

**From:** Bruce Fowler [<mailto:Bruce.Fowler@brutonknowles.co.uk>]  
**Sent:** 03 November 2015 09:45  
**To:** M4 Junction 3-12 Smart Motorway  
**Cc:** Naomi Quick; Richard Hill  
**Subject:** Lakeside Road - Highways Agency Access Documentation - M4 Junctions 3 - 12 [BK-BK.FID46342]  
**Importance:** High

Dear Sirs

It has come to our attention that the ownership of Lakeside Road in the BOR for the abovementioned scheme is assumed to be in public ownership or highway maintainable at public expense. Can we please put on notice all parties that the ownership of Lakeside Road from the A4 up to Plot 26-12/26-13 is as freehold by Thames Water and we would ask that the BOR is altered accordingly and discussions entered in to immediately with Thames Water via ourselves as to the use of Lakeside Road for this project as third party users are concerned that their service charges should not pay for use by Highways Agency contractor traffic. Thames Water acquired Lakeside Road under The Thames Water Utilities Limited (Land at Colnbrook Iver South) CPO 1995. This CPO did require much interface with the Highways Agency and we are concerned that this information is not within their domain already.

Please can receipt of this email be confirmed.

Yours faithfully

**Bruce Fowler MRICS**  
Partner

**Bruton Knowles**, Bisley House, Green Farm Business Park, Bristol Road, Gloucester GL2 4LY  
Tel: 01452 880000 Direct Line: 01452 880126 Mobile: 07973 683551 Fax: 01452 880088

[www.brutonknowles.co.uk](http://www.brutonknowles.co.uk)  Please consider the environment before printing this e-mail



## TURN YOUR BROWNFIELD LAND INTO RESIDENTIAL LAND

Changes to planning rules will allow fast track development of brownfield land. To benefit from the new rules brownfield land must be included on the new statutory register of brownfield land.

Call our planning expert Paul Barton on 0845 200 6489 or simply reply to this email.



**Disclaimer**

The information in this email is only for the recipients named above and is confidential. It may also be subject to legal privilege. If you are not an intended recipient you must not use, copy, or disseminate it and you should notify Bruton Knowles of your receipt of it immediately by email or telephone and delete it from your system.

Although Bruton Knowles believes this email and any attachment are free of virus or other defect which might affect your system it is your responsibility to ensure that this is so. Bruton Knowles accepts no liability for any loss or damage caused in any way by its receipt or use. Bruton Knowles is authorised and regulated by the Financial Conduct Authority. Bruton Knowles is regulated by RICS.

**From:** Bruce Fowler

**Sent:** 02 November 2015 17:49

**To:** 'highways.dvs@voa.gsi.gov.uk'

**Cc:** 'M4J3to12SmartMotorways@highwaysengland.co.uk'; Steven Drennan; Naomi Quick; Richard Hill

**Subject:** FAO Clare Giles Lakeside Road - Highways Agency Access Documentation - M4 Junctions 3 - 12 [BK-BK.FID180993]

**Importance:** High

Dear Sirs

**Your ref 1543594 Our ref 58218**

**DCO Application re M4 Smart Motorway - Colnbrook Slough**

I refer to your letters sent over previous months that have now been forwarded on to Bruton Knowles as agents for Thames Water.

Please be advised that Thames Water own the land on the attached plan and more specifically in the screen shot below. Thames Water are also the freehold owners of the land known as Lakeside Road from the A4 junction. This land was acquired under CPO and any third party occupiers of the industrial estate were re-granted rights over Lakeside Road by Thames Water.

Please can you urgently acknowledge receipt of this email and amend your records to show that Thames Water are the freehold owners of this highway and that Lakeside Road is not highway maintainable at public expense.

Can you please amend your records to show that Thames Water are Category 1 owners of this land and that our client will be treated as such under your consultation provisions under PA2008.

Please make contact with me for more information.

