

Steve Boyt

From: Paul Tory [REDACTED]
Sent: 10 July 2021 14:04
To: Steve Boyt
Cc: [REDACTED]
Subject: Nitrates mitigation/heathland support area relating to proposed housing allocation Moreton Station/Redbridge Pit (Policy H4 - Purbeck Local Plan)

Dear Steve

Further to our Teams meeting we have discussed this further and in principal are happy to have the land on the edge of Tadholl Heath considered for the Natural England requirements subject to the following:

1. The current Purbeck Local plan being adopted as currently drafted insofar as it relates to the proposed Redbridge Pit development.
2. Knowing the planned use of the land proposed for HSA use and when it will start.
3. The HSA land either being available on a leasehold basis or the estate managing the land in hand under an agreed HSA management agreement and the estate having absolute discretion as to which basis that should be.
4. Confirmation that further land (over and above the allocated SANG at Redbridge Pit) or financial contributions (whether for HSA or other) not being required to facilitate heathland mitigation associated with the Redbridge Pit development.
5. Confirmation that the removal of the maize crop from the HSA land will be allowed to count towards (and potentially fully resolve) the estate's requirement to deliver nitrogen mitigation for the Redbridge Pit development.
6. The ability of the Estate to use the HSA land to meet any biodiversity net gain requirements or ecological or other mitigation that may be required in association with the residential development of Redbridge Pit, so long as this is compatible with the objective of using the land as an HSA.

I look forward to hearing back from you in due course.

Kind Regards

Paul Tory MRICS
DIRECTOR

[REDACTED]
[REDACTED]

[REDACTED]

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