

Dated: 14/07/2026

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 14/07/2026 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) 0.019150479 Ha of Cereal crops with Low strategic significance being lost and Traditional orchards in Moderate condition with High strategic significance being created (b) 0.047364223 Ha of Cereal crops with Low strategic significance being lost and Mixed scrub 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 Change of use of former library (Use Class F1(d) to provide a health centre (Use Class E(e)), together with associated external alterations, car parking provision, landscaping, and engineering works at the Buyer's Land

	pursuant to a planning permission (ref: 72968) dated 02/07/2026
Buyer's Land	Whitefield Library, Pinfold Lane, Whitefield, Manchester, M45 7NY
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 Owner *Jack Potter*

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)	34.26
Total Unallocated Biodiversity Units	59.27
Total Land Area (ha) & Length (km)	12.28
Allocated Land Area (ha) & Length (km) (including this allocation)	4.62
Total Unallocated Land Area (ha) & Length (km)	7.66

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	DocDcn01.pdf
Development project name	BNG-A-03559.2 - Wild Marbury - Pinfold Lane, Whitefield
Local planning authority	Bury LPA
Planning application reference	72968
Statutory biodiversity metric file	BNG Metric - Former Whitefield Library Adult Learning Centre - WC off-site.xlsx
Habitat being used	Grassland Traditional orchards Moderate 0.019150479325688804 ha Heathland and shrub Mixed scrub Good 0.04736422324235213 ha
Biodiversity gain site number	BGS-210825001

Figure 1. BNG Register Allocation Summary

Former Whitefield Library & Adult Learning

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Headline Results

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On-site baseline	Area habitat units	1.90	
	Hedgerow units	0.00	
	Watercourse units	0.00	

On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	1.75	
	Hedgerow units	0.00	
	Watercourse units	0.00	

On-site net change (units & percentage)	Area habitat units	-0.15	-7.89%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

On-site net gain is less than target set 

Off-site baseline	Area habitat units	0.13	
	Hedgerow units	0.00	
	Watercourse units	0.00	

Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.59	
	Hedgerow units	0.00	
	Watercourse units	0.00	

Off-site net change (units & percentage)	Area habitat units	0.45	341.50%
	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	0.30	
	Hedgerow units	0.00	
	Watercourse units	0.00	

Spatial risk multiplier (SRM) deductions	Area habitat units	0.11	
	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	0.19	
	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 
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Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	1.90	2.10	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