

**BK** | Bruton  
Knowles

**Chartered Surveyors**



**INFRASTRUCTURE**

Bruton Knowles is an independent firm of Chartered Surveyors providing specialist referencing, land and rights acquisition and compulsory purchase services to the Utilities, Transportation and Energy industries.

*Our aim is to provide high quality, focused advice with emphasis on skills and precise alignment of services with our clients' needs.*

## Introduction

We have a long history of acting for acquiring authorities and utility companies since privatisation and can demonstrate a proven track record working on large infrastructure projects such as Channel Tunnel Rail Link, Milford Haven LNG Gas Pipeline, Nottingham Express Transit and the Thames Water Ring Main Extensions. Our core strength is our property expertise across the rural, commercial and public sector delivered through 10 regional offices which provides a broad understanding of the challenges facing developers of Nationally Significant Infrastructure Projects, in addition to Transport and Works Act Orders and traditional Compulsory Purchase Orders.

We are used to working collaboratively as part of a multi-disciplined project team and you will find us flexible in our approach. We would welcome the opportunity to discuss how Bruton Knowles can help you with your project.

Since the introduction of the Planning Act 2008 we have established an experienced team skilled in specialist land referencing and assembling the land and rights required for DCO, TWAO and CPO projects. We have also used our experiences to build bespoke systems that enable us to efficiently support our clients' requirements when dealing with multiple landowners for DCO, TWAO and CPO applications, including Access to Survey, s42 Consultation, Option Agreements, Book of Reference, Schedule of Variation, Service of Notice and Property Cost Estimates.

# Key Services (DCO, TWAO & CPO)

## Bruton Knowles Land Referencing/CPO/Compensation skill delivery includes:-

- Diligent Property Referencing
- s42 Postal List
- Access for Survey
- Property Cost Estimate
- Landowner Consultation
- Book of Reference
- Schedules of Variation
- Compulsory Purchase Strategy
- Service of Notices
- Site Noticing
- Easement & Wayleave Negotiations
- Option Agreement Negotiations
- Welsh Speaking Negotiators
- Agricultural Liaison Officers
- Temporary Compounds and Licences
- Strategic Acquisitions
- Entry Agreements
- Schedule of Voluntary Negotiations
- Disturbance Claims
- Injurious Affection Claims
- Part 1 Claims
- GIS Mapping and Plan Production
- Production of Land Plans
- Building Surveying/Records of Condition
- Negotiation of Accommodation Works
- Property Management
- Acquisitions and Property Disposals
- Lands Tribunal and Arbitration Representation
- Mediation & 3rd Party Dispute Resolution
- Expert Witness & Examination Hearing Support
- Mineral Valuations
- Environmental Mitigation



### What our clients say:

*“BK demonstrated highly successful and cooperative teamwork involving personnel from all levels of its organisation. The company has clearly shown that it has the broad range of skills and level of professional expertise required to manage a project on this scale.”*

# Major Infrastructure Projects - Breadth of Experience

**ELECTRICITY**  
Hinkley Point C Connection



**AIRPORTS**  
Heathrow West



**GAS**  
Willington C Gas Pipeline



**ROAD**  
East Kent Access Road, Phase 2



**LIGHT RAPID TRANSIT**  
Nottingham Express Transit Phase 2



**NUCLEAR ENERGY**  
Wylfa Newydd



**URBAN REDEVELOPMENT**  
Sandwell & West Birmingham Hospitals



**GAS**  
River Humber Pipeline Replacement



**RAIL**  
Crossrail 2



**WATER**  
Thames Water Ring Main Extensions



**GUIDED BUSWAY**  
Cambridge Guided Busway



**ELECTRICITY**  
Brechfa Forest Connection



# Lead Partners

**Bill Simms**

Utilities/  
Energy  
Partner



M: 07974 251905

E: bill.simms@brutonknowles.co.uk

**James Bailey**

Managing  
Partner



M: 07715 540019

E: james.bailey@brutonknowles.co.uk

**Nigel Billingsley**

Head of Compulsory  
Purchase



M: 07919 015721

E: nigel.billingsley@brutonknowles.co.uk



**What our clients say:**

*“ Thank you for all of your considerable efforts at the Examination hearings this week and for your continued support on the project. I felt that your handling of the Examiner’s questions was excellent and that we are making a strong case for a report that recommends approval. Whilst there is still much to be done, suddenly the end of the examination seems a lot closer. ”*

# Track Record

Since the inception of the 2008 Planning Act regime, Bruton Knowles is proud to have worked on the following Nationally Significant Infrastructure Projects:-

- Hinkley Point C Connection – National Grid
- Heathrow West – Heathrow West Ltd
- Willington C Gas Pipeline – RWE npower
- Brechfa Forest Connection – Western Power Distribution (South Wales) plc
- Ipswich Rail Chord – Network Rail
- Wrexham Energy Centre – Wrexham Power Ltd
- Seabank 3 CCGT – SSE plc
- Galloper Offshore Wind Farm – Galloper Wind Farm Ltd
- Thames Tunnel – Thames Water
- Mid- Wales Windfarm Connection – National Grid
- Tilbury Gas Pipeline Connection – RWE Generation Ltd
- Stafford Area Improvements – Norton Bridge Railway – Network Rail
- Meaford Energy Centre – Meaford Energy Ltd
- East West Rail Phase 2 – Network Rail
- River Humber Gas Pipeline Replacement Project – National Grid
- Redditch Branch Enhancement Scheme – Network Rail
- North Wales Connection – National Grid
- North Doncaster Rail Chord (near Shaftholme) – Network Rail
- Triton Knoll Offshore Wind Farm – RWE npower Renewables
- Nant y Moch Wind Farm – SSE Renewables
- Deephams Sewage Works Upgrade – Thames Water Utilities Ltd



## What our clients say:

*“I am writing following on from a conversation I had with my senior manager, yesterday in Shrewsbury who asked me to pass on his thanks to all of your team for a job very well done. The company are well aware of what a challenging project it is, especially from a lands perspective and I am pleased that the efforts of everyone involved have not gone unnoticed by senior management.”*

# Bruton Knowles Regional Offices

## South East & South

Guildford

## South West

Bristol, Gloucester and Plymouth

## Midlands

Birmingham and Nottingham

## North West

Sale

## Yorkshire & North East

Leeds

## East

Cambridge

## Wales

Cardiff

See Website for Details

# Our Locations





**BK** | Bruton  
Knowles

**Bruton Knowles**, Olympus House, Olympus Park,  
Quedgeley, Gloucester, GL2 4NF

**T: 0333 772 1235** **W: [brutonknowles.co.uk](http://brutonknowles.co.uk)**

