

Planning obligations – Draft Head(s) of Terms

Planning obligations (or “section 106 agreements”¹) are private agreements negotiated between local planning authorities and persons with an interest in a piece of land (or “developers”), and are intended to make acceptable development which would otherwise be unacceptable in planning terms.

Where Development Plan Documents contain policies that give details of likely planning obligation requirements, a local planning authority may require a statement of the proposed Heads of Terms to be submitted with the application. Further advice on planning obligations is available in [Circular 05/2005, *Planning Obligations*](#) and a model section 106 agreement is available on the Communities and Local Government website (<http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyimplementation/planningobligations>).

¹ Agreements made under section 106 of the Town and Country Planning Act 1990 as substituted by section 12 of the Planning and Compensation Act 1991