

APPLICATION FOR FULL PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/05596
APPLICATION TYPE:	Full Planning Permission
SITE ADDRESS:	Land at Stockham Marsh near Foxham, Wiltshire
DEVELOPMENT DESCRIPTION:	Creation of a wetland including ponds, scrapes and ditches
RECOMMENDATION:	Consent be GRANTED

PROPOSAL

This scheme is requesting permission for excavation works associated with the creation of wetland, scrapes and ditches across multiple parcels of existing agricultural land, comprising 12no ponds and a 0.47km ditch.

The operational development does not include the erection of structures/enclosures or other building works which require materials to be used externally.



Figure 1: partial extract of provided development plan showing location of ponds etc

The development is associated with the creation of a wider habitat bank and as such the application does not itself require any assessment of biodiversity net gain (BNG) matters insofar as BNG regulation apply.

In response to requests made during the consultation period, additional detail has been provided and accepted during the course of the application.

SITE DESCRIPTION

Notwithstanding the detail provided within the application form, the provided location plan indicates that the full site covers approximately 14Ha of land and relates to multiple agricultural parcels which were previously managed as permanent pasture for grazing of dairy cows associated with Stockham Marsh farm in Foxham (part of the Calne Community area); more recently the parcels have been used for arable farming.

The Agricultural Land Classification (ALC) for the site (as identified as a strategic scale by Natural England) is a mixture of Grade 3 and Grade 4. The parcels can be accessed via points connected to classified C-roads adjacent to the southeastern boundaries and there is an existing Public Right of Way (PRoW) 'BREM9' which runs roughly through the centre of the site.

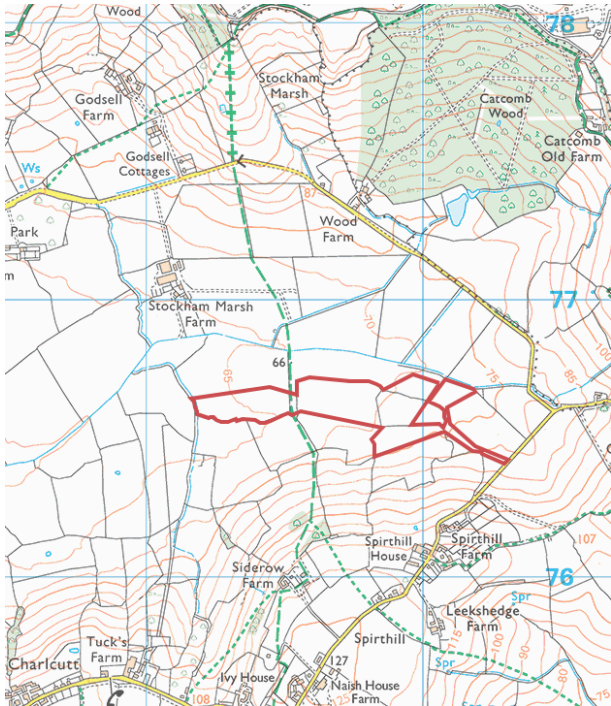


Figure 2: map view of site (red)



Figure 3: aerial view of site

The site is in 'open countryside' for planning purpose; Foxham does not benefit from a defined Framework boundary but is in an area which is covered by the made neighbourhood development plan (NDP) for Bremhill. There are no listed buildings within 50m of any part of the site and no part of the site is within a Conservation Area or National Landscape.

It is understood that, prior to its use for agriculture, much of the site was marshland; an existing waterway (which flows into the 'River Avon') runs through much of the site and as such many areas within the identified parcels are in flood zone 3 and the full site would fall within the 20m watercourse 'buffer'.

There are no Country Wildlife Sites (CWS) within the site boundary but there are CWS at, and adjacent to, Catcomb Wood which is north of the site and the site lies upstream from the Kellaways-West Tytherton River Avon site of special scientific interest (SSSI).

