



Our ref: EH/ep  
Your Ref:  
12 November 2014

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To whom it may concern

Dear Sirs

**Tesco Swaffham, Norfolk - Milln Gate Properties Limited (Millngate)**

I am very pleased to be able to provide a positive reference in respect of Millngate's delivery to us of a new Format 25 supermarket on a three acre site fronting Castle Acre Road, Swaffham, Norfolk. At the time of delivery, I was responsible for new store procurement in the East of England.

Millngate were able to negotiate an acceptable planning consent, following the signing of a S106 Agreement, on a site allocated for employment uses. In addition, they concluded a satisfactory S278 relating to highway improvements and some twelve months following the expiry of the judicial review period delivered the completed store, which commenced trading on 5th June 2014. In so doing, they were able to obtain strong local support and deliver a store which has been particularly well received by the local community.

I was very impressed with Millngate's dedication and tenacity in driving the project through.

I have absolutely no hesitation in recommending Millngate as a trustworthy development partner and very much hope to be working with them again on future projects.

Yours sincerely  
for and on behalf of  
**Tesco Stores Limited**

 **Edward Heppenstall**  
**Assets & Estates**