

Dated: 20/04/2026

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 17/04/2026 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) 0.0490389 Ha of Modified grassland in Poor condition with Low strategic significance being lost and Other neutral grassland in Good condition with High strategic significance being created Supplied from Wild Marbury Wrenbury Road, Marbury. (BGS-210825001)
Buyer	WILLMOTT DIXON CONSTRUCTION LIMITED (company number 00198032) whose registered office is at Willmott Dixon Holdings Limited Letchworth Garden City SG6 4ET
Buyer's Development	the development of Alterations to existing car park and provision of new public open space and landscaping with associated works at the Buyer's Land pursuant to a planning permission (ref: 2024/1060) dated 08/04/2025
Buyer's Land	Lower Car Park, The Seam, County Way, Barnsley
Capacity Report	means the report appended to this Notice which indicates the remaining Biodiversity Services in the Parcel

Conservation Covenant	means the conservation covenant dated 20/08/2025 made between (1) the Landowner and (2) the Responsible Body
Landowner	WILD CAPITAL 1 PROPCO 8 LIMITED (Co Regn No 15931988) 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, and H
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, including; Parcels A, B, C, D, E, F, G, and H activated on 28/10/2025
Responsible Body	THE LAND RESTORATION TRUST (Co Regn No 5077263) whose registered address is 7 Birchwood One, Dewhurst Road, Birchwood, Warrington WA3 7GB

2 ALLOCATION NOTICE

- 2.1 The Parcel Activation Notice has been served in relation to the Parcel.
- 2.2 In accordance with clause 6 of the Conservation Covenant, the Owner 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.

Signed on behalf of Owner
Toby Peters

Annex 1 – Activated Parcel Capacity Report

Activated Parcels	A, B, C, D, E, F, G, and H
Total Biodiversity Units	93.53
Total Allocated Biodiversity Units (including this allocation)	18.56
Total Unallocated Biodiversity Units	74.97
Total Land Area (ha) & Length (km)	12.28
Allocated Land Area (ha) & Length (km) (including this allocation)	2.50
Total Unallocated Land Area (ha) & Length (km)	9.77

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	Main Application - 20241060 Decision Notice.pdf
Development project name	BNG-A-02977 - Wild Marbury - County Way, Barnsley
Local planning authority	Barnsley LPA
Planning application reference	2024/1060
Statutory biodiversity metric file	20260127 - Biodiversity Net Gain Metric (Condition 3) - Rec 24.2.2026 - WC off-site.xlsx
Habitat being used	Grassland Other neutral grassland Good 0.04903890006783228 ha
Biodiversity gain site number	BGS-210825001

Figure 1. BNG Register Allocation Summary

The Seam		Return to results menu			
Headline Results					
Scroll down for final results ▲					
On-site baseline	Habitat units	2.89			
	Hedgerow units	0.00			
	Watercourse units	0.00			
On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	3.52			
	Hedgerow units	0.25			
	Watercourse units	0.00			
On-site net change <small>(units & percentage)</small>	Habitat units	0.62	21.56%		
	Hedgerow units	0.25	N/A		
	Watercourse units	0.00	0.00%		
Zero baseline units - % cannot be calculated					
Off-site baseline	Habitat units	0.10			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	0.47			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site net change <small>(units & percentage)</small>	Habitat units	0.38	383.19%		
	Hedgerow units	0.00	0.00%		
	Watercourse units	0.00	0.00%		
Combined net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	1.00			
	Hedgerow units	0.25			
	Watercourse units	0.00			
Spatial risk multiplier (SRM) deductions	Habitat units	0.19			
	Hedgerow units	0.00			
	Watercourse units	0.00			
FINAL RESULTS					
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	0.81			
	Hedgerow units	0.25			
	Watercourse units	0.00			
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	28.06%			
	Hedgerow units	N/A			
	Watercourse units	0.00%			
0 baseline units - % cannot be calculated					
Trading rules satisfied?	Yes ✓				
Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	2.89	3.18	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.00	0.00	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




BNG-A-02977 - Wild Marbury - Allocation Notice

Final Audit Report

2026-04-20

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