BOLTON COUNCIL

INFRASTRUCTURE FUNDING STATEMENT: 2024/25



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1. Introduction

1.1 About this statement

Welcome to the Bolton Council Infrastructure Funding Statement**.**

The Community Infrastructure Levy (amendment) (England) (no.2) Regulations 2019 place a duty on Local Authorities to provide a summary of all financial and non-financial developer contributions that they have been received over the course of a given financial year.

The Infrastructure Funding Statement (IFS) is the platform in which to do this and must include a report on Planning Obligations Section 106 (S106), Section 278 (S278) and where applicable the Community Infrastructure Levy (CIL), in relation to the previous financial year. CiL does not apply in Bolton.

The purpose of the Infrastructure Funding Statement is to provide an overview which will give policy makers and communities better insight into how developer contributions are supporting new development and local infrastructure.

1.2 Section 106 (of the Town and Country Planning Act)

Section 106 Agreements are a legal mechanism used to fund additional infrastructure needed as a result of increased demand caused by development within a local area.
Section 106 monies are secured for a range of infrastructure. They can only be sought where they meet the three legal tests, set out in paragraph 122 of the Community Infrastructure Levy Regulations 2010:

- they are directly related to the development,
- fairly and reasonably related in scale and kind to the development, and;
- necessary to make the development acceptable in planning terms.

S106 (collectively known as 'planning obligations' or 'developer contributions') more often than not will be financial obligations which are payments made to the Council for the Council to spend towards the provision of off-site infrastructure works or alternate facilities elsewhere within the Borough, usually on or near the site.

Developer contributions can also be non-financial also known as 'in kind', whereby instead of paying the money to the Council the developer provides services or carries out the works directly such as direct delivery of infrastructure, providing a specific number of affordable homes on site or management and maintenance obligations.

1.3 Section 278 Highway Agreements

Additional legal agreements that can fund infrastructure are Section 278 Agreements (S278). These are legally binding agreements made under the Highways Act 1990 between Local Highway Authorities and Developers. S278 agreements are required to secure alterations or improvements to the highway.



1.4 Community Infrastructure Levy

Bolton Council does not operate a Community Infrastructure Levy and, as such, this statement will only set out this year's contributions and expenditure relating to Section 106 (S106) agreements.

1.5 Boltons Planning Policy requirements

S106 agreements are used to mitigate the impacts of development and ensure that Bolton's planning policy requirements (as set out in the Core Strategy, the Infrastructure and Planning Contributions Supplementary Planning Document (SPD) and the Affordable Housing SPD are fully met. S106 obligations include:

- Site-specific financial contributions - these are secured and must be used for defined purposes; for instance, the provision of education facilities, traffic and transport/highways related works, open space provision and affordable housing contributions (where accepted in lieu of on-site provision);
- Provision of on or off -site affordable housing; and
- Non-financial obligations, including requirements such as employment and skills strategies, and travel plans.

The Core Strategy Policy IPC1 sets out our requirements for planning obligations in the context of negotiations on planning applications where it states:

"*The council will seek to ensure that developers make reasonable provision or contribution towards the cost of appropriate physical, social and green infrastructure required by the proposed development and/or to mitigate the impact of that development. In doing so, the council will ensure that a scheme is made acceptable in planning terms and achieves the objectives of sustainable development*"

The Infrastructure and Planning Contributions SPD identifies areas where contributions will be sought. This document outlines the range and nature of planning obligations to be sought depending on the type of development in the authority.

The areas identified are as follows:

- Affordable housing
- Open space and children's play space
- Health and well-being
- Education
- Community and cultural facilities
- Public art and public realm improvements



Further detail on the implementation of this approach is set out in the Infrastructure and Planning Contributions Supplementary Planning Document. More specific requirements for securing affordable housing are set out in the Affordable Housing SPD.

These documents can be viewed from our web site at:

Developer contributions – Bolton Council

1.6 Key headlines from the statement

In 2024/25, the headline figures are as follows:

Section 106 agreements:

Opening Balance 2024/25 £7,406,144

£3,795,594 was received in 2024/25

£3,173,357 of funding was drawn down.

