

ALLOCATION NOTICE

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 26/11/2025 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) 0.54 High distinctiveness Traditional Orchard biodiversity net gain offsite units; and</p> <p>(b) 0.05 Medium distinctiveness Mixed scrub biodiversity net gain offsite units;</p> <p>Supplied from</p> <p>Wild Tees Morton Grange Farm, Nunthorpe Land off Yarm Lane, Great Ayton (BGS-091024001)</p>
Buyer	SCA CONSTRUCTION LTD (company number 14692467) whose registered office is at Highland Grafton Lane, Grafton, Hereford, HR2 8BL
Buyer's Development	the development of Erection of 3 x two storey 4-bedroom terraced dwellings, with loft conversions including 1 x rear dormer, 1 x roof light, solar panels with alterations to vehicular crossing, soft and hard landscaping and associated works at the Buyer's Land pursuant to a planning permission (ref: 65680/APP/2024/2633) dated 14/11/2025.
Buyer's Land	37 Edwards Avenue Ruislip

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	WILD CAPITAL 1 PROPCO 2 LIMITED (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	<p>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;</p> <p>Parcel A and B on 25/11/2024</p> <p>Parcel C, D, E, F, G, H, I, and J on 21/03/2025</p> <p>Parcel A2, B2, C2, D2, E2, F2, G2 and H2 on 10/09/2025</p>
Responsible Body	HARRY FERGUSON HOLDINGS LIMITED (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)	158.02
Total Unallocated Biodiversity Units	143.63
Total Land Area (ha) & Length (km)	52.03
Allocated Land Area (ha) & Length (km) (including this allocation)	24.71
Total Unallocated Land Area (ha) & Length (km)	27.32

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	Decision.pdf
Development project name	BNG00772 - Wild Tees - 37 Edwards Avenue, Ruislip, HA4 6UP
Local planning authority	Hillingdon LPA
Planning application reference	65680/APP/2024/2633
Statutory biodiversity metric file	BNG Metric - 37 Edward Ave HA4 6UP - With off-site.xlsx
Habitat being used	Grassland Traditional orchards Moderate 0.0840915359067103 ha Heathland and shrub Mixed scrub Good 0.11183115231573398 ha
Biodiversity gain site number	BGS-091024001

Figure 1. BNG Register Allocation Summary

Headline Results		Return to results menu																						
Scroll down for final results ▲																								
On-site baseline		Habitat units	0.56																					
		Hedgerow units	0.00																					
		Watercourse units	0.00																					
On-site post-intervention (Including habitat retention, creation & enhancement)		Habitat units	0.02																					
		Hedgerow units	0.00																					
		Watercourse units	0.00																					
On-site net change (units & percentage)		Habitat units	-0.54																					
		Hedgerow units	0.00																					
		Watercourse units	0.00																					
			-98.74%																					
		On-site net gain is less than target set ▲																						
Off-site baseline		Habitat units	0.39																					
		Hedgerow units	0.00																					
		Watercourse units	0.00																					
Off-site post-intervention (Including habitat retention, creation & enhancement)		Habitat units	1.58																					
		Hedgerow units	0.00																					
		Watercourse units	0.00																					
Off-site net change (units & percentage)		Habitat units	1.19																					
		Hedgerow units	0.00																					
		Watercourse units	0.00																					
			302.73%																					
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	0.65																					
		Hedgerow units	0.00																					
		Watercourse units	0.00																					
Spatial risk multiplier (SRM) deductions		Habitat units	0.59																					
		Hedgerow units	0.00																					
		Watercourse units	0.00																					
FINAL RESULTS																								
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	0.06																					
		Hedgerow units	0.00																					
		Watercourse units	0.00																					
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	10.00%																					
		Hedgerow units	0.00%																					
		Watercourse units	0.00%																					
Trading rules satisfied?		Yes ✓																						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Unit Type</th><th>Target</th><th>Baseline Units</th><th>Units Required</th><th>Unit Deficit</th></tr> </thead> <tbody> <tr> <td>Habitat units</td><td>10.00%</td><td>0.56</td><td>0.62</td><td>0.00</td></tr> <tr> <td>Hedgerow units</td><td>10.00%</td><td>0.00</td><td>0.00</td><td>0.00</td></tr> <tr> <td>Watercourse units</td><td>10.00%</td><td>0.00</td><td>0.00</td><td>0.00</td></tr> </tbody> </table>					Unit Type	Target	Baseline Units	Units Required	Unit Deficit	Habitat units	10.00%	0.56	0.62	0.00	Hedgerow units	10.00%	0.00	0.00	0.00	Watercourse units	10.00%	0.00	0.00	0.00
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Watercourse units	10.00%	0.00	0.00	0.00																				
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Figure 2. BNG Metric Headline Results

BNG00772 - Wild Tees - Allocation Notice

Final Audit Report

2025-11-26

Created:	2025-11-26
By:	Ella Hearne (ella.hearne@wild-capital.co.uk)
Status:	Signed
Transaction ID:	CBJCHBCAABAAG5rXKbDml0sCOSPPTVQXXos3-6d0ENG4

"BNG00772 - Wild Tees - Allocation Notice" History

 Document created by Ella Hearne (ella.hearne@wild-capital.co.uk)

2025-11-26 - 3:48:21 PM GMT

 Document emailed to Benjamin Perry (ben.perry@wild-capital.co.uk) for signature

2025-11-26 - 3:48:25 PM GMT

 Email viewed by Benjamin Perry (ben.perry@wild-capital.co.uk)

2025-11-26 - 3:57:29 PM GMT

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