

Dated: 31/10/2025

ALLOCATION NOTICE

1 DEFINITIONS

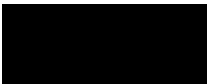
1.1 In this Notice the following expressions shall have the meanings indicated:

Allocation Agreement	means the agreement for the allocation of the Biodiversity Units dated 31/10/2025 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)	means 0.03 Medium distinctiveness Ditches biodiversity net gain offsite units; Supplied from Wild Tees Morton Grange Farm, Nunthorpe Land off Yarm Lane, Great Ayton (BGS-091024001)
Buyer	AGR SOLAR 4 LIMITED (company number 12295056) whose registered office is at Fourth Floor, Burlington Building, 19 Heddon Street, London, United Kingdom, W1B 4BG
Buyer's Development	the development of Electrical connection between the approved Priory Farm Solar Array (application reference: 21/03380/FP) and Wymondley Substation, Blakemore End Road, St Ippolyts (as amended by plans and documents received 11th and 17th March 2025). at the Buyer's Land pursuant to a planning permission (ref: 24/02333/FP) dated 08/07/2025.
Buyer's Land	Land Between Priory Farm And Wymondley Substation, Blakemore End Road, Little Wymondley, Hertfordshire,

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	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	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)	122.85
Total Unallocated Biodiversity Units	178.81
Total Land Area (ha) & Length (km)	52.03
Allocated Land Area (ha) & Length (km) (including this allocation)	20.04
Total Unallocated Land Area (ha) & Length (km)	32.00

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

Wymondley Grid - DN.pdf

Development project name

BNG01302 - Wild Meppershall and Wild Tees - Priory Farm Solar Array Alternative Cable Route

Local planning authority

North Hertfordshire LPA

Planning application reference

24/02333/FP

Statutory biodiversity metric file

Priory Solar_Statutory_Biodiversity_Metric_V3 RLB only (1) - with off-site.xlsm

Habitat being used

Ditches
Moderate
0.010985452000694609 km

Biodiversity gain site number

BGS-091024001

Figure 1. BNG Register Allocation Summary

Priority Farm Solar Array Alternative Cable Route

Headline Results

Scroll down for final results ⚠

Return to results menu

On-site baseline

Habitat units10.27

Hedgerow units0.18

Watercourse units0.27

On-site post-intervention

(Including habitat retention, creation & enhancement)

Habitat units10.27

Hedgerow units0.18

Watercourse units0.27

On-site net change

(units & percentage)

Habitat units0.000.00%

Hedgerow units0.000.00%

Watercourse units0.000.00%

On-site net gain is less than target set ⚠

On-site net gain is less than target set ⚠

On-site net gain is less than target set ⚠

Off-site baseline

Habitat units0.91

Hedgerow units0.10

Watercourse units0.04

Off-site post-intervention

(Including habitat retention, creation & enhancement)

Habitat units2.28

Hedgerow units0.13

Watercourse units0.09

Off-site net change

(units & percentage)

Habitat units1.37149.78%

Hedgerow units0.0223.34%

Watercourse units0.05148.96%

Combined net unit change

(Including all on-site & off-site habitat retention, creation & enhancement)

Habitat units1.37

Hedgerow units0.02

Watercourse units0.05

Spatial risk multiplier (SRM) deductions

Habitat units0.34

Hedgerow units0.01

Watercourse units0.03

FINAL RESULTS

Total net unit change

(Including all on-site & off-site habitat retention, creation & enhancement)

Habitat units1.03

Hedgerow units0.02

Watercourse units0.03

Total net % change

(Including all on-site & off-site habitat retention, creation & enhancement)

Habitat units10.00%

Hedgerow units10.00%

Watercourse units10.00%

Trading rules satisfied?

Yes ✓

Unit Type

Target

Baseline Units

Units Required

Unit Deficit

Habitat units

10.00%

10.27

11.30

0.00

Hedgerow units

10.00%

0.18

0.20

0.00

Watercourse units

10.00%

0.27

0.30

0.00

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 ✓

Figure 2. BNG Metric Headline Results

BNG01302 - Wild Tees - Allocation Notice

Final Audit Report

2025-10-31

Created:	2025-10-31
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"BNG01302 - Wild Tees - Allocation Notice" History

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