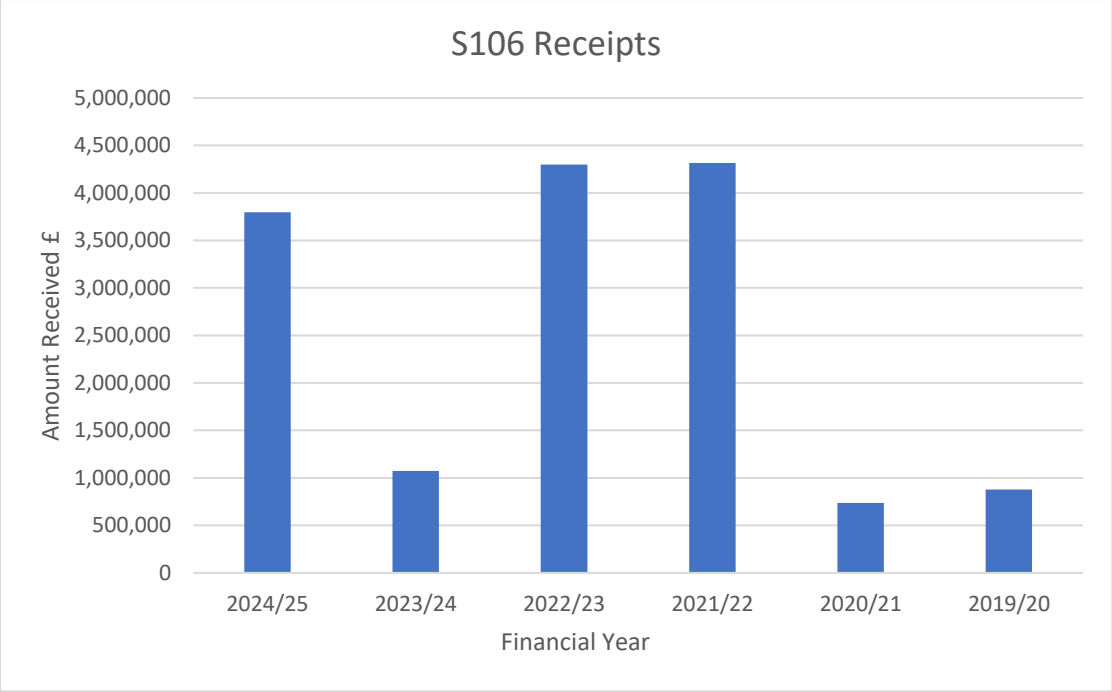
There is a remaining balance of £8,028,381, which was carried forward into 2025/26.

2. Section 106 collection and expenditure: 2024/25

2.1 Section 106 financial contributions received over the last six years

The table and bar chart display S106 contributions over the last six financial years.

Year	Receipts
2024/25	£3,795,594
2023/24	£1,072,840
2022/23	£4,297,590
2021/22	£4,316,646
2020/21	£735,546
2019/20	£879,565



The graph shows significant differences in contributions received over the last six years from S106 agreements. However, it is important to qualify that this is not a performance issue as the contributions is derived from major planning applications that have been granted planning permission by the Council. In all cases, the Council seeks to maximise S106 contributions in accordance with its S106 Supplementary Planning Document and the provisions of Community Infrastructure Levy Regulations 2010.

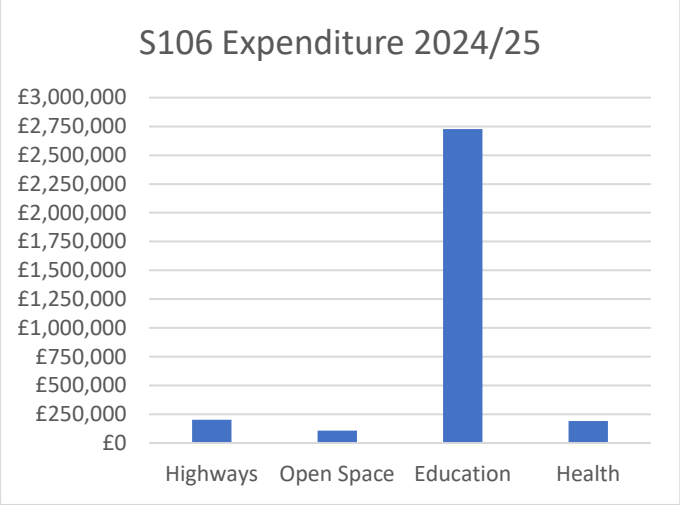
The variation in contributions between years is determined by the actual S106 agreements themselves and the trigger points for when payments need to be made to the Council. Accordingly, one year may see a higher Contributions from S106 agreements than another, simply because there may be more or larger S106 contributions triggered and paid to the Council during that period.

