

Dated: 18/08/2026

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 17/08/2026 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) 0.024899064 Ha of Cereal crops with Low strategic significance being lost and Mixed scrub in Good condition with Medium strategic significance being created (b) 0.003128897 Km of Native hedgerow in Good condition with Low strategic significance being enhanced to Species-rich native hedgerow with trees in Good condition with Medium strategic significance Supplied from Wild Tees Morton Grange Farm, Nunthorpe Land off Yarm Lane, Great Ayton (BGS-091024001)
Buyer	ESTCOTS DEVELOPMENT LTD (company number 17326260) whose registered office is at Unit 7C Shawlands Court, Newchapel Road, Lingfield, Surrey, RH7 6BL
Buyer's Development	the development of the erection of one pair of semi-detached houses, with associated parking and new shared vehicular access at the Buyer's Land pursuant to a planning permission (Appeal Ref: 6002414, Original Ref: DM/25/1218) dated 17 June 2026.
Buyer's Land	19 Estcots Drive, East Grinstead, West Sussex RH19 3DA

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 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



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)	238.82
Total Unallocated Biodiversity Units	62.84
Total Land Area (ha) & Length (km)	52.03
Allocated Land Area (ha) & Length (km) (including this allocation)	40.58
Total Unallocated Land Area (ha) & Length (km)	11.46

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	Appeal Decision 6002414.pdf
Development project name	BNG-A-04369.1 - Wild Tees - Estcoots Drive East Grinstead
Local planning authority	Mid Sussex LPA
Planning application reference	6002414 (DM/25/1218)
Statutory biodiversity metric file	The_Statutory_Biodiversity_Metric_23.07.2024 - 19 Estcoots Drive - WC off-site.xlsm
Habitat being used	Heathland and shrub Mixed scrub Good 0.02489906433732615 ha Species-rich native hedgerow with trees Good 0.00312889653157496 km
Biodiversity gain site number	BGS-091024001

Figure 1. BNG Register Allocation Summary

19 Estcots Drive

Return to results menu

Headline Results

Scroll down for final results ▲

On-site baseline	Habitat units	0.16	
	Hedgerow units	0.01	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.08	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	-0.07	-47.73%
	Hedgerow units	-0.01	-100.00%
	Watercourse units	0.00	0.00%
Off-site baseline	Habitat units	0.05	
	Hedgerow units	0.02	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.23	
	Hedgerow units	0.05	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.18	362.19%
	Hedgerow units	0.03	164.06%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.11	
	Hedgerow units	0.02	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.09	
	Hedgerow units	0.02	
	Watercourse units	0.00	

On-site net gain is less than target set ▲

On-site net gain is less than target set ▲

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.02
	Hedgerow units	0.00
	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 ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.16	0.17	0.00
Hedgerow units	10.00%	0.01	0.02	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