

Oldham

Local Plan

Infrastructure Funding Statement 2024-25

March 2026



Oldham
Council

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1. Introduction

- 1.1 This report provides a summary of financial contributions for 2024-25 that the Council has secured through Section 106 (s106) agreements from new developments for off-site infrastructure works and affordable housing, in addition to highway works completed as part of new developments through section 278 (s278) agreements. This includes Unilateral Undertakings¹.
- 1.2 In summary, the report provides:
- an overview of s106 agreements;
 - details of the Council's internal process relating to s106 contributions;
 - the s106 contributions paid to the Council in the 2024/25 monitoring period;
 - s106 contributions estimated for future years; and
 - projects delivered in the borough via s106 agreements in the 2024/25 monitoring period.
- 1.3 The information included in the report will be updated annually and published on the Council's website². This will ensure the most up to date information on the amount of developer contributions received from new developments, and where these monies have been spent, is readily available to members of the public and other interested parties.
- 1.4 The report does not include information on the infrastructure delivered on-site as part of new developments in the borough.
- 1.5 Please note that data on developer contributions should be treated with caution because it represents a given point in time and can be subject to change. However, the data reported within this document is the most robust available at the time of publication.

Section 106 Planning Obligations

- 1.6 Under Section 106 (s106) of the Town and Country Planning Act 1990 a Local Planning Authority (LPA) can seek planning obligations when it is considered that a development will have negative impacts that cannot be dealt with through conditions on the planning permission.
- 1.7 For example, new residential developments place additional pressure on existing social, physical and economic infrastructure in the surrounding area. Planning obligations aim to balance this extra pressure with improvements to the surrounding area to ensure that a development makes a positive contribution to the local area.
- 1.8 The obligations may be provided by the developers "in kind" – that is, where the developer builds, or provides directly, the matters necessary to fulfil the obligation.

¹ A unilateral undertaking is a type of planning obligation entered into by a person with an interest in the land *without* the local planning authority being a party to it. It is made under Section 106 of the Town and Country Planning Act 1990, is legally binding, and runs with the land (Planning Obligations Planning Guidance: <https://www.gov.uk/guidance/planning-obligations>).

² Available at: https://www.oldham.gov.uk/info/201230/monitoring/3154/infrastructure_funding_statement

This might be to build a certain number of affordable homes on-site, for example. Alternatively, planning obligations can be met in the form of financial payments to the Council to provide off-site infrastructure works or contributions towards providing affordable housing elsewhere in the borough. In some cases, it can be a combination of both on-site provision and off-site financial contributions.

- 1.9 The Council cannot ask for contributions via section 106 planning obligations in certain circumstances. With regards to affordable housing, national planning guidance stipulates that planning obligations for affordable housing should only be sought for residential developments that are major developments.
- 1.10 For residential development, major development is defined in the National Planning Policy Framework as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more.
- 1.11 Planning obligations should also not be sought from any development consisting only of the construction of a residential annex or extension to an existing home³.

The Council's S106 process for securing off-site financial contributions

- 1.12 Where it is determined that on-site infrastructure and/or affordable housing required by a particular policy is not appropriate, the Council will request from developers a financial contribution to meet these needs outside of the development site through a s106 obligation.
- 1.13 Oldham's current Local Plan – the [Core Strategy and Development Management Development Plan Document⁴](#) (Joint DPD) will inform the planning obligations sought for new development. In addition to individual plan policies relating to different types of infrastructure (examples provided below), Policy 25 'Developer Contributions' of the Local Plan sets out the policy and process for securing s106 planning obligations.
- 1.14 In addition, relevant policies within the Places for Everyone Joint Development Plan Document (PfE)⁵ also set out policy relating to infrastructure and planning obligations, including policies within:
 - the housing chapter (JP-H2 and JP-H3);
 - the sustainable and resilient places chapter (JP-S1 to JP-S6);
 - the places for people chapter (JP-P1 to JP-P7);
 - the connected places chapter (JP-C1 to JP-C8);

³ As set out in Planning Practice Guidance 2019 Paragraph 023: <https://www.gov.uk/guidance/planning-obligations>

⁴ The Core Strategy and Development Management Development Plan Document (Joint DPD) (2012): <https://www.oldham.gov.uk/info/201229/current-local-planning-policy/978/joint-core-strategy-and-development-management-policies-development-plan-documents-dpds>

⁵ The Places for Everyone (PfE) Joint Development Plan Document (DPD)⁵, is a strategic plan that covers nine of the ten Greater Manchester districts - Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. The Plan took effect and became part of the statutory development plan for each of the nine PfE authorities on 21 March 2024.

