

**THE PLANNING ACT 2008**

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

**TR010019**

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**Response to First Written Questions**

**Sections 1-3: Appendix A - Relevant Planning History  
Addendum**

**Deadline II - 8 October 2015**

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# **M4 junctions 3 to 12 smart motorway**

**Planning Statement Section 4  
Relevant Planning History  
Addendum**

# M4 junctions 3 to 12 smart motorway

## Planning Statement Section 4 Relevant Planning History Addendum

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**CONTENTS:**

1	INTRODUCTION .....	1
2	PLANNING ASSESSMENT .....	1
3	CONCLUSIONS .....	1

**ANNEXES:**

ANNEX A:	HISTORY OF PLANNING APPLICATIONS
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## 1 INTRODUCTION

At the time of the submission of the Development Consent Order (DCO) application, it had not been possible to conclude the planning history of sites affected by the M4 Scheme, as not all the information requested from the 'host' local planning authorities had been received in time. Consequently a summary of the relevant planning history is referred to within Section 4 of the Planning Statement (Document ref 7.1), which notes in paragraph 4.2.1 that an addendum to this Section will be produced once the application has been submitted and the outstanding information has been received and assessed.

Following ongoing liaison with these authorities, the outstanding information has now been received and this has enabled the analysis of the planning history of sites affected by the Scheme to be concluded. This findings of this exercise are presented in Annex A below, which provides the Addendum referred to in paragraph 4.2.1 of the Planning Statement.

## 2 PLANNING ASSESSMENT

Only four of the 11 'host' authorities were in receipt of planning applications for determination or planning appeal decisions, located either within the Order Limits of the Scheme or immediately adjoining its boundary. This includes sites proposed to be used temporarily as potential contractor's compounds located away from the M4 corridor.

Of those four local authorities, a single planning application approved by West Berkshire BC relating to the IKEA store at the Berkshire Retail Park and a planning appeal upheld for the Eastern Relief Road at Shinfield, within Wokingham BC are identified as having the potential to directly affect the M4 Scheme, by virtue of their location within the Order Limits. However, for the reasons stated in the planning assessment neither development is considered to impact on the implementation of the M4 Scheme.

A further application relating to the extraction of sand and gravel at Riding Court Farm, adjoining the Order Limits, approved by The Royal Borough of Windsor and Maidenhead has been assessed as having no direct impacts. The traffic implications of using Riding Court Road overbridge to serve this development were considered by the Council in its determination of the planning application. The Council's Report did not identify the use of this route as having an impact on the implementation of the M4 Scheme.

## 3 CONCLUSIONS

The results of the planning history search set out in Annex A have been analysed, and it is considered that the planning applications and decisions listed are unlikely to have any adverse impacts upon the M4 Smart Motorway Scheme.

## Annex A: History of Planning Applications

Description of Development	Location	Application Reference	Decision	Commentary	Planning Assessment
<b>West Berkshire BC</b>					
Development of a solar farm on 3 fields with continuing use for sheep grazing.	Land North Of Pingewood Road South Burghfield Reading Berkshire (Directly adjacent to M4)	14/01800/COMIND	Approval 11/07/2014  Implementation status unknown	Application site immediately adjoining the Order Limits to the south of the M4.  No direct impact on the scheme proposals, although the contactor may need to be aware of potential for future works, should the development remain unimplemented.	Unlikely to be affected by M4 Scheme.
Outline Permission - Business uses (including light industrial) and warehousing development with ancillary offices, together with associated service areas, roads, aprons and car parking areas, being part of comprehensive development totalling 1,125,000 sq ft of gross floor space (104,513 sq m) in respect of which applications have also been submitted to Reading Borough Council (85/TP/691) and to Wokingham Council (24321)	Green Park, Pingewood, Reading, Berkshire	10/00492/XOUTMA	Approval 15/06/2010	Application site immediately adjoining the Order Limits to the north of the M4.  Outline planning permission, therefore no further details at this stage.	Not directly affected by the M4 Scheme.

Description of Development	Location	Application Reference	Decision	Commentary	Planning Assessment
Erection of Class A1 retail store with associated car parking, landscaping, servicing and access arrangements.	Land At The Berkshire Retail Park, Pincents Lane, Tilehurst, Reading Berkshire.	11/00218/COMIND	Approval 15/02/2011	Application site falls within Order Limits extending along section of A4 Bath Road immediately to the north of the Junction 12 of the M4. Application site boundary also adjoins the Order Limits for construction compound No.2 to be served off the A4 at this point.	The affected works relate to an approved landscaping scheme and the introduction of a narrower strip of planting along the northern boundary of the construction compound adjoining the A4 Bath Road. This work is scheduled to be completed during the course of 2016.  Its location on the periphery of the site and its temporary use as a contractor's compound is not considered to impact on the implementation of the M4 Scheme.
Erection of second concrete batching plant and portacabin offices.	Hansons, Bath Road, Theale, Reading	12/01298/FUL	Approval 26/09/2013	The southern boundary of the application site, comprising the proposed access road encroaches into the southern part of the access road required for construction compound No.1. Proposed compound has been deleted.	Not directly affected by the M4 Scheme.
Construction of a concrete batching plant, including the importation of aggregates and associated inputs by rail-feed, associated storage space, the erection of a Regional Laboratory building and parking for staff and associated vehicles.	Hope Construction Materials, Wigmore Lane, Theale, Reading	14/02990/COMIND	Approval 24/02/2015	Same development as 12/01298/FUL above	Not directly affected by the M4 Scheme.



