

Dated: 06 July 2026

PROOF OF ALLOCATION NOTICE

1 DEFINITIONS

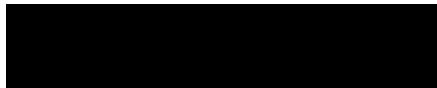
1.1 In this Notice the following expressions shall have the meanings indicated:

Allocation Agreement	means the agreement for the allocation of the Biodiversity Units dated 1 May 2026 made between (1) Harvey Jones and David Cox the Trustees of the Pig Shed Trust and (2) Portsmouth Water Limited
Biodiversity Units	means 5.95 ha good condition mixed scrub (generating 55 habitat units); and 2.65 ha moderate condition lowland mixed deciduous woodland (generating 3.69 habitat units); (BGS-020626001)
Buyer	PORTSMOUTH WATER LIMITED (company number 02536455) whose registered office is at Brockhampton Springs, West Street, Havant, England, PO9 1LG
Buyer's Development	Full permission for development of new pipelines to transfer water from Bedhampton Springs to fill the reservoir in the winter and draw it off to treat and supply when needed in the summer, comprising: construction of two predominantly underground pipes in tunnels linking the reservoir with the existing pumping station at Bedhampton with associated infrastructure including: emergency drawdown discharge structure at Hermitage Stream; construction of eight access shafts; washout and air valve chambers (typically below ground), new plant at Bedhampton Pumping Station, modifications to Bedhampton 2 operational building and permanent diversion of Footpath 34 at Bedhampton Pumping Station; and Outline application for an associated underground cross-connection chamber and above ground kiosk at the reservoir site with vehicular accesses for maintenance; and upgrades

	to existing culverts close to shafts five, six and eight to manage flood risk (amended description 6th March 2025) allocated reference number APP/24/00405;
Landowner	HARVEY JONES and DAVID COX both of The Farmhouse, Biddenfield Lane, Shedfield, Southampton, SO32 2HP as trustees of The Pig Shed Trust (registered charity number 1146739)

2 COMPLETION NOTICE

- 2.1 In accordance with clause 4.1 of the Allocation Agreement, the Landowner hereby notifies the Buyer that the Biodiversity Units have been allocated to the Buyer's Development on the Biodiversity Gain Site Register.
- 2.2 Pursuant to clause 4.1 of the Allocation Agreement, you must confirm receipt of this Proof of Allocation notice within 3 Working Days of receipt.



Signed on behalf of Landowner

Dated: 04/08/2026

ALLOCATION NOTICE

1 DEFINITIONS

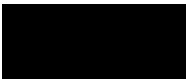
1.1 In this Notice the following expressions shall have the meanings indicated:

Allocation Agreement	means the agreement for the allocation of the Biodiversity Units dated 04/08/2026 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	<p>means</p> <p>(a) 0.625886751 Ha of Cereal crops with Low strategic significance being lost and Other neutral grassland in Good condition with High strategic significance being created</p> <p>Supplied from</p> <p>Wild Stubbington</p> <p>land off Burnt House Lane, Stubbington, Fareham, Hampshire, PO14 2EF</p> <p>(BGS-250425002)</p>
Buyer	PORTSMOUTH WATER LIMITED (company number 02536455) whose registered office is at Brockhampton Springs, West Street, Havant, England, PO9 1LG
Buyer's Development	<p>the development of Hybrid application seeking:</p> <p>1) Full permission for development of new pipelines to transfer water from Bedhampton Springs to fill the reservoir in the winter and draw it off to treat and supply when needed in the summer, comprising: construction of two predominantly underground pipes in tunnels linking the reservoir with the existing pumping station at Bedhampton with associated infrastructure including: emergency drawdown discharge structure at Hermitage Stream; construction of eight access</p>

	<p>shafts; washout and air valve chambers (typically below ground), new plant at Bedhampton Pumping Station, modifications to Bedhampton 2 operational building and permanent diversion of Footpath 34 at Bedhampton Pumping Station.</p> <p>2) Outline application for an associated underground cross-connection chamber and above ground kiosk at the reservoir site with vehicular accesses for maintenance; and upgrades to existing culverts close to shafts five, six and eight to manage flood risk (amended description 6th March 2025). An Environmental Statement has been submitted with the application under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.</p> <p>At the Buyer's Land pursuant to a planning permission (ref: APP/24/00405) dated 22 September 2025.</p>
Buyer's Land	Pipeline from the reservoir to the north of Middle Park Way to Bedhampton Pumping Station, Meyrick Road, Havant.
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 17/04/2025 made between (1) the Landowner and (2) the Responsible Body
Landowner	Wild Capital 1 Propco 7 Ltd (Co Regn No 15740530) whose registered office is situated at Lynton House, 7-12 Tavistock Square, London, WC1H 9BQ
Responsible Body	RSK Biocensus Limited (Co Regn No 04364279) whose registered address is at Spring Lodge, 172 Chester Road, Helsby, Frodsham, England WA6 0AR

