

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

Barratt Developments PLC
Tollbar House
Tollbar Way
Hedge End
Southampton
SO30 2UH

Our Ref: PO0001955-041779
Direct Line: (023) 9244 6545
Ask For: Louise Weaver
Generic Email for Obligations: cil@havant.gov.uk
06 August 2021

Dear Sir/Madam

Description of Chargeable Development

Erection of 195No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area (Resubmission of APP/18/00724) (30.6.21). Request to Discharge Condition Nos. 3, 4, 6, 7, 11, 12, 13, 14, 20, 22, and 23 (recd 5.7.21)

Address Planning Permission

Land at Sinah Lane, Hayling Island
APP/20/01093

1	Date issued	06 August 2021
2	Authority	Havant Borough Council
3	Name and address of recipient	Barratt Developments PLC Tollbar House Tollbar Way Hedge End Southampton SO30 2UH
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/20/01093
	(b) Site address(es)	Land at Sinah Lane, Hayling Island
	(c) Description of development	Erection of 195No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to

a Wader and Brent Geese Refuge Area
(Resubmission of APP/18/00724) (30.6.21).
Request to Discharge Condition Nos. 3, 4, 6,
7,11,12, 13, 14, 20, 22, and 23 (recd 5.7.21)

6	Reason for issuing demand notice	Pre-commencement Covenant(s)
7	The amount payable that this demand notice relates to	£212,766.53
	The amount payable by the recipient of this notice	£212,766.53
8	The date that this amount is due	06 August 2021

The covenants to which this demand relates to from the S106 Agreement agreement dated 28 June 2021

Clause	Covenant	Subtotal	Index	Total
S2 C3 3.4 (3.4.2)	On or before Commencement of Development to: 3.4.2 pay the Cash Deposit. Trigger: Prior to Commencement Type: SUDS	£38,191.30	1.00/1.00 (No Index)	£38,191.30
S4 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	108.60/108.50 (CPI)	£10,009.22
S4 C2	Not to Commence or permit Commencement of Development until the SRMS Contribution has been paid to the Council. Trigger: Prior to Commencement Type: SRMS MAIN PAYMENT	£131,507.15	304.00/301.90 (RPI)	£132,421.91
S4 C3	Not to Commence or permit Commencement of Development until the Affordable Housing Contribution has been paid to the Council. Trigger: Prior to Commencement Type: Affordable Housing Offsite	£14,927.00	108.60/108.50 (CPI)	£14,940.76
S4 C4 4.1.1 & 4.2	To pay the Community Project Worker Contribution to the Council in the following instalments: 4.1.1 25% payable prior to Commencement of Development Trigger: Prior to Commencement Type: Community Worker	£12,187.50	108.60/108.50 (CPI)	£12,198.73
S4 C5 5.1	To pay the TRO Contribution to the Council on Commencement of Development Trigger: On Commencement of Development Type: Traffic Regulation Order	£5,000.00	108.60/108.50 (CPI)	£5,004.61
Total Demand				£212,766.53

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 28 June 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 PO0001955-041779 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>
Barratt Developments PLC Tollbar House Tollbar Way Hedge End Southampton SO30 2UH

Yours faithfully

Planning Services

Our Ref: APP/20/01093

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