

Dated: 25/02/2025

ALLOCATION NOTICE

1 DEFINITIONS

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

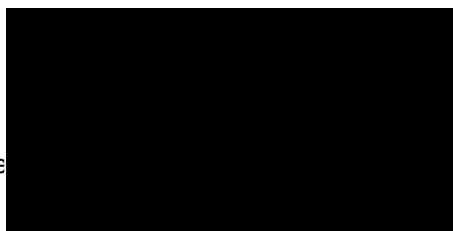
Allocation Agreement	means the agreement for the allocation of the Biodiversity Units dated 25/02/2025 made between (1) the Landowner and (2) the Buyer
Biodiversity Metric	means the up to date statutory metric calculation, the headline results of which are attached to this Notice which identifies the Biodiversity Units
Biodiversity Units (including Spatial Risk Multiplier impact)	means 0.11 Mixed Scrub Supplied from Wild Burnt Wood land at Wild Burnt Wood, Brierley Common, Great Houghton, Barnsley (BGS-230125001)
Buyer	Bungalow 2 Limited , whose registered address is at 213 Derbyshire Lane, Sheffield, S8 8SA
Buyer's Development	the development of Erection of 3no. 1 1/2 storey dwellings and associated works including new hardstanding for access, to replace fire damaged detached dwelling at the Buyer's Land pursuant to a planning permission (ref: 2024/0451) dated 21/01/2025
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 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 and 2.
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
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
Total Parcel Biodiversity Units	40.14 units
Total Allocated Biodiversity Units (including this allocation – pre SRM)	0.11
Total Unallocated Biodiversity Units	40.03
Total Activated Parcel Land Area (ha)	6.23
Allocated Activated Parcel Land Area (ha)	0.01

Annex 2 – Biodiversity Metric and Allocation Summary

Applicant information

Acting on behalf of a client	No	Change
Applying as landowner or leaseholder	Yes	Change
Applying as individual or organisation	Organisation	Change
Defra account details are up to date	Yes, apply as WILD CAPITAL 1 LTD	Change

Development information

Planning decision notice file	20240451 Decision Notice.pdf	Change
Development project name	BNG00491 - Wild Burnt Wood - Park House, 9 Broom Close, Kendray, Barnsley, S70 3EG	Change
Local planning authority	Barnsley LPA	Change
Planning application reference	2024/0451	Change
Statutory biodiversity metric file	BNG Metric - Broom Close, S70 3EG - V5.xlsm	Change
Habitat being used	Heathland and shrub Mixed scrub Good 0.014946708699776646 ha	
Biodiversity gain site number	BGS-230125001	Change

Figure 1. BNG Register Allocation Summary

Broom Close, Barnsley, S70 3EG

Return to results menu

Headline Results

Scroll down for final results ⚠

On-site baseline	Habitat units	0.22	
	Hedgerow units	0.81	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.38	
	Hedgerow units	1.81	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.16	70.41%
	Hedgerow units	0.99	122.43%
	Watercourse units	0.00	0.00%
Off-site baseline	Habitat units	0.03	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.14	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.11	320.17%
	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	0.27	
	Hedgerow units	0.99	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	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	0.27	
	Hedgerow units	0.99	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	120.08%	
	Hedgerow units	122.43%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	0.22	0.24	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.81	0.89	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Figure 2. BNG Metric Headline Results