

Tina Pickup
Planning Development Service
Havant Borough Council

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Notice of Purchase – Andrew Sellick – Waterloooville Estates Limited
Ref: Land at 286-288 London Road, Waterloooville, Hampshire (APP/22/01165)

Dear Tina

I am writing to confirm that Waterloooville Estates Limited has agreed to purchase 9.53 nitrate 'credits' from Andrew Sellick of Warnford Park Estate to provide nitrate mitigation for the above development.

As you will be aware, the section 106/section 33 legal agreement dated 1st April 2021 between Andrew Sellick, Fareham Borough Council and the South Downs National Park Authority enables land at the Warnford Park Estate to be used for the mitigation of the adverse effects of proposed housing development in the Borough of Fareham on the integrity of European Protected Sites as a result of increased nitrates discharged into the Solent. This is achieved by taking land out of agricultural use at Warnford Park.

In order to mitigate the adverse effects of this particular development, the credits purchased by the applicant bind 0.24 hectares of land at Warnford Park. Changing the use of this parcel of land away from agricultural use provides a reduction in nitrates amounting to 9.53 kg/N/year. When the credits are purchased, the use of the land will become restricted as set out in the agreement to ensure no additional nitrates are added which then may find their way into the water environment.

Please find enclosed the following:

Appendix 1: Plan of Warnford Park Nitrate Mitigation Land – Phase 1

Appendix 2: Detailed Plan of the Mitigation Land (Credits Linked Land coloured orange, for identification purposes only)

Appendix 3: Statement of Historic Land Use and Assessment of Nitrate Mitigation Values

Appendix 4: Schedule of Mitigation Land per field, identifying historic land use and agreed nitrate credit availability

NB this table shows the 10 year historic land use of the Mitigation Land, as evidenced by the annual Government returns: Single Payment Scheme (former) and Basic Payment Scheme (current). These schemes provide an official record of annual land use and area and are verified by the Government via inspection processes and fines for false information. The land use was as recorded for each annual period and the land has only been used for the specified arable/dairy use for the entire 10 year period.

Appendix 5: Schedule of Mitigation Land, identifying Contractual Arrangements

Appendix 6: Nitrate Mitigation Budget

I trust this information is sufficient for you to be able to continue determining the current application and to carry out an Appropriate Assessment under the Conservation of Habitats and Species Regulations 2017. Please contact me should you have any questions.

Yours sincerely,

A solid black rectangular box used to redact the signature of Peter Walker.

Peter Walker