



275_LoR_210722

Richborough Estates Ltd
Second Floor, Waterloo House,
20 Waterloo Street,
Birmingham
B2 5TB

DRAFT

22nd July 2021

Letter of Reliance: Land off Sandwich Road, Sholden

Dear Nick

We understand that Richborough Estates has requested a letter of reliance in respect of various plans and reports prepared by edge Urban Design which were submitted as part of your Outline Application on land off Sandwich Road, Sholden. These include:

1. 275_L01-Location Plan;
2. 275_P01-Illustrative Masterplan;
3. 275_P02-Land Use Parameter Plan;
4. Design and Access Statement; and
5. Design and Access Statement Addendum

Notwithstanding any provisions to the contrary contained in the submitted plans and reports, including updates made to the plans and report post submission, we confirm:

1. that the plans and reports have not been amended since the date they were issued and we are not aware of any facts or other information since the date of issue of the plans and reports which would result in any of the findings or other content of the plans and reports to be materially incorrect or misleading;

2. the Addressees may rely on the plans and reports as if the plans and reports were addressed to the Addressees;

3. the Addressees may disclose the plans and reports (on a non-reliance basis):

3.1 where disclosure is required by applicable law or regulation, by any court of competent jurisdiction or any competent judicial, governmental, supervisory or regulatory body or in respect of legal or arbitration proceedings in connection with the plans and reports;

3.2 where disclosure is required by the rules of any stock exchange, listing authority or similar body upon which their shares or other securities are listed;

3.3 to their affiliates and any of its or their, officers, directors, employees, auditors and professional advisors in connection with the loan and hedging transactions under the Facility Agreement;



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3.4 to any financial institution or other entity in connection with the loan and hedging transactions under the Facility Agreement;

3.5 to any person to whom such Addressee may potentially assign, transfer or sub-participate all or any of its rights and obligations under any documentation relating to or under the Facility Agreement and to the professional advisors of each such person;

3.6 to any rating agency in connection with any securitisation of (or referable to) the Facility Agreement and to investors in such securitisation including in each case their professional advisers; and

3.7 otherwise, with our prior written consent;

4. that in producing the plans and reports we exercised all reasonable skill, care and diligence in producing the plans and reports, however please note that as stated in our Terms and Conditions, we will not take liability for discrepancies or inaccuracies in site surveys produced by external consultants, OS map data and Land Registry information, in particular with matters arising from discrepancies between proposed site boundaries and site ownership etc. Also, plans and reports have been produced for planning purposes only and they are not intended for be used for construction purposes;

5. that we have in force valid professional indemnity cover with respectable insurers in the amount of £1,000,000 and agree to maintain this level of insurance for up to 5 years, and that we will from time to time, at your request, provide you with documentary evidence that confirms such cover continues.

This letter and any non-contractual obligations arising out of or in connection with it are governed by English law.

Yours sincerely,

A handwritten signature in black ink that reads 'S Murray'.

Sarah Murray
BA Arch MA Urban Design
Director



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