

Town and Country Planning Act 1990 (as amended)

OUTLINE PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 24/00805/OUT

Name and address for correspondence:	Applicant name:
Mrs Mairead Stibbs Planning Prospects Ltd 4 MILL POOL NASH LANE BELBROUGHTON DY9 9AF	Indurent Management Ltd

Part 1 - Particulars of Application

Date of Application: 22 August 2024

Proposal:	Outline application with all matters reserved for the development of land within Use Classes E(g)(iii) (industrial processes), B2 (general industrial), B8 (storage and distribution) and removal of existing structures and hard standing and associated works
Location:	Plot H4 , Heywood Distribution Park, Pilsworth Rd, Heywood,

Part 2 Compliance with Conditions

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **GRANTED SUBJECT TO CONDITIONS** for the carrying out of the development referred to in Part I above.

The Council hereby permits the above development in accordance with the details given on the application form and submitted plans subject to the following condition(s):

Conditions and Reasons:

- 1 Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") for each phase shall be submitted to and approved in writing by the local planning authority before any development in that phase begins and the development shall be carried out as approved.

Reason: The application is granted in outline only under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and details of the reserved matters referred to in the condition have not been submitted for consideration.

- 2 Application for approval of the reserved matters shall be made to the local planning authority no later than three years from the date of this permission.

Reason: To be imposed pursuant to Section 92 of the Town & Country Planning Act 1990 as the application has been submitted for outline permission only, and that the time period reflects the separated, phased development programme.

- 3 The development hereby permitted shall begin no later than two years from the date of approval of the final reserved matters or, in the case of approval on different dates, the final approval of the last such matters to be approved.

Reason: To be imposed pursuant to Section 92 of the Town & Country Planning Act 1990 as the application has been submitted for outline permission only, and that the time period reflects the separated, phased development programme.

- 4 The development hereby permitted shall provide no more than 52,000 square metres of floorspace (GIA) for use within Use Classes E(g)(iii), B2 and B8 of the Town and Country Planning (Use Classes) Order 2015 (as amended).

Reason: In the interests of the safe operation of the highway network and in compliance with policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 5 The development and all reserved matters applications shall accord with the following approved plans and parameters:

- 23103 - UMC - XXXX - SI - DR - A 0507 P03 - Site Location Plan
- 23103-UMC-ZZZZ-SI-DR-A 0648 Rev P.07 - Parameters Plan

Reason: For the avoidance of any doubt and to ensure that the development is carried out in accordance with the approved parameters and specifications.

- 6 No development shall take place other than in accordance with a phasing plan, or any subsequent revision to a previously approved phasing plan, which shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to define the permission and for the avoidance of doubt.

- 7 The submission of any reserved matters application for any phase of the development shall include plans showing the finished floor levels of the proposed building(s) within that phase. No development shall take place within that phase until the submitted plans are approved by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved plans for that phase.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 8 Prior to the commencement of development within any phase, details of a sustainable surface water drainage scheme and a foul water drainage scheme for that phase, in accordance with the principles set out in the submitted Flood Risk Assessment & Drainage Strategy reference 30042-BGL-XX-XX-RP-D-00001 Version 4 shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof).
- (ii) A restricted rate of discharge of surface water agreed with the Local Planning Authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water which drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of any phase the proposed development, the drainage schemes shall be completed in accordance with the approved details for that phase and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

Reason for pre-commencement: To ensure installation of adequate drainage measures at the appropriate point in construction.

- 9 Prior to occupation of any phase of the development, a sustainable drainage management and maintenance plan for that phase shall be submitted to the Local Planning Authority and approved in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a management company; and
- (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The sustainable drainage system provided as part of each phase of the development shall subsequently be maintained and managed in accordance with the approved plan for that phase for the lifetime of the development.

Reason: To ensure that management and maintenance arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

- 10 The submission of any reserved matters application for any phase of the development shall include a crime impact statement for that phase, which appraises the design and layout of the proposed development detailed in that phase. The development within each phase shall thereafter be constructed in accordance with the details for that phase.

Reason: For the avoidance of doubt and in the interests of public safety and security in accordance with Core Strategy Policy P3, and the National Planning Policy Framework.

- 11 Prior to first occupation of any building within any phase of the development hereby approved, a full staff travel plan(s) shall be submitted to and approved in writing by the Local Planning Authority for that building.

Reason: To encourage the uptake of sustainable modes of transport for personal associated with the development.

- 12 The submission of any reserved matters application for any phase of the development that includes car parking areas shall set out design details for providing safe pedestrian walkways within such areas and a continuous 2 metre footway connection from the proposed development to the nearest existing footpath within the surrounding distribution park.

Reason: To encourage the uptake of sustainable modes of transport for personnel associated with the development.

- 13 Total cumulative noise from fixed building services plant serving the development hereby approved, to include any corrections for acoustic features, shall not exceed the values set out in table 5.8 of the submitted Noise Assessment reference RA00839 - Report 1 dated 30th July 2024.