- Chapter 11 – Oldham Strategic Allocations (allocation policies for housing and employment development containing infrastructure requirements);
- JP-D1 (Infrastructure Implementation); and
- JP-D2 (Developer Contributions).

- 1.15 The financial contribution requirement for off-site green infrastructure provision and maintenance (including open space, sport and recreation) is in line with Oldham's Local Plan Policy 23, and is informed, where appropriate, by the [Open Space Study \(2022\)](#)⁶ and [Oldham's Playing Pitch and Outdoor Sports Strategy \(2025\)](#)⁷, which provides evidence on open space, sport and recreation needs. [The Open Space Interim Planning Position Paper \(2025\)](#)⁸ provides further information on this policy also.
- 1.16 Biodiversity Net Gain (BNG) became mandatory from 12 February 2024 for major developments and 2 April 2024 for minor developments⁹. This requires developments, unless exempt, to meet a minimum of 10% BNG. Where this cannot be achieved in full on-site the developer is required to find off-site solutions to achieve the target. This presents opportunities across the borough to enhance biodiversity.
- 1.17 Policy 10 of the Local Plan sets the tariff for affordable housing contributions and should be read alongside affordable housing and developer contribution policy in NPPF. [The Housing Delivery Interim Planning Position Paper \(2025\)](#)¹⁰ provides further information on this policy also.
- 1.18 Policy 2 'Communities' which includes education and skills provision, (and Policy 25 'Developer Contributions') of the Local Plan set out the basis for seeking to secure new and/or improved education facilities and provision through S106 developer contributions. Developer contributions towards education provision, such as school places, will be gathered in line with national regulations. [The Education Contributions Interim Planning Position Paper \(2021\)](#)¹¹ provides further information.
- 1.19 Contributions toward required highway works as a result of new development is agreed on a case-by-case basis, evidenced by an assessment of the impact the development will have on the local highways and mitigation works required to minimise this impact.
- 1.20 Once the s106 has been signed, it is an obligation, but it will only be realised if the planning permission is implemented and reaches the trigger point for payment, such as commencement or prior to occupation of a set number of homes. When the

⁶ Oldham Open Space Study (2022):

https://www.oldham.gov.uk/downloads/download/2184/open_space_study_documents_2022

⁷ Oldham Playing Pitch and Outdoor Sports Strategy (2025):

https://www.oldham.gov.uk/info/201236/evidence/3270/playing_pitch_and_outdoor_sports_strategy_2025

⁸ Open Space Interim Planning Position Paper (2025):

https://www.oldham.gov.uk/info/201234/interim_planning_position_papers

⁹ BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990

¹⁰ Housing Delivery Interim Planning Position Paper (2025):

https://www.oldham.gov.uk/info/201234/interim_planning_position_papers

¹¹ Education Contributions Interim Planning Position Paper (2021):

https://www.oldham.gov.uk/info/201234/interim_planning_position_papers

planning permission is granted, the s106 obligation is registered as a land charge which stays with the land, obligating any future owners until the terms are met.

