

Officer Report

Case Reference: 25/01149/FUL
Location: 193-195 Drake Street Rochdale OL11 1EF
Proposal: Change of Use from offices (Use class E) to 12 no. self-contained flats (Use class C3)
Recommendation: Approve with Conditions
Officer: Anna Hayes

SITE

The application relates to a mid-terrace property at 193 – 195 Drake Street in Rochdale and is recognised as a non-designated heritage asset. The building is 2.5 storeys in height with existing flat roof dormer roof extensions to the front and rear roof planes. The property is double fronted, constructed from red brick with ashlar stone detailing to the elevations under a natural slate roof. Its current use is offices (use class E).

The building fronts Drake Street to the north where primary pedestrian access is taken from. To the rear of the plot there is an enclosed area of hardstanding formerly used for off-street parking with vehicular access taken directly from Norfolk Street to the rear (south) of the site.

The surrounding area is predominately residential in character, though commercial uses do exist within the vicinity. Broadfield Park is situated less than 100m in distance away to the north of the site and is a Grade II Park and Garden (list entry number 10015522) as registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England for its special historic interest.

The site falls within the defined urban area according to the UDP Proposals Map.

PROPOSAL

The application seeks planning permission for the change of use of 193-195 Drake Street from offices (use class E) to 12no. self-contained flats split over the ground, first and second floors. All flats would take access from the existing entrance points to the front and rear of the building, where there is ramped access. The basement/ lower ground floor level is to be retained as storage and unaltered. No external alterations are proposed.

Ground floor level – 4no. Apartments

Flat 1 – 1 bed, 2 person – 50.0sqm

Flat 2 – 1 bed, 1 person – 39.5sqm

Flat 3 – 1 bed, 1 person – 40.0sqm

Flat 4 – 1 bed, 2 person – 54.5sqm

First floor level – 4no. Apartments

Flat 5 – 1 bed, 2 person – 50.0sqm

Flat 6 – 1 bed, 2 person – 58.5sqm

Flat 7 – 1 bed, 2 person – 50.0sqm

Flat 8 – 1 bed, 2 person – 52.0sqm

Second floor level – 4no. Apartments

Flat 9 – 1 bed, 1 person – 43.5sqm

Flat 10 – 1 bed, 2 person – 50.0sqm

Flat 11 – 1 bed, 2 person – 50.0sqm

Flat 12 – 1 bed, 1 person – 46.5sqm

All habitable rooms have access to natural light and ventilation.

Eight parking spaces are planned at the rear, accessible via Norfolk Street to the south.

Bin storage is proposed to the rear of the site, adjacent to the parking area.

Amendments:

As originally submitted, planning permission was sought for the conversion of the building into 14 self-contained apartments including two units within the basement. External alterations comprised excavation of the light wells to the lower ground floor (basement) and the lowering of the window cills to create larger window openings. Due to visual amenity issues (character and appearance) and residential amenity issues (unsatisfactory outlook and subsequent poor standard of internal living conditions), the basement apartments were removed from the proposal, and a final amended plans package was received 03.07.2026 (rev 006). The application now reflects the proposals detailed above and is considered on the basis of the plans received 03.07.2026.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Development Plan

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The development plan for the proposal consists of the Places for Everyone (PfE) Joint Development Plan, Rochdale Core Strategy (CS), adopted 2016, saved Unitary Development Plan (UDP) policies, and the Greater Manchester Joint Minerals Plan April 2013. The Council also has an adopted series of Supplementary Planning Documents and Supplementary Guidance Notes, which are other material considerations.

