

Dated: 13/12/2026

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 12/02/2026 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) 0.001035174 Ha of Cereal crops 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	Yasser Mehmood [REDACTED] [REDACTED]
Buyer's Development	the development of Erection of a two storey three bed dwelling with associated parking and landscaping at the Buyer's Land pursuant to a planning permission (ref: 142426/FO/2025) dated 03/11/2025.
Buyer's Land	Land On Regent Street To The Rear Of 221-225 Droylsden Road, Manchester, M40 1NY
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 20/08/2025 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 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 Owner



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)	16.13
Total Unallocated Biodiversity Units	77.40
Total Land Area (ha) & Length (km)	12.28
Allocated Land Area (ha) & Length (km) (including this allocation)	2.19
Total Unallocated Land Area (ha) & Length (km)	10.09

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

ufm2_Decision_Notice.pdf

Development project name

BNG-A-02125 - Wild Marbury - 221-225 Droylsden Road

Local planning authority

Manchester LPA

Planning application reference

142426/FO/2025

Statutory biodiversity metric file

Statutory Biodiversity Metric Calculation Tool - Droylsden Road - WC off-site.xlsm

Habitat being used

Grassland
Other neutral grassland
Good
0.001035174186128749 ha

Biodiversity gain site number

BGS-210825001

Figure 1. BNG Register Allocation Summary

221-225 Droylesden Road

Headline Results

Scroll down for final results

Return to results menu

On-site baseline	Habitat units	0.02		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.01		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	Habitat units	0.00	-27.18%	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	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.01		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Habitat units	0.01	383.19%	
	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	0.00		
	Hedgerow units	0.00		
	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	0.00		
	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%	0.02	0.02	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

BNG-A-02125 - Wild Marbury - Allocation Notice

Final Audit Report

2026-02-13

Created:	2026-02-13
By:	[REDACTED]
Status:	Signed
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