Dated: 06/05/2026

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 01/05/2026 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) 0.188757636 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	**NHS PROPERTY SERVICES LIMITED** (company number 07888110) whose registered office is at NHS Property Services Limited, Regent House, Heaton Lane, Stockport, Cheshire, SK4 1BS
Buyer's Development	the development of Erection of medical centre (Use Class E (e) with parking (including creation of access and provision of boundary treatment), landscaping and associated works (including plant compound, bin store, cycle store and staff outdoor area) at the Buyer's Land pursuant to a planning permission (ref: 144426/FO/2025) dated 04/02/2026
Buyer's Land	Land To The North Of Moseley Road, Manchester , M14 6PE

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 Owne[redacted].....

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)	23.00
Total Unallocated Biodiversity Units	70.53
Total Land Area (ha) & Length (km)	12.28
Allocated Land Area (ha) & Length (km) (including this allocation)	3.09
Total Unallocated Land Area (ha) & Length (km)	9.19

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	ufm11_Decision_Notice (1).pdf
Development project name	BNG-A-02876 - Wild Marbury - Moseley Road, Fallowfield, Manchester
Local planning authority	Manchester LPA
Planning application reference	144426/FO/2025
Statutory biodiversity metric file	BNG Metric - Land at Moseley Rd, M14 6PD - 41775833 - V2 - 290925 - WC off-site.xlsx
Habitat being used	Grassland Other neutral grassland Good 0.18875763599331563 ha
Biodiversity gain site number	BGS-210825001

Figure 1. BNG Register Allocation Summary

New Medical Centre, Land at Moseley Rd, M

Return to results menu

Headline Results

Scroll down for final results ⚠

On-site baseline	*Area habitat units*	1.35		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	0.40		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Area habitat units*	-0.95	-70.55%	On-site net gain is less than target set ⚠
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Off-site baseline	*Area habitat units*	0.38		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	1.82		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	*Area habitat units*	1.45	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)	*Area habitat units*	0.50		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	*Area habitat units*	0.36		
	Hedgerow units	0.00		
	Watercourse units	0.00		

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	0.13	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area 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	
Area habitat units	10.00%	1.35	1.48	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-02876 - Wild Marbury - Allocation Notice

Final Audit Report 2026-05-06

Created:	2026-05-06
By:	[redacted]
Status:	Signed
Transaction ID:	CBJCHBCAABAAFga520fRhpuWD9gSMwP97pbpK_xNlThg

"BNG-A-02876 - Wild Marbury - Allocation Notice" History

Document created by Toby Peters [redacted]
2026-05-06 - 11:01:07 AM GMT

Document emailed to Toby Peters [redacted] for signature
2026-05-06 - 11:01:12 AM GMT

Email viewed by Toby Peters ([redacted])
2026-05-06 - 11:05:13 AM GMT

Signer Toby Peters ([redacted]) entered name at signing as Benjamin Perry
2026-05-06 - 11:05:35 AM GMT

Document e-signed by Benjamin Perry [redacted]
Signature Date: 2026-05-06 - 11:05:37 AM GMT - Time Source: server - Signature Appearance Selected: IMAGE

Agreement completed.
2026-05-06 - 11:05:37 AM GMT