Places for Everyone Joint Development Plan (PfE) (2024)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Sustainable and Resilient Places

JP-S1 Sustainable Development

JP-S2 Carbon and Energy

JP-S3 Heat and Energy Networks

JP-S4 Flood Risk and the Water Environment

Places for Homes

JP-H1 Scale, Distribution and Phasing of New Housing Development

JP-H2 Affordability of New Housing

JP-H3 Type, Size and Design and New Housing

JP-H4 Density of New Housing

Greener Places

JP-G1 Landscape Character

JP-G6 Urban Green Space

JP-G7 Trees and Woodland

JP-G8 A Net Enhancement of Biodiversity and Geodiversity

Places for People

JP-P1 Sustainable Places

JP-P2 Heritage

JP-P5 Education, Skills and Knowledge

Connected Places

JP-C1 An Integrated Network

JP-C6 Walking and Cycling

JP-C8 Transport Requirements of New Development

Rochdale Core Strategy (CS)

SO2 Creating successful and healthy communities

C1 Delivering the right amount of housing in the right places

C2 Focusing on regeneration areas and economic growth corridors/ areas

C3 Delivering the right type of houses

C6 Health and well-being

C8 Improving community, sport, leisure and community facilities

Improving design, image and quality of place

P1 Improving image

P2 Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

SO4 Promoting a Greener Environment

G6 Enhancing Green Infrastructure

G7 Increasing the value of biodiversity and geodiversity

G8 Managing water resources and flood risk

G9 Reducing the impact of pollution, contamination and land instability

G10 Managing mineral resources

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

Managing delivery and monitoring progress

DM1 General Development requirements

DM2 Delivering planning contributions and infrastructure

SD1 Delivering sustainable development

Rochdale Unitary Development Plan (UDP)

G/D/1 Defined Urban Area

G/R/1 Physical Regeneration Area Inner Rochdale

RELEVANT SITE HISTORY

24/01091/PRA56 - Prior approval for change of use from Class E to 12no flats (Class C3) – Withdrawn

25/00700/FUL - Change of use from former offices (Class E) to a Social, Emotional and Mental Health primary school (SEMH) (Class F1) - Withdrawn

CONSULTATION RESPONSES

Highways and Engineering

Confirms no objection to the proposal

Environmental Health (Noise/Odours/)

No comments received.

Greater Manchester Ecology Unit (GMEU)

Measures to enhance the site for biodiversity should be secured as part of this planning application and could include the integration of bat box and bird box onto the building at the appropriate heights/aspects. This is recommended to be secured by condition. In relation to BNG, after construction of the development, onsite biodiversity remediation and the 10% net gain requirement there is due to be a deficit of 0.22 Area Habitat units. These will need to be purchased off-site. The statutory

BNG condition will therefore apply. Onsite biodiversity mitigation/enhancement is not deemed to be significant.

Environmental Control (Landfill Gas)

No objection to the proposal.

United Utilities

Confirm no comment to make on the application for change of use.

Greater Manchester Police Design for Security

Confirms no objection to the application subject to the imposition of a condition which requires adherence to the recommendations set out in the CIS or that the developer achieves Secured by Design accreditation.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the application has been advertised by neighbour notification letters, press notice and site notice.

No comments have been received.

Ecology and Biodiversity

Paragraph 187 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment.

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. Under the statutory framework for biodiversity net gain, subject to some exceptions including 'developments below the threshold', every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met. This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

PfE Policy JP-G8 also states that through local planning and associated activities a net enhancement of biodiversity resources will be sought where relevant. Development will be expected to achieve a measurable net gain in biodiversity of no less than 10%.

The proposed works involve no alteration to the existing roof, eaves, or loft space; however, one medium tree was recently removed from the site.

The application is supported by a Biodiversity Net Gain Assessment (reference Q-PH-202605-124) and biodiversity metric by EnviroTech (April 2026 – Report ref

9574). The appraisal found that the site had some ecological value, consisting of a medium individual tree (now removed). GMEU have reviewed the submission and are satisfied with the calculations provided. It is confirmed that after construction of the development, onsite biodiversity remediation and the 10% net gain requirement there is due to be a deficit of 0.22 Area Habitat units. Therefore, the applicant will need to secure 0.22 off-site habitat units from a registered habitat bank or other eligible off-site BNG provider.

Given the availability of the off-site biodiversity unit market, GMEU considers the applicant's requirement to purchase 0.22 Area Habitat Units to be achievable and raises no objection to the proposal on biodiversity grounds.

Therefore, prior to commencement of development, a Biodiversity Gain Plan showing where those 0.22 units have been secured should be provided, as well as an updated metric to demonstrate how the statutory biodiversity 10% gain objective has been achieved. These details are required in order to allow the statutory biodiversity gain condition to be discharged and allow the lawful commencement of development.

