

Dated: 09/01/2026

ALLOCATION NOTICE

1 DEFINITIONS

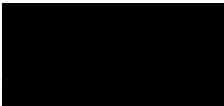
1.1 In this Notice the following expressions shall have the meanings indicated:

Allocation Agreement	means the agreement for the allocation of the Biodiversity Units dated 02/01/2026 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 Units
Biodiversity Units (including Spatial Risk Multiplier impact)	means (a) 0.05 Medium distinctiveness Mixed Scrub biodiversity net gain offsite units; and (b) 0.45 High distinctiveness Traditional Orchard scrub biodiversity net gain offsite units; Supplied from Wild Tees Morton Grange Farm, Nunthorpe Land off Yarm Lane, Great Ayton (BGS-091024001)
Buyer	BELLWAY HOMES LIMITED (company number 00670176) whose registered office is at Woolsington House, Woolsington, Newcastle Upon Tyne, England, NE13 8BF.
Buyer's Development	the development of CONSTRUCTION AN ELECTRICITY SUBSTATION WITH ASSOCIATED ACCESS ROAD, INFRASTRUCTURE AND WORKS (WEST OF PLOT 63) at the Buyer's Land pursuant to a planning permission (ref: AWDM/0433/25) dated 25/07/2025.
Buyer's Land	SITE OF HM REVENUES AND CUSTOMS AND LAND WEST OF HM REVENUES AND CUSTOMS BARRINGTON ROAD WORTHING WEST SUSSEX

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)	149.04
Total Unallocated Biodiversity Units	152.62
Total Land Area (ha) & Length (km)	52.03
Allocated Land Area (ha) & Length (km) (including this allocation)	24.49
Total Unallocated Land Area (ha) & Length (km)	27.55

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 25-Decision Notice-25072025.PDF

Development project name BNG00678.2 - Wild Tees - Barrington Road Worthing West Sussex, BN12 4EA

Local planning authority Worthing LPA

Planning application reference AWDM/0433/25

Statutory biodiversity metric file P10141. Land at Barrington Road, Goring-by-Sea - With off-site.xlsx

Habitat being used
Grassland
Traditional orchards
Moderate
0.06949866917264419 ha
Heathland and shrub
Mixed scrub
Good
0.09614573169612117 ha

Biodiversity gain site number BGS-091024001

Figure 1. BNG Register Allocation Summary

P10141. Land at Barrington Road, Goring-by		Return to results menu		
Headline Results				
Scroll down for final results				
On-site baseline	Habitat units	0.46		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	Habitat units	-0.46	-100.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
On-site net gain is less than target set				
Off-site baseline	Habitat units	0.33		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	1.34		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Habitat units	1.01	304.07%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.55		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Habitat units	0.50		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.05		
	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	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	Yes			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.46	0.50	0.00
Hedgerow units	10.00%	0.00	0.00	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

BNG00678 - Wild Tees - Allocation Notice

Final Audit Report

2026-01-09

Created:	2026-01-09
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"BNG00678 - Wild Tees - Allocation Notice" History

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