2 ALLOCATION NOTICE

- 2.1 In accordance with clause 7.1.1 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.
- 2.2 The Biodiversity Services are to be allocated solely for the Buyer's Development.
- 2.3 The Landowner hereby confirms that the Biodiversity Metric remains the same as agreed pursuant to the Conservation Covenant.
- 2.4 The Capacity Report annexed to this Notice clearly indicates the remaining Biodiversity Units.

Signed on behalf of Landowner ... 

Annex 1 – Activated Parcel Capacity Report

Capacity Report	
Activated Parcels	All
Total Biodiversity Units	53.39
Total Allocated Biodiversity Units (including this allocation)	23.31
Total Unallocated Biodiversity Units	30.08
Total Land Area (ha) & Length (km)	7.25
Allocated Land Area (ha) & Length (km) (including this allocation)	3.39
Total Unallocated Land Area (ha) & Length (km)	3.86

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	APP-24-00405 Decision Notice - DP.pdf
Development project name	BNG-A-04310.3 and BNG-A-04439.1 - Meyrick Road, Havant
Local planning authority	Havant LPA
Planning application reference	APP/24/00405
Statutory biodiversity metric file	HTR-ATK-PI-ZZ-RP-Y-0002 MPW_July26_update - WC offsite.xlsm
Habitat being used	Grassland Other neutral grassland Good 0.6258867505226747 ha
Biodiversity gain site number	BGS-250425002

Figure 1. BNG Register Allocation Summary

Havant Thicket Reservoir Scheme (Bedhampton)

Headline Results

Scroll down for final results

Return to results menu

On-site baseline	Habitat units	141.25		
	Hedgerow units	1.24		
	Watercourse units	5.69		
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	126.18		
	Hedgerow units	3.58		
	Watercourse units	3.46		
On-site net change (units & percentage)	Habitat units	-15.06	-10.67%	On-site net gain is less than target set
	Hedgerow units	2.34	188.08%	
	Watercourse units	-2.23	-39.13%	On-site net gain is less than target set
Off-site baseline	Habitat units	21.66		
	Hedgerow units	0.00		
	Watercourse units	15.09		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	69.39		
	Hedgerow units	0.00		
	Watercourse units	20.68		
Off-site net change (units & percentage)	Habitat units	47.73	220.37%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	5.59	37.02%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	32.67		
	Hedgerow units	2.34		
	Watercourse units	3.36		
Spatial risk multiplier (SRM) deductions	Habitat units	16.25		
	Hedgerow units	0.00		
	Watercourse units	2.79		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	16.41		
	Hedgerow units	2.34		
	Watercourse units	0.57		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	11.62%		
	Hedgerow units	188.08%		
	Watercourse units	10.00%		
Trading rules satisfied?	Yes			

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	141.25	155.37	0.00	No additional area habitat units required to meet target
Hedgerow units	10.00%	1.24	1.37	0.00	No additional hedgerow units required to meet target
Watercourse units	10.00%	5.69	6.26	0.00	No additional watercourse units required to meet target

Figure 2. BNG Metric Headline Results

Dated: 04/08/2026

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 04/08/2026 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	<p>means</p> <p>(a) 0.241088177 Ha of Cereal crops with Low strategic significance being lost and Traditional orchards in Moderate condition with High strategic significance being created</p> <p>(b) 0.218639596 Ha of Cereal crops with Low strategic significance being lost and Traditional orchards in Moderate condition with High strategic significance being created</p> <p>Supplied from</p> <p>Wild Marbury Wrenbury Road, Marbury.</p> <p>(BGS-210825001)</p>
Buyer	PORTSMOUTH WATER LIMITED (company number 02536455) whose registered office is at Brockhampton Springs, West Street, Havant, England, PO9 1LG
Buyer's Development	<p>the development of Hybrid application seeking:</p> <p>1) Full permission for development of new pipelines to transfer water from Bedhampton Springs to fill the reservoir in the winter and draw it off to treat and supply when needed in the summer, comprising: construction of two predominantly underground pipes in tunnels linking the reservoir with the</p>