Planning policy also encourages enhancements and net gains for biodiversity to be delivered through the planning system. In order to secure biodiversity enhancement measures for this site, GMEU recommend the provision of a bat and bird box onto the building at appropriate heights/aspects. Subject to a condition requiring details for approval, the proposal would be in accordance with paragraph 187 of the NPPF.

Subject to conditions, the proposal is acceptable in relation to ecology and biodiversity matters.

Other matters

Land Contamination

Given the residential history and the lack of any real significant sources of contamination on site, and that only minor amendments to the building will be undertaken, the Council's Environmental Protection team do not request any testing or further information.

Affordable Housing

In consideration of Core Strategy Policy C4, this application does not meet the requirements for the provision of affordable housing

Recreational open space

The Provision of Recreational Open Space in New Housing SPD sets out that developments of more than 10 dwellings (and of those 10 dwellings or less with a combined gross floorspace of more than 1000sqm) with less than 100 bedrooms in total, will not need to make provision for recreational open space on site, but will be expected instead to make a financial contribution towards the provision/improvement of an area or areas of recreational open space in the locality. However,

the SPD also recognises that there may be circumstances where existing recreational open space provision which is conveniently located in relation to the development is of sufficient quantity and quality to cater for both the new residents and existing residents. In these circumstances, the requirement for on-site provision or contributions to off-site improvement / provision may be waived.

In this instance, Broadfield Park is located approximately 80m north of the site, directly opposite the development. The park is safely and conveniently accessible via existing footways and a signal-controlled pedestrian crossing over Drake Street. Broadfield Park extends to approximately 5.6 hectares and provides a range of recreational opportunities including extensive green open space, children's play facilities and bowling greens. Given its size, range of facilities and immediate proximity to the site, Officers are satisfied that the park is capable of serving the recreational needs generated by the proposed development without requiring future enhancement works.

In reaching this conclusion, Officers have also had regard to the site's fallback position. The building benefits from permitted development rights allowing conversion to residential use through the prior approval process, under which no requirement for recreational open space contributions would arise. This fallback position carries significant weight as a material consideration and further reduces the justification for seeking planning obligations in this instance.

Having regard to the accessibility, size and quality of Broadfield Park, together with the fallback position available to the applicant, Officers are satisfied that the existing recreational open space provision is sufficient to serve the development. The requirements of the SPD are therefore met without the need for a financial contribution towards off-site recreational open space provision or improvement.

Design for Security

The application is supported with a Crime Impact Assessment. GMP Design for Security team has considered the proposal and submitted documents. It is noted by GMP that the development will: "result in the suitable re-use of a vacant building; the building will be more animated with the (re)introduction of activity on all levels of the property; there will be an appropriate number of apartments within the development; and, should the recommendations set out in the CIS be adopted, the activity of residents and visitors will be focused in appropriate areas whilst also facilitating passive surveillance of the surrounding streets". On this basis GMP offer no objections subject to the development being carried out in accordance with the recommendations set out in the CIS reference 2025/0464/CIS/01 version A dated 26.02.2026.

Energy and Efficiency

Policy JP S2 of the Places for Everyone Joint Development Plan seeks to reduce carbon emissions and encourage energy efficiency and low carbon measures. In the case of change of use development involving the re use of an existing building, the policy is applied proportionately. While the proposal does not include specific energy efficiency or renewable energy measures, it is noted that the conversion of the

building to residential use could be undertaken under permitted development rights, where no such information or improvements would be required, or capable of being secured beyond building regulations requirements. This fallback position is a material consideration and indicates that the absence of energy measures does not result in a worse outcome than would otherwise occur and the development would allow the sustainable re-use of the existing building reducing carbon impacts associated with demolition and redevelopment, consistent with the National Planning Policy Framework's support for the effective use of land and sustainable patterns of development. The proposal is therefore considered acceptable in sustainability terms and compliant with Policies JP S1 and JP S2 of the Places for Everyone Joint Development Plan.

ANALYSIS

Principle

The application site is situated in the Defined Urban Area (saved UDP Policy G/D/1) and Physical Regeneration Area (Inner Rochdale) (saved UDP Policy G/R/1) as defined by the UDP Proposals Map.