2. S106 Contributions Summary

- 2.1 The total amount of money received through s106 during 2024/25 is £532,077.19 (including interest).
- 2.2 In total there are £3,263,668.78 s106 receipts (including interest) which have been received but have not been allocated¹² – of this £3,156,158.94 (including interest accrued) was received before the reporting year (prior to 2024/25).
- 2.3 A total of seven agreements were signed during 2024 – 2025. The commuted sums negotiated during the year have a combined value of £688,020 (see table 1 for details).
- 2.4 One of the agreements (no.487) also included an obligation to pay a further affordable housing contribution if the profit on the development exceeds 20% of the total development sales value. The viability review to determine this is to commence not later than the occupation of the 23rd dwelling.
- 2.5 One of the agreements (no.489) was non-financial and agreed that “the Owners [of the dwelling] covenant with the Council not to cause or permit the Extension to be Occupied as a Separate Dwelling”.
- 2.6 Non-monetary contributions secured during the reported year:
 - The total number of affordable housing units: 2 units (to be sold/ rented as discounted market sales housing).
 - The number of school places and category of school: none
- 2.7 The total amount of s106 expenditure for the reported year (including transferring it to another department to spend) is £685,258.15 the schemes are listed in table 2 below.
- 2.8 A total of £951,999.93 of s106 receipts are allocated for infrastructure projects (and/ or maintenance) but are unspent (as of 31 March 2025). Of this, £55,784.22 was allocated in 2024/25 (but has not been spent during 2024/25). Further details of the items of infrastructure and the amount of money allocated to each item are set out in table 3 below.
- 2.9 It is important to note that there is often a lag of time between receipt and expenditure of s106 contributions, as funds have to be allocated to particular schemes which may take time to deliver, and/or are allocated for maintenance of infrastructure over a long period of time, meaning expenditure is spread over a number of years.
- 2.10 The amount of s106 spent on repaying money borrowed, including any interest, was nil.
- 2.11 The Council does not currently charge for the monitoring of s106 fees, therefore the amount of s106 received/ spent in respect of monitoring is nil.
- 2.12 Tables 1, 2 and 3 (below) are also available as csv files on the Council's website.

¹² As applicable to the monitoring year of 2024/25. S106 funds are received and allocated throughout the year, and as such some of this may now be allocated or even spent.

Table 1: Section 106 agreements signed 2024/25

S106 Reference Number	Planning Application Number	Location of Development	Date S106 Signed	S106 Description	Amount Due
487	347760	Land at Bottom Field Farm, Medlock Road, Failsworth M35 9UA	16/05/2024	The Planning Obligation requires the landowner to pay a commuted sum of £300,000 to be used for the provision of affordable housing within the Borough of Oldham: £150,000 not later than the occupation of the 13th dwelling and £150,000 not later than the occupation of the 23rd dwelling. Interest due of late payment. No expiry once paid. There is also an obligation to pay a further affordable housing contribution if the profit on the development exceeds 20% of the total development sales value. The viability review to determine this is to commence not later than the occupation of the 23rd dwelling.	£300,000*
488	351515	Land adjacent to The Grapes, 161 St John St, Lees	08/08/2024	The Planning Obligation requires the landowner to pay a commuted sum of £12,900 for the provision of 43 trees to be planted off site within the Borough of Oldham on or before the commencement of development.	£12,900
489	352438	68 Suffolk Street, Werneth, Oldham, OL9 7DH	17/10/2024	The Owners covenant with the Council not to cause or permit the Extension to be Occupied as a Separate Dwelling	N/a**
490	350819	2 Bridge Street, Oldham, OL1 1EA	01/02/2025	The Planning Obligation requires the landowner to pay a commuted sum of £61,220.04 as a contribution towards the reinstatement and improvement of public open space at George Square Oldham. The Council must spend or allocate the commuted sum within 5 years from the date payment is made. The landowner is also required to provide 2 one bedroom apartments identified on the Affordable Housing Plan at Appendix 1 which are subject to restrictions detailed in the First Schedule including that the apartments must not be sold at more than 70% of their open market value or (if applicable) not rented at more than 70% of the local market	£61,220.04

S106 Reference Number	Planning Application Number	Location of Development	Date S106 Signed	S106 Description	Amount Due
				rent for similar properties in the Borough of Oldham.	
491	352533	36 Delph Road, Denshaw, OL3 5RY	24/10/2024	The Planning Obligation requires the landowner to pay the Council a commuted sum of £2,400 towards the provision of trees within the Borough of Oldham.	£2,400
494	346949	Land adjacent to 11 Willow Court, Holt Lane, Failsworth, M35 0HH	20/03/2025	The Planning Obligation requires the landowner to pay a commuted sum of £1,500 towards the provision of trees within the Borough of Oldham.	£1,500
495	353689	Foxdenton Lane/ Broadway R3, Chadderton, Oldham	10/03/2025	The Planning Obligation requires the landowner to pay £310,000 to the Council to fund the provision of primary school places within a 2-mile radius of the site in the following instalments: £155,000 prior to Occupation of 50% of the Dwellings on Phase R3; £155,000 prior to Occupation of 75% of the Dwellings on Phase R3.	£310,000
Total					£688,020

*See paragraph 2.4 above.

