Warnford Park

Appendix 3: Statement of Historic Land Use and Assessment of Nitrate Mitigation Values – Phase 1 – revised 20th April 2022

A certifiable schedule of historic land use at Warnford Park is provided to substantiate the nitrate mitigation availability from Phase 1. A transparent and precautionary approach has been adopted, based on key principles agreed with Natural England.

We have followed the guidance contained within the Natural England Advice on Achieving Nutrient Neutrality for New Development in the Solent Region (June 2020) in terms of applying nitrogen loss values to the farm types.

Natural England has overseen this project since summer 2019. After extensive discussion last year, it was mutually agreed to use the ADAS standard nitrate calculations based on the actual land use for each field over the past 10 years ("Arable" or "Dairy"), rather than vary by actual levels of nitrogen input and crop type. Using this standard average format avoids discrepancies within the crop rotation, interactions with stewardship schemes and varying soil types. The Arable land was given a nitrogen value of 31.2kgN/ha/yr and the Dairy land 36.2kgN/ha/yr. It was agreed the mitigation land would be removed from agricultural production and covered with a minimum tree density to secure its new status in perpetuity (minimum 120 years). Natural England confirmed a nitrate value for this proposed land use of 5.0kgN/ha/yr and hence the change from the old system to the new provides a net gain from the Arable land of 26.2kgN/ha/yr and a net gain from the Dairy land of 31.2kgN/ha/yr.

Appendix 4 provides data capture from annual DEFRA/RPA government submissions for agricultural payment support, broken down into eligible areas (hectares) and land use codes over the past 10 years. The schedule records the areas eligible for agricultural support (the farmed areas). All the supporting government documentation has been made available and verified. Several areas of the farm which have not consistently been within the intensive arable or dairy rotation during the past 10 years have been completely excluded ("None"). The historic land use is in bold text and the nitrate mitigation availability is recorded on a per field basis.

These Phase 1 areas are high priority for the mitigation scheme due to their proximity to the River Meon and associated watercourses, plus steeply sloping topography leading to high levels of surface run off. This precautionary approach to nitrate availability per field has recently been re-approved by Natural England and we are confident underestimates the true mitigation value of the land.

On 20th April 2022, Natural England published revised guidance on nitrate mitigation rates (Nutrient Budget Calculator v2). Using this new calculation method, but maintaining the same land use changes noted above, the net gains are revised as follows:

Arable	24.9 kgN/ha/yr (27.9 kgN/ha/yr Cereals less 3.0 kgN/ha/yr Woodland)
Dairy	40.5 kgN/ha/yr (43.5 kgN/ha/yr Dairy less 3.0 kgN/ha/yr Woodland)

This is based on the following characteristics at Warnford:

Catchment	East Hampshire Rivers
Soil Drainage Type	Freely draining
Average annual rainfall	850.1 – 900 mm
Within NVZ	Yes

These new rates will be used for all contracts exchanged after 16th March 2022.