Dated: 17/06/2026

**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 17/06/2026 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<br><br>(a) 0.002540049 Ha of Cereal crops with Low strategic significance being lost and Mixed scrub in Good condition with High strategic significance being created<br><br>Supplied from<br><br>**Wild Marbury**<br>Wrenbury Road, Marbury.<br><br>(BGS-210825001) |
| Buyer | **THE DEAN TRUST** (company number 08027943) whose registered office is at Cecil Avenue, Sale M33 5BP |
| Buyer's Development | the development of Refurbishment of a 3G Artificial Grass Pitch (AGP) with replacement perimeter fencing, hardstanding areas, storage container and replacement floodlighting columns at the Buyer's Land pursuant to a planning permission (ref: 145498/FO/2026) dated 15/05/2026. |
| Buyer's Land | Abraham Moss Community School, Crescent Road, Manchester, M8 5UF |
| 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;<br><br>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 

# 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) | 23.50 |
| Total Unallocated Biodiversity Units | 70.03 |
| Total Land Area (ha) & Length (km) | 12.28 |
| Allocated Land Area (ha) & Length (km) (including this allocation) | 3.15 |
| Total Unallocated Land Area (ha) & Length (km) | 9.13 |

# 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** | Planning decision notice.pdf |
| **Development project name** | BNG-A-02832 - Wild Marbury - Crescent Road, Manchester |
| **Local planning authority** | Manchester LPA |
| **Planning application reference** | 145498/FO/2026 |
| **Statutory biodiversity metric file** | The_Statutory_Biodiversity_Metric_Calculation_Tool M8 5UF V2 - WC off-site.xlsx |
| **Habitat being used** | Heathland and shrub<br>Mixed scrub<br>Good<br>0.00254004859035642 ha |
| **Biodiversity gain site number** | BGS-210825001 |

*Figure 1. BNG Register Allocation Summary*

Abraham Moss Community School, Crescen

Return to results menu

**Headline Results**

Scroll down for final results ⚠

| | | | | |
|---|---|---|---|---|
| On-site baseline | *Habitat units* | 0.03 | | |
| | *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* | -0.01 | -46.15% | 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* | 0.01 | | |
| | *Hedgerow units* | 0.00 | | |
| | *Watercourse units* | 0.00 | | |
| Off-site post-intervention (Including habitat retention, creation & enhancement) | *Habitat units* | 0.02 | | |
| | *Hedgerow units* | 0.00 | | |
| | *Watercourse units* | 0.00 | | |
| Off-site net change (units & percentage) | *Habitat units* | 0.02 | 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* | 0.01 | | |
| | *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% | 0.03 | 0.03 | 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*