Description of Development	Location	Application Reference	Decision	Commentary	Planning Assessment
<b>Reading BC</b>					
No schemes identified within or immediately adjoining the Order Limits.	-	-	-	-	-
<b>Wokingham BC</b>					
Full application for the construction of an Eastern Relief Road (ERR) to Shinfield including the construction of Road, Foot and Cycle Ways, an M4 Overbridge, regarding of embankments, landscaping, utilities creation of flood compensation areas and associated works.	Cutbush Lane Arborfield Road & Shinfield Road Shinfield Reading	F/2010/1428	Appeal Allowed 08/11/2012	Application boundary extends across the M4 immediately to the east of the A327 south of Shinfield. This forms part of the consented Eastern Relief Road, connecting the A327 Arborfield Road to the Black Boy Junction (A327/B3270)	The affected works relate to an approved overbridge to accommodate the route of the new highway. However, completion of the relief road is expected in Summer 2016 and is not therefore expected to impact on the implementation of the M4 Scheme.
Proposed construction of a new park and ride facility providing approximately 600 bays: terminal building together with blue badge holder, cycle and motorcycle parking.	Land at Mereok Lane Grazeley Reading	F/2013/0884	Approval 02/09/2013	Application site is located on site of proposed construction compound No.3 although decision taken no to proceed with use of site as construction compound.	Not directly affected by M4 Scheme.

Description of Development	Location	Application Reference	Decision	Commentary	Planning Assessment
Outline application for phase 1 development of Science & Innovation Park (Access to be considered) plus Full application for the construction of access road, foot and cycle ways, M4 overbridge and associated works including landscaping and engineering works plus, erection of boundary wall and fence adjoining Shinfield Road/Access Road. Part demolition and reformation of facade of Stable Buildings at Lane End Farm and demolition of existing farm buildings.	Land North of (Lane End Farm) Cutbush Lane Shinfield Reading	O/2009/1027	Approved 07/05/2010	Application site immediately adjoining the Order Limits to the north of the M4.	Not directly affected by M4 Scheme.
Full planning permission for the erection of 276 dwellings with associated access, landscaping and open space following demolition of existing dwelling and ancillary buildings (214a Hyde End Road).	Church Lane Hyde End Lane and Hyde End Road Three Mile Cross Reading	O/2013/0346	Approved 22/07/2014	Northern extent of application site boundary immediately adjoins the Order Limits to the south-east of the M4 at Junction 11	Not directly affected by the M4 Scheme.
<b>Bracknell Forest Council</b>					
No schemes identified within or immediately adjoining Order Limits.	-	-	-	-	-

Description of Development	Location	Application Reference	Decision	Commentary	Planning Assessment
The Royal Borough of Windsor and Maidenhead					
Extraction of sand and gravel at Riding Court Farm. Erection of processing and ready mixed concrete plants and associated infrastructure. Creation of new access and restoration of the site to agriculture and two landscaped water areas by the importation of inert restoration material for a period of 12 years.	Land At Riding Court Farm Riding Court Road Datchet Slough	13/01667FULL	Approved 25/02/2015	Southern boundary of application site adjoins M4 to the west of Riding Court Road overbridge and Riding Court Road to the east of the overbridge.	<p>Not directly affected by the M4 Scheme.</p> <p>No direct impacts are envisaged as a result of the development. In relation to any traffic implications, the following extract is taken from the Head of Planning &amp; Property/Development Control Manager's reporting of the planning application to the Council's Urban Development Control Panel Meeting on 25th February 2015:</p> <p><i>'The proposed M4 Junctions 3-12 Smart Motorway scheme has also been considered. It is noted that the Highway Agency proposals involve a replacement bridge for Riding Court Road, which would be constructed "off-line" alongside the existing bridge. This is likely to be carried out during the forecast peak period of operations for the proposed development. However, the "offline" construction of a new Riding Court Road bridge means that it would remain open for all traffic for almost the whole of the duration of the scheme works. Development traffic would then have to adhere to any temporary diversion route that may arise from the HA scheme works).'</i></p>