	<p>existing pumping station at Bedhampton with associated infrastructure including: emergency drawdown discharge structure at Hermitage Stream; construction of eight access shafts; washout and air valve chambers (typically below ground), new plant at Bedhampton Pumping Station, modifications to Bedhampton 2 operational building and permanent diversion of Footpath 34 at Bedhampton Pumping Station.</p> <p>2) Outline application for an associated underground cross-connection chamber and above ground kiosk at the reservoir site with vehicular accesses for maintenance; and upgrades to existing culverts close to shafts five, six and eight to manage flood risk (amended description 6th March 2025). An Environmental Statement has been submitted with the application under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.</p> <p>At the Buyer's Land pursuant to a planning permission (ref: APP/24/00405) dated 22 September 2025.</p>
Buyer's Land	Pipeline from the reservoir to the north of Middle Park Way to Bedhampton Pumping Station, Meyrick Road, Havant.
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	<p>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;</p> <p>Parcels A, B, C, D, E, F, G, and H activated on 28/10/2025</p>
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)	38.45
Total Unallocated Biodiversity Units	55.08
Total Land Area (ha) & Length (km)	12.28
Allocated Land Area (ha) & Length (km) (including this allocation)	5.37
Total Unallocated Land Area (ha) & Length (km)	6.91

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 APP-24-00405 Decision Notice - DP.pdf

Development project name BNG-A-04310.3 and BNG-A-04439.1 - Meyrick Road, Havant

Local planning authority Havant LPA

Planning application reference APP/24/00405

Statutory biodiversity metric file HTR-ATK-PI-ZZ-RP-Y-0002 MPW_July26_update - WC offsite.xlsm

Habitat being used
Grassland
Traditional orchards
Moderate
0.24108817666772403 ha
Grassland
Traditional orchards
Moderate
0.2186395957055139 ha

Biodiversity gain site number BGS-210825001

Figure 1. BNG Register Allocation Summary

Havant Thicket Reservoir Scheme (Bedhampton)		Return to results menu		
Headline Results				
Scroll down for final results				
On-site baseline		Habitat units	141.25	
		Hedgerow units	1.24	
		Watercourse units	5.69	
On-site post-intervention (Including habitat retention, creation & enhancement)		Habitat units	126.18	
		Hedgerow units	3.58	
		Watercourse units	3.46	
On-site net change (units & percentage)		Habitat units	-15.06	-10.67%
		Hedgerow units	2.34	188.08%
		Watercourse units	-2.23	-39.13%
		On-site net gain is less than target set		
Off-site baseline		Habitat units	21.66	
		Hedgerow units	0.00	
		Watercourse units	15.09	
Off-site post-intervention (Including habitat retention, creation & enhancement)		Habitat units	69.39	
		Hedgerow units	0.00	
		Watercourse units	20.68	
Off-site net change (units & percentage)		Habitat units	47.73	220.37%
		Hedgerow units	0.00	0.00%
		Watercourse units	5.59	37.02%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	32.67	
		Hedgerow units	2.34	
		Watercourse units	3.36	
Spatial risk multiplier (SRM) deductions		Habitat units	16.25	
		Hedgerow units	0.00	
		Watercourse units	2.79	
		FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	16.41	
		Hedgerow units	2.34	
		Watercourse units	0.57	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	11.62%	
		Hedgerow units	188.08%	
		Watercourse units	10.00%	
Trading rules satisfied?		Yes		
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	141.25	155.37	0.00
Hedgerow units	10.00%	1.24	1.37	0.00
Watercourse units	10.00%	5.69	6.26	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

Dated: 04/08/2026

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 04/08/2026 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	<p>means</p> <p>(a) 0.283640343 Ha of Winter stubble with Low strategic significance being lost and Wet woodland in Moderate condition with High strategic significance being created</p> <p>Supplied from</p> <p>Wild Felmersham Carlton Road, Felmersham, MK43 7JH</p> <p>(BGS-110425001)</p>
Buyer	PORTSMOUTH WATER LIMITED (company number 02536455) whose registered office is at Brockhampton Springs, West Street, Havant, England, PO9 1LG
Buyer's Development	<p>the development of Hybrid application seeking:</p> <p>1) Full permission for development of new pipelines to transfer water from Bedhampton Springs to fill the reservoir in the winter and draw it off to treat and supply when needed in the summer, comprising: construction of two predominantly underground pipes in tunnels linking the reservoir with the existing pumping station at Bedhampton with associated infrastructure including: emergency drawdown discharge structure at Hermitage Stream; construction of eight access</p>