RELEVANT PLANNING HISTORY

Related to the site:

None

Recent, relevant planning history near the site:

- Tucks Farm: 13/01615/SCR requested a *screening opinion for development of Solar PV installation* on 02.07.2013
- Land to the South of Wood Farm: PL/2024/10574 approved the (part retrospective) *formation of two lakes, erection of barn, lean-to, new access and track* on 29.07.2025

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Though considered as a whole, applicable Development Plan policies are listed below along with relevant legislation and guidance.

Wiltshire Core Strategy (WCS)

- CP1: Settlement Strategy
- CP2: Delivery Strategy
- CP8: Spatial Strategy for the Calne Community Area
- CP50: Biodiversity and Geodiversity
- CP51: Landscape
- CP57: Ensuring High Quality Design and Place Shaping
- CP61: Transport and Development
- CP67: Flood Risks

Saved Policies of the North Wiltshire Local Plan (NWLP)

- NE14: Trees, Site Features and the Control of Development
- NE18: Noise and Pollution

Bremhill Neighbourhood Development Plan (NDP)

- Policy 1: General Development
- Policy 4: Biodiversity

National Planning Policy Framework (NPPF)

- S5: Principle of development outside settlements
- CC2: Mitigation of climate change
- CC3: Adaptation to climate change
- F2: Planning for effective flood risk management
- F8: Sustainable drainage systems and watercourses
- N2: Improving the natural environment
- N6: Areas of particular importance for biodiversity and geodiver

Wiltshire Local Transport Plan (LTP4)

Wiltshire Design Guide (WDG)

Wiltshire Council Level 1 Strategic Flood Risk Assessment (SFRA)

Planning Policy Guidance (PPG)

ISSUES

The main issues in the consideration of this application are:

- Principle / Sustainable Development
- Best, Most Versatile Agricultural Land
- Design / Visual Impact
- Biodiversity / Geodiversity
- Highway Safety / Access
- Impact on Public Right of Way
- Flood Risk / Drainage

CONSULTATION

Bremhill Parish Council: Support

UK food security will always be a consideration when deciding to support or object to an application such as this. However, the application is not for development out of context, but enhancement of the natural environment at this location.

The applicant has consulted Wiltshire Council and taken specialist advice prior to submission.

The “made” Bremhill Neighbourhood Plan supports sympathetic management of the landscape - such as this application.

The Parish Council suggests that approval is conditional on additional footpath access to enable public enjoyment of the 168 acre area.

Councils Arboricultural Team: No comment

Councils Archaeology Team: No comment

Councils Drainage Team:

05.09.2025 No objection subject to condition

The application has been supported with a Site-Specific Flood Risk Assessment (FRA). It should be noted that our comments below are reliant on the accuracy and completeness of the FRA, and we do not take any responsibility for incorrect data or interpretation made by the authors.

The application at Stockham Marsh proposes a habitat restoration scheme involving the creation of 12 ponds, scrapes, ditches, and a culvert, with no new buildings or impermeable surfaces. Part of the site lies within Flood Zone 3a, adjacent to the Cade Burna (Main River), indicating a recognised risk of flooding. Soils are clay loam with low

permeability, making infiltration unlikely, and the applicant proposes attenuation through ponds and ditches to manage surface water.

The LLFA has no objections to the proposals for this planning permission, subject to [...] information being obtained via pre-commencement conditions.

13.05.2026 No objection

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It is acknowledged that the applicant has submitted additional information, including a drainage strategy supported by hydraulic modelling incorporating climate change allowances and greenfield runoff betterment, a construction management plan addressing pollution and silt control, and confirmation that long-term management and maintenance are secured through a legally binding Conservation Covenant and the approved HMMP under the Environment Act 2021. The proposal represents a nature-based drainage solution, with wetland features delivering both flood risk management and habitat enhancement, and no increase in flood risk to surrounding land or receptors.

No Objection for the following reasons:

The proposed works are nature-based in character and do not introduce additional impermeable surfaces; accordingly, the proposal will not result in an increase in flood risk compared to the existing baseline scenario. As such, we have no objections to this application.

