

# High Peak Infrastructure Funding Statement





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# 1 Introduction and background



## **High Peak Borough Council Infrastructure Funding Statement 2019/2020**

### **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** 1.2 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

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

Land Details	Reference	Planning Application No.	Date	Sum Received	Contribution Use
Land at Leek Road, Buxton	Affordable Housing	HPK/2017/0110	14/05/2019	£0.00	Submission of a scheme for 30% affordable housing and shared ownership.
					No less than 30% of the dwellings which are constructed on the Site shall be affordable housing units.
Samos Roneo Ltd, Glossop	Miscellaneous	HPK/2018/0272	25/06/2019	£33,850.50	Allotments Contribution for Melandra Castle Road.
					Trigger: to pay the allotments contribution to the Council prior to occupation of the dwellings.

## 2 Developer Contributions

Samos Roneo Ltd, Glossop	Travel Plan	HPK/2018/0272	25/06/2019	£2,500.00	Travel Plans and travel plan contribution
Samos Roneo Ltd, Glossop	Open Space	HPK/2018/0272	25/06/2019	£0.00	Management Company to manage any remaining areas of on site open space and public open space scheme to be submitted.
Samos Roneo Ltd, Glossop	Education	HPK/2018/0272	25/06/2019	£174,865.29	Education Contribution towards Project expansion at Glossopdale School.
Land off Granby Road, Buxton	Miscellaneous	HPK/2019/0164	26/03/2020	£5,617.35	Towards improvements and infrastructure to existing unused plots at the Cunningdale allotments, Buxton.



## 2 Developer Contributions

Land off Granby Road, Buxton	Affordable Housing	HPK/2019/0164	26/03/2020	£0.00	22 units affordable housing, 18 for rent and 4 shared ownership
Land off Granby Road, Buxton	Public Open Space	HPK/2019/0164	26/03/2020	£0.00	Management company to maintain any outstanding areas of Public Open space
Land off Granby Road, Buxton	Open Space	HPK/2019/0164	26/03/2020	£14,016.00	Play Space contribution to Granby Rd Play area
Land off Granby Road, Buxton	Education	HPK/2019/0164	26/03/2020	£134,497.92	Education Contribution to Fairfield Junior School for the provision of additional educational facilities.
Land off Granby Road, Buxton	Open Space	HPK/2019/0164	26/03/2020	£35,726.20	Outdoor Sports contribution for improvements to small sided facilities (MUGA etc) in Fairfield mainly at the

## 2 Developer Contributions



existing community facilities in the area around Bench Rd and Victoria Park Rd									
Enter an agreement under the Highways Act									
1980 to secure the provision of and dedication as public highway of the Access Road.									
Lay out the public open space substantially in accordance with the plan then to maintain the public open space for the maintenance period									
Play area / recycling facilities									
Shirebrook Drive, Glossop	Highways	HPK/2019/0185	N/A	£0.00					
Shirebrook Drive, Glossop	Open Space	HPK/2019/0185	N/A	£80,000.00					
Shirebrook Drive, Glossop	Play Space	HPK/2019/0185	N/A	£20,000.00					

## 2 Developer Contributions

Land Between 15 And 23 Batham Gate Road Peak Dale	Play Space	HPK/2019/0280	09/03/2020	£5,184.00	Play Space Contribution to Peak Dale Play area. Towards development, maintenance and/or refurbishment, including the purchase of new equipment and/or expansion of the facility or provision of other facilities.
Land Between 15 And 23 Batham Gate Road Peak Dale	Miscellaneous	HPK/2019/0280	09/03/2020	£2,077.00	Allotments Contribution to Batham Gate Allotments For the purpose of either installing a water supply or extending the site to increase the number of plots, including the purchase of associated facilities.



