

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

Zionstone Limited
Unit 7 Horizon Business Village
1 Brooklands Road
Weybridge
Surrey
KT13 0TJ

Our Ref: PO0001986-036222
Direct Line: (023) 9244 6545
Ask For: Louise Weaver
Generic Email for Obligations: cil@havant.gov.uk
08 December 2021

Dear Sir/Madam

**Description of Chargeable
Development**

(AMENDED PROPOSAL) Construction of 29 No. one and two bedroom apartments in a part 2 and a half / part 4 storey extension fronting onto Prince George Street together with the provision of infill flexible use (Classes A1/A2/A3) town centre commercial units to North Street frontage following the demolition of existing 1 and 2 storey retail development to rear. (Approved 31.03.2021). Request to discharge condition No/s 4, 5, 6 and 8 (27.05.2021). Request to discharge condition No. 14 (24.06.2021).

**Address
Planning Permission**

North Street Arcade, North Street Arcade, Havant
APP/20/00251

- | | | |
|---|---|--|
| 1 | Date issued | 08 December 2021 |
| 2 | Authority | Havant Borough Council |
| 3 | Name and address of recipient | Zionstone Limited
Unit 7 Horizon Business Village
1 Brooklands Road
Weybridge
Surrey
KT13 0TJ |
| 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/20/00251 |
| | (b) Site address(es) | North Street Arcade, North Street Arcade, Havant |

(c) Description of development	(AMENDED PROPOSAL) Construction of 29 No. one and two bedroom apartments in a part 2 and a half / part 4 storey extension fronting onto Prince George Street together with the provision of infill flexible use (Classes A1/A2/A3) town centre commercial units to North Street frontage following the demolition of existing 1 and 2 storey retail development to rear. (Approved 31.03.2021). Request to discharge condition No/s 4, 5, 6 and 8 (27.05.2021). Request to discharge condition No. 14 (24.06.2021).
6 Reason for issuing demand notice	S106 Trigger Point
7 The amount payable that this demand notice relates to	£59,664.30
The amount payable by the recipient of this notice	£59,664.30
8 The date that this amount is due	08 December 2021

The covenants to which this demand relates to from the S106 Agreement agreement dated 31 March 2021

<u>Clause</u>	<u>Covenant</u>	<u>Subtotal</u>	<u>Index</u>	<u>Total</u>
S1 C2.1	Not to Commence or permit Commencement of Development until it has paid the Monitoring Fee to the Council Trigger: Pre commencement Type: HBC Monitoring/Administration Fee	£1,968.00	113.60/109.10 (CPI)	£2,049.17
S1 C2.4	Not to Commence or permit Commencement of Development until it has paid the Health Contribution to the Council Trigger: Pre commencement Type: Health Contribution	£4,800.00	113.60/109.10 (CPI)	£4,997.98
S1 C2.5	Not to Commence or permit Commencement of Development until it has paid the Nutrient Mitigation Contribution to the Council Trigger: Pre commencement Type: NUTRIENT NEUTRAL MAIN PAYMENT	£27,934.00	113.60/109.10 (CPI)	£29,086.18
S1 C2.2	Not to Commence or permit Commencement of Development until it has paid the SRMS Contribution to the Council Trigger: Pre commencement Type: Solent Recreation Mitigation Strategy	£11,692.70	312.00/296.00 (RPI)	£12,324.74
S1 C2.3	Not to Commence or permit Commencement of Development until it has paid the TRO Contribution to the Council Trigger: Pre commencement Type: Traffic Regulation Order	£5,000.00	113.60/109.10 (CPI)	£5,206.23
S1 C4.4	On or before Commencement of Development to: 4.4.1 provide to the Council a Bond for the Bond Amount or 4.4.2 pay the Cash Deposit. Trigger: On or before commencement Type: SUDS Bond	£6,000.00	1.00/1.00 (Various refer to deed)	£6,000.00
Total Demand				£59,664.30

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 31 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 PO0001986-036222 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>
Zionstone Limited Unit 7 Horizon Business Village 1 Brooklands Road Weybridge Surrey KT13 0TJ

Yours faithfully

Planning Services

Our Ref: APP/20/00251

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