

Anna Gillings
Managing Director
Gillings Planning
First Floor, 13 Oakmount Road
Chandlers Ford
Hampshire
S053 2LG

13 March 2019

Dear Anna,

Re: Millwood Designer Homes - Westgate

On behalf of the Places for People Group I am writing to confirm our support for Millwood Designer Homes Limited in respect of the Westgate site in Thanet.

As a wholly owned subsidiary of the Places for People Group, Millwood Designer Homes now enjoys all the benefits and support of our wider Group structure. Places for People is one of the largest property management, development and regeneration companies in the UK. We own or manage over 195,000 homes and have assets in excess of £4billion. As a Group we will be delivering 25,000 new homes in the coming years through our development pipeline with targets for an average of 2,500 completions per annum over the next few years of the programme.

Places for People has over 50 years' experience in creating and managing successful places. Our Group of companies has the expertise and capability to create and manage entire places – from multi-tenure and mixed-use development and construction to property management for all tenures, right across the UK. With a long track record of successful large scale placemaking, and a solid reputation for delivering complex regeneration in towns and cities, we understand what it takes to deliver at scale and pace through multi-phased development.

We support Millwood Designer Homes' target to deliver up to 250 units per year at Westgate to achieve build out of the scheme by 2031. Whilst we recognise this is an ambitious target, in the right circumstances and prevailing market conditions, we believe this target to be achievable with the support of our wider Group capacity and capability. Millwood Designer Homes can rely on the Group's development expertise across all tenures, our track record in large scale, multi-tenure, mixed-use development and our experience in deploying a range of modern methods of construction alongside traditional building techniques to deliver at scale and pace.

The following examples demonstrate our Group's track record for delivery of large scale developments.

Gilston Park Estate, Harlow - A long-term approach

We are well versed in promoting complex large scale sites; particularly those with infrastructure and mixed tenure requirements. Places for People owns the freehold of a major strategic land holding of 2,500 acres to the north of Harlow at Gilston Park Estate in East Hertfordshire. This key site will allow for the development of up to 8,500 homes as a necklace of separate villages and is the principle site in the Harlow and Gilston Garden Town announced by the Government in January 2017. The scheme is estimated as having a GDV of £2billion, including £500 million of primary and social infrastructure to be funded and delivered by Places for People through the development.

This important site is now identified as a Site Allocation by East Hertfordshire in their District Plan which was adopted in October 2018. An outline planning application is currently being prepared to be submitted in April 2019. A significant proportion of the site was located in green belt and forms part of the District's strategic green belt release in order to achieve their challenging housing targets. We have engaged extensively to develop a sensitive landscape-driven masterplan which will create a series of 6 individual villages, each with its own distinct character and a range of housing options. This new community will enjoy 60% green open space which will be transferred to a community trust or other mechanism ensuring long-term stewardship and governance for the benefit of the community. For more information, please visit www.gilstonparkestate.com

Brooklands, Milton Keynes - Large Scale Multi-phase new places

Brooklands is a 360 acre greenfield site located on the east of Milton Keynes with a Gross Development Value of over £650m. It is owned by Places for People and is being developed over multiple phases to create a new community with over 2,500 mixed tenure homes and a range of other facilities and community infrastructure. We have invested over £30million in infrastructure to date and Brooklands won the award for Infrastructure Led Placemaking at the Planning and Placemaking Awards in 2017 in recognition of its outstanding credentials as an exemplar of placemaking at its best. The 2,500 homes delivered at Brooklands will be accompanied by three schools, a hotel, a public square, retail provision and one hundred acres of parkland and open space.

Brooklands was initially solely a Places for People development whereby the Group acquired the site and completed Phase One consisting of 350 new homes. In order to accelerate delivery, a Joint Venture was formed between Places for People and Barratt David Wilson Ltd to progress a further 1800 homes with the balance being delivered by the Group. It is anticipated that the phased delivery of this new community will be completed by 2021. For more information, please visit www.brooklands-mk.co.uk

Queen Elizabeth Olympic Park, London - East Wick and Sweetwater

Places for People were selected by the London Legacy Development Corporation as their Development Partner in a JV with Balfour Beatty Investments to deliver 1500 new homes (35% market sales, 35% private rented and 30% affordable homes) in a 20 year Development Agreement that will also deliver significant infrastructure and commercial development on the Park.

The £700m development will be delivered in seven phases over eight years. Infrastructure works for Phase One are complete and delivery of the first homes is underway. East Wick will create up to 850 new homes and is located in the north west of the Park next to Hackney Wick and the digital quarter at Here East. It will include townhouses, mews, studios and flats, a new primary school, two new nurseries, shops, offices and restaurants. Sweetwater will provide up to 650 new homes and is located in the south west of the park near the Olympic Stadium. It includes studios, apartments and family homes with private gardens, a new primary school, two new nurseries, a library, a health centre, shops, offices and restaurants. For more information, please visit www.eastwickandsweetwater.co.uk

Port Loop, Birmingham

Port Loop in Birmingham is one of four major developments being delivered through Places for People's Joint Venture partnership with Urban Splash. From the redevelopment of a former ship yard at Smith's Dock in North Tyneside to regeneration of the iconic Park Hill buildings in Sheffield, this partnership is transforming places across the UK. At Port Loop, the Places for People Urban Splash JV was selected by the Canal and River Trust and Birmingham City Council to regenerate this 43 acre canal side brownfield site. The development will provide 1150 new homes, retail and leisure facilities including a brand new public park and a number of smaller open spaces for residents and visitors to the city. For more information, please visit www.port-loop.com

Strategic Partners for delivery

Places for People has recently signed a 15 year Joint Venture partnership with Surrey County Council to deliver over 2,000 new homes on Council owned land in the coming years. We have also been selected as strategic partners for Homes England to support them in the delivery of new affordable housing across England. This partnership will see us starting on site with 2,603 grant funded homes for social rent, affordable rent and shared ownership by March 2022.

We trust the examples set out above give you a sense of the scale of our operations, our capacity for development delivery and our capability in relation to large scale placemaking in support of Millwood Designer Homes. If you require any further information, please don't hesitate to contact me.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Colin Rae', with a stylized, overlapping flourish at the end.

Colin Rae
Group Executive Development Director
Places for People Group