

M25 junction 28 improvement scheme TR010029 Special Category land plans

APFP Regulation 5(2)(i)(iv)
Planning Act 2008

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



Infrastructure Planning

Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (as amended)

M25 junction 28 improvement scheme Development Consent Order 202[x]

2.11 SPECIAL CATEGORY LAND PLANS

Regulation Number:	Regulation 5(2)(i)(iv)
Planning Inspectorate Scheme Reference:	TR010029
Application Document Reference:	TR010029/APP/2.11
Author:	M25 junction 28 scheme, Project Team, Highways England

Version	Date	Status of Version
2	30 June 2021	Deadline 9, final version
1	April 2021	Deadline 5, incorporated changes 1-4
0	May 2020	Application issue

Table of contents

Chapter	Pages
1. Introduction	4
2. Schedule of plans included in this application document	5

1 Introduction

- 1.1.1 Highways England (the “Applicant”) has applied to the Secretary of State for Transport for a Development Consent Order (“DCO”) to authorise a scheme for alterations to the M25 junction 28 (the “Scheme”). The application is submitted to the Planning Inspectorate (the “Inspectorate”) in accordance with section 37 of the Planning Act 2008 (the “2008 Act”). The DCO is seeking powers to upgrade the existing M25 junction 28, including powers to compulsorily acquire land and obtain other rights and interests as necessary to facilitate the construction, operation and maintenance of the Scheme.
- 1.1.2 This document comprises part of the suite of application documents and is submitted to comply with Regulation 5(2)(i)(iv), and Regulation 5(4) of the Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulations 2009, which require:
- 5(2)(i) ‘a land plan identifying-*
- (i) the land required for, or affected by, the proposed development;*
 - (ii) where applicable, any land over which it is proposed to exercise powers of compulsory acquisition or any right to use land;*
 - (iii) any land in relation to which it is proposed to extinguish easements, servitudes and other private rights; and*
 - (iv) where the land includes special category land and replacement land, that special category and replacement land.’*

5(4) ‘Where a plan comprises three or more separate sheets a key plan must be provided showing the relationship between the different sheets.’

1.1.3 This document specifically identifies designated open space within the DCO boundary, which constitutes special category land. Other elements of Regulation 5(2) are indicated on the Land plans (TR010029/APP/2.2)

