

Infastructure Funding Statement

2025-2026

High Peak Borough Council

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1 Introduction and background

High Peak Borough Council Infrastructure Funding Statement 2025-26

1.1 Introduction

1.2 The Infrastructure Funding Statement (IFS) sets out annual income and expenditure relating to developer contributions in High Peak secured through "S106 agreements". As a result of recent changes to government legislation local authorities are now required to publish an Infrastructure Funding Statement which will be produced on an annual basis. Using published developer contribution data the IFS will detail infrastructure projects in order to increase transparency for communities by reporting what has been received and spent by the Council. Local planning authorities that have received developer contributions must publish an infrastructure funding statement summarising developer contributions data.

1.3 The aim of the Infrastructure Funding Statement is to give policy makers a better insight into how developer contributions are supporting new development. Developer contributions can include Section 106 planning obligations, Community Infrastructure Levy, section 278 agreements and any agreements that either secure funding towards new development. However, the Borough Council does not currently have a Community Infrastructure Levy in place. Section 278 agreements are secured for highways improvements and as such are reported on separately by Derbyshire County Council.

2 Developer Contributions

Indicator 3a

The total amount of money to be provided under any planning obligations which were entered into during the reported year.

Land Details	Reason	Planning Application No.	Date of Agreement	Commitment	Contribution
Land at Waterswallows Lane, Buxton.	Air quality contribution	HPK/2024/0275	20/03/2026	£31,206.00	Air quality management contribution

Table 1

2 Developer Contributions

2.1 Table 1 above shows the money provided under any planning obligations throughout the reporting period from April 2025 to March 2026. These contributions are secured through Section 106 Agreements, as shown above, the contributions secured this financial year relate to air quality.

2.2 Education and highway contributions will be reported on by the Highway and Education Authority which is Derbyshire County Council.

Indicator 3b

The total amount of money under any planning obligations which was received during the reported year

During the reporting year a total of **£188,980.69** was received by High Peak Borough Council in the form of planning obligations. The details of these funds received are outlined below:

Land Details	Developer	Planning Application No.	Receipt Date	Sum Received	Contribution Use
Land at Hallsteads, Dove Holes, Buxton	HJK Construction (Northern) Ltd	HPK/2019/0028	18/02/2026 & 27/03/2026 & 27/04/2026	£50,500.64	Sports
Land at Hallsteads, Dove Holes, Buxton	HJK Construction (Northern) Ltd	HPK/2019/0028	18/02/2026 & 27/03/2026 & 27/04/2026	£7,940.38	Allotments
Land at Hallsteads, Dove Holes, Buxton	HJK Construction (Northern) Ltd	HPK/2019/0028	18/02/2026 & 27/03/2026 & 27/04/2026	£19,845.83	Play space
Land north of Dinting Road, Glossop, Derbyshire	Loxley Properties & Developments Limited	HPK/2017/0325	09/03/2026	£3,000.00	Travel Plan Contribution
Land north of Dinting Road, Glossop, Derbyshire	Loxley Properties & Developments Limited	HPK/2016/0648	09/03/2026	£3,000.00	Travel Plan Contribution
Land at Dinting Vale, Dinting, Glossop, Derbyshire	Wainhomes (North West) Limited	HPK/2022/0456	23/05/2025	£13,800.00	Air Quality Contribution
Millers Vale, Church Lane, New Mills, High Peak, Derbyshire SK22 4NP	Cullen, Lancashire	HPK/2013/0483 + DOV 2019 07 25	13/04/2026 & 23/06/2026	£8,093.84	Educational Facilities
Land at Dinting Vale, Dinting, Glossop, Derbyshire	Wainhomes (North West) Limited	HPK/2022/0456	23/05/2025	£82,800.00	Health Contribution

Table 2

Indicator 3c

The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority.

Land Details	Developer	Planning Application No.	Receipt Date	Sum Received	Contribution Use
Land at Hockerley Lane, Whaley Bridge	Persimmon Homes	0003/8364	2011/12	£790.00	Maintenance
Waterswallows Bottling Plant	Bingham Trust & Nestle Waters	2011/0661 2014/0563	21/06/2012	£1,900.00	Maintenance
Rear of Hayfield Road, Chapel (Phase 2) (aka Burfields) to be Southead Drive	Barratt Homes	0003/7646	2008/09	£15,000.00	Other
Land South of Shaw Lane (Dinting Rd) Hadfield Glossop SK13 6EE	Loxley Construction Etherow Ltd	HPK/2021/0229	11/10/2021	£2,550.00	Open space
Simmondley Lane, Glossop	Bett Homes	2001/0019	04/11/2004	£44,117.90	Open space/ play; AH; Rail
Land adjacent to 129 Manchester Road, Chapel-en-le-Frith	Bowler/ Richardson/ Goldstraw (Landowners)	HPK/2014/0210	11/12/2017	£11,481.59	Open space
Land adjacent to 129 Manchester Road, Chapel-en-le-Frith	Bowler/ Richardson/ Goldstraw (Landowners)	HPK/2014/0210	11/12/2017	£14,612.94	Play space
Unilateral Undertaking: Land at North Road, Glossop, SK13 7QF	Gladman/ Lofthouse/ Wilson/ James/ Goddard (Owners)	UU HPK/2013/0327	17/11/2017	£40,418.74	Play space
Unilateral Undertaking: Land at North Road, Glossop, SK13 7QF	Gladman/ Lofthouse/ Wilson/ James/ Goddard (Owners)	UU HPK/2013/0327	17/11/2017	£31,632.06	Open space
DIY store at Staden Lane, Buxton	Consol Property Northstar/ Hpeak Lab	2004/0138	02/09/2004	£5,000.00	Environmental
Land at the Queens Arms New Mills	New Mills Building Ltd.	HPK/2017/0369	18/10/2018	£35,000.00	Affordable housing

