

Dated: 31/10/2025

ALLOCATION NOTICE

1 DEFINITIONS

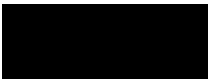
1.1 In this Notice the following expressions shall have the meanings indicated:

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 1.03 Medium distinctiveness Other Neutral Grassland biodiversity net gain offsite units; and 0.02 High distinctiveness Species-rich native hedgerow with trees - associated with bank or ditch biodiversity net gain offsite units; Supplied from Wild Meppershall Bury Farm, Meppershall, Shefford, SG17 5NN (BGS-110225002)
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 14/11/2024 made between (1) the Landowner and (2) the Responsible Body
Landowner	WILD CAPITAL 1 PROPCO 6 LTD (Co Regn No 15643694) whose registered office is situated at Lynton House, 7-12 Tavistock Square, London, WC1H 9BQ
Parcel	means activated parcels 1, 2 and 3
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 1 and 2 on 23/01/2025 Parcel 3 on 14/05/2025
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	1, 2 and 3
Total Parcel Biodiversity Units	22.65
Total Allocated Biodiversity Units (including this allocation pre SRM)	12.98
Total Unallocated Biodiversity Units	9.68
Total Activated Parcel Land Area (ha)	2.9773
Allocated Activated Parcel Land Area (ha)	1.90

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 - Priors Farm Solar Array Alternative Cable Route
Local planning authority	North Hertfordshire LPA
Planning application reference	24/02333/FP
Statutory biodiversity metric file	Priors Solar_Statutory_Biodiversity_Metric_V3 RLB only (1) - with off-site.xlsm
Habitat being used	Grassland Other neutral grassland Good 0.2285962258217063 ha Species-rich native hedgerow with trees - associated with bank or ditch Good 0.004966941186022124 km
Biodiversity gain site number	BGS-110225002

Figure 1. BNG Register Allocation Summary

Priory Farm Solar Array Alternative Cable Route		Return to results menu		
Headline Results		Scroll down for final results ⚠		
On-site baseline		Habitat units	10.27	
		Hedgerow units	0.18	
		Watercourse units	0.27	
On-site post-intervention (including habitat retention, creation & enhancement)		Habitat units	10.27	
		Hedgerow units	0.18	
		Watercourse units	0.27	
On-site net change (units & percentage)		Habitat units	0.00	0.00%
		Hedgerow units	0.00	0.00%
		Watercourse units	0.00	0.00%
		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 units	0.91	
		Hedgerow units	0.10	
		Watercourse units	0.04	
Off-site post-intervention (including habitat retention, creation & enhancement)		Habitat units	2.28	
		Hedgerow units	0.13	
		Watercourse units	0.09	
Off-site net change (units & percentage)		Habitat units	1.37	149.78%
		Hedgerow units	0.02	23.34%
		Watercourse units	0.05	148.96%
Combined net unit change (including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	1.37	
		Hedgerow units	0.02	
		Watercourse units	0.05	
Spatial risk multiplier (SRM) deductions		Habitat units	0.34	
		Hedgerow units	0.01	
		Watercourse units	0.03	
FINAL RESULTS				
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	1.03	
		Hedgerow units	0.02	
		Watercourse units	0.03	
Total net % change (including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	10.00%	
		Hedgerow units	10.00%	
		Watercourse units	10.00%	
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 Meppershall - Allocation Notice

Final Audit Report

2025-10-31

Created:	2025-10-31
By:	Ella Hearne (ella.hearne@wild-capital.co.uk)
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"BNG01302 - Wild Meppershall - Allocation Notice" History

-  Document created by Ella Hearne (ella.hearne@wild-capital.co.uk)
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-  Document emailed to Benjamin Perry (ben.perry@wild-capital.co.uk) for signature
2025-10-31 - 3:27:09 PM GMT
-  Email viewed by Benjamin Perry (ben.perry@wild-capital.co.uk)
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-  Document e-signed by Benjamin Perry (ben.perry@wild-capital.co.uk)
Signature Date: 2025-10-31 - 4:30:43 PM GMT - Time Source: server
-  Agreement completed.
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