

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

09/03/2026

1.2 Planning application reference number

PL/2025/09099

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.

Lordswood House, Commonwood Lane, Sherston,
Malmesbury, SN16 0PX

1.5 Describe the development

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

The site is the subject of a planning application for the construction of tennis court to include part retrospective change of use of agricultural land to garden and associated works.

2. Developer details

2.1 Applicant name

Mr James Gay

2.2 Company name

2.3 Address

Lordswood House
Commonwood Lane
Sherston
Malmesbury
SN16 0PX

2.4 Email address

2.5 Telephone number

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

2.8 Date

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

Emma Shaw

3.2 Company name

Seasons Ecology

3.3 Address

8 Christchurch Street West, Frome, Somerset, BA11 1EQ

3.4 Email address

[REDACTED]

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

09/03/2026

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](#)

A net gain of +11.46% habitat units has been achieved through the proposed planting of 15 small-sized native trees across the north of the site. This habitat creation will compensate for the loss of an area of modified grassland to form the footprint of the proposed tennis court. There are no hedgerows/line of trees at the baseline, however a 0.0607km length of native hedgerow is proposed on site (planted 1 year in advance of the development) providing further biodiversity enhancement on site. There are no watercourses on site so a 10% gain is not required in this category.

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 Priority Habitat Deciduous/Ancient Woodland, to the south-west of the site (off-site), will be allocated a 15m buffer between the woodland edge and the development area on site. The 15m buffer will be created using post-and-rope protection fencing throughout the construction phase of the proposal. This barrier shall be maintained in position and in good condition until works are complete. The area enclosed by this protection barrier will be a construction exclusion zone (CEZ), with no contractors or construction materials to be allowed within the CEZ. These protection measures will ensure the Priority Habitat Deciduous/Ancient Woodland remains in the same condition throughout the construction phase, and is not subject to degradation and direct or indirect impacts throughout the construction phase of the development.

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.

N/A

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

N/A

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.

The Statutory Biodiversity Metric Calculation Tool_Land at Lordswood House, Sherston (SEB3139_01 v3)

4.15 Condition assessments

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

Biodiversity Net Gain Statement_Land at Lordswood House, Sherston (SEB3139_01 v3)

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 Statement_Land at Lordswood House, Sherston (SEB3139_01 v3)

Baseline BNG Habitat Plan (Development Area)_Land at Lordswood House, Sherston (SEB3139_01 v5)

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.

Post-development BNG Habitat Plan (Development Area)_Land at Lordswood House, Sherston (SEB3139_01 v5)

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

11/09/2025

6.2 Survey constraints

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

The survey is not able to record flora or fauna that may appear on the site at other times of the year and were therefore not evident at the time of the survey.

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

0.77

Number of hedgerow biodiversity units

0.00

Number of watercourse biodiversity units

0.00

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

0.85

Number of hedgerow biodiversity units

0.21

Number of watercourse biodiversity units

0.00

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

0.09

Area habitat biodiversity units % change

11.46%

Hedgerow biodiversity units

0.21

Hedgerow biodiversity units % change

N/A (*0 at baseline*)

Watercourse biodiversity units

0.00

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

Trading Rules Satisfied

High

Trading Rules Satisfied

Medium

Trading Rules Satisfied

Low

Trading Rules Satisfied

10. Sharing data (optional)

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

☒ Yes

☐ No