



Rebel Nature Works Limited
c/o 14 Market Place
Pocklington
York
East Yorkshire
YO42 2AR

Caroline Belmont
Planning and Design Manager
Vistry Thames Valley
550 Oracle Parkway
Thames Valley Park
Reading
RG6 1PT

October 15th, 2025

Dear Caroline,

Quotation for Offsite Biodiversity Units

Thank you for your enquiry. We are pleased to offer the following quotations for Biodiversity Net Gain (BNG) Units to support your project at Emmer Green Drive. This quotation is valid for 30 days.

The Units are offered from our **Newbarn Farm** Habitat Bank in **The Chilterns NCA**, where Rebel Nature Works acts as agent for A&Z BNG Partnership, the landowners and legal owners of the BNG Units. Rebel Nature Works facilitates the sale of units of these units but does not acquire any beneficial interest.

It is worth stressing this habitat creation project has already been delivered, and is secured under a 30 year Conservation Covenant, offering you absolute certainty over the BNG units you would be purchasing; the wildflower grassland in question was sown in spring this year, and is establishing well.

For more information about the environmental and social value supported by your choice to purchase your Biodiversity Units from Newbarn Farm, please visit: www.newbarnfarm.org.

Finally, please note this quotation is contingent on the BNG Unit requirement being the same following the transposition of your pre-mandatory BNG metric (3.0) into the Statutory Metric. This is required to permit the allocation of Units on the Gain Site Register. We are willing to commission a competent ecologist do that work for you, should you wish to progress. Initial guidance suggests this will not vary your BNG requirement, but this will be confirmed upon completion of the transposition.

Units required

Description	Value
Total Units Required (unadjusted)	3.4 units
Spatial Risk Multiplier (SRM)	0.0 (same NCA)
Total Units required (adjusted)	3.4 units
Habitat Type Supplied	3.4 units of medium distinctiveness Other Neutral Grassland TOTAL – 3.4 units

Breakdown of Units required to satisfy the Trading Rules	• 22.09 low distinctiveness units required, offset by a surplus of 8.1 low distinctiveness units, leaving a requirement for 13.99 low distinctiveness units • This requirement for 13.99 low distinctiveness units can be offset by an on-site post-development surplus of 14.22 medium distinctiveness units, leaving a surplus of 0.23 medium distinctiveness units • The on-site area habitat baseline is 36.29, therefore a BNG target of +10% leaves a requirement for an additional 3.63 units of any distinctiveness habitat • The 0.23 surplus of medium distinctiveness habitat units partially offset this (3.63-0.23) resulting in a requirement for 3.4 units of any distinctiveness habitat • No Spatial Risk Multiplier is applied, as the offsite Habitat Bank providing the units is within the same NCA as the development site • TOTAL – 3.4 units of any distinctiveness habitat
---	---

Unit prices (undiscounted)

Habitat type	Unit cost	Your requirement (adjusted to inc SRM)	Undiscounted price
Other Neutral Grassland (medium distinctiveness)	£24,746	3.4	£84,136
TOTAL			£84,136

Quotation (discounted) and purchase options

In recognition of the fact

- This development project is underway
- Vistry is seeking an immediate discharge of its S106 conditions
- Our habitat bank is already implemented

We are prepared to offer a discount of 5% on the unit price, in order to facilitate an efficient transaction.

• 5% discount applied (£4,208) • Units removed from our inventory upon payment • Alternatively, units can be reserved at the <u>undiscounted</u> price for six months, upon payment of a non-refundable 10% deposit • Exclusive of VAT and admin fee (£720)	TOTAL (ex VAT) - £79,928 + £720 admin fee
---	--

Our administration fee covers allocation on the Gain Site Register, metric completion (including translation of your Biodiversity Metric 3.0 into the Statutory Metric, which is required for the Units to be allocated on the Gain Site Register), and any associated mapping, Reservation and Completion documentation, and administration associated with our Sale and Purchase Agreement.

BNG Unit Summary

- Creation location: Newbarn Farm, Seer Green, Buckinghamshire, HP9 2QZ
- BNG Site Reference: BGS-160425001
- Delivery mechanism: units secured via 30 legal agreement (Conservation Covenant) and with Habitat Management and Monitoring Plan (HMMP)
- Spatial Risk: units subject to 0.75 applied (adjacent NCA)

Next Steps

Upon confirmation to proceed and receipt of payment we will issue either reservation documentation or a full Sale and Purchase Agreement. Proof of unit registration, habitat maps and HMMPs can be shared upon request.

Finally, please note that funds received (whether deposit or full payment) will be held by Rebel Nature Works Limited and will be netted off against future Unit sale arrangements and remitted to the landowner or held per the agreed terms. Rebel Nature Works Limited does not acquire any beneficial interest in the biodiversity units. The Units remain the property of A&Z BNG Partnership LLP until formally transferred in line with Biodiversity Net Gain legislation and formal contract terms.

Please don't hesitate to contact us with any questions, or for further discussion.

Yours sincerely,

Ciaran Nelson

CEO

Rebel Nature Works