	<p>shafts; washout and air valve chambers (typically below ground), new plant at Bedhampton Pumping Station, modifications to Bedhampton 2 operational building and permanent diversion of Footpath 34 at Bedhampton Pumping Station.</p> <p>2) Outline application for an associated underground cross-connection chamber and above ground kiosk at the reservoir site with vehicular accesses for maintenance; and upgrades to existing culverts close to shafts five, six and eight to manage flood risk (amended description 6th March 2025). An Environmental Statement has been submitted with the application under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.</p> <p>At the Buyer's Land pursuant to a planning permission (ref: APP/24/00405) dated 22 September 2025.</p>
Buyer's Land	Pipeline from the reservoir to the north of Middle Park Way to Bedhampton Pumping Station, Meyrick Road, Havant.
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	WILD CAPITAL 1 PROPCO 5 LIMITED (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	<p>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;</p> <p>Parcels A, B, C and D on 12/08/2025</p>
Responsible Body	HARRY FERGUSON HOLDINGS LIMITED (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 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 Landowner  ...

Annex 1 – Activated Parcel Capacity Report

Activated Parcels	A, B, C, D
Total Parcel Biodiversity Units	130.93
Total Allocated Biodiversity Units (including this allocation pre SRM)	28.18
Total Unallocated Biodiversity Units	102.76
Total Activated Parcel Land Area (ha)	18.21
Allocated Activated Parcel Land Area (ha)	4.36

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	APP-24-00405 Decision Notice - DP.pdf
Development project name	BNG-A-04310.3 and BNG-A-04439.1 - Meyrick Road, Havant
Local planning authority	Havant LPA
Planning application reference	APP/24/00405
Statutory biodiversity metric file	HTR-ATK-PI-ZZ-RP-Y-0002 MPW_July26_update - WC offsite.xlsm
Habitat being used	Woodland and forest Wet woodland Moderate 0.2836403427737451 ha
Biodiversity gain site number	BGS-110425001

Figure 1. BNG Register Allocation Summary

Havant Thicket Reservoir Scheme (Bedhampton)		Return to results menu		
Headline Results				
Scroll down for final results				
On-site baseline		Habitat units	141.25	
		Hedgerow units	1.24	
		Watercourse units	5.69	
On-site post-intervention (Including habitat retention, creation & enhancement)		Habitat units	126.18	
		Hedgerow units	3.58	
		Watercourse units	3.46	
On-site net change (units & percentage)		Habitat units	-15.06	-10.67%
		Hedgerow units	2.34	188.08%
		Watercourse units	-2.23	-39.13%
		On-site net gain is less than target set		
Off-site baseline		Habitat units	21.66	
		Hedgerow units	0.00	
		Watercourse units	15.09	
Off-site post-intervention (Including habitat retention, creation & enhancement)		Habitat units	69.39	
		Hedgerow units	0.00	
		Watercourse units	20.68	
Off-site net change (units & percentage)		Habitat units	47.73	220.37%
		Hedgerow units	0.00	0.00%
		Watercourse units	5.59	37.02%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	32.67	
		Hedgerow units	2.34	
		Watercourse units	3.36	
Spatial risk multiplier (SRM) deductions		Habitat units	16.25	
		Hedgerow units	0.00	
		Watercourse units	2.79	
		FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	16.41	
		Hedgerow units	2.34	
		Watercourse units	0.57	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	11.62%	
		Hedgerow units	188.08%	
		Watercourse units	10.00%	
Trading rules satisfied?		Yes		
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	141.25	155.37	0.00
Hedgerow units	10.00%	1.24	1.37	0.00
Watercourse units	10.00%	5.69	6.26	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

