





Contents

1 Introduction and background	3
2 Developer Contributions	4



1 Introduction and background

High Peak Borough Council Infrastructure Funding Statement 2020/2021

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

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
Woods Mill Mill Street Glossop	Travel Plan	HPK/2019/0530	29/04/2020	£5,000.00	Submit to DCC a travel plan for their approval and pay the travel plan Contribution prior to opening the store to customers. To reduce negative impacts of travel and to promote sustainable transport by encouraging cycling, walking and the use of public transport by employees and users of the supermarket.
Land At Forge Road Chinley	Education	HPK/2018/2021	24/03/2021	£50,665.78	Secondary School Contribution for enhancement of support facilities at Chapel High School.
Land At Forge Road Chinley	Education	HPK/2018/2021	24/03/2021	£33,624.48	Primary School contribution for additional teaching accommodation at Chinley Primary School.
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/2021/0229	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.

2 Developer Contributions

Land Off Hayfield Road New Mills	Miscellaneous	HPK/2017/0534	03/03/2021	£7,464.14	Allotments contribution to Ollersett Avenue, New Mills, Allotments.
Land Off Hayfield Road New Mills	Education	HPK/2017/0534	03/03/2021	£319,432.56	Primary School Contribution to Thornsett primary school.
Land Off Hayfield Road New Mills	Highways	HPK/2017/0534	03/03/2021	£43,261.46	Highway contribution to improve Church Rd/Union Rd junction.
Land Off Hayfield Road New Mills	Play Space	HPK/2017/0534	03/03/2021	£47,471.80	Outdoor Sports Facilities Contribution for a 3G facility at New Mills football club or Ollersett Playing Fields. Contributions are index linked and also once paid subject to expenditure within certain timescales, if not spent to be repaid with interest.
Land Off Hayfield Road New Mills	Play Space	HPK/2017/0534	03/03/2021	£18,624.00	Play Space contribution to Portland Rd Play area. Contributions are index linked and also once paid subject to expenditure within certain timescales, if not spent to be repaid with interest.
Land Off Hayfield Road New Mills	Travel Plan	HPK/2017/0534	03/03/2021	£5,075.00	Travel plan and travel plan contribution. Contributions are index linked and also once paid subject to expenditure within certain timescales, if not spent to be repaid with interest.

Table 1

Total Sum Received = £540,669.22



2 Developer Contributions

2.1 Table 1 shows the money provided under any planning obligations throughout the reporting period from April 2020 to March 2021. Much of the money provided is in relation to the affordable housing schemes throughout the borough, to make contributions to local schools, public open space and improved travel.

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
Granby Road, Fairfield, Buxton	Nottingham HA	HPK/2019/0164	16/06/2020	£35,726.20	Outdoor Sports Facilities
Granby Road, Fairfield, Buxton	Nottingham HA		16/06/2020	£1,4016.00	Play Space
Harpur Hill College Site off Trenchard Drive Harpur Hill Buxton	Persimmon Homes	HPK/2018/0315	20/10/2020	£74,878.20	Outdoor Sports Facilities
College Rd	Persimmon Homes		16/01/2021	£171,995.00	Public open Space

Table 2

2.2 The money received under planning obligations from the land at Granby Road has been allocated towards outdoor sports facilities in Fairfield to improve existing play space. Contributions from the Harpur Hill sites are allocated for improvements towards Cote Heath Skate Park and other facilities within a 2 mile radius.

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	N/A		2007	£400.00	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
Simmondley Lane, Glossop	Bett Homes	2001/0019	26/06/	£14,0431.50	Public open space, Affordable Housing & Railway station
Land at Forge Works, Chinley, SK23 6BP (Phase 1)	Innovation Forge Ltd/ Wain Homes	2012/0323	27/09/2017	£31,629.59	Open Space
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

2 Developer Contributions

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
Unilateral Undertaking: Land at North Road, Glossop, SK13 7QF	Gladman/ Loffhouse/ Wilson/ James/ Goddard (Owners)	HPK/2013/0327	17/11/2017	£31,632.06	Open Space
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
DIY store at Staden Lane, Buxton	Consol Property Northstar/ Hpeak Lab	HPK/2004/0138	02/09/2004	£10,000.00	Offsite environmental works
Land at the Queens Arms New Mills	New Mills Building Ltd	HPK/2017/0369	18/10/2018	£35,000.00	Affordable Housing