In 2024/25 Bolton Council received £3,795, 594 from S106 agreements. For an analysis of receipts in 2024/25 please see Appendix 1.

2.2 Analysis of 2024/25 Expenditure

In 2024/25, a total of £3,173,357 was spent from S106 contributions held. Expenditure of S106 spend in 2024/25 was concentrated on Education.

Areas of spend in 2024/25



For an analysis of significant expenditure during 2024/25 please see Appendix 2.

2.3 Current total S106 balances

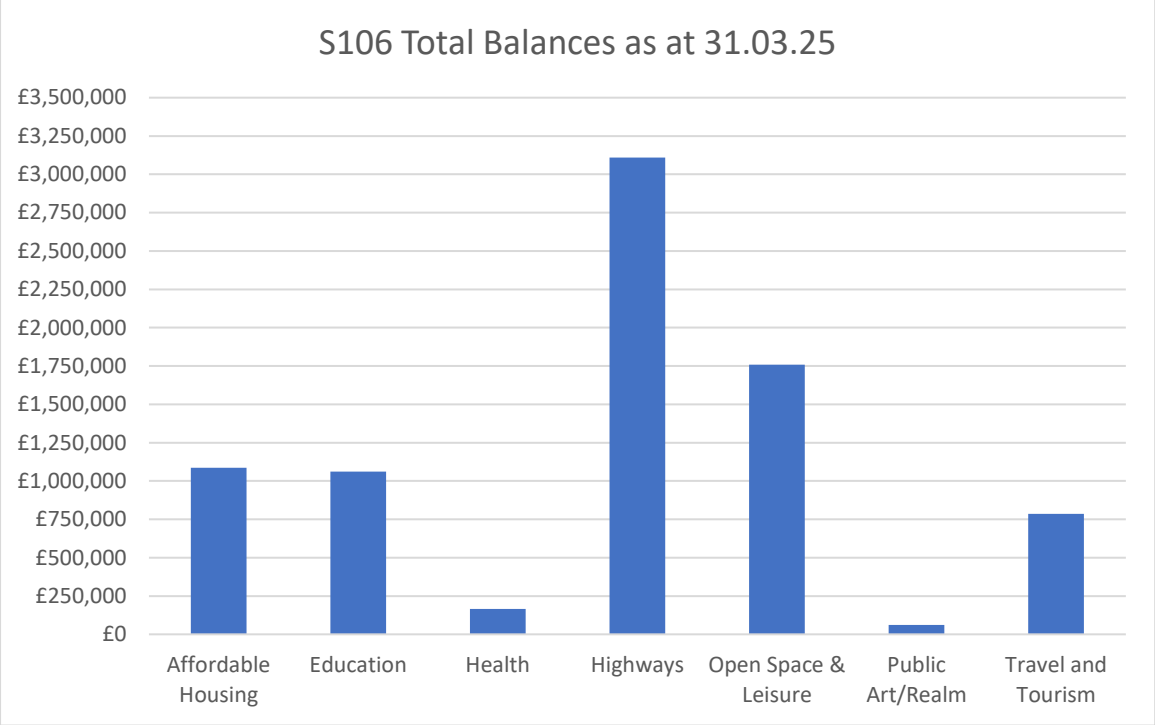
A balance of £7,406,144 was carried forward from 2023/24 to financial year 2024/25.

As a result of the contributions and expenditure set out in Appendices 1 and 2 of this statement, S106 balances held at the end of 2024/25 are as follows:

2.4 S106 Balances held by each Department 31.03.2025

Affordable Housing	£1,085,739
Education	£1,062,308
Health	£166,546
Highways	£3,108,532
Open Space & Leisure	£1,758,200
Public Art/Realm	£60,963
Travel and Tourism	£786,093
	£8,028,381

2.5 Graph of S106 balances in 2024/25



3. Planned expenditure (2025/2026)

Section 106 monies must be spent in accordance with the terms of the legal agreement (as part of the planning application process). The heads of terms can include a clause to spend the S106 contribution between five and ten years of the agreement; accordingly, expenditure is pre-determined by the S106 both in terms of what it can be spent on and by when.