## 2 Developer Contributions

Land Between 15 And 23 Batham	Affordable Housing	HPK/2019/0280	09/03/2020	£0.00	Affordable Housing contribution.
Gate Road Peak Dale					30% affordable housing with an 80/20 split rented and shared ownership.
Land Between 15 And 23 Batham	Open Space	HPK/2019/0280	09/03/2020	£0.00	Management Company.
Gate Road Peak Dale					POS and estate streets scheme to maintain estate streets and open space on the site.
Land Between 15 And 23 Batham	Play Space	HPK/2019/0280	09/03/2020	£13,213.00	Outdoor Sports Facilities Contribution to Peak Dale
Gate Road Peak Dale					Recreation Ground.
Total sum received = £487,531					
<b>Table 1</b>					



## 2 Developer Contributions

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
Queens Arms, New Mills	New Mills Building Ltd.	HPK/2017/0369	05/08/2019	£13,048.71	Affordable Housing
East side of Ellison Street, Glossop	Pembroke East Ltd		11/09/2019	£1,787.27	Allotments
East side of Ellison Street, Glossop	Pembroke East Ltd	HPK/2017/0366	11/09/2019	£11,367.01	Outdoor Sports Facilities
East side of Ellison Street, Glossop	Pembroke East Ltd	HPK/2017/0366	11/09/2019	£13,262.28	Parks & Gardens
East side of Ellison Street, Glossop	Pembroke East Ltd	HPK/2017/0366	11/09/2019	£4,256.77	Play Space
West Side of Shire Croft, Reservoir Road, Whaley Bridge	Todbrook Developments Ltd	HPK/2017/0429	01/10/2019	£36,701.35	Affordable Housing

Table 2

## 2 Developer Contributions

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					
Hockerley Lane, Whaley Bridge	Persimmon Homes	0003/8364	2011/12	£10,000	Public Outside Space Maintenance
Waterswallows Bottling Plant	Bingham Trust & Nestle Waters	2011/0661 2014/0563	21/06/2012	£10,000	Off-site tree monitoring
Simmondley Lane, Glossop	Bett Homes	2001/0019	2004	£15,0431.5	Public outside space, affordable housing & railway station
Land at Forge Works, Chinley, SK23 6BP (Phase 1)	Innovation Forge Ltd/ Wain Homes	2012/0323	43005	£31,629.58	Open Space
Land at Forge Works, Chinley, SK23 6BP (Phase 2)	Innovation Forge Ltd/ Wain Homes	2012/0323 Phase 2 variation 20/11/2017	43409	£21,077.5	Open Space



## 2 Developer Contributions

Land at Long Lane, Chapel-en-le-Frith	Seddon Homes	HPK/2013/0320 + 0567	43010	£31,454.90	Open Space
Land at Long Lane, Chapel-en-le-Frith	Sedodn Homes	HPK/2013/0320 + 0567	43010	£40,192.49	Play Space
Unilateral Undertaking: Land at North Road, Glossop, SK13 7QF	Gladman/ Loffhouse/ Wilson/ James/ Goddard (Owners)	HPK/2013/0327	43056	£40,418.74	Play Space
Unilateral Undertaking: Land at North Road, Glossop, SK13 7QF	Gladman/ Loffhouse/ Wilson/ James/ Goddard (Owners)	HPK/2013/0327	43056	£31,632.05	Open Space
Land adjacent to 129 Manchester Road, Chapel-en-le-Frith	Bowler/ Richardson/ Goldstraw (Landowners)	HPK/2014/0210	43080	£11,481.59	Open Space
Land adjacent to 129 Manchester Road, Chapel-en-le-Frith	Bowler/ Richardson/ Goldstraw (Landowners)	HPK/2014/0210	43080	£14,612.94	Play Space
DIY store at Staden Lane, Buxton	Consol Property Northstar/ Hpeak Lab	2004/0138	38232	£10,000	Offsite environmental works
Land at the Queens Arms, New Mills	New Mills Building Ltd	HPK/2017/0369	43391	£35,000	Affordable Housing

Table 3

## 2 Developer Contributions



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;

