

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

31/03/2025

1.2 Planning application reference number

PL/2025/03422

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.

Bath Road, Chippenham, Wiltshire, SN14 0UX
(Former Vauxhall Dealership)

1.5 Describe the development

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

Demolition of the existing building and redevelopment of the site to create a two-storey self-storage building, with associated servicing and parking areas. The site was formerly a Vauxhall Dealership and car showroom. Additionally, an MOT workshop and car workshop were located at the rear.

2. Developer details

2.1 Applicant name

Cinch Self Storage

2.2 Company name

Cinch Self Storage

2.3 Address

184 Shepherds Bush Road, London W6 7NL

2.4 Email address

Giles.wood@cinchstorage.co.uk

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

16.03.2026

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

Monika Cuskova

3.2 Company name

AEWC Ltd

3.3 Address

Walnut Tree Yard, Lower Street, Fittleworth, West
Sussex, RH20 1JE

3.4 Email address

monika@awec.co.uk

3.5 Telephone number

[REDACTED]

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

12/03/2026

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](#)

All enhancements that have resulted in the achieved net gain have been included purely for the purposes of BNG. There are no other schemes for the project that affect habitat.

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 site largely comprises developed land; sealed surface which is of negligible ecological value and protective measures are not required. A strip of modified grassland is present along the southern boundary will be enhanced into other neutral grassland, increasing its ecological value. Existing belts of lowland mixed deciduous woodland along the western and south-eastern boundaries will be retained and protected in accordance with the approved Arboricultural Method Statement.

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.

Modified grassland will be enhanced to other neutral grassland through appropriate seeding and a structured mowing regime. Native trees will be planted to form a line of trees, with existing lowland mixed deciduous woodland along the western boundary extended using native species to improve habitat connectivity and biodiversity value. These habitat enhancements will be secured and managed in accordance with the approved Habitat Management and Monitoring Plan, in line with Condition 6 of the Wiltshire Council decision notice.

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.

5405E_Former Vauxhall Dealership, Chippenham_BNG
Metric_V2

4.15 Condition assessments

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

Condition assessment included within the Biodiversity
Net Gain Feasibility Assessment Report by PJC
Consultancy Ltd dated 4th December 2025

4.16 Pre-development habitat survey report and map

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

Included within the Biodiversity Net Gain Feasibility Assessment Report by PJC Consultancy Ltd dated 4th December 2025

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.

Included within the Biodiversity Net Gain Feasibility Assessment Report by PJC Consultancy Ltd dated 4th December 2025

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

26/01/2024

6.2 Survey constraints

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

An ecological walkover survey of the site was undertaken on 26th January 2024. The application boundary was subsequently extended to include belt of woodland and grassland south of the site, which was not subject to a formal ecological walkover or habitat condition assessment. Habitat type and condition were therefore partly informed by the Arboricultural Implications Report by SJA tree dated February 2024, and a precautionary approach was adopted by classifying the woodland as lowland mixed deciduous woodland in good condition.

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

1.42

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

1.92

Number of hedgerow biodiversity units

0.84

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

+ 0.49

Area habitat biodiversity units % change

+ 34.66%

Hedgerow biodiversity units

+ 0.84

Hedgerow biodiversity units % change

N/A – zero baseline units

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

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 – N/A

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.

7.2 Biodiversity gain site register reference number

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.

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

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

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

Number of hedgerow biodiversity units

Number of watercourse biodiversity units

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

Area habitat biodiversity units % change

Hedgerow biodiversity units

Hedgerow biodiversity units % change

Watercourse biodiversity units

Watercourse biodiversity units % change

8. Statutory biodiversity credits – N/A

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

N/A

High

Yes

Medium

N/A

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