



Biodiversity gain plan

Submit a biodiversity gain plan to show how your development will achieve biodiversity net gain.

When to use this form

A biodiversity gain plan shows how a development will achieve 10% biodiversity net gain (BNG). Submit this form to your local planning authority after they approve your planning application.

Unless your development is exempt, you cannot start the development until the LPA approves your biodiversity gain plan and biodiversity metric calculation tool.

1. Submission details

1.1 Date

For example, 3/11/2023

27/02/2025

1.2 Planning application reference number

PL/2024/09508

1.3 Local planning authority (LPA)

Wiltshire Council

1.4 Development site address

If the site does not have an address, enter the OS grid reference.

Land to the east / adjacent to 279 Quemerford, Calne,
Wiltshire, SN11 8LA

SU 01250 69787

1.5 Describe the development

Tell us about the proposed development and any changes of use (250 words).

Construction of two detached dwellings and associated works on horse grazed paddock,
and creation of wildflower grassland

2. Developer details

2.1 Applicant name

Mr Paul Mayo and Mr Julian Miller

2.2 Company name

JLS Building and Developments Ltd

2.3 Address

Riverbrook Barn, Common Farm, Quemerford, Wiltshire,
SN11 8UB

2.4 Email address

[REDACTED]

2.5 Telephone number

[REDACTED]

2.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

2.7 Signature

[REDACTED]

2.8 Date

27/02/2025

3. Responsible person details

Tell us about who is responsible for completing the biodiversity gain plan. For example, a consultancy ecologist or planning agent.

3.1 Name

Dr Stephen Dangerfield

3.2 Company name

Malford Environmental Consulting

3.3 Address

Forge Cottage
East Tytherton
Wiltshire
SN15 4LT

3.4 Email address

Stephen@malfordec.co.uk

3.5 Telephone number

3.6 Declaration

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

3.7 Signature

3.8 Date

27 February 2025

4. Biodiversity net gain strategy

4.1 Is the relevant date for the pre-development biodiversity value the same date as the planning application?

- ☒ Yes
☐ No

4.2 If no, what earlier date did you agree with the LPA?

n/a

4.3 How have you met the guidance on ‘what counts towards your BNG’?

[Find out what you can count towards a development's BNG](#)

Habitat creation in the form of tree and hedge planting around development, and species-rich wildflower grassland on land to the rear of the development

4.4 How will you avoid or minimise impacts to habitats?

Tell us about the steps you've taken on site, including to avoid or minimise the impact on irreplaceable habitats.

There is no irreplaceable habitat within the development zone or impacted by the development.

The development site encompasses species-poor improved grassland that is grazed by horse and alpaca [modified grass] – habitat of low distinctiveness

4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?

This includes other specified strategies if you do not have a local nature recovery strategy.

- ☐ Yes
☒ No

4.6 How will you achieve the target net gain percentage?

- ☒ On-site
- ☐ Off-site
- ☐ Both

4.7 Are any of your on-site enhancements considered 'significant'?

[Find out what counts as a significant on-site enhancement.](#)

- ☒ Yes
- ☐ No

4.8 If yes, tell us about the significant on-site enhancements

Include the appropriate planning condition or how you've secured the habitat.

On-site enhancements achieved by planting 73m of species-rich native hedgerow and 10 native trees/shrubs, and creating 770m² of species-rich wildflower grassland by enhancing the existing Modified Grassland to Other Neutral Grassland. Secured by Planning Conditions No. 3 and No. 10 (Approval of Full Planning Permission with Conditions, Application Reference Number: PL/2024/09508, Decision Date: 20 February 2025)

PC No. 3

The development will be carried out in strict accordance with the following documents:

- Ecological Appraisal. September 2024. Malford Environmental Consulting;
- Location and Site Plan 2338.03.01 Rev D. January 2023. Concept Drawing and Design Services;
- Small Sites Metric. September 2024. Completed by Ecologist Dr Stephen Dangerfield.

PC No. 10

A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority before the commencement of the development. The content of the LEMP shall include, but not necessarily be limited to, the following information: a) Description and evaluation of features to be managed; b) Landscape and ecological trends and constraints on site that might influence management; c) Aims and objectives of management; d) Appropriate management options for achieving aims and objectives; e) Prescriptions for management actions; f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over an (X) year period; g) Details of the body or organisation responsible for implementation of the plan; h) Ongoing monitoring and remedial measures; i) Details of how the aims and objectives of the LEMP will be communicated to future occupiers of the development. The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body/ies responsible for its delivery. The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented. The LEMP shall be implemented in full in accordance with the approved details

4.9 How many off-site biodiversity units do you need to meet 10% net gain?

0

4.10 Explain why you're using off-site biodiversity units

Only answer this question if you're planning to use off-site biodiversity units (250 words).

n/a

4.11 Explain why you're planning to use statutory biodiversity credits

Only answer this question if you're planning to use statutory biodiversity credits (250 words).

n/a

4.12 Do you have a habitat management and monitoring plan?

☐ Yes

☒ No

4.13 Have you used the statutory biodiversity metric tool?

☒ Yes

☐ No

4.14 Biodiversity metric calculation

Send your biodiversity metric calculation to the LPA and enter the file name.

