

TVSP Link Road

Proposed Biodiversity Net Gain Strategy

- 1.1 A planning application is being prepared for the proposed road link to connect Thames Valley Science Park (TVSP) and Loddon Valley Garden Village (LVGV).
- 1.2 Due to the inclusion within the Policy SS13 Site allocation, which requires a biodiversity net gain of 20%, it has been confirmed by Wokingham Borough Council (WBC) that the proposed link road will be required to deliver a biodiversity net gain of at least 20%.
- 1.3 However, part of the proposed road has already been consented (planning application 232995). This section of road required a 10% net gain in line with legislation and planning policy at the time. The Section 106 Agreement states that BNG must be delivered to “*meet the Biodiversity Net Gain target*”.
- 1.4 It has been confirmed by WBC, that only the parts of the application not already subject extant planning permissions will therefore be required to deliver a net gain of 20%.
- 1.5 The following therefore sets out the proposed BNG strategy for the link road application, to be agreed with WBC, to ensure that a measurable net gain, in line with legislation and local policy, is delivered across the link road.
- 1.6 It is proposed that two statutory biodiversity net gain metrics will be submitted as part of the link road application.
 - 1) The first metric will comprise the already consented part of the scheme and will be the original metric submitted as part of the application (i.e. baseline habitats will comprise the original habitats and not committed development habitats). This metric originally anticipated a net gain of +4.78 habitat units (+38.62%) and -0.85 hedgerow units (-15.30%).
 - a. Minor amendments will be required to this metric to account for the new road connections, and these will be clearly highlighted within the metric.
 - 2) The second metric will address all areas within the red line boundary which have not yet been subject to a BNG metric. These areas will seek to deliver a minimum of a 20% net gain.
- 1.7 Where there is a shortfall of units within a metric, these may be offset by the alternative metric. Where this occurs the rationale and methodology shall be clearly stated within the accompanying Biodiversity Net Gain report for the application to ensure a net gain of +10% is achieved for the extant planning permission, and +20% is achieved for the additional areas of the link road application.