



**Section 106 of the Town & Country
Planning Act
DEMAND NOTICE**

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

Our Ref: PO0001592-003360
Direct Line: (023) 9244 6545
Ask For: Louise Weaver
Generic Email for Obligations: cil@havant.gov.uk
18 June 2018

Dear Sir/Madam

**Description of Chargeable
Development**

Erection of 33No. retirement apartments (Category II type) with communal facilities and car parking accessed from St Marys Road. (Approved 21.12.16). Request to Discharge Condition No.s 2,5,7, and 10 (05.01.17). Request to Discharge Condition No.s 6, 8 and 20 (20.01.17). Request to Discharge Condition No's 3,8,9, and 14 (14.02.17). Request to Discharge Condition No.13 (3.4.17). Request to Discharge Condition 10 (19.07.17). Request to Discharge Condition No. 11,12 and 13 (22.05.18).

**Address
Planning Permission**

117 Elm Grove, Hayling Island, PO11 9ED
APP/16/00568

- | | | |
|---|---|--|
| 1 | Date issued | 18 June 2018 |
| 2 | Authority | Havant Borough Council |
| 3 | Name and address of recipient | McCarthy & Stone Retirement Lifestyles Ltd
Southern House
1 Embakment 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/16/00568 |
| | (b) Site address(es) | 117 Elm Grove, Hayling Island, PO11 9ED |
| | (c) Description of development | Erection of 33No. retirement apartments (Category II type) with communal facilities and car parking accessed from St Marys Road. |

(Approved 21.12.16). Request to Discharge Condition No.s 2,5,7,and 10 (05.01.17). Request to Discharge Condition No.s 6, 8 and 20 (20.01.17).Request to Discharge Condition No's 3,8,9,and 14 (14.02.17). Request to Discharge Condition No.13 (3.4.17). Request to Discharge Condition 10 (19.07.17). Request to Discharge Condition No. 11,12 and 13 (22.05.18).

6	Reason for issuing demand notice	S106 Trigger Point
7	The amount payable that this demand notice relates to	£28,649.80
	The amount payable by the recipient of this notice	£28,649.80
8	The date that this amount is due	19 June 2018

The covenants to which this demand relates to from the S106 Agreement agreement dated 19 December 2016

<u>Clause</u>	<u>Covenant</u>	<u>Subtotal</u>	<u>Index</u>	<u>Total</u>
S1 C1 1.1 - 1.2	Prior to first occupation of the Development to pay the Solent Recreation Mitigation Project Contribution to the Council... Trigger: Prior to Occupation	£5,808.00	280.70/265.50 (RPI)	£6,140.51
S1 C1 1.1 - 1.2 (mon.fe e)	Prior to first occupation of the Development to pay the Solent Recreation Mitigation Project Contribution to the Council... Trigger: Prior to Occupation	£290.40	280.70/265.50 (RPI)	£307.03
S1 C3 3.1-3.2	3.1 Prior to the first Occupation of a Dwelling to pay the Affordable Housing Contribution to the Council. 3.2 Not to Occupy any Dwelling until the whole of the Affordable Housing Contribution has been paid. Trigger: Prior to Occupation	£21,000.00	280.70/265.50 (RPI)	£22,202.26
Total Demand				£28,649.80

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 19 December 2016.

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 PO0001592-003360 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 Embakment Way Ringwood BH24 1EU

Yours faithfully

Planning Services

Our Ref: APP/16/00568

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