



Valuation Office
Agency

SSE Services plc
55 Vastern Road
Reading
RG1 8BU

Reading Valuation Office
Kings Wharf
20-30 Kings Road
Reading
RG1 3ER

Our Reference : 1543594
Your reference : 59216
Please ask for : Claire Giles
Email : highways.dvs@voa.gsi.gov.uk

Date : 8th June 2015

Dear Sir or Madam

**Highways England Scheme - M4 Smart Motorway Junctions 3 to 12
Development Consent Order
Freehold Land Interests: SSE Services plc**

As you will be aware, Highways England is intending to undertake improvements to the M4 between Heston at Junction 3 and Theale at Junction 12. The road will be upgraded to a Smart Motorway with managed peak time hard shoulder running, new refuge bays and gantries. The majority of this work can be undertaken within the existing highway boundaries but there are some additional land areas required at points along the route.

Highways England is currently going through the Development Consent Order (DCO) process which, if successful, will confer powers of compulsory purchase on it to enable the land required for the scheme to be acquired and the scheme built. If successful with the DCO, Highways England will use a General Vesting Declaration to take title to the land required. At this stage however I am instructed by Highways England to negotiate purchase of the required land by agreement.

Highways England's requirements in respect of your land was detailed to you in the Section 56 notice that was sent to you in May 2015 by DLA Piper LLP, but we have attached a list at the end of this letter also for ease of reference. This list provides you with the plot reference, description and type of acquisition.

Compensation for the acquisition of interests required will be assessed on the basis of the compensation code, in accordance with the provisions of the Land Compensation Acts 1961 and 1973 (as amended), Compulsory Purchase Act 1965 and the Planning Act 2008 (as amended). Where applicable, Highways England will also make Basic and Occupiers Loss payments in accordance with the Planning and Compulsory Purchase Act 2004. I must stress however that all negotiations are without prejudice and any offers made or terms provisionally agreed are subject to approval by Highways England. At this stage I will be seeking to agree terms for the transfer of the land to Highways England, conditional upon the DCO being granted.

If it is the case that the land in question is in agricultural use please advise me accordingly and I will forward further questions in relation to Basic Payment Scheme, Environmental Stewardship Schemes and whether the land to be acquired or retained is located within a Nitrate Vulnerable Zone (NVZ), etc.

In accordance with Section 8(4) Land Compensation Act 1973 Highways England is required to register details of the vendor's retained land so I will in due course need a plan showing the extent of your ownership in the immediate locality, which also clearly indicates any retained land.

If you choose to instruct a surveyor to act on your behalf Highways England will reimburse their reasonable costs incurred in assessing and negotiating the terms, but it will be necessary to agree their fee basis before they start work. If an agent has already been instructed please provide me with their contact details and pass this letter on to them for their attention. I am unable to advise on suitably qualified and experienced surveyors but the Royal Institution of Chartered Surveyors (www.rics.org) will be able to put you in contact with a suitable local practitioner

I should also draw your attention to the facility of an Advance Payment of compensation which will be available when entry has been taken, in accordance with Section 52 Land Compensation Act 1973, as amended by Section 63 Planning & Compensation Act 1991. Where requests have already been made to Highways England, I shall issue my reports to them as soon as possible. Where land is subject to an outstanding mortgage this may give rise to some delay in dealing with a request for an advance payment. In addition Highways England does not accept liability for costs incurred in connection with the preparation and execution of Deeds of Apportionment for advance payment purposes.

For avoidance of doubt, it is stressed that this letter is not intended to be a Notice to Treat under Section 5 of the Compulsory Purchase Act 1965.

I look forward to hearing from you or your appointed agent in due course. If responding by email, please do so to highways.dvs@voa.gsi.gov.uk

Yours sincerely



Claire Giles MSc BA (Hons) MRICS RV
Senior Surveyor
RICS Registered Valuer
DVS

Plot Details.

Plot reference 19-02a
Field and agricultural land (off Old Mill Lane)
Type of Acquisition - Powers limited to temporary use of land