Further to your Information request ER64614 please find your questions and our responses below:

Please can you confirm what areas are 'Highway Land' within Malders Lane & Nightingale Lane, off the Switchback Road in Cookham.

Response: We can and do on a daily basis. However this normally incurs a charge of £40 for a hard copy plan. Malders Lane from Switchback Rd to the junction with Cannon Court Road is a vehicular highway, the extents of which cover the area between the hedge, fence or ditch on either side. The remainder of Malders Lane stretching to Winter Hill Road is a Public Right of Way (PROW) please see below.

Do the grass verges in 'Malders Lane' belong to Highway?

Response: On the “vehicular” stretch mentioned above it does.

I confirm that the section of Malders Lane to the west of the junction with Cannon Court Road is a public right of way (Restricted Byway 20 Cookham, which becomes Restricted Byway 70 Maidenhead where it crosses the Parish boundary and continues to join Winter Hill Road.)

Nightingale Lane is also a public right of way (Restricted Byway 72 Maidenhead).

Neither of these public rights of way have a legally defined width in the Definitive Map and Statement of Public Rights of Way: however, in both cases the extent of the right of way covers the area between the hedge, fence or ditch on either side, and therefore the verges form part of the public right of way.

Do the hedgerows in 'Malders Lane' belong to Highway?

Response: No.

Do the trees in 'Nightingale Lane' belong to Highway?

Response: No.

Are the trees in Nightingale Lane have 'Tree Protection Orders' on them?

Response: I can confirm that none of the trees along Nightingale Lane are subject to Tree Preservation Orders

It would be helpful if there was a Highway Map clearly 'Out-Lining' which sections belong to Highways / RBWM.
Response: There is a facility on our website called maps Online where anyone can access this information.

This concludes your request ER64614.

If you require translation of the information you have been sent please do not hesitate the contact us.

If you are unhappy with the information we have provided in response to your request please write to:

   Information Management Team Manager  
   Royal Borough of Windsor & Maidenhead  
   Town Hall, St Ives Road  
   Maidenhead  
   SL6 1RF

or send an e-mail to martin.tubbs@rbwm.gov.uk

We are proud to be one of the leading authorities in England for consistently responding to information requests within the 20 working days set down by statute. Information about our performance and summaries of requests received can be found on our website:

   http://www.rbwm.gov.uk/web/foi_information_requests.htm

We are keen to hear about your experience with the Information Management Team here at the Royal Borough of Windsor & Maidenhead and look forward to receiving any comments you have about the way your information request was processed.

Please send any feedback to the Information Management Team Manager either by e-mail martin.tubbs@rbwm.gov.uk or in writing to the address above.

Yours sincerely

Chris Daniels  
Information Management Officer  
Legal Department  
Operations Directorate  
Royal Borough of Windsor & Maidenhead  
Town Hall, St.Ives Road  
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