

## Planning ContactCentre

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**From:** ENVU Biodiversity and Land Use  
**Sent:** 27 March 2025 08:52  
**To:** Planning ContactCentre  
**Cc:** Lucy Taylor; JohnP Holmes  
**Subject:** 2024/93556 at location Bolster Moor Coffee Shop, 1A, Bolstermoor Road, Bolster Moor, Huddersfield, HD7 4JU

Please see my comments below

A Biodiversity Net Gain Assessment has been provided; however, this assessment shows a net loss, and the report shows no plan to make up for the shortfall. We recommend the applicant provides at least an outline of the intended route to achieving net gain.

We need this information in advance of a planning decision because, if offsite gain is required, it will need to be secured with a section 106 agreement. If a section 106 agreement is needed, we recommend the applicant provides sufficient information for the heads of terms of an agreement prior to determination of the application. In addition to the information already provided, this information would comprise:

- A plan that follows the UK Habitat Classification showing the spatial locations of the habitats represented in the enhancement and/or creation tabs of the biodiversity metric (i.e. the target habitats).
- The georeferenced spatial data used to create both above plans (in either .shp or .gpkg format) and written permission to share this data with Cumbria Biodiversity Data Centre (CBDC).
- A 30-year Habitat Management and Monitoring Plan (HMMP)

Hope this helps.

Many thanks,

Katie

Ecology Team

Planning and Development Service

Place Directorate – Skills and Regeneration

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