

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

Our Ref: PO0002041-003291
Direct Line: (023) 9244 6545
Ask For: Louise Weaver
Generic Email for Obligations: cil@havant.gov.uk
15 September 2022

Metis Homes
The Old Barn
Vicarage Farm Business Park
Winchester Rd
Fair Oak
Hants
SO50 7HD

Dear Sir/Madam

**Description of Chargeable
Development**

Erection of 9No. dwellings together with associated works (resubmission of APP/21/00683)(1.6.22).
Request to discharge conditions 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 20 and 21 (recd 10.6.22).

**Address
Planning Permission**

Land adjacent to 54, Long Copse Lane, Emsworth
APP/21/01376 Phase 1

- | | | |
|---|---|--|
| 1 | Date issued | 15 September 2022 |
| 2 | Authority | Havant Borough Council |
| 3 | Name and address of recipient | Metis Homes
The Old Barn
Vicarage Farm Business Park
Winchester Rd
Fair Oak
Hants
SO50 7HD |
| 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/21/01376 Phase 1 |
| | (b) Site address(es) | Land adjacent to 54, Long Copse Lane, Emsworth |
| | (c) Description of development | Erection of 9No. dwellings together with associated works (resubmission of APP/21/00683)(1.6.22). Request to discharge conditions 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 20 and 21 (recd 10.6.22). |

6	Reason for issuing demand notice	Pre-commencement Covenant(s)
7	The amount payable that this demand notice relates to	£19,230.93
	The amount payable by the recipient of this notice	£19,230.93
8	The date that this amount is due	15 September 2022

The covenants to which this demand relates to from the S106 Agreement agreement dated 01 June 2022

<u>Clause</u>	<u>Covenant</u>	<u>Subtotal</u>	<u>Index</u>	<u>Total</u>
S3 C1	The Owners and the Developer covenant with the Council as follows: Not to Commence or permit Commencement of Development until the Monitoring Fee has been paid to the Council Trigger: Prior to Commencement Type: HBC Monitoring/Administration Fee	£3,401.62	123.10/120.80 (CPI)	£3,466.39
S3 C2	The Owners and the Developer covenant with the Council as follows: Not to Commence or permit Commencement of Development until the Ecological Compensation and Enhancement Area Commuted Sum has been paid to the Council. Trigger: Prior to Commencement Type: Ecology Mitigation	£15,470.00	123.10/120.80 (CPI)	£15,764.54
Total Demand				£19,230.93

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 01 June 2022.

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 PO0002041-003291 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>

Metis Homes The Old Barn Vicarage Farm Business Park Winchester Rd Fair Oak Hants SO50 7HD
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Yours faithfully

Planning Services

Our Ref: APP/21/01376 Phase 1

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