

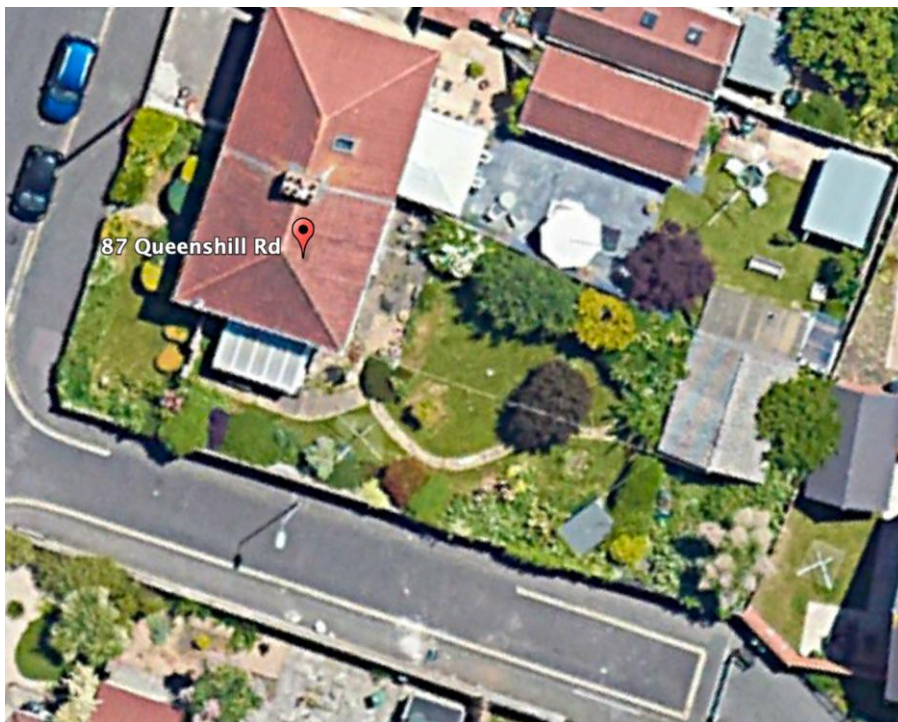
From: Mark CD Ashdown [REDACTED]
Sent: 13 August 2025 08:56
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Cc: Development Management <development.management@bristol.gov.uk>
Subject: 25/13332/PINS | Application for Planning permission for erection of a detached bungalow in rear garden. | 87 Queenshill Road Bristol BS4 2XQ

Dear PINS team,

We object to this application for the following reasons:

The application is not exempt from the obligation to achieve at least 10% biodiversity net gain by virtue of the de minimis exemption - 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.

This image below is available on Google Earth and was made on 29 May 2021. It shows a well-developed garden habitat with trees and shrubs all of which clearly covers more than 25 square metres.



Clause 6 of Schedule 7A of the Town and Country Planning Act 1990 states:

- (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.

It is clear that this site falls within the ambit of this clause and so its onsite habitat must be based on its biodiversity value immediately before the site's habitats were degraded.

Regards

Mark CD Ashdown

Chair (acting)

BNG and Planning lead

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



This email is managed by a group of volunteers from the Bristol Tree Forum. This group is not constituted, registered or affiliated with any other group. Any views or opinions expressed in this email are those of the sender and do not necessarily represent those of the Group.