



Contents

1 Introduction and background	3
2 Developer Contributions	4

1 Introduction and background

High Peak Borough Council Infrastructure Funding Statement 2021/2022

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 transparent 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	Sum Received	Contribution
Samas Roneo Ltd Glossop Road Glossop	Travel Plan	HPK/2018/0191	19/07/2021	£7,500.00	Travel plan contribution £7,500 to apply to all 3 phases of development.
Land At Dinting Road And Shaw Lane Glossop	Open Space	HPK/2021/0029	08/10/2021	£2,550.00	In brief summary to provide for a Parks and Gardens contribution of £2,550 towards the purchase, planting and care of trees at Bankswood Park, Park road, Hadfield.

Table 1

Total Sum Received = £10,050.00

2 Developer Contributions

2.1 Table 1 shows the money provided under any planning obligations throughout the reporting period from April 2021 to March 2022. Much of the money provided is in relation to education, open space and travel plan contributions. Once paid contributions must be spent within agreed timescales, and if not are to be repaid with interest.

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

2 Developer Contributions

Indicator 3b

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

Land Details	Developer	Planning Application No.	Receipt Date	Sum Received	Contribution Use
Land at Foxlow farm, Ashbourne Road, Buxton	Keepmoat Homes	HPK/2013/0603 and HPK/2017/05990 and variation	27/09/2021	£52,123.26	Contribution to Cote Heath skate park for 2023.
Hawkshead Mill, Hawkshead Road, Glossop	Mandale Homes North Yorkshire Ltd.	HPK/2014/0573	12/10/2021	£9,356.57	Children's outdoor play space contribution
Hawkshead Mill, Hawkshead Road, Glossop	Mandale Homes North Yorkshire Ltd.	HPK/2014/0573	21/10/2021	£7,351.59	Open Space
Land South of Shaw Lane, (Dinting Rd) Hadfield, Glossop	Loxley Construction Etherow Ltd	HPK/2021/0229	11/10/2021	£2,550.00	Parks and Gardens
Land at Burlow Rd & Heath Nook Rd, Buxton	High Peak Land Ltd/ Barratt Homes	HPK/2014/0403	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	21/10/2021	£76,137.60	Play Space

Table 2

2 Developer Contributions

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
Sexton Street	N/A	N/A	2007	£400.00	Drawn down as revenue
Land at Hockerley Lane, Whaley Bridge	Persimmon Homes	0003/8364	2011/12	£4,740.00	Public open space maintenance
Waterswallows Bottling Plant	Bingham Trust & Nestle Waters	2011/0661 2014/0563	21/06/2012	£4,150.00	Off site tree monitoring
Land at Forge Works, Chinley, SK23 6BP (Phase 2)	Innovation Forge Ltd/ Wain Homes	2012/0323 Phase 2 variation 20/11/2017	05/11/2018	£21,077.50	Open Space
Land at Long Lane Chapel-en-le-Frith	Seddon Homes	HPK/2013/0320 + 0567	02/10/2017	£31,454.99	Open Space
Land at Long Lane Chapel-en-le-Frith	Seddon Homes	HPK/2013/0320 + 0567	02/10/2017	£40,192.49	Play Space
Unilateral Undertaking: Land at North Road, Glossop, SK13 7QF	Gladman/ Loffhouse/ Wilson/ James/ Goddard (Owners)	HPK/2013/0327	17/11/2017	£40,418.74	Play Space and installation of accessible play equipment.
Unilateral Undertaking: Land	Gladman/ Loffhouse/ Wilson/	HPK/2013/0327	17/11/2017	£31,632.06	Open Space

2 Developer Contributions

at North Road, Glossop, SK13 7QF	James/ Goddard (Owners)	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
Land at the Queens Arms New Mills	New Mills Building Ltd	HPK/2017/0369	18/10/2018	£35,000.00	Affordable Housing

Table 3

2 Developer Contributions

2.3 As shown above, most of the secured funding is for the maintenance of public open space. The funding relating to Forge Works has been agreed to go towards an open space contribution and maintenance. Section 106 Funding from Long Lane, Chapel-en-le-frith will be for play space development and maintenance, to be agreed with Chapel Parish Council Parks Projects. Funds for the above developments have been received in full but not yet allocated to specific projects or improvements. The funding allocated at Sexton street is designated to be used for revenue, this has been drawn down to the Parks service each year, it will be used in full this year 2021/22.

2 Developer Contributions

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	Affordable		Shared Ownership
				Rent	Ownership	
Samas Roneo Phase 3	HPK/2019/0474	Full	7	6	1	
Saw Mills, Albion Road, New Mills	HPK/2019/0414	Full	3	2	1	

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

2 Developer Contributions

2.4 No data to report.

2 Developer Contributions

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

2 Developer Contributions

2.5 No data to report.

2 Developer Contributions

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)

Land Details	Developer	Planning Application No.	Receipt Date	Sum Received	Contribution Use
Land at Hockerley Lane, Whaley Bridge	Persimmon Homes	HPK/0003/8364	2011/12	£790.00	Maintenance of Public Open Space
Waterswallows Bottling Plant	Bingham Trust & Nestle Waters	2011/0661 2014/0563	21/06/2012	£450.00	Off site tree monitoring
Simmondley Lane, Glossop	Bett Homes	HPK/2001/0019	26/06/2001	£51,000.00	Open space
Land at Forge Works, Chinley, SK23 6BP (Phase 1)	Innovation Forge Ltd/ Wain Homes	HPK/2012/0323	27/09/2017	£8,000.00	Public Space

Table 7

2 Developer Contributions

2.6 Money received from the Simmondley Lane site in Glossop has been spent on the new pump track at Bankswood which is now complete, the entire £51,000 was used to fund this. The funds from the Hockerley Lane site in Whaley Bridge is being spent on ongoing maintenance, mainly for public open space. Contributions received from the Waterswallows site are going towards offsite tree monitoring, carried out by our tree officer. Funds from forge works has been allocated to Chinley Parish Council for their community building project, £8,000 has been transferred to them so far for feasibility study.

