



Legacy Habitat Banks
BANKING THE FUTURE OF BIODIVERSITY

Legacy Habitat Banks Ltd
Malvern House
New Road
Solihull
B91 3DL

Date: 21st November 2025
Our Ref: HD-Pilot/AW0001
Planning/Appeal Ref: APP/T2350/W/25/3364871

NOTICE OF ALLOCATION

Re: HD-Pilot/AW0001: SKIRDEN LODGE, TOSSIDE, NORTH YORKSHIRE, BD23 4SQ

To whom it may concern,

Further to the planning application under reference **3/2025/0093** and the subsequent successful appeal under reference **APP/T2350/W/25/3364871** - subject to the **Heads of Terms** agreed between **Legacy Habitat Banks Ltd** and **Andrea Waddington** dated the 12th of November 2025; we issue notice that the full and final payment of the BNG Unit Contribution has been received to enable the provision of the BNG Units for the above site and planning consent from our **HD-Pilot Preston Habitat Bank**.

Please find attached the completed **Biodiversity Gain Plan** indicating our off-site provision along with the completed **Statutory Biodiversity Metric** in order to commence allocation of the BNG Units and discharge of any Biodiversity Net Gain pre-commencement condition as detailed in the Appeal Decision letter dated 20th August 2025.

We will now commence the allocation of our off-site provision with Natural England to ensure that the allocation is registered to the development project. As soon as we are in receipt of the allocation reference number we will confirm to all parties.

We trust that the attached is sufficient to discharge any pre-commencement condition relating to the purchase of off-site BNG Units at this stage, however should you require any further information please contact us quoting "**HD-Pilot/AW0001 Notice of Allocation**" at info@legacyhb.co.uk.

Yours faithfully,

Susan Gutierrez-Inostroza
CINO

Sent by Email, including attachments.