**See paragraph 2.5 above.

Table 2: Section 106 spent 2024/25

S106 Reference Number	Site Description	Planning Application Number	Scheme Details	Amount Spent	Date Spent
113	Land off St. Phillips Drive, Royton	28527 & 29364	For maintenance of public open space following transfer for minimum of 12 years from 2011/12	£287.92	13/05/2024
143	Land at Refuge Street, former Osram's recreational ground	42855 & 48264	Future maintenance following improvements to Land at Refuge Street for the next ten years	£1,216.00	13/05/2024
144	Land off Rosebay Close (development off High Barn Road, Royton)	43101	Ongoing maintenance of public open space transferred to the Council from 2011/12 onwards	£3,000.00	13/05/2024
155	Village Manor, Uppermill	45361	Annual maintenance of exercise equipment and surface	£1,670.00	13/05/2024
198	Lees Park, Kingsley Drive	45254	Maintenance of Lees Park play scheme	£518.00	13/05/2024
200	St Mary's Churchyard, Oldham	49296	Ongoing future maintenance of Environmental improvements to St Mary's Churchyard, Oldham from 2011/12 onwards	£286.65	13/05/2024
204	Limeside Park	45636	Maintenance of MUGA in Limeside Park from 2011/12 onwards	£245.25	13/05/2024
212	Oldham Edge, Oldham	50446	Maintenance of Oldham Edge Playbuilder scheme for 12 years commencing in 2011/12	£550.85	13/05/2024
215	Manor House, Manor Road	45486	Maintenance of on-site public open space from 2017/18 onwards for 12 years	£1,028.00	13/05/2024
226	Incline Green Park, Incline Road, Hollinwood	51348	Maintenance for a minimum of 12 years from 2012/13 of the play area at Cardigan Road, Hollinwood	£2,600.00	13/05/2024
265	Werneth Park	52229 & 53570 & 54331	Maintenance of outdoor gym equipment and associated landscape works	£4,412.00	13/05/2024
277	Land off Lime Lane, Failsworth	38036	Ongoing maintenance of public open space following land transfer (from 2011/12 onwards)	£413.09	13/05/2024
292	Shaw Memorial Gardens, Westway, Shaw	48976 & 55434	Ongoing maintenance of Shaw Memorial Gardens	£500.00	13/05/2024

S106 Reference Number	Site Description	Planning Application Number	Scheme Details	Amount Spent	Date Spent
299	St Mary's estate - Near Poppy Road, former Jespersen Way	57455	Maintenance of onsite public open space	£4,000.00	13/05/2024
300	Moston Brook	54021	Maintenance of improvements at Moston Brook from 15/16 onwards for approximately 12 years	£543.80	13/05/2024
301	Cardigan Road play area, Hollinwood	57174	Maintenance of refurbished PC Armitage Memorial Garden from 2018/19 onwards for approximately 12 years	£850.00	13/05/2024
325	On site public open space at Borough Mill, off Nield Street	58539	Maintenance of onsite play facilities and public open space at Borough Mill	£2,500.00	13/05/2024
333	Widdop Street, Oldham	59478	Maintenance of improvements to Widdop Street Play Area	£900.00	13/05/2024
340	Ladhill Bridge, Ladhill Lane, Greenfield	58938	Maintenance and sinking fund for illuminated signs at Ladhill Bridge	£100.00	13/05/2024
344	Churchill Playing Fields, Greenfield	332927	Maintenance for 10 years at least of exercise equipment and surface/access improvements	£3,388.00	13/05/2024
345	Land at the former Lumb Mill, Huddersfield Road, Delph S106	59208 & 59225	Implementation of Woodland management plan (annual maintenance) from 2018 onwards @ £2,440 per annum	£2,440.00	13/05/2024
350	Land at Spencer Street Oldham	59206	Maintenance of onsite public open space and play area transferred to Council	£7,000.00	13/05/2024
351	Moor Street Play Area	333310	Enhancement to Moor Street play area and works to woodland (plus commitment to ongoing maintenance)	£1,450.00	13/05/2024
369	Land at Westwood Park	332891	Maintenance of play equipment, bespoke play wall feature and associated landscaping for ten years at £3,500 per annum. Maintenance of new Multi Use Games Area fencing, surface, etc, general site maintenance at £3,500 per annum for 10 years plus any interest accrued. Maintenance of lighting at £800 per annum.	£7,800.00	13/05/2024