Yours faithfully

**Bruce Fowler MRICS**  
Partner

**Bruton Knowles**, Bisley House, Green Farm Business Park, Bristol Road, Gloucester GL2 4LY  
Tel: 01452 880000 Direct Line: 01452 880126 Mobile: 07973 683551 Fax: 01452 880088

[www.brutonknowles.co.uk](http://www.brutonknowles.co.uk)  Please consider the environment before printing this e-mail



1 - JUN 2015

DLA Piper UK LLP  
3 Noble Street  
London  
EC2V 7EE  
United Kingdom  
DX 33866 Finsbury Square  
T +44 20 7153 7554  
F +44 (0) 20 7796 6666  
W www.dlapiper.com

The Secretary  
Prologis UK Limited  
1 Monkspath Hall Road  
Solihull  
B90 4FY

Your reference

Our reference

EAH/EAH/366530/1  
UKM/68627804.2

28 May 2015

Dear Sir/Madam

**M4 MOTORWAY (JUNCTIONS 3 TO 12) (SMART MOTORWAY)  
DEVELOPMENT CONSENT ORDER APPLICATION ("APPLICATION")  
PLANNING INSPECTORATE APPLICATION REFERENCE NUMBER  
TR010019  
PLANNING ACT 2008 - SECTION 56 NOTICE OF ACCEPTANCE OF AN  
APPLICATION FOR A DEVELOPMENT CONSENT ORDER FOR THE M4  
JUNCTIONS 3 TO 12 SMART MOTORWAY**

We are writing to you further to our letter of November 2014, regarding the Application for the M4 Motorway (Junctions 3 to 12) (Smart Motorway) Development Consent Order, which will authorise the construction, operation and maintenance of the M4 Junctions 3 to 12 smart motorway scheme (the "Scheme"). The Application was made by the Highways Agency, now Highways England, and was submitted to the Secretary of State for Transport ("Secretary of State") on 30 March 2015.

Under the Planning Act 2008, Highways England is required to serve notice upon you that the Application was accepted for examination by the Planning Inspectorate on behalf of the Secretary of State on 27 April 2015. The Application will now move to the pre-examination and examination phases of the procedure established under the Planning Act 2008 for the consideration of applications for development consent for nationally significant infrastructure projects. Formal notice that the Application has been accepted is given in accordance with section 56 of the Planning Act 2008 and Regulation 8 of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 ("APFP Regulations").

You are being served with this notice because Highways England considers that you are a person falling under section 57 of the Planning Act 2008 and because the Application includes a request for a development consent order with provisions to authorise the compulsory acquisition of land, or an interest or right over land, as described on the enclosed notice and shown on the plans.

Enclosed with this letter are:

1. Notice and schedule of land, rights and interests served under section 56 of the Planning Act 2008 and Regulation 8 of the APFP Regulations;
2. A map showing the location of the proposed development; and

DLA Piper UK LLP is authorised and regulated by the Solicitors Regulation Authority.

DLA Piper UK LLP is a limited liability partnership registered in England and Wales (number OC307847) which is part of DLA Piper, a global law firm, operating through various separate and distinct legal entities.

A list of members is open for inspection at its registered office and principal place of business, 3 Noble Street, London, EC2V 7EE and at the address at the top of this letter. Partner denotes member of a limited liability partnership.

A list of offices and regulatory information can be found at [www.dlapiper.com](http://www.dlapiper.com).

UK switchboard  
+44 (0)8700 111 111



INVESTOR IN PEOPLE

3. plans showing the land in which you have an interest that is affected by the proposed development consent order. The schedule to the notice identifies the parcel numbers identified on the plans which are relevant to you.

A copy of the accepted Application and accompanying documents, including a copy of the Environmental Statement are available for inspection until 10 July 2015 free of charge at the places and during the times set out in the attached notice.

