

Dated: 26/09/2025

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## ALLOCATION NOTICE

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### 1 DEFINITIONS

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

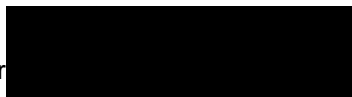
|                                                                     |                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Allocation Agreement                                                | means the agreement for the allocation of the Biodiversity Units dated 24/09/2025 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<br>(including Spatial Risk<br>Multiplier impact) | <p>means</p> <p>(a) 0.67 Medium distinctiveness Mixed Scrub biodiversity net gain offsite units; and</p> <p>(b) 0.64 High distinctiveness Traditional Orchard biodiversity net gain offsite units.</p> <p>Supplied from</p> <p><b>Wild Tees</b><br/>Morton Grange Farm, Nunthorpe<br/>Land off Yarm Lane, Great Ayton<br/>(BGS-091024001)</p> |
| Buyer                                                               | ELECTRICITY NORTH WEST LIMITED (company number 02366949) whose registered office is at Electricity North West, Borron Street, Stockport, SK1 2JD.                                                                                                                                                                                             |
| Buyer's Development                                                 | the development of Erection of a substation including switch house, transformers and compounds as well as new security fence and access at the Buyer's Land pursuant to a planning permission (ref: 140484/FO/2024) dated 24/10/2025.                                                                                                         |
| Buyer's Land                                                        | Land Between Birchall Way And Upper Medlock Street, Manchester, M15 6PL.                                                                                                                                                                                                                                                                      |

|                          |                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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                | <b>WILD CAPITAL 1 PROPCO 2 LIMITED</b> (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;<br><br>Parcel A and B on 25/11/2024<br><br>Parcel C, D, E, F, G, H, I, and J on 21/03/2025<br><br>Parcel A2, B2, C2, D2, E2, F2, G2 and H2 on 10/09/2025 |
| Responsible Body         | <b>HARRY FERGUSON HOLDINGS LIMITED</b> (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)     | 82.96                                                        |
| Total Unallocated Biodiversity Units                               | 218.70                                                       |
| Total Land Area (ha) & Length (km)                                 | 52.03                                                        |
| Allocated Land Area (ha) & Length (km) (including this allocation) | 19.44                                                        |
| Total Unallocated Land Area (ha) & Length (km)                     | 32.59                                                        |

# 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 140484\_FO\_2024-DECISION\_NOTICE-2615953.pdf

Development project name BNG00359 - Wild Tees 2 - Land Between Birchall Way and Upper Medlock Street M15 6PL

Local planning authority Manchester LPA

Planning application reference 140484/FO/2024

Statutory biodiversity metric file BNG00359 - Birchall Way - M15 6PL - Statutory Metric - With off-site.xlsm

Habitat being used  
Grassland  
Traditional orchards  
Moderate  
0.16383476936795235 ha  
Heathland and shrub  
Mixed scrub  
Good  
0.3096091349920765 ha

Biodiversity gain site number BGS-091024001

Figure 1. BNG Register Allocation Summary

Birchall Way

Headline Results

Scroll down for final results ▲

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| On-site baseline                                                                                                                | Habitat units     | 1.19           |                |                                            |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------|----------------|--------------------------------------------|
|                                                                                                                                 | Hedgerow units    | 0.00           |                |                                            |
|                                                                                                                                 | Watercourse units | 0.00           |                |                                            |
| On-site post-intervention<br><small>(Including habitat retention, creation &amp; enhancement)</small>                           | Habitat units     | 0.00           |                |                                            |
|                                                                                                                                 | Hedgerow units    | 0.00           |                |                                            |
|                                                                                                                                 | Watercourse units | 0.00           |                |                                            |
| On-site net change<br><small>(units &amp; percentage)</small>                                                                   | Habitat units     | -1.19          | -100.00%       | On-site net gain is less than target set ▲ |
|                                                                                                                                 | Hedgerow units    | 0.00           | 0.00%          |                                            |
|                                                                                                                                 | Watercourse units | 0.00           | 0.00%          |                                            |
|                                                                                                                                 |                   |                |                |                                            |
| Off-site baseline                                                                                                               | Habitat units     | 0.95           |                |                                            |
|                                                                                                                                 | Hedgerow units    | 0.00           |                |                                            |
|                                                                                                                                 | Watercourse units | 0.00           |                |                                            |
| Off-site post-intervention<br><small>(Including habitat retention, creation &amp; enhancement)</small>                          | Habitat units     | 3.57           |                |                                            |
|                                                                                                                                 | Hedgerow units    | 0.00           |                |                                            |
|                                                                                                                                 | Watercourse units | 0.00           |                |                                            |
| Off-site net change<br><small>(units &amp; percentage)</small>                                                                  | Habitat units     | 2.62           | 276.59%        |                                            |
|                                                                                                                                 | Hedgerow units    | 0.00           | 0.00%          |                                            |
|                                                                                                                                 | Watercourse units | 0.00           | 0.00%          |                                            |
|                                                                                                                                 |                   |                |                |                                            |
| Combined net unit change<br><small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small> | Habitat units     | 1.43           |                |                                            |
|                                                                                                                                 | Hedgerow units    | 0.00           |                |                                            |
|                                                                                                                                 | Watercourse units | 0.00           |                |                                            |
| Spatial risk multiplier (SRM) deductions                                                                                        | Habitat units     | 1.31           |                |                                            |
|                                                                                                                                 | Hedgerow units    | 0.00           |                |                                            |
|                                                                                                                                 | Watercourse units | 0.00           |                |                                            |
|                                                                                                                                 |                   |                |                |                                            |
| FINAL RESULTS                                                                                                                   |                   |                |                |                                            |
| Total net unit change<br><small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>    | Habitat units     | 0.12           |                |                                            |
|                                                                                                                                 | Hedgerow units    | 0.00           |                |                                            |
|                                                                                                                                 | Watercourse units | 0.00           |                |                                            |
| Total net % change<br><small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>       | 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%            | 1.19           | 1.31           | 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

# BNG00359 - WILD TEES - Allocation Notice

Final Audit Report

2025-09-26

|                 |                                              |
|-----------------|----------------------------------------------|
| Created:        | 2025-09-26                                   |
| By:             | Ella Hearne (ella.hearne@wild-capital.co.uk) |
| Status:         | Signed                                       |
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## "BNG00359 - WILD TEES - Allocation Notice" History

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