Councils Ecology Team: No objection subject to conditions

11.12.2025

This application appears to be for the purposes of securing a Biodiversity Net Gain (BNG) Habitat Bank. However, the term 'Habitat Bank' is not stated within the application title, though it is referenced in the BNG section of the form when justifying exemption. It is therefore our understanding that this application is solely for the purposes of providing a Habitat Bank and any permissions granted must therefore secure its use for that purpose.

Accordingly, we acknowledge that this application is exempt from BNG due to its intended role as a Habitat Bank. Please note that this permission does not confirm or secure the biodiversity metric, proposed net gain provision or seek to secure the required legal obligations of registering a Habitat Bank as a gain site. Our comments relate to the act of creating the ponds only.

The PEA submitted in support of this proposal includes an assessment of the site at Stockham Marsh. The current land use comprises of 67.80ha of arable land bordered by hedgerows with the Cade Burna running through the centre of the site. The proposal will

include the creation of 12 ponds, 2 ditches and a culvert to increase the biodiversity interest on site providing a Habitat Bank. No impacts are anticipated to the hedgerows on site which will be retained as well as the Cade Burna running through the site.

This application lies upstream from the Kellaways-West Tytherton River Avon SSSI. Works to create the ponds have potential to impact this SSSI through indirect impacts to the Cade Burna. To this end, pollution prevention measures must be provided in the form of a Construction Environment Management Plan (CEMP) to ensure these features are protected during the landscaping works. This could be secured by condition.

A pond is present on site, eDNA surveys undertaken in 2023 returned a negative result for GCN. Although a proportion of the habitats present on site would be suitable to support GCN, the proposed works will be situated largely within the arable and grass ley fields which offer limited potential for amphibians. Due to the lack of records and negative eDNA result, impacts to GCN are considered negligible and are therefore scoped out of this application.

01.06.2026

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This application lies upstream from the Kellaways-West Tytherton River Avon SSSI. Works to create the ponds have potential to impact SSSI through indirect impacts to the Cade Burna. The submitted Construction Environment Management Plan (CEMP) identifies the pollution prevention measures to be implemented during construction ensuring this habitat will be protected during construction which is welcomed. This CEMP should be secured with any permissions granted.

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GCN, the proposed works will be situated largely within the arable and grass ley fields which offer limited potential for amphibians. Due to the lack of records and negative eDNA result, impacts to GCN are considered negligible and are therefore scoped out of this application. It is noted that the CEMP includes specific provision for GCN in Method Statement 4 in the unlikely event they are found on site.

Councils Highways Team: Comment

The proposal for habitat improvements entails removal of material in order to form a series of ponds and bunds. There is no information on the number or types of vehicles to be used for the formation of these ponds, how many vehicle movements along the local network or if movements will be minimised if excavated material will be utilised elsewhere on site and not removed via the highway.

A simple paragraph of how this material is to be removed rather than a CMS should be sufficient to explain the process.

Arrangements for access to the right of way BREM9 should be discussed with the countryside officer prior to commencement on site.

Councils Landscape Team:

21.05.2026 No comment

12.09.2025 No objection subject to condition

I have no in principle objection to these plans. A planting plan would be helpful to understand what, if any seed mixes or other planting is being proposed for the site and whether marginal plug planting is proposed or whether the applicant is relying on natural colonisation. The Application makes mention of other proposed habitat improvements on the land including woodland planting but it is not clear how these would interact with the proposals. Also are there any trees proposed to provide some shading to the waterbodies to ensure they do not become too hot during the summer? I would note that this would be an opportunity to introduce black poplar which is locally native to the North of Wiltshire although increasingly rare.

I'm happy for the above to be dealt with as a condition.

Councils Public Protection Team: No objection

Thank you for consulting Public Protection; I have reviewed the application and can confirm that we have no adverse comment or need to condition should PP be granted.

Councils Rights of Way Team:

21.08.2025 Comment

I note that culverts will need to be installed under bridleway BREM9. I have no objection to the proposal subject to the works affecting the bridleway being approved by the Countryside Access Officer (CAO) prior to commencement.

04.09.2026 No objection

I have reviewed the information. Provide[d the] Contractor is content they can adequately compact the 6N around the pipes I have no further comments to make - the revised information addresses my queries.