S106 Reference Number	Site Description	Planning Application Number	Scheme Details	Amount Spent	Date Spent
377	Salmon Fields, Royton Linear Path	58425	Salmon fields path / infrastructure improvements and signage installation plus ongoing future maintenance	£1,000.00	13/05/2024
385	Waterhead Park	336585	Play space resurfacing works and landscaping work at Waterhead park.	£2,500.00	13/05/2024
389	Land at Failsworth Mill, Ashton Road West, Failsworth	337967	Clearance and improvements to the tow path surface where damage has occurred to maintain good accessibility and to carry out additional environmental and greenspace improvements to enhance the biodiversity of the stretch of canal/tow path, and to encourage increased use of the route supporting active travel & reducing local journeys by car.	£8,307.50	16/04/2025
405	Keb Lane	340354	Annual tree planting	£2,000.00	13/05/2024
416	Hawk Mill	26894	Ongoing maintenance of POS for 2019/20 onwards @ £1000 per annum	£1,000.00	13/05/2024
427	Stamford Drive/Woodhouse Park Playspace	34055	Improvements to Stamford Drive/Woodhouse Park Playspace, plus ongoing future maintenance	£279.33	13/05/2024
432	Stamford Drive/Woodhouse Park Playspace	343302	Improvements to Stamford Drive/Woodhouse Park Playspace, plus ongoing future maintenance	£3,666.00	13/05/2024
441	Moss Hey Street Shaw	344572	The improvement to the open space provision at Memorial Gardens, Shaw	£19,772.76	31/03/2025
450	Phase R5 & R6 Foxdenton Strategic Site, Broadway Green, Chadderton	345659	Provision of high needs primary school place provision in three schools	£449,033.00	31/03/2025
483	Phase 4, Foxdenton / Broadway Green	351514	Provision of high needs primary school place provision in three schools	£150,000.00	31/03/2025
Total				£685,258.15	

Table 3: Section 106 allocated but not spent 2024/25

S106 Reference Number	Location of Development	Planning application number	Details of Spend	Amount allocated to scheme	Amount allocated to maintenance	Date Allocated
73	Newport St	39261	Relining of school entrance markings at Hulme Kindergarten School	£1,897.95		03/09/2015
143	Former Cape Mill, Shaw	42855	Annual maintenance of public open space		£8,396.55	01/04/2015
144	Land off High Barn Road, Royton	43101	Annual maintenance of public open space		£24,783.59	01/04/2011
155	Village Manor, Uppermill	45361	Annual maintenance of exercise equipment and surface		£15,161.78	27/10/2022
183	Oldham Road/Hirons Lane	46020	Sinking fund for Grotton play area		£12,446.41	04/09/2006
196	Coverhill Road Grotton	40896	Sinking fund for Grotton play area		£12,377.33	04/09/2006
215	Manor House, Manor Road	45486	Annual maintenance of public open space		£6,247.44	01/04/2015
226	Byron St, Cardigan Rd, Hollins Rd	51348	Annual maintenance of play area		£3,717.43	19/03/2012
238	Land and Fields New Rd Chadderton - Gem Mill	50951	Sinking fund for Coalshaw Green MUGA		£21,511.03	11/12/2015
265	Suthers Street, Werneth	52229	Maintenance of outdoor gym equipment		£64,813.32	07/10/2002
292	Land at Roundabout Tyres Crompton Way - Lyon Mill	48976 & 55434	Annual maintenance of public open space		£2,524.39	06/03/2012
299	Land at St Mary's Way Oldham	57455	Annual maintenance of public open space		£96,154.43	03/11/2014
300	52-56 Old Road Failsworth	54021	Annual maintenance of public open space		£2,121.72	21/07/2014
301	Land at Byron Street, Hollinwood	57174	Sinking fund for play area and annual maintenance of public open space		£36,990.92	19/03/2012
305	Land at Barry Street/Huddersfield Road, Oldham	57950	Implementation and maintenance of prohibition of waiting area	£2,254.50		15/08/2013
319	Crompton Hall, Buckstones Road, Shaw, OL2 8LS	59220	Woodland tree planting and maintenance		£2,910.73	08/03/2013
325	Developer Land at Borough Mill, Neild Street Oldham	58539	Annual maintenance of POS and play area; and sinking fund for play area.		£38,343.21	04/01/2018
328	Land adj to 9 Duke Street, Oldham	331465	Highway relining scheme at land adjacent to 9 Duke Street Failsworth		£378.92	2015/16