2 Developer Contributions

Land Details	Developer	Planning Application No.	Receipt Date	Sum Received	Contribution Use
Land at the Queens Arms New Mills	New Mills Building Ltd.	HPK/2017/0369	£12,400 on 05/08/19 chq to invoice. Indexation rec'd 08/08/2019	£13,048.71	Affordable housing
Land on the east side of Ellison Street, Glossop	Pembroke East Ltd.	HPK/2017/0366	11/09/2019	£13,262.28	Open space
Land on the east side of Ellison Street, Glossop	Pembroke East Ltd.	HPK/2017/0366	11/09/2019	£4,256.77	Play space
Land on the West Side of Shire Croft, Reservoir Road, Whaley Bridge	Todbrook Developments Ltd.	HPK/2017/0429	10/12/2019	£36,701.35	Affordable housing
Granby Road, Fairfield, Buxton	Nottingham HA	HPK/2019/0164	16/06/2020	£5,617.35	Allotments
Granby Road, Fairfield, Buxton	Nottingham HA	HPK/2019/0164	16/06/2020	£35,726.20	Sports
Granby Road, Fairfield, Buxton	Nottingham HA	HPK/2019/0164	16/06/2020	£14,016.00	Play space
Harpur Hill College Sit off Trenchard Drive Harpur Hill Buxton	Persimmon Homes	HPK/2018/0315	20/10/2020	£74,878.20	Sports
Former Harpur Hill college site off Trenchard Drive aka College Rd	Persimmon Homes	HPK/2018/0315	16/01/2021	£101,995.00	Affordable housing
Hawkshead Mill, Hawkshead Road, Glossop	Mandale Homes North Yorkshire Ltd	HPK/2014/0573	21/10/2021	£9,356.57	Play space
Hawkshead Mill, Hawkshead Road, Glossop	Mandale Homes North Yorkshire Ltd	HPK/2014/0573	21/10/2021	£7,351.59	Open space
Land at Burlow Rd & Heath Nook Rd, Buxton	High Peak Land Ltd/ Barratt Homes	HPK/2014/0403, 2017/012	21/10/2021	£59,822.40	Open space
Land at Burlow Rd & Heath Nook Rd, Buxton	High Peak Land Ltd/ Barratt Homes	HPK/2014/0403, 2017/012	17/06/2022	£11,946.86	Open space
Land at Burlow Rd & Heath Nook Rd, Buxton	High Peak Land Ltd/ Barratt Homes	HPK/2014/0403 & variation 3.7.18 2017/012	21/10/2021	£64,338.14	Play space

Land Details	Developer	Planning Application No.	Receipt Date	Sum Received	Contribution Use
Land at Burlow Rd & Heath Nook Rd, Buxton	High Peak Land Ltd/ Barratt Homes	HPK/2014/0403 & variation 3.7.18 2017/012	17/06/2022	£15,205.10	Play space
Land at Hallsteads, Dove Holes, Buxton	Jonathan Godwin Critchlow	HPK/2013/0625 (prev 0319)	01/07/2022	£33,222.07	Open space
Land at Hallsteads, Dove Holes, Buxton	Jonathan Godwin Critchlow	HPK/2013/0625 (prev 0319)	01/07/2022	£42,450.43	Play space
Wye House, Corbar Road, Buxton	Pigott Law Estates Ltd		08/02/2022	£175,000.00	Affordable housing
Land at Bridge Mills, New Road, Tintwistle, Glossop	BXB (Tintwistle) Limited	HPK/2016/0691	26/08/2022	£358,967.74	Environmental
Land at Riverside Mill, George Street, Glossop	James Edmund Wharton Ltd	HPK/2015/0325	04/10/2022	£1,853.20	Open space
Land and buildings at 88 High Street East and Milltown, Glossop Derbyshire	Lofthouse Dvlpmts, Easton House Dvlptmts, Pollard Egerton, Watson Constr, Big Finance	HPK/2022/0317	09/10/2023	£3,681.85	Allotments
Land and buildings at 88 High Street East and Milltown, Glossop Derbyshire	Lofthouse Dvlpmts, Easton House Dvlptmts, Pollard Egerton, Watson Constr, Big Finance	HPK/2022/0317	09/10/2023	£31,160.00	Sports
Land and buildings at 88 High Street East and Milltown, Glossop Derbyshire	Lofthouse Dvlpmts, Easton House Dvlptmts, Pollard Egerton, Watson Constr, Big Finance	HPK/2022/0317	09/10/2023	£36,360.00	Open space
Land and buildings at 88 High Street East and Milltown, Glossop Derbyshire	Lofthouse Dvlpmts, Easton House Dvlptmts, Pollard	HPK/2022/0317	09/10/2023	£12,215.00	Play space