Environment Agency: Comment

We have no objection to this application as both the ponds and culverts are located within flood zone 1, as documented in the 'Flood Risk Scoping Report' by Hydro-Morph (Rev 4, MAY 2025) [...]

Natural England: No objection

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes. [...]

REPRESENTATIONS

At the time of writing no public representations have been received.

ASSESSMENT

Principle / Sustainable Development

Policies CP1 and CP2 of the WCS relate to the spatial strategy for Wiltshire, setting the policy foundations for the promotion of sustainable development within the County. CP8 of the WCS expresses that development in the Calne Community Area should be in accordance with the Settlement Strategy set out in CP1.

The site is in an area which is rural open countryside for planning purposes. CP2 outlines that, other than in circumstances permitted by other policies within the WCS, development will not be permitted outside the limits of development, as defined on the policies map.

- Supporting text found at 4.25 identifies the exception policies within the WCS as being: CP34, CP37, CP39, CP40, CP44, CP46, CP47 and CP48.

Whilst development to support the creation of a habitat bank is not explicitly referred to within the above exception policies, the WCS recognises the importance of protecting and enhancing the

natural environment with CP50 seeking the conservation, restoration and enhancement of biodiversity and ecological networks.

NDP policy 1 is explicit that *proposals for development in the countryside will only be permitted where it can be demonstrated that the development would have an acceptable effect on the rural character of the landscape of the area, and would also support [one identified specific purposes which includes] supporting wildlife habitats*. NDP Policy 4 further supports development which protects and, wherever possible, enhances wildlife habitats.

NPPF decision making policy similarly supports development which contributes positively towards environmental objectives; S5 in particular, identifies that development outside of settlements may be supported where it is solely for nature conservation, restoration and/or enhancement, or comprises engineering operations.

The scheme is for development which meets the overarching aims of CP50 of the WCS, Policies 1 and 4 of the NDP, and S5 of the NPPF.

Best Most Versatile Agricultural Land

The NPPF defines best and most versatile (BMV) agricultural land as land in grades 1, 2 and 3a of the Agricultural Land Classification and is similarly clear under paragraph 187 that [...] planning policies and decisions should [...] recognise the [...] wider benefits from natural capital and ecosystem services - including the economic and other benefits of the best and most versatile agricultural land [...]

The site is undeveloped and identified on strategic scale maps as having an agricultural land classification (ALC) of either Grade 3 and Grade 4; however, the application includes a statement that *soil analysis undertaken in 2023 concludes the soil texture as clay with low levels of Phosphorus, Potassium and Nitrogen availability within soils. [...] The land has severe limitations and is only suited to grassland due to its wet lying nature.*

Natural England were consulted and have raised no objection or concerns. Overall, based on the detail available, the scheme will not result in unacceptable loss of BMV land, and the scheme will not prejudice the continued use of the parcels for grazing.

Design / Visual Impact

Policy CP51 of the WCS requires development to protect, conserve and (where possible) enhance landscape character. CP57 requires high quality design and place shaping for all new development.

Detail provided within the application submission does not indicate that there will be the need for fencing or other above-ground development requiring the use of external materials; plans provided indicate that the location of ponds etc. have been carefully considered and there are no concerns that the development will unacceptably alter the rural character of the area.

Consultation with the Councils Landscape team has been carried out and resulted in no objection subject to approval of a planting plan, in response to this request the applicant explained that any condition relating to landscaping under this application would be unnecessary given that all habitat creation, planting specifications, and landscape management details are comprehensively addressed within the Habitat Management and Monitoring Plan (HMMP) secured through the Conservation Covenant.

Given that this application relates specifically to the creation of wetlands rather than the wider landscape scheme and given that there are separate controls already in place for landscape matters, the applicants position is agreed with. No condition under this application relating to landscaping is considered necessary.

Biodiversity / Geodiversity

BNG is a way of creating and improving natural habitats and ensures that development has a measurably positive impact on biodiversity, compared to what was there before development.

Policy CP50 of the WCS outlines that Wiltshire's natural environment is one of its greatest assets and identifies protection measures necessary for consideration when assessing the impact of development on biodiversity and geodiversity.

