have a habitat area of at least 41 square metres.
3. There also appear to be grassed areas on the southern side of the site which cover at least 25 square metres.

All these habitats are within the redline boundary of the site.

The proposed block plan (25_13176_PINS-PROPOSED_SITE_PLAN-3986420.pdf) shows that these habitats will be impacted by the proposed development.

Regards

Mark CD Ashdown

Chair (acting)

BNG and Planning lead

For [Bristol Tree Forum](#) & [Trees of Bristol](#)

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