Policy G/D/1 and Policy G/R/1 both seek to secure new development, wherever possible and appropriate, within the urban area in order to support urban regeneration and to protect the countryside. In particular, policy G/R/1 supports and promotes the re-use, conversion or refurbishment of available buildings to deliver wider regeneration benefits.

The building is currently vacant, having been in residential use historically and more recently used for commercial office purposes. The proposed conversion back to residential use aligns with the objectives of UDP policies G/D/1 and G/R/1 and would bring a vacant building back into use. Currently, the building features boarded windows and does not contribute positively to the visual character of Drake Street. Reintroducing the site into active use would enable necessary maintenance and enhance one of the principal routes leading into Rochdale town centre.

The proposed development would result in the creation of 12 new apartments in a location with a good level of transport accessibility, offering a small but valuable contribution to Rochdale's housing land supply in accordance with Core Strategy policy C1.

It is therefore considered that the principle of the development would comply with the policies within the UDP and those within the NPPF for directing new housing development in sustainable locations and provide a more flexible supply of housing.

Design

One of the core planning principles of the NPPF is to always seek to secure high quality design. Section 12 of the NPPF places particular emphasis on achieving high quality design and section 16 places value on conserving and enhancing the historic environment. Paragraphs 131 and 135 of the NPPF state that good design is a key aspect of sustainable development and that planning policies and decisions should

ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The proposal does not alter the building externally, so visual amenity is unaffected. Removing window cages and boarding will also improve the building's appearance and it is recommended that these external protection measures are removed prior to first occupation.

Overall, the proposals are found to be acceptable in relation to visual amenity and compliant with P1, P2, P3 of the Rochdale Core Strategy as well as design policies contained within the NPPF and PfE.

Residential Amenity

At paragraph 135, the NPPF outlines the importance of planning in securing good standards of amenity for future and existing occupiers of land and buildings. Core Strategy policies DM1, G9, C1 and C6 cumulatively seek to reduce air and noise pollution, and DM1 in particular requires development to not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

No external alterations, including new windows, are proposed as part of the proposals with habitable rooms utilising existing window openings. Those to the front, overlooking Drake Street, would not unacceptably impact on the privacy of the occupiers of any existing residential properties. To the rear, the new habitable rooms would overlook the rear car parking area, with the nearest residential property (2 Mere Street) located some 29.5m in distance away. On this basis the proposal would not unduly affect any existing occupiers in respect of outlook, light and privacy and is in accordance with the minimum space standards as set out within paragraph 4.1 of the Council's Supplementary Planning Document (SPD)'Guidelines and Standards for Residential Development'.

Internally, all 12 x 1-bedroom apartments would range from 39.5m² to 58.8m² in size. This scheme therefore complies with the Nationally Described Space Standards (NDSS), which require a minimum of 39sq.m for a dwelling of this type. All habitable rooms within the proposed apartments have access to sufficient natural light and ventilation to serve the intended occupants.

Access to the apartments is via the steps to the front, with ramped access available to the rear.

No dedicated outdoor amenity area is provided, though Officers acknowledge ease of access to Broadfield Park opposite, which is located just 80m in distance away down Broadfield Stile, also noting the site's sustainable urban location within proximity to Rochdale Town Centre.

No comments have been received from Environmental Health. The site is within a mixed-use area with a significant proportion of residential uses. The building is also set back from the highway. Unacceptable external noise is not anticipated to be an

issue, and a noise impact assessment is not considered necessary in this case, particularly having regard to the requirements of building regulations in relation to acoustic measures required in change of use developments. Officers also note that Environmental Health officers held no objection to application 24/01091/PRA56 (conversion to 12no. apartments).

The proposal is therefore considered to be in accordance with Core Strategy policy DM1 and paragraph 135 of the NPPF in regard to amenity.

Access and Highway Safety

Paragraph 116 of the NPPF states that “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios”.

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available or can be provided and, in all circumstances, prioritises the safety, accessibility and amenity of those who live or have business in the area. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.