Table 3

2.3 As shown above, most of the secured funding has been allocated for the maintenance of public open space. The funding allocated at forge Works has been allocated to Chinley Parish Council for their community building project, with the allocations at Long Lane, Chapel-en-le-frith going towards play space development and maintenance, targeted towards the memorial park and the installation of accessible play equipment at Howard Park in Glossop. There is additional funding to be spent on access improvements at the Pavillion Gardens in Buxton for overall leisure and outside maintenance, this will again be helping to improve facilities for locals and visitors.

2 Developer Contributions

2.4 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.

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 2020-21			
Site Name	Planning reference	Application type	Total AH
Buxton Road, Chinley	HPK/2020/0261RM		25 units (100%)
Woolley Bridge	HPK/2020/0107RM		6
Forge Works, Chinely	HPK/2018/0143Full		2
Hydfield Road, New Mills	HPK/2017/0534Full		29 units (30%)

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

2.5 No data to report.



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

2.6 No data to report.

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	26/06/1905	£10,000.00	Football Association

Table 7



2 Developer Contributions

2.7 Money received from the Hockerley Lane site in Whaley Bridge is being spent on ongoing maintenance, mainly for public open space. Contributions received from the Simmondley Lane site, Glossop are going towards offsite tree monitoring, carried out by our tree officer.

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

2.8 No data to report.

2 Developer Contributions

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)

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	2011/12	£10,000.00	Football association

Table 9

(ii) Nothing to report

(iii)

2 Developer Contributions

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	£4,740.00	Maintenance of public open space
Waterswallows Bottling Plant	Bingham Trust & Nestle Waters	HPK/2014/0563	21/06/2012	£4,150.00	Off site tree monitoring
Simmondley Lane, Glossop	Bett Homes	HPK/2001/0019	26/06	£14,0431.50	Public open space, Affordable Housing & Railway station
Land at Forge Works, Chinley, SK23 6BP (Phase 1)	Innovation Forge Ltd/ Wain Homes	HPK/2012/0323	27/09/2017	£31,629.59	Open Space
Land at Forge Works, Chinley, SK23 6BP (Phase 2)	Innovation Forge Ltd/ Wain Homes	HPK/2012/0323 Phase 2 variation HPK/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/ Lofthouse/ Wilson/ James/ Goddard (Owners)	HPK/2013/0327	17/11/2017	£40,418.74	Play Space
Unilateral Undertaking: Land at North Road, Glossop, SK13 7QF	Gladman/ Lofthouse/ Wilson/ James/	HPK/2013/0327	17/11/2017	£31,632.06	Open Space



2 Developer Contributions

Goddard (Owners)										
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					
DIY store at Staden Lane, Buxton	Consol Property Northstar/ Hpeak Lab	HPK/2004/0138	02/09/2004	£10,000.00	Offsite environmental works					
Land at the Queens Arms New Mills	New Mills Building Ltd	HPK/2017/0369	18/10/2018	£35,000.00	Affordable Housing					
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	£17,87.27	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 and Gardens					

2 Developer Contributions

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	01/10/2019	£36,701.35	Affordable Housing
Granby Road, Fairfield, Buxton	Nottingham HA	HPK/2019/0164	16/06/2020	£56,17.35	Allotments
Granby Road, Fairfield, Buxton	Nottingham HA	HPK/2019/0164	16/06/2020	£35,726.20	Outdoor Sports Facilities
Granby Road, Fairfield, Buxton	Nottingham HA	HPK/2019/0164	16/06/2020	£14,016.00	Play Space
Harpur Hill College Site off Trenchard Drive Harpur Hill Buxton	Persimmon Homes	HPK/2018/0315	20/10/2020	£74,878.20	Outdoor Sports Facilities

Table 10

2.9 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.



2 Developer Contributions

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
None	N/A	N/A	N/A	N/A	N/A

Table 11

2 Developer Contributions

2.10 No data to report.

