

CERTIFICATE OF PURCHASE OF OFF-SITE BIODIVERSITY NET GAIN UNITS

Morgan Lovell plc
Maxis
1 Western Road
Bracknell, RG12 1RT

09/06/2026

Certificate No: 0345

Dear Haydn,

This receipt certifies that full payment has been received.

Trust for Oxfordshire's Environment, (TOE), on behalf of the owners of the listed Habitat Bank, consents to and will apply to allocate these units to your development on the national Biodiversity Gain Site Register, which may take up to 6 weeks to be approved by Natural England.

Details of Units Purchased:

Units purchased on behalf of Monster Energy Europe Ltd

Development Site: **Monster Energy Europe Ltd, 7 Cowley Business Park High Street
Cowley**

Planning Application reference: **79465/APP/2025/2857**

Biodiversity units to be delivered:

Register Reference	Habitat Reference	Units Purchased (pre-SRM)	Area (ha)
BGS-150424001	Medium Grassland	0.14	0.0261
BGS-150424001	High Grassland	0.18	0.0356

Biodiversity Net Gain Funds Received

DATE: 05/06/2026



Planning Condition

Where a biodiversity net gain of 10% is not achievable on site, in addition to the Baseline Biodiversity Assessment(i), the following shall be included in the BGP:

iii. Off-Site Biodiversity Credits or Statutory Credits: Where on-site measures do not achieve the 10% net gain, confirmation of the purchase of off-site biodiversity credits or statutory credits must be provided, including a receipt or proof of transaction as part of the Plan.

The approved Biodiversity Gain Plan shall be strictly adhered to, and development shall commence and operate in accordance with it.

REASON To ensure the development delivers a Biodiversity Net Gain and secures the protection and effective management of the remaining habitat on site in accordance with Policy 15 of the National Planning Policy Framework, Policy G6 of The London Plan, and Policy DME1 7 (Biodiversity Protection and Enhancement) of Hillingdon Council's Local Plan Part 2 Development Management Policies.

Received with thanks,



Nick Adamson – Head of Finance & Operations