Any representations giving notice of any interest in, or objection to, the Application must be made on the Planning Inspectorate's Registration and Relevant Representation Form which can be accessed and completed online by following the instruction at the relevant link:

<http://infrastructure.planningportal.gov.uk/projects/south-east/m4-junctions-3-to-12-smart-motorway/>

The Planning Inspectorate's Advice Note 8.3: How to register and become an interested party in an application (April 2012) provides further guidance on how to register as an interested party and make a relevant representation, and can be accessed via the following link:

<http://infrastructure.planningportal.gov.uk/legislation-and-advice/advice-notes>

If you would like to request a paper copy of the Planning Inspectorate's Registration and Relevant Representation Form please telephone 0303 444 5000. Completed forms should be sent to: The Planning Inspectorate, National Infrastructure Directorate, Temple Quay House, Temple Quay, Bristol BS1 6PN. The Planning Inspectorate reference number for the Application (TR010019) should be quoted in any correspondence.

**Any representation must be received by the Planning Inspectorate by 11:59pm on 3 July 2015. Representations will be made public by the Planning Inspectorate.**

Further information about the Scheme may be obtained from Highways England by post to Highways England, M4 J3-J12 Smart Motorway Team, The Cube, 199 Wharfside Street, Birmingham, B1 1RN or by email to [M4J3to12SmartMotorways@highwaysengland.co.uk](mailto:M4J3to12SmartMotorways@highwaysengland.co.uk).

Yours faithfully



**DLA PIPER UK LLP**

**ENC.**

**THE M4 MOTORWAY (JUNCTIONS 3 TO 12) (SMART MOTORWAY) DEVELOPMENT CONSENT ORDER**

**PLANNING INSPECTORATE APPLICATION REFERENCE: TR010019 M4 JUNCTIONS 3 TO 12 SMART MOTORWAY**

**Section 56 of the Planning Act 2008**

**Regulation 8 Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009**

**NOTICE OF ACCEPTANCE OF APPLICATION FOR A DEVELOPMENT CONSENT ORDER BY THE PLANNING INSPECTORATE**

**TO:** The Secretary  
Prologis UK Limited  
1 Monkspath Hall Road  
Solihull  
B90 4FY

Notice is given to you that on behalf of the Secretary of State for Transport, the Planning Inspectorate has accepted an application made by the Highways Agency, now Highways England Company Limited (the "Applicant") of Bridge House, 1 Walnut Tree Close, Guildford, Surrey, GU1 4LZ, for a development consent order under the Planning Act 2008 (the "Application"). The Application was made on 30 March 2015 and was accepted on 27 April 2015 (reference: TR010019 M4 Junctions 3 to 12 Smart Motorway).

You are being served with this notice for reasons including because you are a prescribed person within s.56(2)(d) and s.57 of the Planning Act 2008, as a person interested in land, and Regulation 8 of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations. The land in which you have an interest is described in the schedule to this notice and is shown on the attached plans. A full description of each parcel of land is also available in the Book of Reference submitted with the Application.

The Application relates to improvements to the M4 Motorway between Junctions 3 and 12 to upgrade it to a smart motorway. The length of the project is approximately 52 kilometres and is situated in the London Boroughs of Hounslow and Hillingdon, Counties of West Berkshire, Buckinghamshire and South Buckinghamshire, the Royal Borough of Windsor and Maidenhead and the Boroughs of Bracknell, Wokingham, Slough and Reading. The project is a nationally significant infrastructure project under section 14 of the Planning Act 2008.

