

Section 106 of the Town & Country Planning Act DEMAND NOTICE (INVOICE)

Imperial Homes Southern Counties Limited
Mr Richard Paine
Paddock View
Calcot Mount Business Park
Calcot Lane
Curdridge
Southampton
Hampshire
SO32 2BN

Our Ref: PO0002173-003301
Direct Line: (023) 9244 6545
Ask For: Louise Weaver
Generic Email for Obligations: cil@havant.gov.uk
31 January 2025

Dear Sir/Madam

Description of Chargeable Development

Erection of a 64 bed care home (within Use Class C2) and 6No. dwellings (within Use Class C3) with associated works including access, parking and landscaping.(10.01.24) Request to discharge conditions 4,7 & 8 (12.01.24). Request to discharge conditions 4, 9, 11, 12, 14, 18, 20, 24, 27, 32 (01.05.24).Request to discharge condition 10 (06.08.24). Request to discharge conditions 9, 15 and 24 (27.08.24) Request to discharge conditions 10, 11, 12, 14, 18, 29 and 32 (31/10/2024). Request to discharge condition 21 (06/12/2024).

Address

Land at Cowplain School, Hart Plain Avenue,
Waterlooville

Planning Permission

APP/22/00837 Phase 1

1	Date issued	31 January 2025
2	Authority	Havant Borough Council
3	Name and address of recipient	Imperial Homes Southern Counties Limited Mr Richard Paine Paddock View Calcot Mount Business Park Calcot Lane Curdridge Southampton Hampshire SO32 2BN
4	S106 Trigger	See individual covenants below.

5	Details of chargeable development to which this demand notice relates	
	(a) Planning Permission/Notice of Chargeable Development reference	APP/22/00837 Phase 1
	(b) Site address(es)	Land at Cowplain School, Hart Plain Avenue, WaterlooVille
	(c) Description of development	Erection of a 64 bed care home (within Use Class C2) and 6No. dwellings (within Use Class C3) with associated works including access, parking and landscaping.(10.01.24) Request to discharge conditions 4,7 & 8 (12.01.24). Request to discharge conditions 4, 9, 11, 12, 14, 18, 20, 24, 27, 32 (01.05.24).Request to discharge condition 10 (06.08.24). Request to discharge conditions 9, 15 and 24 (27.08.24) Request to discharge conditions 10, 11, 12, 14, 18, 29 and 32 (31/10/2024). Request to discharge condition 21 (06/12/2024).
6	Reason for issuing demand notice	S106 Trigger Point
7	The amount payable that this demand notice relates to	£5,176.96
	The amount payable by the recipient of this notice	£5,176.96 (Joint and Several Liability)
8	The date that this amount is due	31 January 2025

The covenant to which this demand relates to from the S106 Agreement and agreement dated 04 January 2024

<u>Clause</u>	<u>Covenant</u>	<u>Subtotal</u>	<u>Index</u>	<u>Total</u>
S1 C3.1-3.2	The Residential Land Owner covenants in respect of the Residential Land with the Borough Council: 3.1 To pay to the Borough Council the Solent Recreation Mitigation Strategy Contribution prior to Commencement of the Residential Development; and 3.2 Not to Commence the Residential Development unless the Solent Recreation Mitigation Contribution has been paid to the Borough Council. Trigger: Pre-comm of residential Type: Solent Recreation Mitigation Project Contribution	£5,004.00	392.10/379.0 0 (RPI)	£5,176.96
Total Demand				£5,176.96

How we calculated this

We calculated this figure using the formula below:

Each S106 Covenant sum x (Indexation rate at the time of this demand notice) divided by (Initial Indexation rate, the date of which is stipulated in the S106).

The date of the agreement was 04 January 2024.

Method and receipt of payment

Payment is accepted by:

BACS (preferred method of payment) to:

Account Name: Havant Borough Council
Sort Code 60-10-20
Account number 61767212

OR

Cheque payable to Havant Borough Council posted to the above address

Important: Please quote reference PO0002173-003301 whichever method you choose to pay.

Our payment terms are **28 days** after which late payment interest will be charged in accordance with the terms set out in the S106 agreement.

If you have a payment query or require a receipt, please email us.

Queries

If you feel that the amount demanded is incorrect, the indexation has been miscalculated or the Section 106 trigger of this/these covenant(s) has not been triggered then please contact the Community Infrastructure Team Leader on 023 92446545 or email us within ten working days of the issue of this notice.

Name and address of all recipient(s) of this notice	Category of recipient
Frontier Estates (WAT) Limited 25 Oldbury Place LONDON W1U 5PR	Liabie Party
Imperial Homes Southern Counties Limited Mr Richard Paine Paddock View Calcot Mount Business Park Calcot Lane Curdridge Southampton Hampshire SO32 2BN	Liabie Party

Yours faithfully

Planning Services

Our Ref: APP/22/00837 Phase 1

Please ask to speak to the Development Infrastructure Team Leader, Louise Weaver, if you get in

contact with us.