Dated: 04/08/2026

ALLOCATION NOTICE

1 DEFINITIONS

1.1 In this Notice the following expressions shall have the meanings indicated:

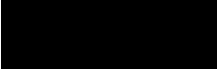
Allocation Agreement	means the agreement for the allocation of the Biodiversity Units dated 04/08/2026 made between (1) the Landowner and (2) the Buyer
Biodiversity Metric	means the up to date statutory metric calculation, the headline results of which are attached to this Notice which identifies the Biodiversity Services
Biodiversity Services	<p>means</p> <p>(a) 0.002700036 Km of Other rivers and streams in Fairly Poor condition with Medium strategic significance being enhanced to Other rivers and streams in Moderate condition with Medium strategic significance</p> <p>(b) 0.071767924 Km of Other rivers and streams in Fairly Poor condition with Medium strategic significance being enhanced to Other rivers and streams in Moderate condition with Medium strategic significance</p> <p>(c) 0.264208804 Km of Other rivers and streams in Moderate condition with Medium strategic significance being enhanced to Other rivers and streams in Fairly Good condition with Medium strategic significance</p> <p>Supplied from</p> <p>Wild Tees Morton Grange Farm, Nunthorpe Land off Yarm Lane, Great Ayton</p> <p>(BGS-091024001)</p>
Buyer	PORTSMOUTH WATER LIMITED (company number 02536455) whose registered office is at Brockhampton Springs, West Street, Havant, England, PO9 1LG

Buyer's Development	<p>the development of Hybrid application seeking:</p> <p>1) Full permission for development of new pipelines to transfer water from Bedhampton Springs to fill the reservoir in the winter and draw it off to treat and supply when needed in the summer, comprising: construction of two predominantly underground pipes in tunnels linking the reservoir with the existing pumping station at Bedhampton with associated infrastructure including: emergency drawdown discharge structure at Hermitage Stream; construction of eight access shafts; washout and air valve chambers (typically below ground), new plant at Bedhampton Pumping Station, modifications to Bedhampton 2 operational building and permanent diversion of Footpath 34 at Bedhampton Pumping Station.</p> <p>2) Outline application for an associated underground cross-connection chamber and above ground kiosk at the reservoir site with vehicular accesses for maintenance; and upgrades to existing culverts close to shafts five, six and eight to manage flood risk (amended description 6th March 2025). An Environmental Statement has been submitted with the application under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.</p> <p>At the Buyer's Land pursuant to a planning permission (ref: APP/24/00405) dated 22 September 2025</p>
Buyer's Land	Pipeline from the reservoir to the north of Middle Park Way to Bedhampton Pumping Station, Meyrick Road, Havant.
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 20/09/2024 and deed of variation dated 15/07/2025 made between (1) the Landowner and (2) the Responsible Body
Landowner	WILD CAPITAL 1 PROPCO 2 LIMITED (Co Regn No 14747595) 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, H, I, J, A2, B2, C2, D2, E2, F2, G2 and H2
Parcel Activation Notice	<p>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;</p> <p>Parcel A and B on 25/11/2024</p> <p>Parcel C, D, E, F, G, H, I, and J on 21/03/2025</p>

	Parcel A2, B2, C2, D2, E2, F2, G2 and H2 on 10/09/2025
Responsible Body	HARRY FERGUSON HOLDINGS LIMITED (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 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 and areas.

Signed on behalf of Landowner ... 

Annex 1 – Activated Parcel Capacity Report

Activated Parcels	A, B, C, D, E, F, G, H, I, J, A2, B2, C2, D2, E2, F2, G2, H2
Total Biodiversity Units	301.66
Total Allocated Biodiversity Units (including this allocation)	235.40
Total Unallocated Biodiversity Units	66.26
Total Land Area (ha) & Length (km)	52.03
Allocated Land Area (ha) & Length (km) (including this allocation)	40.20
Total Unallocated Land Area (ha) & Length (km)	11.83

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 APP-24-00405 Decision Notice - DP.pdf

Development project name BNG-A-04310.3 and BNG-A-04439.1 - Meyrick Road, Havant

Local planning authority Havant LPA

Planning application reference APP/24/00405

Statutory biodiversity metric file HTR-ATK-PI-ZZ-RP-Y-0002 MPW_July26_update - WC offsite.xlsm

Habitat being used
Other rivers and streams
Moderate
0.002700035974212053 km
Other rivers and streams
Moderate
0.07176792420697459 km
Other rivers and streams
Fairly Good
0.2642088042308532 km

Biodiversity gain site number BGS-091024001

Figure 1. BNG Register Allocation Summary

Havant Thicket Reservoir Scheme (Bedhampton)

