

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

McCarthy & Stone Retirement Lifestyles Ltd.
Southern House
1 Embankment Way
Ringwood
BH24 1EU

Our Ref: PO0001692-013455
Direct Line: (023) 9244 6545
Ask For: Louise Weaver
Generic Email for Obligations: cil@havant.gov.uk
01 August 2019

Dear Sir/Madam

Description of Chargeable Development

Construction of 43no. retirement apartments for older persons including communal facilities, parking, associated landscaping with access from Stakes Road and 2no. commercial/retail units fronting onto London Road. Revised scheme from Planning Permission APP/15/00896 (21.12.17). Request to Discharge Condition No.s 3,5,6,7,8,9,10,13,14,15,16 and 17(09.03.18).

Address

Land at, 38-44 London Road, Purbrook, Waterlooville

Planning Permission

APP/17/01141

- | | | |
|---|---|--|
| 1 | Date issued | 01 August 2019 |
| 2 | Authority | Havant Borough Council |
| 3 | Name and address of recipient | McCarthy & Stone Retirement Lifestyles Ltd.
Southern House
1 Embankment Way
Ringwood
BH24 1EU |
| 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/17/01141 |
| | (b) Site address(es) | Land at, 38-44 London Road, Purbrook, Waterlooville |
| | (c) Description of development | Construction of 43no. retirement apartments for older persons including communal facilities, parking, associated landscaping with access from Stakes Road and 2no. commercial/retail |

units fronting onto London Road. Revised scheme from Planning Permission APP/15/00896 (21.12.17). Request to Discharge Condition No.s 3,5,6,7,8,9,10,13,14,15,16 and 17(09.03.18).

6	Reason for issuing demand notice	S106 Trigger Point
7	The amount payable that this demand notice relates to	£59,605.98
	The amount payable by the recipient of this notice	£59,605.98
8	The date that this amount is due	01 August 2019

The covenants to which this demand relates to from the S106 Agreement agreement dated 21 December 2017

<u>Clause</u>	<u>Covenant</u>	<u>Subtotal</u>	<u>Index</u>	<u>Total</u>
S1 C1 1.1-1.2	1.1 Prior to the first Occupation of a Dwelling to pay the Affordable Housing Contribution to the Council. 1.2 Not to Occupy any Dwelling until the whole of the Affordable Housing Contribution has been paid. Trigger: Prior to Occupation	£50,000.00	107.90/104.60 (CPI)	£51,577.44
S1 C2 2.1-2.2	2.1 Prior to first occupation of the Development to pay the Solent Recreation Mitigation Project Contribution to the Council in accordance with the figures supplied to the Council by the So lent Recreation Mitigation Partnership towards the Solent Recreation Mitigation Strategy such sum to be collected by the Council on behalf of the So lent Recreation Mitigation Partnership. 2.2 Not to occupy the Development until the whole of the Solent Recreation Mitigation Project Contribution has been paid to the Council. Trigger: Prior to Occupation	£7,783.00	107.90/104.60 (CPI)	£8,028.54
Total Demand				£59,605.98

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 on the date of the Legal Agreement being signed)

The date of the agreement was 21 December 2017.

Method and receipt of payment

Payment is accepted by:

Cheque payable to Havant Borough Council posted to the above address **OR**

BACS to:

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

Important: Please quote reference PO0001692-013455 whichever method you choose to pay.

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 Officer on 023 92446545 or email us within ten working days of the issue of this notice.

<u>Name and address of all recipient(s) of this notice</u>
McCarthy & Stone Retirement Lifestyles Ltd. Southern House 1 Embankment Way Ringwood BH24 1EU

Yours faithfully

Planning Services

Our Ref: APP/17/01141

Please ask to speak to the Community Infrastructure Officer, Louise Weaver, if you get in contact with us.