

Dated: 28/08/2025

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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 19/08/2025 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 (including Spatial Risk Multiplier impact)	means 0.09 High distinctiveness Traditional Orchard biodiversity net gain offsite units;  Supplied from  <b>Wild Felmersham</b> Carlton Road, Felmersham, MK43 7JH  (BGS-110425001)
Buyer	<b>LNT CARE DEVELOPMENTS (4) LIMITED</b> (company number 12658809) whose registered office is at Helios 47 Isabella Road, Garforth, Leeds, West Yorkshire, United Kingdom, LS25 2DY
Buyer's Development	Full application for the development of proposed erection of a two storey building to form a 66 no. bedroom care home for older people with parking, access, landscaping and associated ground works at the Buyer's Land pursuant to a planning permission (ref: 24/02058/F) dated 17/06/2025.
Buyer's Land	Land to the North of Anniversary Avenue, Graven Hill, Bicester, OX25 2BF

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 01/05/2025 and deed of variation dated 06/06/2025 made between (1) the Landowner and (2) the Responsible Body
Landowner	<b>WILD CAPITAL 1 PROPCO 5 LIMITED</b> (Co Regn No 15643475) whose registered office is situated at Lynton House, 7-12 Tavistock Square, London, WC1H 9BQ
Parcel	means activated parcels A, B, C and D
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;  Parcels A, B, C and D on 12/08/2025
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
Total Parcel Biodiversity Units	130.43
Total Allocated Biodiversity Units (including this allocation pre SRM)	0.27
Total Unallocated Biodiversity Units	130.16
Total Activated Parcel Land Area (ha)	18.21
Allocated Activated Parcel Land Area (ha)	0.06

# 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	Decision Notice_2402058F.pdf
Development project name	BNG01067 - Wild Felmersham - Anniversary Avenue Graven Hill Bicester OX25 2BF
Local planning authority	Cherwell LPA
Planning application reference	24/02058/F
Statutory biodiversity metric file	Biodiversity Net Gain Assessment V4.0 Calculations - With off-site units.xlsm
Habitat being used	Grassland Traditional orchards Moderate 0.021509862868238035 ha
Biodiversity gain site number	BGS-110425001

Figure 1. BNG Register Allocation Summary

Headline Results		Return to results menu		
Scroll down for final results <a href="#">▲</a>				
On-site baseline	Habitat units	2.84		
	Hedgerow units	0.28		
	Watercourse units	0.34		
On-site post-intervention <small>(Including habitat retention, creation &amp; enhancement)</small>	Habitat units	3.09		
	Hedgerow units	3.06		
	Watercourse units	0.39		
On-site net change <small>(units &amp; percentage)</small>	Habitat units	0.25	8.75%	On-site net gain is less than target set <a href="#">▲</a>
	Hedgerow units	2.77	976.47%	
	Watercourse units	0.05	15.49%	
Off-site baseline	Habitat units	0.05		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention <small>(Including habitat retention, creation &amp; enhancement)</small>	Habitat units	0.14		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change <small>(units &amp; percentage)</small>	Habitat units	0.09	194.24%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Habitat units	0.34		
	Hedgerow units	2.77		
	Watercourse units	0.05		
Spatial risk multiplier (SRM) deductions	Habitat units	0.02		
	Hedgerow units	0.00		
	Watercourse units	0.00		
<b>FINAL RESULTS</b>				
Total net unit change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Habitat units	0.32		
	Hedgerow units	2.77		
	Watercourse units	0.05		
Total net % change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Habitat units	11.18%		
	Hedgerow units	976.47%		
	Watercourse units	15.49%		
Trading rules satisfied?	Yes ✓			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	2.84	3.13	0.00
Hedgerow units	10.00%	0.28	0.31	0.00
Watercourse units	10.00%	0.34	0.37	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






# BNG01067 - Wild Felmersham - Allocation Notice

Final Audit Report

2025-08-28

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