Headline Results

Scroll down for final results 

Return to results menu

On-site baseline	Habitat units	141.25		
	Hedgerow units	1.24		
	Watercourse units	5.69		
On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	126.18		
	Hedgerow units	3.58		
	Watercourse units	3.46		
On-site net change <small>(units & percentage)</small>	Habitat units	-15.06	-10.67%	On-site net gain is less than target set 
	Hedgerow units	2.34	188.08%	
	Watercourse units	-2.23	-39.13%	On-site net gain is less than target set 
Off-site baseline	Habitat units	21.66		
	Hedgerow units	0.00		
	Watercourse units	15.09		
Off-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	69.39		
	Hedgerow units	0.00		
	Watercourse units	20.68		
Off-site net change <small>(units & percentage)</small>	Habitat units	47.73	220.37%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	5.59	37.02%	
Combined net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	32.67		
	Hedgerow units	2.34		
	Watercourse units	3.36		
Spatial risk multiplier (SRM) deductions	Habitat units	16.25		
	Hedgerow units	0.00		
	Watercourse units	2.79		
FINAL RESULTS				
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	16.41		
	Hedgerow units	2.34		
	Watercourse units	0.57		
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	11.62%		
	Hedgerow units	188.08%		
	Watercourse units	10.00%		
Trading rules satisfied?	Yes 			

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	141.25	155.37	0.00	No additional area habitat units required to meet target 
Hedgerow units	10.00%	1.24	1.37	0.00	No additional hedgerow units required to meet target 
Watercourse units	10.00%	5.69	6.26	0.00	No additional watercourse units required to meet target 

Figure 2. BNG Metric Headline Results

APPENDIX 5

Dated: 04/08/2026

ALLOCATION NOTICE

1 DEFINITIONS

1.1 In this Notice the following expressions shall have the meanings indicated:

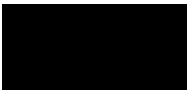
Allocation Agreement	means the agreement for the allocation of the Biodiversity Units dated 04/08/2026 made between (1) the Landowner and (2) the Buyer
Biodiversity Metric	means the up to date statutory metric calculation, the headline results of which are attached to this Notice which identifies the Biodiversity Services
Biodiversity Services	<p>means</p> <p>(a) 0.147278286 Km of Other rivers and streams in Fairly Good condition with Low strategic significance being enhanced to Other rivers and streams in Good condition with High strategic significance</p> <p>(b) 0.022 Km of Other rivers and streams in Fairly Good condition with Low strategic significance being enhanced to Other rivers and streams in Fairly Good condition with High strategic significance</p> <p>(c) 0.1856787 Km of Other rivers and streams in Moderate condition with Low strategic significance being enhanced to Other rivers and streams in Fairly Good condition with High strategic significance</p> <p>Supplied from</p> <p>Wild Denchworth Land at Circourt Road, Denchworth, Wantage</p> <p>BGS-121125001</p>

Buyer	PORTSMOUTH WATER LIMITED (company number 02536455) whose registered office is at Brockhampton Springs, West Street, Havant, England, PO9 1LG
Buyer's Development	<p>the development of Hybrid application seeking:</p> <p>1) Full permission for development of new pipelines to transfer water from Bedhampton Springs to fill the reservoir in the winter and draw it off to treat and supply when needed in the summer, comprising: construction of two predominantly underground pipes in tunnels linking the reservoir with the existing pumping station at Bedhampton with associated infrastructure including: emergency drawdown discharge structure at Hermitage Stream; construction of eight access shafts; washout and air valve chambers (typically below ground), new plant at Bedhampton Pumping Station, modifications to Bedhampton 2 operational building and permanent diversion of Footpath 34 at Bedhampton Pumping Station.</p> <p>2) Outline application for an associated underground cross-connection chamber and above ground kiosk at the reservoir site with vehicular accesses for maintenance; and upgrades to existing culverts close to shafts five, six and eight to manage flood risk (amended description 6th March 2025). An Environmental Statement has been submitted with the application under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.</p> <p>At the Buyer's Land pursuant to a planning permission (ref: APP/24/00405) dated 22 September 2025</p>
Buyer's Land	Pipeline from the reservoir to the north of Middle Park Way to Bedhampton Pumping Station, Meyrick Road, Havant.
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 12/11/2025 and deed of variation dated 03/03/2026 made between (1) the Landowner and (2) the Responsible Body
Landowner	WILD CAPITAL 1 PROPCO 5 LIMITED (Co Regn No 15643475) whose registered office is situated at Lynton House, 7-12 Tavistock Square, London, WC1H 9BQ
Parcel	<p>Parcels A, B1, C, D, E in Phase 1</p> <p>G, a, l, m, q, r, s, t, u in Phase 2</p>
Parcel Activation Notice	means a notice dated 14/11/2025 and 25/03/2026 by which the Responsible Body validated the Parcel for the allocation of Biodiversity Units to developments

Responsible Body	HARRY FERGUSON HOLDINGS LIMITED (Co Regn No 01573192) whose registered address is at Kings Manor Farm, Copse Lane, Freshwater, Isle Of Wight, PO40 9TL
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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 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 Landowner ... 

