

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

Mr Y Bheenick
Linden Homes South
C/o Agent via email

Our Ref: PO0001696-015696
Direct Line: (023) 9244 6545
Ask For: Louise Weaver
Generic Email for Obligations: cil@havant.gov.uk
08 August 2019

Dear Sir/Madam

Description of Chargeable Development

Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931 (Approved 5 May 2015). Request to discharge condition 26 and partially discharge condition 5 (3.1.17). Request to Discharge Condition No.s 2, 3, 6 and 8 (21.02.17). Request to partially discharge condition 19 (28.2.17). Request to discharge condition No. 2 (24.08.17). Request to Discharge Condition Nos. 2 and 5 (21.02.18). Request to discharge conditions 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 25, 29, 30, 31 and 33 (3.04.18). Request to Discharge Condition No/s 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 16, 17 & 18 (Residential Phase 2) (06.06.2019). Request to Discharge Conditions 15 and 30 (02/08/2019)

Address

Woodcroft Farm Development Site, Woodcroft Lane, Waterlooville

Planning Permission

APP/13/00804

- | | | |
|---|---|--|
| 1 | Date issued | 08 August 2019 |
| 2 | Authority | Havant Borough Council |
| 3 | Name and address of recipient | Mr Y Bheenick
Linden Homes South
C/o Agent |
| 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/13/00804 Phase 1

(b) Site address(es)

Woodcroft Farm Development Site, Woodcroft Lane, Waterloooville

(c) Description of development

Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931 (Approved 5 May 2015). Request to discharge condition 26 and partially discharge condition 5 (3.1.17). Request to Discharge Condition No.s 2, 3, 6 and 8 (21.02.17). Request to partially discharge condition 19 (28.2.17). Request to discharge condition No. 2 (24.08.17). Request to Discharge Condition Nos. 2 and 5 (21.02.18). Request to discharge conditions 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 25, 29, 30, 31 and 33 (3.04.18). Request to Discharge Condition No/s 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 16, 17 & 18 (Residential Phase 2) (06.06.2019). Request to Discharge Conditions 15 and 30 (02/08/2019)

6 Reason for issuing demand notice

S106 Trigger Point

7 The amount payable that this demand notice relates to

£16,804.64

The amount payable by the recipient of this notice

£16,804.64

8 The date that this amount is due

08 August 2019

The covenant to which this demand relates to from the S106 Agreement agreement dated 05 May 2015

<u>Clause</u>	<u>Covenant</u>	<u>Subtotal</u>	<u>Index</u>	<u>Total</u>
S3 C2.1	The Landowners hereby covenant with the Council as set out in this Part of the Schedule 3 as follows: 2.1 To pay prior to the Occupation of Residential Units the first instalment of the (Community Development Contribution (namely Fifteen Thousand pounds (£15.000) (Indexed)) has been paid to the Council Trigger: Prior to Occupation	£15,000.00	289.60/258.50 (RPI)	£16,804.64
Total Demand				£16,804.64

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 05 May 2015.

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 PO0001696-015696 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>
Mr Y Bheenick Linden Homes South C/o Agent

Yours faithfully

Planning Services

Our Ref: APP/13/00804 Phase 1

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