The Local Highway Authority have been consulted on the application and raise no objections confirming that the application site is located just over 600 metres from Rochdale Train Station and in close proximity to Rochdale Town Centre and is therefore considered to be in a sustainable location. The level of traffic generation associated with the proposal is not expected to be problematic. While the level of parking provision is below what would typically be expected for a development of this type, given the sustainability of the site no objection by the LHA is raised on parking grounds. The proposed site access is acceptable, no changes are proposed to the existing highway network, and no new highways are required as part of the development. No public rights of way would be obstructed and there are no new road safety concerns arising from the proposal.

On the recommendations of the LHA above, Officers have no reason to disagree and consider the proposal to be acceptable in regard to highway safety and would not be in conflict with p116 of the NPPF and Policy T2 of the Core Strategy.

CONCLUSION

Overall, the proposed change of use would bring a vacant building back into beneficial residential use in a sustainable and accessible location, delivering a modest contribution to housing supply without giving rise to unacceptable impacts in respect of design, residential amenity, highway safety, or environmental matters. Subject to the conditions, the development is considered to accord with the development plan and relevant national policy and is therefore recommended for approval.

Recommendation: Approve with Conditions

Condition(s) (6)

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following drawings and documents hereby approved unless otherwise required by the conditions below:

Plans

Drawing A01 rev 006 (Existing Elevations and Floor Plans)

Drawing A02 rev 006 (Proposed Lower Ground Floor Plan)

Drawing A03 rev 006 (Proposed Ground Floor Plan)

Drawing A04 rev 006 (Proposed First Floor Plan)

Drawing A05 rev 006 (Proposed Second Floor Plan)

Drawing A101 rev 002 (Proposed Site Plan)

Documents

Crime Impact Statement reference 2025/0464/CIS/01 version A dated 26.02.2026.

Reason: For the avoidance of doubt and to ensure a satisfactory development in accordance with the policies within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 Prior to the building first being brought into use as approved, all existing security cages, shutters, boarding and any other external measures obscuring the windows of the building shall be permanently removed and shall not thereafter be reinstated.

Reason: To safeguard the character and appearance of the non-designated heritage asset and to ensure acceptable levels of natural light

and outlook for future occupiers, in accordance with Policies DM1, P2 and P3 of the Rochdale Core Strategy.

- 4 The car parking, servicing and other vehicular access arrangements shown on Drawing A101 rev 002 (Proposed Site Plan) to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interest of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy, Policy JP-C8 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 5 No part of the development hereby permitted shall be occupied until a scheme of biodiversity enhancements pursuant to that phase of development has been submitted to and approved in writing by the Local Planning Authority. Such measure shall include, but not limited to, the provision of one bird box/bird brick, and one bat box/bat brick to be installed to the fabric of the building. The duly approved scheme shall be implemented in full prior to final occupation of the phase of development to which the measures relate and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with 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.

- 6 The development hereby approved shall be carried out in full accordance with the recommendations and mitigation measures set out in the Crime Impact Statement (reference 2025/0464/CIS/01 version A dated 26.02.2026).

Reason: To reduce opportunities for crime and anti-social behaviour, promote a safe and secure environment for users of the development, and accord with Policy DM1 of the Rochdale Core Strategy and Section 8 of the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 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.

Informatives (1)

7 INFORMATIVE:

All bats and their roosts are protected under the Wildlife and Countryside Act 1981; the Countryside and Rights of Way Act 2000; the Natural Environment and Rural Communities Act 2006; and by the Conservation of Habitats and Species Regulations (2010). Should any bats or evidence of bats be found prior to or during development, work must stop immediately, and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement.

8 INFORMATIVE:

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 Council.

Based on the information available this permission is considered to be one to 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.

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

1. The application for planning permission was made before 12 February 2020.
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.

For the purposes of paragraph 13 (a) above, a biodiversity gain plan is a plan which:

- (a) relates to development for which planning permission is granted,
- and;
- (b) specifies the matters referred to in sub-paragraph 14(2) below:

The matters are:

- (g) 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;
- (h) the pre-development biodiversity value of the onsite habitat;
- (i) the post-development biodiversity value of the onsite habitat;
- (j) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- (k) any biodiversity credits purchased for the development; and
- (l) any such other matters as the Secretary of State may by regulations specify.