The development has been notified as meeting an exemption to BNG exemption and has been submitted with a preliminary ecological appraisal (PEA), feasibility report and development plan

Consultation with the council's ecology team has been carried out and initially resulted in no objection subject to conditions which included a request for a pre-commencement condition. The applicant stated a preference for approval of details during the course of this application rather than the imposition of pre-commencement conditions; consequently, further information including a CEMP was provided on 17.04.2026 and a revised ecology representation was received on 01.06.2026.

The most recent representation from the ecology team indicates that there is limited potential for impacts to great crested newts and that management measures contained within the CEMP are appropriate. Their representation concluded that there is no longer a necessity for additional information to be submitted prior to commencement, instead the detail provided should be included as part of an approved plans condition.

The level of operational development and size of the site would, generally, trigger the imposition of the statutory BNG condition; however, the provided BNG statement indicates that the scheme meets the BNG exemption for 'sites created for off-site BNG gains'. As such, the ecology team requested that a further condition be applied to restrict the permission in such a way that it can only be in association with the creation of a BNG habitat bank.

The planning application must be considered on the basis of the development proposed and the information submitted in support of it. The detail provided clearly identifies the baseline habitat value of the site and indicates that the proposed wetland creation would deliver ecological enhancements irrespective of whether the land ultimately forms part of a registered habitat bank.

The level of information is equivalent to a BNG baseline which may, in the worst-case scenario, be sufficient to enforce a statutory BNG gain if the development were post determination considered to not be BNG exempt.

The governance of the separate BNG regime is such that, should the exemption criteria ultimately not be satisfied (i.e. should the development not be used in association with the habitat bank) the development would be subject to the requirements of the deemed BNG condition; consequently, whilst the aims of the requested condition are understood as the condition would provide additional assurance that the development is, in fact, exempt from BNG, such a condition would not be reasonable when the planning system already provides a mechanism for addressing such circumstances. The approved plans condition is, however, necessary and otherwise meets the conditions tests.

Highway Safety /Access and Impact on the Public Right of Way

Policy CP61 of the WCS relates to transport and development and requires new development to be served by safe access to the highway network.

No new access is proposed as part of this scheme and consultation with the Councils highways team resulted in no concerns being raised.

The Parish Council have requested for consideration to be made regarding the provision of a new PRoW through the site as a condition of this permission; on this occasion, in the absence of any such improvements to Wiltshire's rights of way network being identified as necessary to mitigate impacts of the proposed development, and in the absence of any explicitly identified need for such an improvement, imposing that requirement to the scheme at the cost of the applicant would not be reasonable.

There is an existing PRoW runs that runs through the site, however, and the proposal includes culvert works beneath sections of the route; therefore, consultation with the Councils rights of way team has been carried out.

Initial representation from the rights of way team raised no objection subject to the submission and approval of further detail prior to commencement; given that the applicant was not agreeable to the imposition of pre-commencement conditions, the requested detail was instead provided during the course of the application on 17.04.2026 and 24.07.2026. Following review of the further details, the rights of way team confirmed on 04.09.2026 that, subject to the contractor being satisfied that adequate compaction can be achieved around the pipes, their initial concerns have been satisfactorily addressed.

The proposal would not result in the permanent diversion, obstruction or loss of the PRoW and there is no substantive evidence to suggest that the usability would be adversely affected following the completion of the works. Detail contained within the submitted construction methodology, along with the applicants ongoing obligation not to interfere with the PRoW without separate appropriate consents, indicates that temporary impacts during construction can be appropriately managed.

Flood Risk / Drainage

Policy CP67 of the WCS relates to flood risk and provides direction for development proposed in flood zones 2 and 3 and includes the requirement for development to reduce the rate of rainwater run-off and to improve rainwater infiltration to soil and ground, unless site or environmental conditions make these measures unsuitable.

Consultation with the Environment Agency and the Councils Drainage Team has been carried out; representation from the former resulted in no objections being raised given that the excavation work areas have been planned for parts of the site which are identified as avoiding flood zone 3.