**The Project**

The development consent order sought by the Application will authorise improvements and alterations to the highway comprising the M4 Motorway and other highways together with other development including:

1. conversion of the hard shoulder to a running lane ("all lane running");
2. widening or demolition and rebuilding of existing overbridges, underbridges, subways and culverts;
3. widening and realignment of the M4 Motorway and side roads;
4. installation and removal of signs and/or gantries with associated cabinets and cabling;

5. installation of above ground traffic detection radar units and closed circuit television cameras;
6. construction of Emergency Refuge Areas ("ERAs");
7. the compulsory acquisition of land including rights in or over land required for the purposes of the project, or to facilitate or incidental to the project;
8. imposition of variable speed limits and other traffic management and control measures; and
9. development including plant, equipment and buildings comprised in the project including:
  - 9.1 construction sites, lay-down areas, working areas and temporary works and structures;
  - 9.2 site access, internal site roads and vehicle parking;
  - 9.3 landscaping and replacement planting;
  - 9.4 foul drainage provision and surface water management systems;
  - 9.5 permanent and/or temporary changes to the highway network for the project and other access facilities;
  - 9.6 the application and/or disapplication of legislation relevant to the project including inter alia legislation relating to the compulsory acquisition of land and traffic management; and
  - 9.7 such ancillary, incidental and consequential provisions, permits or consents as are necessary and/or convenient.

A map showing the location of the project is attached to this notice.

### **Environmental Impact Assessment**

The project is an environmental impact assessment development. An Environmental Statement accompanies the Application.

### **Copies of Application Documents**

A copy of the Application form and its accompanying documents, plans and maps (including the draft development consent order and the Environmental Statement) are available for inspection until 10 July 2015 free of charge at the following locations during normal opening hours:

Uxbridge: Uxbridge Library, 13-14 High Street, Uxbridge, Middlesex, UB8 1HD

Slough: Slough Library, 85 High Street, Slough, SL1 1EA

Theale: Theale Library, Church Street, Theale, Reading, West Berkshire, RG7 5BZ

Windsor and Maidenhead: Windsor and Maidenhead Council, Town Hall, St Ives Road, Maidenhead, SL6 1RF

Wokingham: Wokingham Library, Denmark Street, Wokingham, Berkshire, RG40 2BB

Windsor: Windsor Library, Bachelors Acre, Windsor, SL4 1ER

Binfield: Binfield Library, Benetfeld Road, Binfield, Bracknell, RG42 4JZ

Burnham: Burnham Library, Windsor Lane, Burnham, Buckinghamshire, SL1 7HR  
Iver: Iver Parish Council Offices, 63 Chequers Orchard, Iver, Buckinghamshire, SL0 9NJ  
Eton Wick: Eton Wick Library, Village Hall, Eton Wick, Slough, SL4 6LT  
Cranford: Cranford Library, Bath Road, Hounslow, Greater London, TW5 9TL  
Denham: South Bucks District Council, Capswood, Oxford Road, Denham, Buckinghamshire, UB9 4LH  
Chalvey: Chalvey Community Centre, The Green, Chalvey SL1 2SP  
Reading: Reading Central Library, Abbey Square, Reading, RG1 3BQ  
Datchet: Datchet Library, Montagu House, 8 Horton Road, Datchet, Slough SL3 9ER

The Application form and its accompanying documents, plans and maps, including the draft development consent order and the Environmental Statement, are also available to view online through the Planning Inspectorate's website: <http://infrastructure.planningportal.gov.uk/projects/south-east/m4-junctions-3-to-12-smart-motorway/>

Copies of all the Application documents may be purchased using the contact details at the end of this notice. An electronic copy of the full suite of Application documents on DVD can be obtained free of charge, and a paper copy can be obtained for a charge of £4,088.00. Postal charges will also apply. Paper copies of individual documents are also available on request and a charge may apply.

### **Making a representation about the Application**

Any representations giving notice of any interest in, or objection to, the Application must be made on the Planning Inspectorate's Registration and Relevant Representation Form which can be accessed and completed online by following the instruction at the relevant link: <http://infrastructure.planningportal.gov.uk/projects/south-east/m4-junctions-3-to-12-smart-motorway/>

If you would like to request a paper copy of the Planning Inspectorate's Registration and Relevant Representation Form please telephone 0303 444 5000. Completed forms should be sent to: The Planning Inspectorate, National Infrastructure Directorate, Temple Quay House, Temple Quay, Bristol BS1 6PN. The Planning Inspectorate reference number of the Application (TR010019) should be quoted in any correspondence.

