

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

Housing21
Tricorn House
51-53 Hagley Road
Birmingham
B16 8TP

Our Ref: PO0002036-003275
Direct Line: (023) 9244 6545
Ask For: Louise Weaver
Generic Email for Obligations: cil@havant.gov.uk
18 August 2022

Dear Sir/Madam

Description of Chargeable Development

Demolition of retail unit and associated outbuildings and construction of a 3 storey building consisting of 1No retail unit with 4No one bedroom flats fronting Elm Grove and a 3 storey, sheltered housing, building consisting of 19No one bedroom and 20No two bedroom assisted living accommodation with associated car parking and external works to the rear. Request to discharge conditions 12 (construction method statement) & 15 (foul and surface water drainage) received 15/02/2022. Request to discharge conditions 6, 7, 8 and 9 (received 23/05/2022).

Address Planning Permission

108-110 Elm Grove, Hayling Island, PO11 9EN
APP/20/00015 Phase 1

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|---|---|--|
| 1 | Date issued | 18 August 2022 |
| 2 | Authority | Havant Borough Council |
| 3 | Name and address of recipient | Housing21
Tricorn House
51-53 Hagley Road
Birmingham
B16 8TP |
| 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/20/00015 Phase 1 |
| | (b) Site address(es) | 108-110 Elm Grove, Hayling Island, PO11 9EN |
| | (c) Description of development | Demolition of retail unit and associated outbuildings and construction of a 3 storey |

building consisting of 1No retail unit with 4No one bedroom flats fronting Elm Grove and a 3 storey, sheltered housing, building consisting of 19No one bedroom and 20No two bedroom assisted living accommodation with associated car parking and external works to the rear. Request to discharge conditions 12 (construction method statement) & 15 (foul and surface water drainage) received 15/02/2022. Request to discharge conditions 6, 7, 8 and 9 (received 23/05/2022).

6	Reason for issuing demand notice	Development is deemed to have commenced
7	The amount payable that this demand notice relates to	£29,936.56
	The amount payable by the recipient of this notice	£29,936.56
8	The date that this amount is due	18 August 2022

The covenants to which this demand relates to from the S106 Agreement agreement dated 17 March 2021

Clause	Covenant	Subtotal	Index	Total
S2 C3	Not to Occupy or permit Occupation of the Development until the Health Contribution has been paid. Trigger: Prior to occupation Type: Health Contribution	£6,880.00	122.50/109.40 (CPI)	£7,703.84
S2 C2	Not to Occupy of permit Occupation of the Development until the SRMS Contribution has been paid. Trigger: Prior to occupation Type: Solent Recreation Mitigation Strategy	£19,414.40	340.00/296.90 (RPI)	£22,232.72
Total Demand				£29,936.56

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 17 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 PO0002036-003275 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>
Housing21 Tricorn House 51-53 Hagley Road Birmingham B16 8TP

Yours faithfully

Planning Services

Our Ref: APP/20/00015 Phase 1

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