Common Farm, Quemerford_Statutory Small Sites
Biodiversity Metric (MEC, 27-09-2024)

Issued to LPA with planning application

4.15 Condition assessments

Send your condition assessments to the LPA and enter the file name.

Condition assessments are n/a as the Small Sites metric
pre-sets habitat condition for modified grassland

4.16 Pre-development habitat survey report and map

Send your baseline habitat survey report and map to the LPA. Enter the file name.

New Dwellings at Common Farm, Quemerford, Wiltshire
– Ecological Appraisal_Final Report (MEC, 27 September 2024)

Issued to LPA on 21.10.24

4.17 Post-development habitat map or landscape plan

Send your post-development habitat survey report and map to the LPA. Enter the file name.

New Dwellings at Common Farm, Quemerford, Wiltshire
– Ecological Appraisal_Final Report (MEC, 27 September 2024)

Issued to LPA on 21.10.24

4.18 Have you included an approved habitat degradation in the baseline?

If yes, include the relevant consenting body and reference number.

☐ Yes

☒ No

Consenting body

n/a

Reference number

n/a

5. Irreplaceable habitats

5.1 Does the development impact any irreplaceable habitats?

If yes, tell us if you've submitted an approved compensation plan.

☐ Yes

☒ No

5.2 Have you submitted an approved compensation plan?

☐ Yes

☒ No

6. On-site habitat enhancements

Answer this section if your development includes on-site habitat enhancements.

6.1 Survey date

For example, 3/11/2023

16/09/2024

6.2 Survey constraints

For example, access issues, weather, or seasonal constraints.

There are no survey constraints – all habitat was accessible and weather conditions were good (dry, fine weather)

6.3 Total pre-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.7387

Number of hedgerow biodiversity units

0

Number of watercourse biodiversity units

0

6.4 Total post-development biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

0.9059

Number of hedgerow biodiversity units

0.4872

Number of watercourse biodiversity units

0

6.5 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

0.1672

Area habitat biodiversity units % change

22.64%

Hedgerow biodiversity units

0.4872

Hedgerow biodiversity units % change

n/a (assume 100%)

Watercourse biodiversity units

0

Watercourse biodiversity units % change

0

6.6 Will you register and allocate any biodiversity units from your site to other developments?

If yes or provisionally, give details.

☐ Yes

☒ No

6.7 Give details

Tell us about the amount of biodiversity units and the development location (250 words).

n/a

7. Off-site habitat enhancements

Answer this section if your development includes off-site habitat enhancements.

7.1 Tell us about the off-site habitat enhancements

Include whether you're delivering the off-site enhancements or buying biodiversity units.

n/a

7.2 Biodiversity gain site register reference number

n/a

7.3 How have you secured the off-site habitat enhancements?

Tell us about any responsible bodies and whether you've used an S106 or conservation covenant.

n/a

7.4 Total baseline biodiversity value

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

n/a

Number of hedgerow biodiversity units

n/a

Number of watercourse biodiversity units

n/a

7.5 Total biodiversity value post-intervention

Enter the number from the headline results in your statutory biodiversity metric calculation.

Number of area habitat biodiversity units

n/a

Number of hedgerow biodiversity units

n/a

Number of watercourse biodiversity units

n/a

7.6 Total net change in biodiversity units

Enter the number from the headline results in your statutory biodiversity metric calculation.

Area habitat biodiversity units

n/a

Area habitat biodiversity units % change

n/a

Hedgerow biodiversity units

n/a

Hedgerow biodiversity units % change

n/a

Watercourse biodiversity units

n/a

Watercourse biodiversity units % change

n/a

8. Statutory biodiversity credits

Answer this section if you need to use statutory biodiversity credits.

8.1 Do you need to use statutory biodiversity credits?

☐ Yes

☒ No

8.2 How many statutory biodiversity credits do you need?

Tell us the unit shortfall by tier, including the spatial risk multiplier. Enter the number from the headline results in your statutory biodiversity metric calculation.

A1

n/a

A2

n/a

A3

n/a

A4

n/a

A5

n/a

H

n/a

W

n/a

8.3 What evidence is there that no units are available through the market?

Send a message from at least 3 habitat providers, or a search result from online registers.

n/a

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

n/a

9. Trading summary

9.1 Distinctiveness group

Tell us if you met the BNG trading rules on habitat compensation for each distinctiveness group. If you did not meet the trading rules, tell us if you agreed bespoke habitat compensation.

Check the rules on habitat compensation in the [statutory biodiversity metric user guide](#).

Very high

n/a

High

n/a

Medium

n/a

Low

Yes. Modified Grassland replaced with Other Neutral Grassland and Trees

10. Sharing data (optional)

10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?

☒ Yes

☐ No