Planning approval 2019-20			
Site Name	Planning reference	Application type	Total AH
Trenchyard drive, Harpur	HPK/2018/0315	FULL	26 units
Fidklow Farm, Harpur Hill	HPK/2017/0590	RM	119 (30%)
Samas Roneo, Gamesley	HPK/2018/0191	RM	20 units (VBC)
Slasas 1 Roneo, Gamesley	HPK/2018/0272	Full	13 units 30%
Platser 2 Gate Road,	HPK/2019/0280	full	8 (30%)
Granby Road A, Buxton	HPK/2019/0164	full	73 (100%)
Beelow Close, Dove	HPK/2016/0488	RM	25 units (30%)
Helwases Head Mill,	HPK/2019/0311	RM	4 units
Glossop			

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

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

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
Sexton Street			2007/8	£400.00	Revenue
Land at Hockerley Lane, Whaley Bridge	Persimmon Homes	0003/8364	2011/12	£790.00	Maintenance of public outside space
Waterswallows Bottling Plant	Bingham Trust & Nestle Waters	2011/0661	21/06/2012	£450.00	Off-sire tree monitoring

Table 7

## 2 Developer Contributions

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

3h

In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of—

- (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)



## 2 Developer Contributions

Land Details	Developer	Planning Application No.	Receipt Date	Sum Received	Contribution Use
<b>Table 9</b>					
(ii) Nothing to report					
(iii)					
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	05/08/2019	£13,048.71	Affordable Housing
Land on the east side of Ellison Street, Glossop	Pembroke East Ltd	HPK/2017/0366	11/09/2019	£1,787.27	Allotments
Land on the east side of Ellison Street, Glossop	Pembroke East Ltd	HPK/2017/0366	11/09/2019	£11,367.01	Outdoor Sports Facilities
Land on the east side of Ellison Street, Glossop	Pembroke East Ltd	HPK/2017/0366	11/09/2019	£13,262.28	Parks & Gardens
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/2017/0366	01/10/2019	£36701.35	Affordable Housing



## 2 Developer Contributions

Land at Hockerley Lane, Whaley Bridge	Persimmon Homes Ltd	0003/8364	2011/12	£10,000.00	Maintenance of public outside space
Waterswallows Bottling Plant	Bingham Trust & Nestle Waters	2011/066	21/06/2012	£10,000.00	Off-site tree monitoring
Simmondley Lane, Glossop	Bett Homes	2001/0019	2004	£150,431.50	Public outside space, affordable housing & railway station
Land at Forge Works, Chinley, SK23 6BP (Phase 1)	Innovation Forge Ltd/ Wain Homes	2012/0323	43005		
Land at Forge Works, Chinley, SK23 6BP (Phase 2)	Innovation Forge Ltd/ Wain Homes	2012/0323 Phase 2 variation 20/11/2017	43409	£31,629.58	Open Space
Land at Long Lane Chapel-en-le-Frith	Seddon Homes	HPK/2013/0320	43010	£31,454.99	Play Space
Land at Long Lane Chapel-en-le-Frith	Seddon Homes	HPK/2013/0320	43010	£40,192.49	Play Space
Unilateral Undertaking: Land at North Road, Glossop, SK13 7QF	Gladman/ Loffhouse/ Wilson/ James/ Goddard (Owners)	HPK/2013/0327	43056	£40,418.73	Play Space



## 2 Developer Contributions

Unilateral Undertaking: Land at North Road, Glossop, SK13 7QF	Gladman/ Loffhouse/ Wilson/ James/ Goddard (Owners)	HPK/2013/0327	43056	£31,632.05	Open Space
Land adjacent to 129 Manchester Road, Chapel-en-le-Frith	Bowler/ Richardson/ Goldstraw (Landowners)	HPK/2014/0210	43080	£11,481.59	Open Space
Land adjacent to 129 Manchester Road, Chapel-en-le-Frith	Bowler/ Richardson/ Goldstraw (Landowners)	HPK/2014/0210	43080	£14,612.94	Play Space
DIY store at Staden Lane, Buxton	Consol Property Northstar/ Hpeak Lab	2004/0138		£10,000.00	Offsite environmental works
Land at the Queens Arms New Mills	New Mills Building Ltd	HPK/2017/0369		£35,000.000	Affordable Housing

**Table 10**

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
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## 2 Developer Contributions



None	N/A	N/A	N/A	N/A	N/A	N/A
<b>Table 11</b>						