



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

20/10/2025

1.2 Planning application reference number

PL/2024/05017

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.

Southgate House, Pans Lane, Devizes, SN0 5EQ

1.5 Describe the development

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

Erection of 34 dwellings (comprising 33 open-market homes and one affordable First Home) including demolition of existing office building, new vehicular access, parking, drainage, landscaping and associated works

2. Developer details

2.1 Applicant name

Mark Kurton

2.2 Company name

Newland Homes

2.3 Address

Brighthouse Court, Barnett Way, Barnwood,
Gloucester, GL4 3RT

2.4 Email address

Mark.kurton@newlandhomes.co.uk

2.5 Telephone number

01452 623031

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

MARK KURTON

2.8 Date

20/10/2025

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

Stephanie Green

3.2 Company name

Ethos Environmental Planning

3.3 Address

Unit 1 Brassmill Trading Estate, Bath, BA1 3JN

3.4 Email address

Stephanie.green@ethosep.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

STEPHANIE GREEN

3.8 Date

20/10/2025

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?

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](#)

The creation of areas of other neutral grassland and modified grassland within areas of open space on site. The creation of an area of other woodland; broadleaved within the west of the site where existing ruderal vegetation is present. Planting urban street trees within the street scene.

Regarding hedgerow units, the line of trees along the western boundary of the site will be retained as will the majority of hedgerows H4 and H7. Three new hedgerows will be created.

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.

The existing area of woodland on site will be retained as part of the proposals – this was assessed to be the most ecologically valuable habitat on site.

The line of trees along the western boundary of the site will be retained and protected from development through the implementation of a 3-metre management corridor.

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.

The creation of other neutral grassland, urban trees and other woodland; broadleaved are medium distinctiveness habitats and are therefore classified as 'significant' on site enhancements. These are secured through planning condition relating to the requirement for a Landscape and Ecology Management Plan (condition 3) and Habitat Management and Monitoring Plan (condition 4) of the approved permission.

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

1.63 habitat units

0.78 hedgerow units

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).

Biodiversity gains have been maximised on site – the woodland will be retained and hedgerows are retained where possible, however the majority of the area habitats require removal to facilitate the development construction. There are areas of other neutral grassland on site which will be lost, it is mostly the loss of these baseline units which require offsetting.

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).

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.

Southgate House, Devizes Statutory BNG Metric
13.11.24 Updated Management Corridor

4.15 Condition assessments

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

Biodiversity Net Gain Report. Southgate House, Devizes
(November 2024) – by Ethos Environmental Planning

4.16 Pre-development habitat survey report and map

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

Biodiversity Net Gain Report. Southgate House, Devizes
(November 2024) – by Ethos Environmental Planning

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.

Biodiversity Net Gain Report. Southgate House, Devizes (November 2024) – by Ethos Environmental Planning

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

Reference number

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

01/05/2024

6.2 Survey constraints

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

None

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

4.84

Number of hedgerow biodiversity units

1.75

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

3.93

Number of hedgerow biodiversity units

1.75

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

-0.91

Area habitat biodiversity units % change

18.82%

Hedgerow biodiversity units

-0.28

Hedgerow biodiversity units % change

-15.71

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).

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.

Purchasing biodiversity units from Environment Bank.

7.2 Biodiversity gain site register reference number

BGS-060225001

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.

S106

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

4.84

Number of hedgerow biodiversity units

1.75

Number of watercourse biodiversity units

0

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

3.93

Number of hedgerow biodiversity units

1.48

Number of watercourse biodiversity units

0

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

-0.91

Area habitat biodiversity units % change

-18.82%

Hedgerow biodiversity units

-0.28

Hedgerow biodiversity units % change

-15.71%

Watercourse biodiversity units

0

Watercourse biodiversity units % change

0

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

A2

A3

A4

A5

H

W

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.

8.4 Proof of purchase

Send proof of purchase and enter the reference number.

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

Yes – with additional trading up units to offset medium distinctiveness habitat losses. 0.55 lowland meadow units purchased offsite.

High

Yes – with additional trading up units to offset medium distinctiveness habitat losses. 0.8 hedgerow units purchased offsite.

Medium

Yes – with 0.94 scrub units and 0.94 grassland units purchased offsite

Low

Yes

10. Sharing data (optional)

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

☒ Yes

☐ No