

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

Mr J Samuels
Dolphin Quay LLP
Dolphin Quay LLP
Oatscroft
Heyshott
West Sussex
GU29 0DZ

Our Ref: PO0002001-000888
Direct Line: (023) 9244 6545
Ask For: Andrew Winter
Generic Email for Obligations: cil@havant.gov.uk
02 February 2022

Dear Sir/Madam

**Description of Chargeable
Development**

Demolition of the single storey shop, two-storey office building and associated outbuildings.
Erection of 4No. houses (3x 3No. bedrooms and 1x 2No. bedrooms) fronting onto Queen Street and associated parking and erection of 2No. detached dwellings (4No. bedrooms) fronting onto to the Mill Pond with associated parking and access from Queen Street. (13.12.18). Request to discharge condition No.s 3,4,6,10 and 13. (31.01.19).
Request to discharge condition No. 7 (25.02.19).
Request to discharge condition No. 5 (20.3.19).
Request to discharge condition nos 15 and 17 (12.7.19). Request to discharge condition nos 6, 7 and 17 (27.2.2020).
Dolphin Quay, Queen Street, Emsworth
APP/16/00921

**Address
Planning Permission**

- | | | |
|---|---|--|
| 1 | Date issued | 02 February 2022 |
| 2 | Authority | Havant Borough Council |
| 3 | Name and address of recipient | Mr J Samuels
Dolphin Quay LLP
Dolphin Quay LLP
Oatscroft
Heyshott
West Sussex
GU29 0DZ |
| 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/16/00921

(b) Site address(es)

Dolphin Quay, Queen Street, Emsworth

(c) Description of development

Demolition of the single storey shop, two-storey office building and associated outbuildings. Erection of 4No. houses (3x 3No. bedrooms and 1x 2No. bedrooms) fronting onto Queen Street and associated parking and erection of 2No. detached dwellings (4No. bedrooms) fronting onto to the Mill Pond with associated parking and access from Queen Street. (13.12.18). Request to discharge condition No.s 3,4,6,10 and 13. (31.01.19). Request to discharge condition No. 7 (25.02.19). Request to discharge condition No. 5 (20.3.19). Request to discharge condition nos 15 and 17 (12.7.19). Request to discharge condition nos 6, 7 and 17 (27.2.2020).

6 Reason for issuing demand notice

S106 Trigger Point

7 The amount payable that this demand notice relates to

£166,887.34

The amount payable by the recipient of this notice

£166,887.34

8 The date that this amount is due

02 February 2022

The covenant to which this demand relates to from the Variation agreement dated 03 March 2021

<u>Clause</u>	<u>Covenant</u>	<u>Subtotal</u>	<u>Index</u>	<u>Total</u>
Schedule 1 C	To pay or cause to be paid to the Council the Affordable Housing Contribution in the following proportions: 2.3.3 as to the balance of 50% upon the Occupation of 50% of the Dwellings	£155,287.87	115.10/107.10 (CPI)	£166,887.34
P2.3.3	Trigger: On 50% Occupancy Type: Affordable Housing Offsite			
Total Demand				£166,887.34

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 03 March 2021.

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 PO0002001-000888 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 Team Leader 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 J Samuels Dolphin Quay LLP Dolphin Quay LLP Oatscroft Heyshott West Sussex GU29 0DZ

Yours faithfully

Planning Services

Our Ref: APP/16/00921

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