The Planning Inspectorate's Advice Note 8.3: How to register and become an interested party in an application (April 2012) provides further guidance on how to register as an interested party and make a relevant representation on the project, and can be accessed via the following link: <http://infrastructure.planningportal.gov.uk/legislation-and-advice/advice-notes/>

Please note that representations must be received by the Planning Inspectorate by 11:59pm on 3 July 2015. Representations will be made public by the Planning Inspectorate.

Further information about the project may be obtained from Highways England by post to Highways England, M4 J3-J12 Smart Motorway Team, The Cube, 199 Wharfside Street, Birmingham, B1 1RN or by email to [M4J3to12SmartMotorways@highwaysengland.co.uk](mailto:M4J3to12SmartMotorways@highwaysengland.co.uk)

Highways England

28 May 2015





To:  
The Secretary  
Prologis UK Limited  
1 Monkspath Hall Road  
Solihull  
B90 4FY

**THE M4 MOTORWAY (JUNCTIONS 3 TO 12) (SMART MOTORWAY) DEVELOPMENT  
CONSENT ORDER**

**Section 56 and 57 Planning Act 2008**

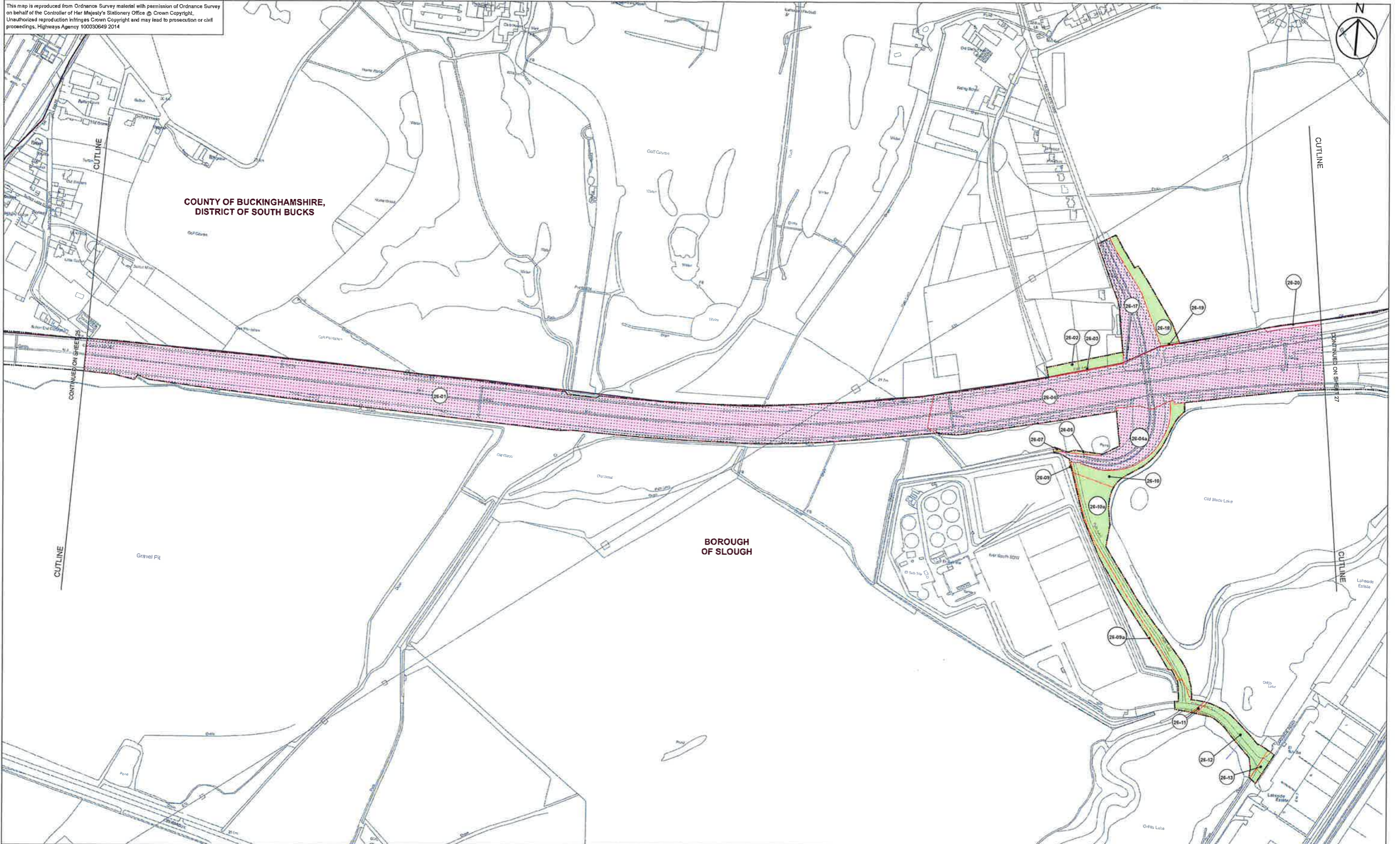
**Regulation 8 Infrastructure Planning (Applications: Prescribed Forms and Procedure)  
Regulations 2009**

