

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

Vivid
Peninsular House
Wharf Road
Portsmouth
PO2 8HB

Our Ref: PO0002151-003828
Direct Line: (023) 9244 6545
Ask For: Louise Weaver
Generic Email for Obligations: cil@havant.gov.uk
03 September 2024

Dear Sir/Madam

Description of Chargeable Development

Construction of 44 dwellings with access, open space, landscaping and associated work and diversion of footpath No. 71 to the west (Approved 22/03/2024). Request to Discharge Conditions 10, 11, 12, 13, 14, 16, 17, 19, 20, 23 and 25 (28/06/2024).

Address Planning Permission

Land west of Coldharbour Farm Road, Emsworth
APP/19/01226

- | | | |
|---|---|---|
| 1 | Date issued | 03 September 2024 |
| 2 | Authority | Havant Borough Council |
| 3 | Name and address of recipient | Vivid
Peninsular House
Wharf Road
Portsmouth
PO2 8HB |
| 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/19/01226 |
| | (b) Site address(es) | Land west of Coldharbour Farm Road,
Emsworth |
| | (c) Description of development | Construction of 44 dwellings with access, open space, landscaping and associated work and diversion of footpath No. 71 to the west (Approved 22/03/2024). Request to Discharge Conditions 10, 11, 12, 13, 14, 16, 17, 19, 20, 23 and 25 (28/06/2024). |
| 6 | Reason for issuing demand notice | Pre-commencement Covenant(s) |

- 7 The amount payable that this demand notice relates to £86,047.07
- The amount payable by the recipient of this notice £86,047.07
- 8 The date that this amount is due 03 September 2024

The covenants to which this demand relates to from the S106 Agreement and agreement dated 21 March 2024

Clause	Covenant	Subtotal	Index	Total
S4 C2	Not to Commence or permit Commencement of Development until the Monitoring Fee has been paid to the Borough Council. Trigger: Not to Commence or permit the Commencement Type: HBC Monitoring/Administration Fee	£6,695.20	133.80/133.00 (CPI)	£6,735.47
S4 C5	Not to Commence or permit the Commencement of Development until the Health Contribution has been paid to the Borough Council. Trigger: Not to Commence or permit the Commencement Type: Health Contribution	£2,600.00	133.80/133.00 (CPI)	£2,615.64
S4 C3	Not to Commence or permit Commencement of Development until the Nutrient Mitigation Contribution has been paid to the Borough Council. Trigger: Not to Commence or permit the Commencement Type: NUTRIENT NEUTRAL MAIN PAYMENT	£47,019.44	133.80/133.00 (CPI)	£47,302.26
S4 C4	Not to Commence or permit the Commencement of Development until the SRMS Contribution has been paid to the Borough Council. Trigger: Not to Commence or permit the Commencement Type: SRMS MAIN PAYMENT	£29,052.35	387.50/383.00 (RPI)	£29,393.70
Total Demand				£86,047.07

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 21 March 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 PO0002151-003828 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
Vivid Peninsular House Wharf Road Portsmouth PO2 8HB	Liabe Party

Yours faithfully

Planning Services

Our Ref: APP/19/01226

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