

Wright, Richard

From: Wright, Richard
Sent: 25 November 2021 15:19
To: Aaron Wright; Dyson, Alison
Cc: Smith, Lee; Development Management
Subject: RE: APP/A1720/W/21/3283643: Land south of Funtley Road, Funtley - Warnford Estate Confirmation of Exchange - Nitrate Credits

Good afternoon Aaron,

Thank you for your email and for providing this information regarding the proposed nitrate mitigation.

The information is presented in a form that has previously been agreed between the Warnford Estate, FBC and SDNPA and it shows that a contract has been entered into by the Appellant to purchase 39.04 kg/N/yr nitrate credits. This would match the sum indicated by the Council in the report to the Planning Committee as the required amount of mitigation. I would suggest this information could be submitted with the Appellant's Statement of Case but I am grateful for advance sight of this which will enable the Council to clarify its own Statement of Case that reason for refusal (c) has been addressed – thank you.

As well as the information from Wilson Wraight on behalf of the Warnford Estate I would suggest you could provide a separate explanatory statement setting out the calculations following the NE methodology and calculator which would be helpful I think to the Inspector so they can follow how the amount has been arrived at in the first place.

Please let me know if you'd like to discuss this further at all.

Kind regards,

Richard Wright
Principal Planner (Development Management)
Fareham Borough Council
01329824758
07554 415619



From: Aaron Wright <aaron.wright@turley.co.uk>
Sent: 22 November 2021 16:00
To: Dyson, Alison <ALISON.DYSON@planninginspectorate.gov.uk>
Cc: Wright, Richard <RWright@Fareham.Gov.UK>; Smith, Lee <LSmith@Fareham.Gov.UK>; Development Management <devcontrol@fareham.gov.uk>
Subject: APP/A1720/W/21/3283643: Land south of Funtley Road, Funtley - Warnford Estate Confirmation of Exchange - Nitrate Credits

Hi Alison,

Please see below an email (and attached documents) confirming that the appellant has purchased nitrates credits of 39.04 kgN per year from Warnford Estate.

There is a S106 Agreement between Andrew Sellick, Fareham Borough Council and the South Downs National Park Authority, to enable land at Warnford Park to be used for 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 on the estate out of agricultural use and implementing a woodland planting scheme.

In order to mitigate the adverse effects of this particular development, the Credits Linked Land at Warnford Park would be taken out of agricultural use. Changing the use of this parcel of land away from agricultural use would provide a reduction in nitrates. Once the mitigation is purchased and the land is bound by the legal agreement, the use of the land would be restricted as set out in the agreement to ensure no additional nitrates are added which then may find their way into the water environment.

The purchasing of the nitrate credits by the appellant, enables reason for refusal (c) contained within the Committee Report to fall.

We would request that Fareham Borough Council confirms that this matter is now resolved.

Many thanks

Aaron Wright

Aaron Wright
Associate Director

Turley

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Peter Walker <PWalker@wilsonwright.co.uk>

Sent: 18 November 2021 09:41

To: rwright@fareham.gov.uk

Cc: andrew@gawthorpeestates.co.uk; Steve O'Halloran <sohalloran@residedevelopments.co.uk>; 'Mark Budden' <Mark@land-consult.com>; 'Jennifer Tully' <jennifer.tully@gowlingwlg.com>; Andrew Munton <amunton@residedevelopments.co.uk>; Sam Knight <SamKnight@coffinmew.co.uk>

Subject: RE: Warnford Estate Confirmation of Exchange - Reside Developments Ltd (Funtley South, Funtley)

Dear Richard

Please see attached Confirmation of Exchange letter plus accompanying appendices relating to the above Nitrate Credit Agreement. Please call if you have any queries.

Kind regards
Peter

Peter Walker
Partner

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