

Planning Obligations

As part of the planning process you may have to sign up to a legal document called a "Planning Obligation". This document will set out financial contributions that you will be responsible for paying or confirm that you must provide facilities, e.g. some land for public open space, in order to secure planning permission.

As part of the submission of your planning application Peterborough City Council requires you to provide information about ownership details to the land that the application relates to.

Providing information early allows the Council's legal team to establish who needs to be included in the Planning Obligation and can assist with processing your application to meet with the Local Planning Authority's timetable.

Failure to provide the information may result in your application being refused.

The information can be provided by either submitting up-to-date Office Copy Entries and Title Plan (which can be obtained from Peterborough Land Registry - <http://www.landreg.gov.uk>) for registered land or an Epitome of Title (ownership documents, commonly known as deeds) for unregistered land.

We would always recommend that any applicant seeks independent legal advice, as the Planning Obligation is a contractual document that you will be responsible for fulfilling. Any legal adviser will be able to assist with obtaining the Office Copy Entries and Title Plan and assisting with the provision of an Epitome of Title.

The following documents are the Planning Obligations that the Council will use when determining your application depending on the individual requirements:-

Unilateral Undertaking – use where you wish to pay the money upfront

Unilateral Undertaking – use where you wish to pay the money on the start of your development

Section 106 Agreement – where the Council is to be a party to the document as well as yourself

Section 106 Agreement – where your planning application requires you to provide Affordable Housing