The Council's balance of £8,028,381 (as of 31st March 2025) will be spent against specific projects/works identified in the S106 agreements. Whether this takes place in 2025/26 or later is determined by the terms of the S106 Agreement itself. Sometimes there is need to combine or pool contributions and/or supplement with other funding. This is particularly the case with Education for example. This impacts on the timescales for realistic delivery of some mitigations.

4: Conclusions

Bolton Council is committed to working with the local community and other stakeholders to ensure that planning contributions are used in a fair and transparent way to maximise the mitigation and opportunities arising from development, such as new affordable homes, community infrastructure and environmental improvements.

The Infrastructure Funding Report shows that the Council received total of £3,795,594 additional contributions secured through S106 agreements in 2024/25.

During that period, the Council spent £3,173,357 on the provision of infrastructure to support the local economy and community, primarily on Education.

This has resulted in a balance of £8,028,381 S106 monies held by the Council as of 31 March 2025

Appendix 1 Section 106 Receipts in 2024/25

Planning Ref	Scheme	Builder	Total
04766/18	Land West of Wingates Industrial Estate Off Chorley Road, Westhoughton, Bolton, BL5 3LY	Harworth Group	1,030,214
07245/19	Land Off Victoria Road, Horwich, Bolton	Northstone	9,718
08075/20	Llama Park, Land at Lever Park Avenue, Horwich	Eccleston Homes	164,109
09485/20	Garnet Fold, St Helens Road, Bolton, BL3 3SS	Northstone Developments	286,349
09775/20	Land at Mytham Road, Prestolee Road, Boscow Road, Hall Lane and Newbury Road, Little Lever, Bolton	Watson Construction (Holdings) Ltd	8,760
11567/21	Bowlands Hey - Phase 5	Bellways	797,323
13040/22	Kings Leadership Academy, Land South Of Freshfield Avenue, Bolton	Great Schools Trust, Hillock Lane, Woolston, Warrington, WA1 4PF	55,383
16079/23	Former Eden Boys School Site, Cotton Street, Bolton, BL1 3JN	Great Places Housing Group	32,000
18131/24	Logistics North - Cutacre Site - Plodder Lane/ Watergate Lane junction improvements	Harworth Estates Investments Ltd	394,894
91352/14	Land at Former Horwich Loco Works - Phase 3 126 Units	Bellways	1,016,844
Total			**3,795,594**

Appendix 2 Section 106 Expenditure in 2024/25

Planning ref	Development Scheme	Expenditure in Year
01373/17	Land at former Horwich loco , Horwich	26,396
04766/18	Land West of Wingates Industrial Estate Off Chorley Road, Westhoughton, Bolton, BL5 3LY	10,802
05937/19	Collingwood Way, Westhoughton	170,221
06485/19	Silkash, Former Roscoes Farm, Westhoughton	201,724
07245/19	Land Off Victoria Road, Horwich, Bolton	597
08075/20	Llama Park, Land at Lever Park Avenue, Horwich	164,109
09485/20	Garnet Fold Farm, St Helens Road, Bolton	646,460
09775/20	Land at Mytham Road, Prestolee Road, Boscow Road, Hall Lane and Newbury Road, Little Lever, Bolton	588
11486/21	Land at former Horwich loco , Horwich	50,642
11567/21	Bowlands Hey - Phase 5	643,974
11568/21	Phases 3 & 4 Bowlands Hey, Westhoughton	409,026
12992/22	Academy Way, Lostock Bolton	189,939
13040/22	Kings Leadership Academy, Land South Of Freshfield Avenue, Bolton	1,016
16079/23	Former Eden Boys School Site, Cotton Street, Bolton, BL1 3JN	820
18131/24	Logistics North - Cutacre Site - Plodder Lane/ Watergate Lane junction improvements	4,449
37390/90	Ringley Hulme Rd, Kearsley, Kearsley	22,638
47641/95	Long Causeway, Kearsley	1,500
75033/06	Mabel's Brow, Kearsley	17,581
75492/06	Acresfield House, Chorley Road, Blackrod	1,050
78010/07	Pennine Road, Horwich	6,500
79867/08	Chortex Mills	842
91352/14	Land at former Horwich loco , Horwich	424

	Land at Former Horwich Loco Works - Phase 3 126 Units	502,840
91358/14	Rivington Grange, Former Bolton Comm College, Horwich	21,411
93610/15	Roscoe's Farm, Westhoughton	43,199
97377/16	Phase 1 Bowlands Hey, Collingwood Way, Westhoughton	34,609
Grand Total		**3,173,357**