Land Details	Developer	Planning Application No.	Receipt Date	Sum Received	Contribution Use
	Egerton, Watson Constr, Big Finance				
Land and buildings at 88 High Street East and Milltown, Glossop Derbyshire	Lofthouse Dvlpmts, Easton House Dvlptmts, Pollard Egerton, Watson Constr, Big Finance	HPK/2022/0317	09/10/2023	£15,840.00	Tree planting
Land at Hayfield Road, New Mills	Wainhomes (North West) Limited	HPK/2017/0534	01/04/2025	£9,771.59	Allotments
Land at Hayfield Road, New Mills	Wainhomes (North West) Limited	HPK/2017/0534	01/04/2025	£59,975.92	Sports
Land to South of Macclesfield Rd, Whaley Bridge (linglongs)	Barratt Homes Manchester	UU: HPK/2014/0119. DOV HPK/2017/0694. DOV HPK/2022/0495	10/09/2025	£39,706.39	Play space
Land to South of Macclesfield Rd, Whaley Bridge (linglongs)	Barratt Homes Manchester	UU: HPK/2014/0119. DOV HPK/2017/0694. DOV HPK/2022/0495	10/09/2025	£50,535.40	Play space

Table 3

A total of £**1,540,765** was received before the reported year and has not yet been spent by the authority. As shown above, most of the secured funding has been allocated for the maintenance of public open space and provision of play and sports facilities. Section 106 agreements are used to deliver open space and play space on site (or within an appropriate location within close proximity of a development) or a financial contribution to enable delivery. The funds outlined above have been received by the authority but have not yet been spent. Funds received by the Council are monitored by the relevant service area to be spent as per the Section 106 Agreement.

Indicator 3d

Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of;

(i) in relation to affordable housing, the total number of units which will be provided;

Site Name	Planning Reference	Application Type	Total AH	Social Rent	Shared Ownership	Right to Buy	Discount Market Sale	First Homes
None	N/A	N/A	N/A	N/A		N/A		

Table 4

(ii) in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;

Land Details	Developer	Planning Application No.	Receipt Date	Sum Received	Contribution Use
None	N/A	N/A	N/A	N/A	N/A

Table 5

No data to report

Indicator 3e

The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure

Land Details	Developer	Planning Application No.	Receipt Date	Sum Received	Contribution Use
None	N/A	N/A	N/A	N/A	N/A

Table 6

£0.00

2 Developer Contributions

2.3 No data to report.

Indicator 3f

The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)

A total of **£95,537.70** received under planning obligations was spent by the authority, this includes when the authority has been holding money as part of a S106 agreement and it has been transferred.

Sum Received	Contribution Use
£790.00	Maintenance
£450.00	Maintenance
£82,800.00	Health Contribution
£11,367.01	Sports
£130.69	Open space

Table 7

A total amount of **£95,537.70** from planning obligations was spent by the authority during the reported year, a detailed breakdown of what this money was spent on is outlined in 3(h).

Indicator 3g

In relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item

Land Details	Developer	Planning Application No.	Receipt Date	Sum Received	Contribution Use
None	N/A	N/A	N/A	N/A	N/A

Table 8

The monies outlined above have been allocated for outdoor sports provision, including improvements at Manor Park.

2 Developer Contributions

2.4 No data to report.

Indicator 3h

(i) the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;

(ii) the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);

(iii) the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;

(i)

Land Details	Sum Received	Details
Land at Hockerley Lane, Whaley Bridge	£790.00	Maintenance
Waterswallows Bottling Plant, Buxton	£450.00	Maintenance
Land at Dinting Vale, Dinting, Glossop, Derbyshire	£82,800.00	Health Contribution
Land on the east side of Ellison Street, Glossop	£11,367.01	Sports
Land at Long Lane Chapel-en-le-Frith	£130.69	Open space

Table 9

(ii) Nothing to report

(iii) Nothing to report

Indicator 3i

The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance ("commuted sums"), also identify separately the total amount of commuted sums held.

Land Details	Developer	Planning Application No.	Receipt Date	Sum Received	Contribution Use
Land at Hockerley Lane, Whaley Bridge	Persimmon Homes	0003/8364	2011/12	£790.00	Maintenance
Waterswallows Bottling Plant	Bingham Trust & Nestle Waters	2011/0661 2014/0563	21/06/2012	£450.00	Maintenance

Table 10

The total amount of money received under any planning obligations during any year which was retained at the end of the reported year comes to a total of **£1,240.00** which is to be used towards future maintenance.