The Councils drainage team initially raised a request for further information which could be secured by pre-commencement conditions; however, similar to ecological and PRow matters, the applicants preference was to submit further detail during the course of the application.

The requested detail, including detailed drainage strategy and long-term management arrangements, was provided and the most recent representation from the drainage team indicates that the detail provided sufficiently demonstrates that the scheme would operate as a nature-based drainage solution and would not increase flood risk when compared to the existing baseline conditions. The representation acknowledges that the wetland features would deliver both habitat enhancement and flood risk management benefits.

CONCLUSION

The scheme proposes operational development associated with the creation of a wetland for the purposes of using the wider site as a habitat bank.

With the inclusion of reasonable and necessary planning conditions, the scheme meets the aims of policies contained within the Wiltshire Core Strategy, Bremhill Neighbourhood Development Plan and the National Planning Policy Framework.

RECOMMENDATION:

That planning permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

i) Received 01.07.2025:

Site Plan; WILT18-PAP-P02 pages 1-3

ii) Received 18.07.2025:

Location Plan; WILT18-PAP-P01

Pond layout; WILT18-EB-PLA-Ponds-01

Pond layout; WILT18-EB-PLA-Ponds-02

Pond layout; WILT18-EB-PLA-Ponds-03

Pond layout; WILT18-EB-PLA-Ponds-04

Pond layout; WILT18-EB-PLA-Ponds-05

Pond layout; WILT18-EB-PLA-Ponds-06

Pond layout; WILT18-EB-PLA-Ponds-07

Ponds full plan; WILT18-EB-PLA-Ponds-08

iii) Received 01.08.2025:

Cross Sections; WILT18-EB-PLA-CROSSECTION-PG1

Cross Sections; WILT18-EB-PLA-CROSSECTION-PG2

Cross Sections; WILT18-EB-PLA-CROSSECTION-PG3

Cross Sections; WILT18-EB-PLA-CROSSECTION-PG4

Cross Sections; WILT18-EB-PLA-CROSSECTION-PG5

Cross Sections; WILT18-EB-PLA-CROSSECTION-PG6

Cross Sections; WILT18-EB-PLA-CROSSECTION-PG7

Cross Sections; WILT18-EB-PLA-CROSSECTION-PG8

iv) Received 17.04.2026:

Cross sections; 01 Wilt18 Culvert

Cross sections; 02 Wilt18 Culvert

Bridleway Improvements; Wilt18

Drainage Strategy

v) Received 24.07.2026:

Bridleway Improvements; Wilt18

Bridleway Improvements; WILT18-EB-PLA-Works Specification

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The development must be carried out in strict accordance with:

The recommendations within the Preliminary Ecological Assessment WILT18-EB-PEA

Issued June 2025

Construction Environmental Management Plan; WILT18-EB-CEMP

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

INFORMATIVES TO APPLICANT:

- The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the Highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way BREM9 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council.
- Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse. An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows. Wiltshire Council's land drainage bylaws can be downloaded [here](#). The land drainage consent application form and guidance notes can be found on our website [here](#).
- The ponds, ditches and culvert are not directly on-line with the Cade Burns stream therefore impacts to fisheries interests are limited. It is assumed that fish will not be intentionally stocked into these ponds, though fish may naturally find their way into the ponds by the transfer of eggs. There is a risk that if fish are present and water levels recede during dry weather conditions, fish may become stranded and risk dying, therefore the applicant needs to be aware of this risk. The local Environment Agency's Fisheries Team would be happy to provide advice regarding fisheries management aspects of the site if fish are to be stocked to the ponds in the future. If the applicant wants to contact the Fisheries Team, they can do so by Email: sw_nwessexfrb@environment-agency.gov.uk or Tel: 03708 506506.
- The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the 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.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with

conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

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 Wiltshire Council.

Before commencing development, you should consider whether a Biodiversity Gain Plan needs to be submitted and approved. Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in enforcement action for breach of planning control.

For further information please refer

to: <https://www.gov.uk/government/collections/biodiversity-net-gain#developer-guidance>