

|  |
| --- |
| **Isle of Wight Council** |
| **Unilateral Undertakings – Standard Nitrates Wording** |

**UNILATERAL UNDERTAKINGS – STANDARD NITRATES WORDING**

Standard Unilateral Undertaking Recital 4 amended to read:

The Council has not determined the Planning Application and the Owner enters into the obligation to the intent that any objections by the Council to the grant of planning permission by virtue of the Solent Recreation Mitigation Strategy\* and the Council’s Supplementary Planning Document on Affordable Housing Contributions (adopted March 2017)\*\* and Nitrogen Neutrality within Solent International Sites are overcome (items \* and \*\* may not be relevant to every planning application but are included for demonstration purposes of how a revised recital within a UU may read)

New definitions

‘Nitrate Credit Purchase’ – the completion of a purchase of credits from a third party within the same water body catchment as the Planning Application

‘Nitrogen Neutrality’ - development that results in a net increase in housing demonstrating that it would not result in a net increase in nitrates within the Solent International Sites

‘Solent International Sites’ – One or more of Solent Maritime SAC, Solent and Southampton Water SPA and Ramsar, Portsmouth Harbour SPA and Ramsar, Chichester and Langstone Harbours SPA and Ramsar

New Clause/Schedule

The Owner covenants with the Council: Prior to the commencement of development to provide written evidence to the Local Planning Authority of Nitrate Credit Purchase, with the Nitrate Credit Purchase totalling xx credits to mitigate xx kg TN/year (total annual nitrogen produced by the development which is the subject of the Planning Application)