

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

Bargate Homes Ltd
Bargate Homes Ltd
The New Barn
Vicarage Farm Business Park
Winchester Road
Fair Oak
Eastleigh
Hampshire
SO50 7HD

Our Ref: PO0001981-026046
Direct Line: (023) 9244 6545
Ask For: Louise Weaver
Generic Email for Obligations: cil@havant.gov.uk
17 November 2021

Dear Sir/Madam

Description of Chargeable Development

Development of 50 new dwellings together with access, landscaping and open space (Approved 13.07.2021). Request to Discharge Conditions 3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21 & 22 (10.08.2021)

Address Planning Permission

Land at Lower Road, Havant
APP/19/00427

- | | | |
|---|---|--|
| 1 | Date issued | 17 November 2021 |
| 2 | Authority | Havant Borough Council |
| 3 | Name and address of recipient | Bargate Homes Ltd
Bargate Homes Ltd
The New Barn
Vicarage Farm Business Park
Winchester Road
Fair Oak
Eastleigh
Hampshire
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/19/00427 |
| | (b) Site address(es) | Land at Lower Road, Havant |
| | (c) Description of development | Development of 50 new dwellings together with |

access, landscaping and open space (Approved 13.07.2021). Request to Discharge Conditions 3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21 & 22 (10.08.2021)

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|---|---|------------------------------|
| 6 | Reason for issuing demand notice | Pre-commencement Covenant(s) |
| 7 | The amount payable that this demand notice relates to | £401,194.78 |
| | The amount payable by the recipient of this notice | £401,194.78 |
| 8 | The date that this amount is due | 17 November 2021 |

The covenants to which this demand relates to from the S106 Agreement agreement dated 27 January 2021

Clause	Covenant	Subtotal	Index	Total
S3 C1	Not to Commence or permit Commencement of Development until the Monitoring Fee has been paid to the Council. Trigger: Prior to Commencement Type: Monitoring/Administration Fee	£10,000.00	113.60/109.20 (CPI)	£10,402.93
S3 C2	Not to Dispose or permit Disposal of more than five Dwellings until the Community Project Worker Contribution has been paid to the Council. Trigger: Not to Dispose or permit Disposal of more than five Dwellings Type: Community Worker	£12,500.00	113.60/109.20 (CPI)	£13,003.66
S3 C3	Not to Commence or permit Commencement of Development until the SRMS Contribution has been paid to the Council. Trigger: Prior to Commencement Type: Solent Recreation Mitigation Project Contribution	£33,975.70	308.60/295.40 (RPI)	£35,493.91
S3 C6	Not to Commence or permit Commencement of Development until the SWBGS Contribution has been paid to the Council. Trigger: Prior to Commencement Type: Wintering Bird Mitigation Area or SWBGS Funding	£329,036.40	113.60/109.20 (CPI)	£342,294.28
Total Demand				£401,194.78

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 27 January 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 PO0001981-026046 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>
Bargate Homes Ltd The New Barn Vicarage Farm Business Park Winchester Road Fair Oak Eastleigh Hampshire SO50 7HD

Yours faithfully

Planning Services

Our Ref: APP/19/00427

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