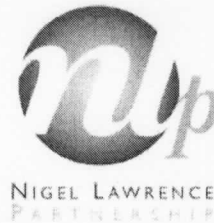


NPB/lk



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12 May 2010

C Pasterfield MSc MRICS  
Principal Valuer & Estates Surveyor  
Epping Forest District Council  
Civic Offices  
Epping  
Essex  
CM16 4BZ

DRIVING THE PROPERTY MARKET

Dear Chris

**LANGSTON ROAD, LOUGHTON**

Further to our various telephone conversations and our recent meeting at your offices, we have now had an opportunity to seek formal quotations from the various consultants required in order to prepare and submit an outline planning application of both Polofind Limited's site known as T11 and your own Authority's adjacent premises.

Together we met with Nigel Richardson with Douglas Bond of Woolf Bond Planning, to discuss the content of a potential outline planning application for the combined sites. Following the discussions from our meeting, we now have a complete picture of the information necessary for the submission of the outline planning application. This application will require involvement from numerous parties including architects, planning consultants, highways consultants, retail impact assessment consultants, environmental flood risk consultant, project manager and a professional survey team to carry out the site survey.

Please note that we have attached to this letter the correspondence received from each of these consultants which provide full information on their work as well as their quotation. I will paraphrase beneath the approximate budgetary costs envisaged to meet the application together with a warning that as the application progresses, there may be additional costs that come to light which will need to be borne in mind when seeking approval for these costs.

The approximate budget costs are as follows:-

	APPROX. COST
Planning Application LA Fee	██████████
Preparation of drawings and design statement from architects (PRC)	██████████
Submission of planning application with supporting planning and policy evidence provided by the planning consultants	██████████
Retail impact assessment and supporting evidence by retail planning specialist	██████████
Highways modelling, traffic impact assessment, solutions and negotiations by highways consultant	██████████



Also at  
Barnett House, 53 Fountain Street, Manchester, M2 2AN. Tel: 0161 247 8390; Fax: 0161 247 8391  
Nigel P Berney LLB (Hons), Guy Harman MRICS, Ian Singleton FRICS, Julian Haywood-Smith BSc MRICS  
Nigel Lawrence Ltd.  
Registered in England No. 2510651

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Flood risk assessment and supporting documentation	[REDACTED]
Project manager co-ordination of consultants, reports for submission and progress of application	[REDACTED]
Site survey costs and preparation of CAD drawings	[REDACTED]
Landscape architectural drawings (if required)	[REDACTED]
Miscellaneous – including disbursements for all consultants as above	[REDACTED]
Sub Total	[REDACTED]
VAT @ 17.5%	[REDACTED]
TOTAL (Approx)	[REDACTED]

We have discussed that the costs for this application will be shared equally between Epping Forest District Council and Polofind Limited.

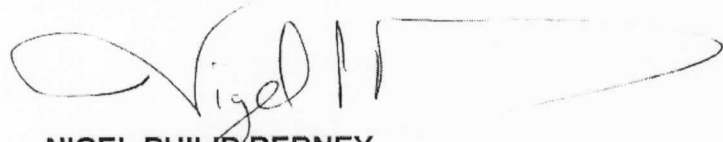
We understand that you will be meeting this week with members of the Council in order to seek further instructions. We hope that this meeting allows us to continue with the proposed planning application on the joint properties. We look forward to receiving confirmation that we can instruct the appropriate professionals to prepare the necessary information in order that this application can be submitted as soon as practically possible.

We would envisage a timetable of around 3 months to prepare all the necessary documents, drawings, information and investigations. We therefore we would like, if possible, to instruct consultants by the middle of June in order that we can submit the application by September.

Should you have any queries in relation to the costs or any other matters please do not hesitate to contact me at any time.

Kind regards

Yours sincerely



**NIGEL PHILIP BERNEY  
ON BEHALF OF NIGEL LAWRENCE PARTNERSHIP  
SUBJECT TO CONTRACT**

Encs

cc: Vincent Goldstein – Polofind Limited