S106 Reference Number	Location of Development	Planning application number	Details of Spend	Amount allocated to scheme	Amount allocated to maintenance	Date Allocated
333	Land adjacent to Madina Mosque, Stansfield Street	59478	Annual maintenance of play area		£5,005.24	06/05/2015
340	Land at Former Greenfield Bowling Club	58938	Annual maintenance of illuminated signs		£68.72	11/04/2016
344	Land at 62-70 Oldham Road, Grasscroft	332927	Annual maintenance of trim trail		£30,761.15	27/10/2022
345	Former Lumb Mill, Huddersfield Rd	59208 & 59225	Annual maintenance of woodland		£12,250.31	20/03/2017
350	Land at Spencer Street Oldham	59206	Annual maintenance of on-site Play area and POS		£50,746.72	01/07/2021
351	Land off Kings Road Shaw	333310	Annual maintenance of Moor Street play area and works to woodland		£18,392.46	08/08/2023
369	Land at Westwood Park	332891	Annual maintenance of play park and MUGA		£69,430.17	12/12/2017
377	Land at Leonard Way, Salmon Fields	58425	Path infrastructure improvements and signage	£13,275.04		26/06/2023
385	580 Ripponden Road	226585	Maintenance of surfacing, play space and landscaping at Waterhead Park		£29,577.91	08/08/2023
389	Land at Failsworth Mill, Ashton Road West, Failsworth	337967	Clearance and improvements to the tow path surface where damage has occurred to maintain good accessibility and to carry out additional environmental and greenspace improvements to enhance the biodiversity of the stretch of canal/tow path, and to encourage increased use of the route supporting active travel & reducing local journeys by car.	£26,595.72		18/06/2024
395	Land at former Rose Mill, Rose St Chadderton	338634	New Community changing facility at Granby Street playing fields	£229,896.86		14/07/2021
405	Keb Lane	340354	Annual tree planting		£4,328.09	21/09/2023
416	Hawk Mill	26894	Annual maintenance of public open space		£5,888.49	01/04/2019

S106 Reference Number	Location of Development	Planning application number	Details of Spend	Amount allocated to scheme	Amount allocated to maintenance	Date Allocated
427	Land at 165 Medlock Road, Failsworth	34055	Stamford Drive Play area refurb and future maintenance		£4,248.59	28/04/2023
432	Land rear of dog and Partridge PH Woodhouses	343302	Stamford Drive Play area refurb and future maintenance		£53,110.38	28/04/2023
441	Moss Hey Street, Shaw	344572	The improvement to the open space at the Memorial Gardens, Shaw		£16,203.93	
460	Land at Former Royton Health Centre, Rochdale Road, Royton	346744	Public open space and infrastructure improvement works at Royton Park - including Path Improvement, Wall Improvements, Informal Play, biodiversity & interpretation, Bowling Green Signage, Play Improvements	£29,188.50		23/12/2024
Total				£303,108.57	£648,891.36	

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