



Section 106 Demand Notice

Town and Country Planning
Act 1990

Lane Homes
Via E-mail

Planning
Town Hall
Station Road
Clacton on Sea
Essex CO15 1SE

Please ask for: Trina Brockes

Our Ref: 19/01858/OUT

29 November 2023
Your Payment Ref: UU 19-01858-OUT

1	Date issued	29 November 2023
2	Authority	Tendring District Council
3	Name and address of recipient	Lane Homes Via E-mail
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	19/01858/OUT
	(b) Site address(es)	Sherbro House Boarding Kennels, Colchester Main Road, Alresford, Colchester, Essex, CO7 8AP
	(c) Description of development	Erection of 5 no dwellings (all matters reserved).
6	Reason for issuing demand notice	Development is deemed to have commenced
7	The amount payable that this demand notice relates to	£817.64
	The amount payable by the recipient of this notice	£817.64
8	The date that this amount is due	13 December 2023

The covenant to which this demand relates to from the S106 Agreement and agreement dated 23 March 2020

Clause	Covenant	Subtotal	Index	Total
S3	Before commencement of the development to pay to the Council a Recreational Disturbance, Avoidance & Mitigation Contribution of £611.50 index linked - using the index from Jan 2019 being 283 as the base index Type: RAMS	£611.50	378.40/283 .00 (RPI)	£817.64

Total Demand	£817.64
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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 23 March 2020.

Method and receipt of payment

Payment is accepted by BACS/internet transfer to account 22570568 Sort Code 30-92-09. Important: Please quote reference UU 19-01858-OUT when paying. If you have a payment query, please email obligations@tendringdc.gov.uk. Tendring District Council will issue a receipt for each payment received to the person making the payment. If you wish a copy of the receipt to be sent to another party, please let us know by emailing obligations@tendringdc.gov.uk.

If you are not the applicant, works have not commenced on your land and you have not agreed for works to commence on your land, then please contact the team on 01255 686180 or email obligations@tendringdc.gov.uk to discuss this further.

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 team on 01255 686180 or email obligations@tendringdc.gov.uk within ten working days of the issue of this notice.

Name and address of all recipient(s) of this notice	Category of recipient
Lane Homes Via E-mail	