Development Management
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

15th October 2026

Our ref: P955a

Dear Sir/Madam,

Re: Woodhurst Farm, St Ives Road, Woodhurst

On behalf of the applicant, we enclose an application for the approval of details pursuant to condition 13 attached to the planning permission for the extension of the existing warehouse and associated parking and landscaping (LPA Ref. 24/01761/FUL).

Condition 13 states:
"No development shall commence until a Biodiversity Net Gain Plan has been submitted to and approved in writing by the Local Planning Authority demonstrating a scheme for biodiversity net gain to achieve 10% biodiversity net gain (BNG). These details shall include:

a) A Biodiversity Net Gain Plan Template which provides details on how the development will achieve 10% biodiversity net gain (BNG). The details shall includee but not be limited to; net gain strategy, irreplaceable habitats, on-site habitat enhancements, off-site habitat enhancements, statutory biodiversity credits and trading summary;

b) A Biodiversity Method Statement whichh provides details of how the recommendations contained within the submitted Preliminary Ecological Appraisal, prepared by Skilled Ecology Consultancy Ltd. dated June 2023 and received by the Local Planning Authority on the 25th of September 2024 will be carried out. The details shall includee but not be limited to; specification, location, timing, an implementation programme.

c) A management and monitoring plan for on-site biodiversity net gain including 30 year objectives, management responsibilities, maintenance schedules and a methodology to carry out monitoring in years 2, 5, 10, 20 and 30 from commencment of development, to ensure the BNG is progressing towards achieving its objectives;

d) How contingencies and/or remedial action will be identified, agreed with the Local Planning Authority and implemented where the plan is not meeting the BNG requirements. The development shall be carried out in accordance with the

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approved details."

In accordance with the requirements of each of these conditions, the following reports are submitted:

- Biodiversity Gain Plan
- Biodiversity Method Statement
- Habitat Management and Maintenance Plan

Accordingly, we requires the Local Planning Authority's written approval of the submitted details and formal discharge of the relevant planning conditions.

Yours sincerely

[redacted]

Joe Read MRTPI
Planning Associate

On behalf of Optimis Consulting Ltd
[redacted]

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