

From: John Rooney [REDACTED]
Sent: 10 September 2025 15:29
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Cc: [REDACTED]
Subject: RE: S62A/2025/0114 87 Queenshill Road Bristol BS4 2XQ

Hi Leanne

I've copied in the applicant re the site visit. [REDACTED] – can you provide access to the site for the Inspector between [REDACTED] please?

The 9th October extension of time date is agreed.

Regarding the comments from Bristol Tree Forum, the correct assessment is as to whether the site would impact on more than 25sqm of habitat (not whether there is more than 25sqm of habitat on site). There are no trees on site, as was established at the first S62 application (s62/2024/0044), where we advised that our arboriculturalist visited the site and said they are of Pittisporum shrubs and not trees (less than 75mm wide at 1.5 m height). The Inspector was also able to confirm this on site.

Similarly in respect of s62/2024/0044, the inspector commented, "The applicant considers the proposal meets the BNG de minimis exemption because less than 25 square metres of habitat would be affected. This position was accepted under the earlier application given that much of the site would remain a domestic garden and given the existence of hard surfacing to the side of the property. These circumstances have not changed and it remains the case that the incursion into areas of habitat would be very limited, and would be de minimis."

In this instance, we've got over 85sqm of hardstanding on site (garage, shed, paths and parking area), and the total hardstanding/development proposed is 102sqm. As such, we would be impacting on less than 25sqm of habitat, as the Inspector will see when they visit.

Kind regards

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