2 Developer Contributions

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

2 Developer Contributions

2.7 No data to report.

2 Developer Contributions

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	Developer	Planning Application No.	Receipt Date	Sum Received	Contribution Use
Sexton Street			2007/08	£400.00	Revenue
Land at Hockerley Lane, Whaley Bridge	Persimmon	HPK/0003/8364	2011/12	£790.00	Public Open Space
Simmondley Lane, Glossop	Bett Homes	HPK/2001/0019	26/06/2011/12	£51,000.00	Open Space
Waterswallows Bottling Plant	Bingham Trust & Nestle Waters	HPK/2011/0661 & HPK/2014/0563	21/06/2012	£450.00	Off-site tree monitoring
Land at Forge Works, Chinley, SK23 6BP (Phase 1)	Innovation Forge Ltd/ Wain Homes	HPK/2012/0323	27/09/2017	£8,000.00	Chinley Primary School

Table 9

(ii) Nothing to report

2 Developer Contributions

(iii) Nothing to report

2 Developer Contributions

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	HPK00038364	2011/12	£3,950.00	Maintenance of public open space
Waterswallows Bottling Plant	Bingham Trust & Nestle Waters	HPK2014/0563	21/06/2012	£3,700.00	Off site tree monitoring
Simmondley Lane, Glossop	Bett Homes	HPK2001/0019	26/06	£89,431.5	Public open space, Affordable Housing & Railway station
Land at Forge Works, Chinley, SK23 6BP (Phase 1)	Innovation Forge Ltd/Wain Homes	HPK2012/0323	27/09/2017	£23,629.59	Open Space
Land at Forge Works, Chinley, SK23 6BP (Phase 2)	Innovation Forge Ltd/Wain Homes	HPK2012/0323 Phase 2 variation HPK2011/2017	05/11/2018	£21,077.50	Open Space

2 Developer Contributions

Land at Long Lane Chapel-en-le-Frith	Seddon Homes	HPK2013/0320 + 0567	02/10/2017	£31,454.99	Open Space
Land at Long Lane Chapel-en-le-Frith	Seddon Homes	HPK2013/0320 + 0567	02/10/2017	£40,192.49	Play Space
Unilateral Undertaking: Land at North Road, Glossop, SK13 7QF	Gladman/ Loffhouse/ Wilson/ James/ Goddard (Owners)	HPK2013/0327	17/11/2017	£40,418.74	Play Space
Unilateral Undertaking: Land at North Road, Glossop, SK13 7QF	Gladman/ Loffhouse/ Wilson/ James/ Goddard (Owners)	HPK2013/0327	17/11/2017	£31,632.06	Open Space
Land adjacent to 129 Manchester Road, Chapel-en-le-Frith	Bowler/ Richardson/ Goldstraw (Landowners)	HPK2014/0210	11/12/2017	£11,481.59	Open Space
Land adjacent to 129 Manchester Road, Chapel-en-le-Frith	Bowler/ Richardson/ Goldstraw (Landowners)	HPK2014/0210	11/12/2017	£14,612.94	Play Space
DIY store at Staden Lane, Buxton	Consol Property Northstar/ Hpeak Lab	HPK2004/0138	02/09/2004	£10,000.00	Offsite environmental works

2 Developer Contributions

Land at the Queens Arms New Mills	New Mills Building Ltd	HPK20170369	18/10/2018	£35,000.00	Affordable Housing
Land at the Queens Arms New Mills	New Mills Building Ltd	HPK20170369	05/08/2019	£13,048.71	Affordable Housing
Land on the east side of Ellison Street, Glossop	Pembroke East Ltd	HPK20170366	11/09/2019	£17,87.27	Allotments
Land on the east side of Ellison Street, Glossop	Pembroke East Ltd	HPK20170366	11/09/2019	£11,367.01	Outdoor Sports Facilities
Land on the east side of Ellison Street, Glossop	Pembroke East Ltd	HPK20170366	11/09/2019	£13,262.28	Parks and Gardens
Land on the east side of Ellison Street, Glossop	Pembroke East Ltd	HPK20170366	11/09/2019	£4,256.77	Play Space
Land on the West Side of Shire Croft, Reservoir Road, Whaley Bridge	Todbrook Developments Ltd	HPK20170429	01/10/2019	£36,701.35	Affordable Housing
Granby Road, Fairfield, Buxton	Nottingham HA	HPK20190164	16/06/2020	£5,617.35	Allotments

2 Developer Contributions

Granby Road, Fairfield, Buxton	Nottingham HA	HPK2019/0164	16/06/2020	£35,726.20	Outdoor Sports Facilities
Granby Road, Fairfield, Buxton	Nottingham HA	HPK2019/0164	16/06/2020	£14,016.00	Play Space
Harpur Hill College Sit off Trenchard Drive Harpur Hill Buxton	Persimmon Homes	HPK2018/0315	20/10/2020	£74,878.20	Outdoor Sports Facilities

Table 10

2 Developer Contributions

2.8 Contributions from the Land on the West Side of Ellison Street, Glossop has been allocated to Jordan Street for allotment contributions, as well as towards the maintenance of a multi-use games area, play equipment and benches at Manor Park, Glossop.