Description of Development	Location	Application Reference	Decision	Commentary	Planning Assessment
A new containerised generator, located externally within an existing plant compound. Adapted existing palisade to include new gates. 2x new 7500l oil storage tanks and an oil transfer pump room to be located in the existing car park. New security, palisade fencing and gate to screen the tanks. 3x new external condensers.	Pulsant Blue Square House Priors Way Maidenhead	13/02555/FULL	Approved. Implementation status unknown	Minor application located within existing industrial estate outside Order Limits	Not directly affected by the M4 Scheme.
Consent to display 1 freestanding illuminated sign	Computer Associates Plc Ditton Park Riding Court Road Datchet SloughSL3 9LL	13/02695/ADV	Approved. Implementation status unknown	Minor application located to the north of Riding Court Road outside Order Limits	Not directly affected by the M4 Scheme.
Proposed change of use to a canine care facility (sui generis)	Highways Agency Old Court Studio Upper Bray Road Bray Maidenhead SL6 2DB	13/02953/FULL, 14/02544/VAR	Approved. Implementation status unknown	Minor application - located outside Order Limits. No new development proposed	Not directly affected by the M4 Scheme.

Description of Development	Location	Application Reference	Decision	Commentary	Planning Assessment
Application to determine whether prior approval is required for the siting and design of a replacement GSM/UMTS antenna a new 3900A cabinet together with the upgrading of equipment within the existing cabinets	Monkey Island Lane	12/01310/TLDTT	Approved. Implementation status unknown	Proposed facility located within Order Limits along Old Mill Lane immediately to the north of the M4.  Replacement facility does not appear to involve new land-take, but implementation is unknown and therefore may need to be aware of potential timing issues during construction	Unlikely to be affected by M4 Scheme.
Single storey side and rear extension and an alteration to the garage roof	12 Bray Court Maidenhead SL6 2DR	11/00619/FULL	Appeal Allowed. Implementation status unknown	Minor application - located outside Order Limits.	Not directly affected by the M4 Scheme.
Construction of a detached 4-bedroom dwelling to replace temporary single storey dwelling	John Torrid Farm Beenhams Heath Shurlock Row Reading RG10 0QQ	12/00907/FULL	Approved. Implementation status unknown	Application site located to north of M4 outside Order Limits	Not directly affected by the M4 Scheme.
Two storey rear and single storey side extension/Single storey front extension including front porch and loft conversion with front dormer window	119 The Myrke Datchet Slough SL3 9AD	3/01309/FULL, 13/00821/FULL	Permitted Implementation status started	Minor development within curtilage of existing property, outside Order Limits	Not directly affected by the M4 Scheme.

Description of Development	Location	Application Reference	Decision	Commentary	Planning Assessment
Two storey side and rear extension, alterations and loft conversion/Erection of outbuilding	88 Slough Road Datchet Slough SL3 9AG	113/00184/CPD,14 /00319/FULL	Permitted Implementation status started	Minor development within curtilage of existing property, outside Order Limits	Not directly affected by the M4 Scheme.
Single storey rear extension no greater than 8 m depth, 3.4 m high and an eaves height of 3 m	92 London Road Datchet Slough SL3 9LQ	13/02881/PDXL	Prior Approval Not Required Implementation status unknown	Minor development within curtilage of existing property, outside Order Limits	Not directly affected by the M4 Scheme.
Change of use to MOT station (use class B2)	Unit 3 Priors Way Industrial Estate Priors Way Maidenhead SL6 2HP	14/00715/FULL	Permitted Implementation status unknown	Minor application for change of use located within existing industrial estate outside Order Limits	Not directly affected by the M4 Scheme.
Erection of farm workers dwelling	Land Adjacent To Pondwood Cottage And Magpie Cottage  Pondwood Lane White Waltham Maidenhead	14/02629/FULL	Permitted Implementation status unknown	Development located outside Order Limits	Not directly affected by the M4 Scheme.
<b>Slough Borough Council</b>					
No schemes identified within or immediately adjoining Order Limits.	-	-	-	-	-

Description of Development	Location	Application Reference	Decision	Commentary	Planning Assessment
<b>South Buckinghamshire DC</b>					
No schemes identified within or immediately adjoining the Order Limits.	-	-	-	-	-
<b>London Borough of Hillingdon</b>					
No schemes identified within or immediately adjoining Order Limits.	-	-	-	-	-
<b>London Borough of Hounslow</b>					
Landscaping and remodelling of the Airlinks Golf Club including installation of a surface water harvesting system.	Airlinks Golf Club, Southall Lane, Southall	01032/F/P20	Permitted Implementation status unknown	Development located outside but adjoining Order Limits	Not directly affected by the M4 Scheme.
<b>Buckinghamshire CC</b>					
Advised to refer to South Buckinghamshire DC for any relevant planning history (above)	-	-	-	-	-

HIGHWAYS ENGLAND

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Description of Development	Location	Application Reference	Decision	Commentary	Planning Assessment
Greater London Authority					
Advised to refer to LB Hounslow for any relevant planning history.	-	-	-	-	-