Annex 1 – Activated Parcel Capacity Report

Activated Parcels	Parcels A, B1, C, D, E, G
Total Biodiversity Units	66.67
Total Allocated Biodiversity Units (including this allocation)	50.41
Total Unallocated Biodiversity Units	16.25
Total Land Area (ha) & Length (km)	11.45
Allocated Land Area (ha) & Length (km) (including this allocation)	7.67
Total Unallocated Land Area (ha) & Length (km)	3.78

Denchworth 1

Activated Parcels	Parcels a, l, m, q, r, s, t, u
Total Biodiversity Units	45.52
Total Allocated Biodiversity Units (including this allocation)	16.04
Total Unallocated Biodiversity Units	29.48
Total Land Area (ha) & Length (km)	9.24
Allocated Land Area (ha) & Length (km) (including this allocation)	2.72
Total Unallocated Land Area (ha) & Length (km)	6.52

Denchworth 2

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 APP-24-00405 Decision Notice - DP.pdf

Development project name BNG-A-04310.3 and BNG-A-04439.1 - Meyrick Road, Havant

Local planning authority Havant LPA

Planning application reference APP/24/00405

Statutory biodiversity metric file HTR-ATK-PI-ZZ-RP-Y-0002 MPW_July26_update - WC offsite.xlsm

Habitat being used
Other rivers and streams
Good
0.1472782861307957 km
Other rivers and streams
Fairly Good
0.022 km
Other rivers and streams
Fairly Good
0.18567870038394782 km

Biodiversity gain site number BGS-121125001

Figure 1. BNG Register Allocation Summary

Havant Thicket Reservoir Scheme (Bedhampton)		Return to results menu		
Headline Results				
Scroll down for final results ⚙				
On-site baseline		Habitat units	141.25	
		Hedgerow units	1.24	
		Watercourse units	5.69	
On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>		Habitat units	126.18	
		Hedgerow units	3.58	
		Watercourse units	3.46	
On-site net change <small>(units & percentage)</small>		Habitat units	-15.06	-10.67%
		Hedgerow units	2.34	188.08%
		Watercourse units	-2.23	-39.13%
		On-site net gain is less than target set ⚙		
Off-site baseline		Habitat units	21.66	
		Hedgerow units	0.00	
		Watercourse units	15.09	
Off-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>		Habitat units	69.39	
		Hedgerow units	0.00	
		Watercourse units	20.68	
Off-site net change <small>(units & percentage)</small>		Habitat units	47.73	220.37%
		Hedgerow units	0.00	0.00%
		Watercourse units	5.59	37.02%
Combined net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>		Habitat units	32.67	
		Hedgerow units	2.34	
		Watercourse units	3.36	
Spatial risk multiplier (SRM) deductions		Habitat units	16.25	
		Hedgerow units	0.00	
		Watercourse units	2.79	
		FINAL RESULTS		
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>		Habitat units	16.41	
		Hedgerow units	2.34	
		Watercourse units	0.57	
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>		Habitat units	11.62%	
		Hedgerow units	188.08%	
		Watercourse units	10.00%	
Trading rules satisfied?		Yes ✓		
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	141.25	155.37	0.00
Hedgerow units	10.00%	1.24	1.37	0.00
Watercourse units	10.00%	5.69	6.26	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

Dated: 04/08/2026

ALLOCATION NOTICE

1 DEFINITIONS

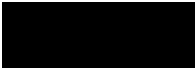
1.1 In this Notice the following expressions shall have the meanings indicated:

Allocation Agreement	means the agreement for the allocation of the Biodiversity Units dated 04/08/2026 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	<p>means</p> <p>(a) 0.025747163 Km of Other rivers and streams in Moderate condition with Low strategic significance being enhanced to Other rivers and streams in Fairly Good condition with High strategic significance</p> <p>Supplied from</p> <p>Wild Cobham Chaltley Farm, Pointers Road, Cobham</p> <p>(BGS-151124001)</p>
Buyer	PORTSMOUTH WATER LIMITED (company number 02536455) whose registered office is at Brockhampton Springs, West Street, Havant, England, PO9 1LG
Buyer's Development	<p>the development of Hybrid application seeking:</p> <p>1) Full permission for development of new pipelines to transfer water from Bedhampton Springs to fill the reservoir in the winter and draw it off to treat and supply when needed in the summer, comprising: construction of two predominantly underground pipes in tunnels linking the reservoir with the existing pumping station at Bedhampton with associated infrastructure including: emergency drawdown discharge structure at Hermitage Stream; construction of eight access shafts; washout and air valve chambers (typically below ground), new plant at Bedhampton Pumping Station,</p>