**SCHEDULE TO NOTICE OF ACCEPTANCE OF APPLICATION FOR A DEVELOPMENT  
CONSENT ORDER BY THE PLANNING INSPECTORATE**

<b>Description of land</b>	<b>Plan reference for Category 1</b>	<b>Plan reference for Category 2</b>	<b>Plan reference for Category 3</b>	<b>Plan reference for persons enjoying an easement or right over land</b>	<b>Plans Enclosed (sheet number)</b>
Private access road (Lakeside Road)			26-13	26-13	26

This page is intentionally left blank

This map is reproduced from Ordnance Survey material with permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Highways Agency 100030649 2014



COUNTY OF BUCKINGHAMSHIRE,  
DISTRICT OF SOUTH BUCKS

BOROUGH OF SLOUGH

**NOTES**



**LEGEND**

- Unrestricted Powers to Acquire or Use Land
- Powers Limited to Temporary Use of Land
- Unrestricted Powers to Acquire or Use Land at Motorway Level, Powers Limited to Temporary Use of Land Below Motorway Level
- Unrestricted Powers to Acquire or Use Land at Motorway Level, Powers Limited to Acquisition of Permanent Rights and Temporary Use of Land Below Motorway Level

- Order Limits
- Special Category Land: Fuel / Field / Garden Allotment, Common Land or Open Space
- Crown Land
- Local Authority Boundary

**KEY PLAN**



3F	MAR 2015	SUBMITTED WITH DCO APPLICATION	NM	SH	SF	GM
2F	MAR 2015	FOR REVIEW PRIOR TO DCO APPLICATION	NM	SH	SF	GM
2R	MAR 2015	FOR REVIEW PRIOR TO DCO APPLICATION	NM	SH	SF	GM
1R	FEB 2015	ISSUED FOR REVIEW	NM	SH	SF	GM
0D	JAN 2015	DRAFT	NM	SH	GM	
Rev #	Revision Date	Revision Details	Drawn	Check	Revised	App'd

**URS**

**mouchel**

**Malcol**

**HIGHWAYS AGENCY**

Highways Agency  
The Cube  
199 Wharfedale Street  
Birmingham  
B1 1RN

514451-MUH-ML-ZZ-SK-LR-301404

Rev 3F  
Scale at A1  
1:2500

Job Title: M4 JUNCTIONS 3 TO 12 SMART MOTORWAY

Drawing Title: LAND PLANS INCLUDING CROWN LAND REGULATIONS (5)(2)(i) AND 5(2)(n) SHEET 26 OF 31 SUTTON

Drawing Number: TR010019 - 2.2