Reason: To safeguard the living conditions of nearby occupants and residents in accordance with Core Strategy Policy G9 and the National Planning Policy Framework.

- 14 The submission of any reserved matters application for any phase shall be accompanied by a noise assessment to confirm the need for and extent of noise mitigation measures in that phase. The approved mitigation measures for each phase shall be installed prior to the first use of the development within that phase and maintained thereafter, unless agreed otherwise in writing by the local planning authority.

Reason: To safeguard the living conditions of nearby occupants and residents in accordance with Core Strategy Policy G9 and the National Planning Policy Framework.

- 15 The development shall be undertaken in accordance with the land contamination remediation and protection proposals set out in the submitted Geoenvironmental Ground Investigation reference 5986-JPG-XX-XX-RP-G-0605-S2-P03 by JPG.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Core Strategy Policy G9, saved UDP Policy EM/8, and the National Planning Policy Framework.

- 16 Prior to first occupation of any phase within the development hereby approved, validation report(s) for required the land contamination remediation and protection measures in that phase as set out in the Geoenvironmental Ground Investigation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Core Strategy Policy G9, saved UDP Policy EM/8, and the National Planning Policy Framework.

- 17 No development within any phase shall take place (including any site clearance works) until a Construction Method Statement (CMS) for that phase, which shall include the following:

- i) the amount of construction vehicles movements and vehicular routes
- ii) construction delivery hours
- iii) the parking of vehicles of site operatives and visitors;
- iv) loading and unloading of plant and materials;
- v) storage of plant and materials used in constructing the development;
- vi) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- vii) wheel washing facilities;
- viii) measures to control the emission of dust and dirt during construction;
- ix) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- x) details of noise reduction measures
- xi) measures for the protection of the natural environment from accidental spillages, dust and debris; and
- xii) hours of construction, including deliveries;

measures for protection of the existing water mains and sewers within the site

has been submitted to and approved in writing by the Local Planning Authority. The development within that phase shall be carried out in accordance with the approved CMS for that phase during the construction period.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the adjacent premises and users during the construction of the development in accordance with the requirements of Core Strategy Policy G9, and the National Planning Policy Framework.

- 18 Prior to first occupation of any phase within the development hereby approved, full details for the provision of electric vehicle charging points for staff and visitors in that phase shall be submitted to and approved in writing by the Local Planning Authority. The development within each phase shall be undertaken in accordance with the approved details for that phase.

Reason: To support the update of electric vehicles in accordance with policies JP-S2 and JP-S6 of the Places for Everyone joint development plan and policy G9 of the Rochdale Core Strategy

- 19 No external lighting shall be installed within each phase as part of the approved development prior to the written approval by the Local Planning Authority of full design and technical details for any such lighting in that phase. Such details should be designed to avoid impacts on nocturnal animals. The development within each phase shall be undertaken in accordance with the approved details for each phase.

Reason: In the interests of controlling light pollution in the interest of residential amenity and nature conservation in accordance with Rochdale Core Strategy policies DM1 and G9 and the National Planning Policy Framework.

- 20 No development shall take place (including demolition, ground works, vegetation clearance) within any phase of the development until a construction environmental management plan (CEMP (Biodiversity)) for that phase has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) for each phase shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Method statement to prevent the spread of Japanese rose.
- j) Measures to safeguard hedgehogs and amphibians, which may be present on site.
- k) Reporting mechanisms, including ECoW daily proformas, monthly reports and any bird nesting survey work required in pursuant condition 24, to the LPA.

The approved CEMP (Biodiversity) for each phase shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details for that phase, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of protecting the natural environment and biodiversity in accordance with policy JP-G9 of the Places for Everyone joint development plan and policy G7 of the Rochdale Core Strategy

Reason for pre-commencement: In the interest of protecting the natural environment from the initiation of any onsite works with potential to cause harm.

- 21 The on-site and off-site habitat areas to be provided in accordance with the Biodiversity Gain Plan approved pursuant to the statutory biodiversity gain condition, where possible, shall include suitable habitat mitigation for the skylark and reed bunting species recorded on-site (as noted in the submitted Ecological Impact Assessment, Rev D, July 2024) .

Reason: In order to compensate specifically for habitats lost to the development in the interest of protecting biodiversity in accordance with policy JP-G9 of the Places for Everyone joint planning document and policy G7 of the Rochdale Core Strategy.

- 22 Prior to first occupation of any phase within the development hereby approved, details of ecological enhancements to be undertaken as part of that phase of the development (in addition to biodiversity net gain achieved otherwise), to include bird and bat boxes, shall be submitted to and approved in writing by the Local Planning Authority. The development within each phase shall be undertaken in accordance with the approved details for that phase.

Reason: In the interest of protecting and enhancing ecology in accordance with policy JP-G9 of the Places for Everyone joint development plan and policy G7 of the Rochdale Core Strategy

- 23 The submission of any reserved matters application for any phase of the development shall be supported by an updated Arboricultural Impact Assessment (AIA) in relation to the finalised site layout plan for that phase. The updated AIA for each phase shall confirm the specific tree protection measures to be implemented during the construction of that phase and construction of the development within that phase shall be undertaken in accordance with the approved details for that phase.