	<p>modifications to Bedhampton 2 operational building and permanent diversion of Footpath 34 at Bedhampton Pumping Station.</p> <p>2) Outline application for an associated underground cross-connection chamber and above ground kiosk at the reservoir site with vehicular accesses for maintenance; and upgrades to existing culverts close to shafts five, six and eight to manage flood risk (amended description 6th March 2025). An Environmental Statement has been submitted with the application under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.</p> <p>At the Buyer's Land pursuant to a planning permission (ref: APP/24/00405.) dated 22 September 2025</p>
Buyer's Land	Pipeline from the reservoir to the north of Middle Park Way to Bedhampton Pumping Station, Meyrick Road, Havant.
S106	means the Section 106 dated 07/11/2024 made between (1) the Landowner and (2) Elmbridge LPA
Landowner	WILD CAPITAL 1 PROPCO 3 LIMITED (Co Regn No 15307535) whose registered office is situated at Lynton House, 7-12 Tavistock Square, London, WC1H 9BQ

2 ALLOCATION NOTICE

- 2.2 In accordance with clause 6.1.1 of the S106 agreement, the Landowner hereby notifies Elmbridge LPA 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 remains the same as agreed pursuant to the S106 agreement.
- 2.5 The Capacity Report annexed to this Notice clearly indicates the remaining Biodiversity Units.

Signed on behalf of Landowner 

Annex 1 –Capacity Report

Total Biodiversity Units	90.38
Total Allocated Biodiversity Units (including this allocation)	72.59
Total Unallocated Biodiversity Units	17.79
Total Land Area (ha) & Length (km)	17.70
Allocated Land Area (ha) & Length (km) (including this allocation)	12.77
Total Unallocated Land Area (ha) & Length (km)	4.93

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	APP-24-00405 Decision Notice - DP.pdf
Development project name	BNG-A-04310.3 and BNG-A-04439.1 - Meyrick Road, Havant
Local planning authority	Havant LPA
Planning application reference	APP/24/00405
Statutory biodiversity metric file	HTR-ATK-PI-ZZ-RP-Y-0002 MPW_July26_update - WC offsite.xlsm
Habitat being used	Other rivers and streams Fairly Good 0.025747163457309236 km
Biodiversity gain site number	BGS-151124001

Figure 1. BNG Register Allocation Summary

Havant Thicket Reservoir Scheme (Bedhampton)

Headline Results

Scroll down for final results

Return to results menu

On-site baseline

Habitat units

141.25

Hedgerow units

1.24

Watercourse units

5.69

On-site post-intervention

(Including habitat retention, creation & enhancement)

Habitat units

126.18

Hedgerow units

3.58

Watercourse units

3.46

On-site net change

(units & percentage)

Habitat units

-15.06

-10.67%

Hedgerow units

2.34

188.08%

Watercourse units

-2.23

-39.13%

On-site net gain is less than target set

On-site net gain is less than target set

Off-site baseline

Habitat units

21.66

Hedgerow units

0.00

Watercourse units

15.09

Off-site post-intervention

(Including habitat retention, creation & enhancement)

Habitat units

69.39

Hedgerow units

0.00

Watercourse units

20.68

Off-site net change

(units & percentage)

Habitat units

47.73

220.37%

Hedgerow units

0.00

0.00%

Watercourse units

5.59

37.02%

Combined net unit change

(Including all on-site & off-site habitat retention, creation & enhancement)

Habitat units

32.67

Hedgerow units

2.34

Watercourse units

3.36

Spatial risk multiplier (SRM) deductions

Habitat units

16.25

Hedgerow units

0.00

Watercourse units

2.79

FINAL RESULTS

Total net unit change

(Including all on-site & off-site habitat retention, creation & enhancement)

Habitat units

16.41

Hedgerow units

2.34

Watercourse units

0.57

Total net % change

(Including all on-site & off-site habitat retention, creation & enhancement)

Habitat units

11.62%

Hedgerow units

188.08%

Watercourse units

10.00%

Trading rules satisfied?

Yes

Unit Type

Target

Baseline Units

Units Required

Unit Deficit

Habitat units

10.00%

141.25

155.37

0.00

Hedgerow units

10.00%

1.24

1.37

0.00

Watercourse units

10.00%

5.69

6.26

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