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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
Land at Shire Hill Hospital	Sports Facilities	HPK/2019/0316	28/08/2022	calculated using the formula in the agreement	Sports facilities contribution to be used within 2km of the site
Land at Shire Hill Hospital	Allotments	HPK/2019/0316	28/08/2022	calculated using the formula in the agreement	To contribute towards the allotments at Jordan Street
Land at Shire Hill Hospital	Parks and Gardens	HPK/2019/0316	28/08/2022	calculated using the formula in the agreement	For facilities in Howard Park and Manor Park
Land at Shire Hill Hospital	Play Space	HPK/2019/0316	28/08/2022	calculated using the formula in the agreement	Manor Park
Land South of Dinting Road, Glossop	Allotments	HPK/2019/0200	28/03/2023	As per formula in the agreement	Dinting Allotments contribution
Land South of Dinting Road, Glossop	Outdoor Sports Facilities	HPK/2019/0200	28/02/2023	As per formula in the agreement	Improve facilities within a 2km radius of the site as per formula
Land South of Dinting Road, Glossop	Parks & Gardens	HPK/2019/0200	28/02/2023	As per formula in the agreement	Howard Park within 1km radius of the site
Land South of Dinting Road, Glossop	Play Space Management	HPK/2019/0200	28/03/2023	As per formula in the agreement	To maintain open space and contribute towards Newshaw Lane play area.
Alison Park Hotel	Affordable Housing	HPK/2021/0347		£76,350	Affordable housing 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 2022 to March 2023. Much of the money provided is to be calculated using the agreed formula set out in the Section 106 agreement, rather than a set sum of money. Most of the contributions are to go towards outdoor space with the inclusion of a management company to maintain open space on site at Land South of Dinting Road, in accordance with an approved Public Open Space Scheme. Education contributions will be reported on by Derbyshire County Council.





2 Developer Contributions

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 **£466,010** was received by High Peak Borough Council in the form of planning obligations. The majority of these funds relates to the maintenance of public open space, the creation of outdoor play space and affordable housing contributions.

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
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 at North Road, Glossop, SK13 7QF	Gladman/ Loffhouse/ Wilson/ James/ Goddard (Owners)	HPK/2013/0327	17/11/2017	£31,632.06	Open Space

2 Developer Contributions

Land Details	Developer	Planning Application No.	Receipt Date	Sum Received	Contribution Use
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
Land at the Queens Arms New Mills	New Mills Building Ltd	HPK/2017/0369	18/10/2018	£35,000.00	Affordable Housing

Table 2

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.

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 Rent	Shared Ownership
Dinting Road, Glossop	HPK/2019/0020	Outline	30%	-	-
Buxton Road, Furness Vale	HPK/2020/0201	Full	37	16	21
Hallstead, Dove Holes	HPK/2019/0028	Full	25	20	5

Table 3

(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 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 5

2 Developer Contributions



2.2 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)

A total of **£57,877.00** 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.



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 6



2 Developer Contributions

2.3 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)

Sum Received	Contribution Use
£790.00	Public open space maintenance
£450.00	Public open space maintenance
£537.00	Play Space
£5,000.00	Heritage Regeneration
£51,000.00	Highways contribution which has been transferred to the County Council (highways authority)

Table 7

- (ii) Nothing to report
- (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	HPK/0003/8364	2011/12	£3,950.00	Maintenance of public open space
Waterswallows Bottling Plant	Bingham Trust & Nestle Waters	HPK/2014/0563	21/06/2012	£3,700.00	Off site tree monitoring
Simmondley Lane, Glossop	Bett Homes	HPK/2001/0019	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	HPK/2012/0323	27/09/2017	£23,629.59	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

2 Developer Contributions

Land Details	Developer	Planning Application No.	Receipt Date	Sum Received	Contribution Use
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
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
Land on the east side of Ellison Street, Glossop	Pembroke East Ltd	HPK/2017/0366	11/09/2019	£4,256.77	Play Space



2 Developer Contributions

Land Details	Developer	Planning Application No.	Receipt Date	Sum Received	Contribution Use
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	£5,617.35	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 Sit off Trenchard Drive Harpur Hill Buxton	Persimmon Homes	HPK/2018/0315	20/10/2020	£74,878.20	Outdoor Sports Facilities

Table 8

2 Developer Contributions

2.4 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.

