

Dated: 24/07/2026

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 20/07/2026 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 Services
Biodiversity Services	means (a) 0.137777059 Ha of Temporary grass and clover leys with Low strategic significance being lost and Traditional orchards in Moderate condition with High strategic significance being created (b) 0.474456649 Ha of Temporary grass and clover leys with Low strategic significance being lost and Mixed scrub in Good condition with High strategic significance being created Supplied from Wild Suttonsprings land at Rock Farm, Rock Lane, Sutton Scarsdale, Chesterfield S44 5ST (BGS-240426003)
Buyer	Tony Nasser whose registered address is 5 Folly Avenue Wokingham RG41 4EG
Buyer's Development	the development of Full application for the proposed erection of 3no. dwellings following demolition of existing dwelling, outbuilding and agricultural barns at the Buyer's Land pursuant to a planning permission (ref: 251233) dated 27 May 2026

Buyer's Land	Warren Crest Farm, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PY
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 22/04/2026 made between (1) the Landowner and (2) the Responsible Body
Landowner	WILD CAPITAL 1 PROPCO 4 LIMITED (Co Regn No 15515611) whose registered office is situated at Lynton House, 7-12 Tavistock Square, London, WC1H 9BQ
Parcel	means activated parcels A, C, D, E, G, H, I, P, Q, R, S, T
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, C, D, E, G, H, I, P, Q, R, S, T on 24/04/2026
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 Services 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 and areas.

Signed on behalf of Landowner ...



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Annex 1 – Activated Parcel Capacity Report

Capacity Report	
Activated Parcels	Parcels A, C, D, E, G, H, I, P, Q, R, S, T
Total Biodiversity Units	160.11
Total Allocated Biodiversity Units (including this allocation)	10.28
Total Unallocated Biodiversity Units	149.83
Total Land Area (ha) & Length (km)	24.67
Allocated Land Area (ha) & Length (km) (including this allocation)	1.53
Total Unallocated Land Area (ha) & Length (km)	23.14

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

planning decision 251233.pdf

Development project name

BNG-A-03978.3 - Wild Burntwood, Suttonsprings - Wick Hill Lane, Finchampstead

Local planning authority

Wokingham LPA

Planning application reference

251233

Statutory biodiversity metric file

251233 BNG Metric (1) - WC off-site.xlsx

Habitat being used

Grassland
Traditional orchards
Moderate
0.13777705948685529 ha
Heathland and shrub
Mixed scrub
Good
0.47445664858422865 ha

Biodiversity gain site number

BGS-240426003

Figure 1. BNG Register Allocation Summary

Warren Crest Farm		Return to results menu		
Headline Results				
Scroll down for final results ▲				
On-site baseline	Habitat units	8.56		
	Hedgerow units	1.77		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	7.27		
	Hedgerow units	1.76		
	Watercourse units	0.00		
On-site net change (units & percentage)	Habitat units	-1.29	-15.07%	
	Hedgerow units	-0.01	-0.57%	
	Watercourse units	0.00	0.00%	
On-site net gain is less than target set ▲				
On-site net gain is less than target set ▲				
Off-site baseline	Habitat units	1.22		
	Hedgerow units	0.15		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	5.52		
	Hedgerow units	0.53		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Habitat units	4.29	350.60%	
	Hedgerow units	0.37	245.10%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	3.00		
	Hedgerow units	0.36		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Habitat units	2.15		
	Hedgerow units	0.19		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.86		
	Hedgerow units	0.18		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	10.00%		
	Hedgerow units	10.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	Yes ✓			
Area created must match area lost for both onsite and offsite ▲				
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	8.56	9.42	0.00
Hedgerow units	10.00%	1.77	1.94	0.00
Watercourse units	10.00%	0.00	0.00	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