

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) 0.033101115 Km of Native hedgerow in Moderate condition with High strategic significance being enhanced to Species-rich native hedgerow with trees in Good condition with High strategic significance Supplied from Wild Burnt Wood land at Wild Burnt Wood, Brierley Common, Great Houghton, Barnsley (BGS-230125001)
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 14/11/2024 and deed of variation dated 09/04/2025 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 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 25/02/2025 Parcel 3 on 25/02/2026
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 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

Total Parcel Biodiversity Units	40.34
Total Allocated Biodiversity Units (including this allocation pre SRM)	37.84
Total Unallocated Biodiversity Units	2.50
Total Activated Parcel Land Area (ha)	6.125
Allocated Activated Parcel Land Area (ha)	6.01
Unallocated Activated Parcel Land Area (ha)	0.11

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	Species-rich native hedgerow with trees Good 0.033101115189704586 km
Biodiversity gain site number	BGS-230125001

Figure 1. BNG Register Allocation Summary

Warren Crest Farm

Headline Results

Scroll down for final results ▲

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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%	On-site net gain is less than target set ▲
	Hedgerow units	-0.01	-0.57%	On-site net gain is less than target set ▲
	Watercourse units	0.00	0.00%	
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