

Dated: 13/01/2026

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## ALLOCATION NOTICE

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### 1 DEFINITIONS


1.1 In this Notice the following expressions shall have the meanings indicated:

Allocation Agreement	means the agreement for the allocation of the Biodiversity Units dated 08/01/2026 made between (1) the Landowner and (2) the Buyer
Biodiversity Metric	means the up to date statutory metric calculation, the headline results of which are attached to this Notice which identifies the Biodiversity Units
Biodiversity Units (including Spatial Risk Multiplier impact)	<p>means</p> <p>(a) 0.15 High distinctiveness Traditional Orchard biodiversity net gain offsite units; and</p> <p>(b) 0.06 Medium distinctiveness Other Neutral Grassland biodiversity net gain offsite units;</p> <p>Supplied from</p> <p><b>Wild Tees</b> Morton Grange Farm, Nunthorpe Land off Yarm Lane, Great Ayton (BGS-091024001)</p>
Buyer	<b>REAZ ABDUL</b> whose address is at 239 Long Drive, South Ruislip, HA4 0HS
Buyer's Development	the development of Demolition of existing two-storey dwelling and erection of a replacement two-storey dwelling with solar panels, associated bin storage, parking, electric vehicle charging and air source heat pump. Installation of vehicular crossover and alterations to landscaping including hardstanding for driveway, soft landscaping and new boundary treatment and siting at the Buyer's Land pursuant to a planning permission (ref: 44049/APP/2025/799) dated 09/09/2025.

Buyer's Land	35 Brookdene Drive Northwood.
Capacity Report	means the report appended to this Notice which indicates the remaining Biodiversity Units in the Parcel
Conservation Covenant	means the conservation covenant dated 20/09/2024 and deed of variation dated 15/07/2025 made between (1) the Landowner and (2) the Responsible Body
Landowner	<b>WILD CAPITAL 1 PROPCO 2 LIMITED</b> (Co Regn No 14747595) whose registered office is situated at Lynton House, 7-12 Tavistock Square, London, WC1H 9BQ
Parcel	means activated parcels A, B, C, D, E, F, G, H, I, J, A2, B2, C2, D2, E2, F2, G2 and H2
Parcel Activation Notice	means a dated activation notice of a Parcel by which the Responsible Body validates the Parcel for the allocation of Biodiversity Units to developments unless already pre-approved, including;  Parcel A and B on 25/11/2024  Parcel C, D, E, F, G, H, I, and J on 21/03/2025  Parcel A2, B2, C2, D2, E2, F2, G2 and H2 on 10/09/2025
Responsible Body	<b>HARRY FERGUSON HOLDINGS LIMITED</b> (Co Regn No 01573192) whose registered address is at Kings Manor Farm, Copse Lane, Freshwater, Isle Of Wight, PO40 9TL

## 2 ALLOCATION NOTICE

- 2.1 The Parcel Activation Notice has been served in relation to the Parcel.
- 2.2 In accordance with clause 7.3 of the Conservation Covenant, the Landowner hereby notifies the Responsible Body that on the date of this notice the Landowner has allocated the Biodiversity Units to the Buyer pursuant to the Allocation Agreement.
- 2.3 The Biodiversity Units are to be allocated solely for the Buyer's Development.
- 2.4 The Landowner hereby confirms that the Biodiversity Metric for the purposes of the Parcel remains the same as agreed pursuant to the Conservation Covenant.
- 2.5 The Capacity Report annexed to this Notice clearly indicates the remaining Biodiversity Units.

Signed on behalf of Landowner  .....

# Annex 1 – Activated Parcel Capacity Report

Activated Parcels	A, B, C, D, E, F, G, H, I, J, A2, B2, C2, D2, E2, F2, G2, H2
Total Biodiversity Units	301.66
Total Allocated Biodiversity Units (including this allocation)	153.65
Total Unallocated Biodiversity Units	148.00
Total Land Area (ha) & Length (km)	52.03
Allocated Land Area (ha) & Length (km) (including this allocation)	25.55
Total Unallocated Land Area (ha) & Length (km)	26.49

# Annex 2 – Biodiversity Metric and Allocation Summary

## Applicant information

Acting on behalf of a client	No
Applying as landowner or leaseholder	Yes
Applying as individual or organisation	Organisation
Defra account details are up to date	Yes, apply as WILD CAPITAL 1 LTD

## Development information

Planning decision notice file	35 Brookdene Drive - Decision Notice.pdf
Development project name	BNG01583 - Wild Tees - 35 Brookdene Drive Northwood
Local planning authority	Hillingdon LPA
Planning application reference	44049/APP/2025/799
Statutory biodiversity metric file	MKA Ecology Ltd - 169225 - 35 Brookdene Drive London - With off-site.xlsx
Habitat being used	Grassland Traditional orchards Moderate 0.023166223057548067 ha Grassland Other neutral grassland Good 0.05710737328489005 ha
Biodiversity gain site number	BGS-091024001

Figure 1. BNG Register Allocation Summary

35 Brookdene Drive, London

Headline Results

Scroll down for final results

Return to results menu

On-site baseline	Habitat units	0.52			
	Hedgerow units	0.00			
	Watercourse units	0.00			
On-site post-intervention <small>(Including habitat retention, creation &amp; enhancement)</small>	Habitat units	0.36			
	Hedgerow units	0.17			
	Watercourse units	0.00			
On-site net change <small>(units &amp; percentage)</small>	Habitat units	-0.16	-30.32%	On-site net gain is less than target set Zero baseline units - % cannot be calculated	
	Hedgerow units	0.17	N/A		
	Watercourse units	0.00	0.00%		
Off-site baseline	Habitat units	0.27			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site post-intervention <small>(Including habitat retention, creation &amp; enhancement)</small>	Habitat units	0.70			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site net change <small>(units &amp; percentage)</small>	Habitat units	0.42	153.21%		
	Hedgerow units	0.00	0.00%		
	Watercourse units	0.00	0.00%		
Combined net unit change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Habitat units	0.26			
	Hedgerow units	0.17			
	Watercourse units	0.00			
Spatial risk multiplier (SRM) deductions	Habitat units	0.21			
	Hedgerow units	0.00			
	Watercourse units	0.00			
FINAL RESULTS					
Total net unit change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Habitat units	0.05			
	Hedgerow units	0.17			
	Watercourse units	0.00			
Total net % change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Habitat units	10.00%	0 baseline units - % cannot be calculated		
	Hedgerow units	N/A			
	Watercourse units	0.00%			
Trading rules satisfied?	Yes				
Unit Type	Target	Baseline Units	Units Required	Unit Deficit	No additional area habitat units required to meet target No additional hedgerow units required to meet target No additional watercourse units required to meet target
Habitat units	10.00%	0.52	0.57	0.00	
Hedgerow units	10.00%	0.00	0.00	0.00	
Watercourse units	10.00%	0.00	0.00	0.00	

Figure 2. BNG Metric Headline Results

# BNG01583 - Wild Tees - Allocation Notice

Final Audit Report

2026-01-13

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## "BNG01583 - Wild Tees - Allocation Notice" History

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