Reason: In the interest of protecting existing trees on and around the development site in accordance with policy JP-G7 of the Places for Everyone joint development plan, and policy G6 of the Rochdale Core Strategy.

- 24 No clearance of trees and shrubs in preparation for (or during the course of) construction of any phase of the development shall take place during the bird nesting season (March - August inclusive) unless a bird nesting survey has been carried out by a suitably experienced ecologist immediately prior to clearance and the survey demonstrates no material impact would be caused to bird nests. Should the survey reveal the presence of any nesting species, then no construction works within that phase shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site. The development within that phase shall be carried out in accordance with any agreed mitigation strategy.

Reason: In order to prevent disturbance to any nesting birds that may be present in accordance with policies G6 and G7 of the adopted Rochdale Core Strategy and policy JP-G9 of the Places for Everyone joint development plan.

- 25 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) for any habitat areas to be provided on-site in accordance with the Biodiversity Gain Plan approved pursuant to the statutory biodiversity gain condition has been prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved BNG Plan;
- (d) the management measures to maintain habitat in accordance with the approved BNG Plan for a period of 30 years from the completion of development; and

- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

has been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be undertaken in accordance with the approved HMMP.

Reason: To ensure that the requirements of The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 are fulfilled and in order to ensure the delivery of a net gain in biodiversity in accordance with the requirements of Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

26 Notice in writing shall be given to the Council when the:

- (a) HMMP has been implemented; and
- (b) Habitat creation and biodiversity enhancement works set out in the HMMP have been completed.

Reason: To ensure that the requirements of The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 are fulfilled and in order to ensure the delivery of a net gain in biodiversity in accordance with the requirements of Policy G7 of the adopted Rochdale Core Strategy, Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework

Procedure Statement:

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date Decision Issued 30 May 2025

Melanie Hale
Head of Planning Services

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE.YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: [Fees for Planning Applications in England](#)

INFORMATIVE:

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

INFORMATIVE:

The developer is directed to the advice received from Greater Manchester Fire and Rescue Service in terms of fire service access and other matters, which may need to be considered as part of design details submitted at the Reserved Matters stage. The advice is available in the consultation response to the application, available on the Council's webpage for the application.

INFORMATIVE:

The development is directed to the advice received from United Utilities in relation to UU property, assets, and infrastructure, which is available in the consultation response to the application, available on the Council's webpage for the application.

Statutory Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority,
and;
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Rochdale Metropolitan Borough Council.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

The permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans)

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

- i) the application for planning permission was made before 2 April 2024;
- ii) planning permission is granted which has effect before 2 April 2024; or
- iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat,

information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 modifies the general biodiversity condition for planning permissions which are phased development. Instead of the standard approach for the Biodiversity Gain Plan:

- o an Overall Biodiversity Gain Plan must be submitted to and approved by the planning authority before any development can begin; and
 - o a Phase Biodiversity Gain Plan for each phase must be submitted to and approved by the planning authority before the development of that phase can begin
- The Overall Biodiversity Gain Plan for a phased development (which is not related to a section 73 permission) must include the following matters:
- o information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
 - o the pre-development biodiversity value of the entire onsite habitat;
 - o any registered offsite biodiversity gain allocated or proposed to be allocated to the entire development and the biodiversity value of that gain in relation to the development;
 - o any biodiversity credits purchased or proposed to be purchased for the entire development; and
 - o the post-development biodiversity value of the onsite habitat for the entire development and each phase of development*

*The post-development biodiversity value of the onsite habitat for the entire development and each phase is a projection of the biodiversity value at the completion of the entire development (not after the completion of each phase). Where firm proposals for development and habitat enhancement on each phase have yet to be finalised, assumptions about the likely development and habitat enhancements should be used to determine this post-development value. This value will set the expectations about the biodiversity value of onsite habitats, and the final value will need to be set out in later Phase Biodiversity Gain Plans.

The content of a Phase Biodiversity Gain Plan is intended to be more limited in scope than an Overall Biodiversity Gain Plan, instead of detailing the overall strategy (like the Overall Plan), the Phase plan focusses on a phase's contribution to biodiversity net

gain and confirming progress towards the overall biodiversity gain objective for the entire development. It must include the following matters:

- o the post-development biodiversity value of the onsite habitat for the phase of the development (which is the subject of the Plan);
- o the post-development biodiversity value of the onsite habitat for each other phase of development (whether begun or otherwise);
- o any registered offsite biodiversity gain allocated to the entire development and the biodiversity value of that gain for the development prior to submission of the phase plan;
- o any registered offsite biodiversity gain which is proposed to be allocated to the entire development and the biodiversity value of that gain in relation to the development;
- o any biodiversity credits purchased for the entire development prior to submission of the phase plan; and
- o any biodiversity credits proposed to be purchased for the entire development.