**From:** David Tingle  
**Sent:** 20 June 2017 16:54  
**To:** Mark Evans  
**Subject:** Queensway Development  
**Importance:** High

Dear Mr Evans,

Kensington Developments has in the past twelve months invested £850,000 in carrying out the extensive works required to establish the 104 hectares of Farmland Conservation Area and Nature Park which are linked to the Queensway development. This investment is in addition to the considerable cost the company has already incurred in acquiring the land and obtaining the necessary planning permissions and is a further demonstration of Kensington Development’s on-going commitment to the delivery of this site.

Pre-loading of the entrance to the development is due to commence next month and we therefore anticipate that the first occupation on site will occur in the second quarter of 2018.

We hope to achieve a build/sales rate of approximately 100 units per annum thereafter. This build/sales rate is slightly less than the rate achieved at the nearby “Cypress Point” development between 2000 and 2004 and we therefore believe it to be a deliverable rate.

The Unilateral Undertaking related to the Queensway planning permission includes an obligation on Kensington Developments to finance the delivery of the M55 link road in phases prior to the occupation of the 150th , 300th and 425th unit.

Yours faithfully,

**David Tingle**

**Managing Director**

Kensington Developments Limited