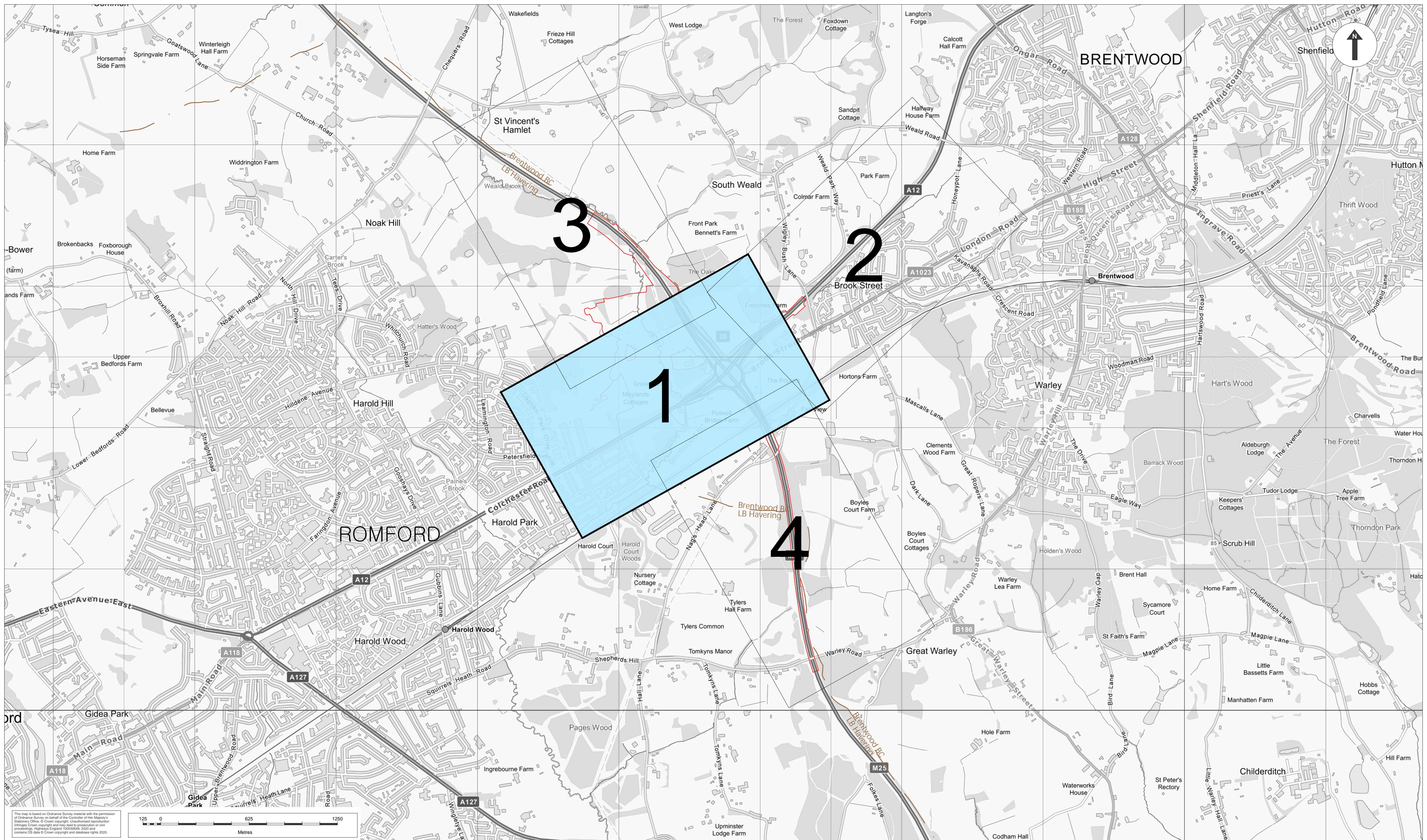
1.1.4 This document should be read alongside and is informed by other application documents. In particular, section 7.2 of the Statement of reasons APP-019), explains that although not operational at the time of submission, a precautionary approach has been taken and identified that the burial ground to the south of the A12 is considered to be open space as defined by the Planning Act 2008 that part of it will be required on a temporary basis to facilitate the diversion of a gas main and in the long term rights would be acquired to enable future maintenance or repair work should it be required. Also these plans are closely linked to Part 5 of the Book of Reference (REP3A-005), which details the description of the special category land and how it is affected.

1.1.5 For ease of reference, the scale and layout of these plans align with the Land plans and Works plans.

1.1.6 A list of the DCO application documents and a detailed description of the scheme can be found in application and scheme description document (APP-001).

2. Schedule of plans included in this application document

Document title	Document number	Version
2.11 Special Category Land Plan – Regulation 5(2)(i) (iv) Key Plan	TR010029/APP/2.11	1
2.11 Special Category Land Plan – Regulation 5(2)(i) (iv) Sheet 1 of 4	TR010029/APP/2.11	2



Notes:

1. Land Parcel/Plot numbers are annotated in blue and are made up of a Sheet Number and then a unique plot number. These plot numbers correspond to those represented in the Book of Reference (TR010029/APP/4.3);
2. Only the sheets highlighted blue on the Key Plan contain Special Category Land. Other sheets in the Key Plan not highlighted blue are a point of reference and do not contain Special Category Land and are not used;
3. This plan should be read in conjunction with Land plans (application document TR010029/APP/2.2) and Book of reference (application document TR010029/APP/4.3) together with the Statement of Reasons (application document TR010029/APP/4.1).

Legend:

- 1 Illustration of the edge of sheet and number of each sheet, containing Special Category Land
- 1 Illustration of the edge of sheet and number of each sheet, not containing Special Category Land
- Development Consent Order (DCO) boundary
- Local Authority boundary

Description	Status	Revision	Draw	Checked	Reviewed	Authorised	Issue Date

Drawing Suitability: **DCO APPLICATION** Status: **A4**

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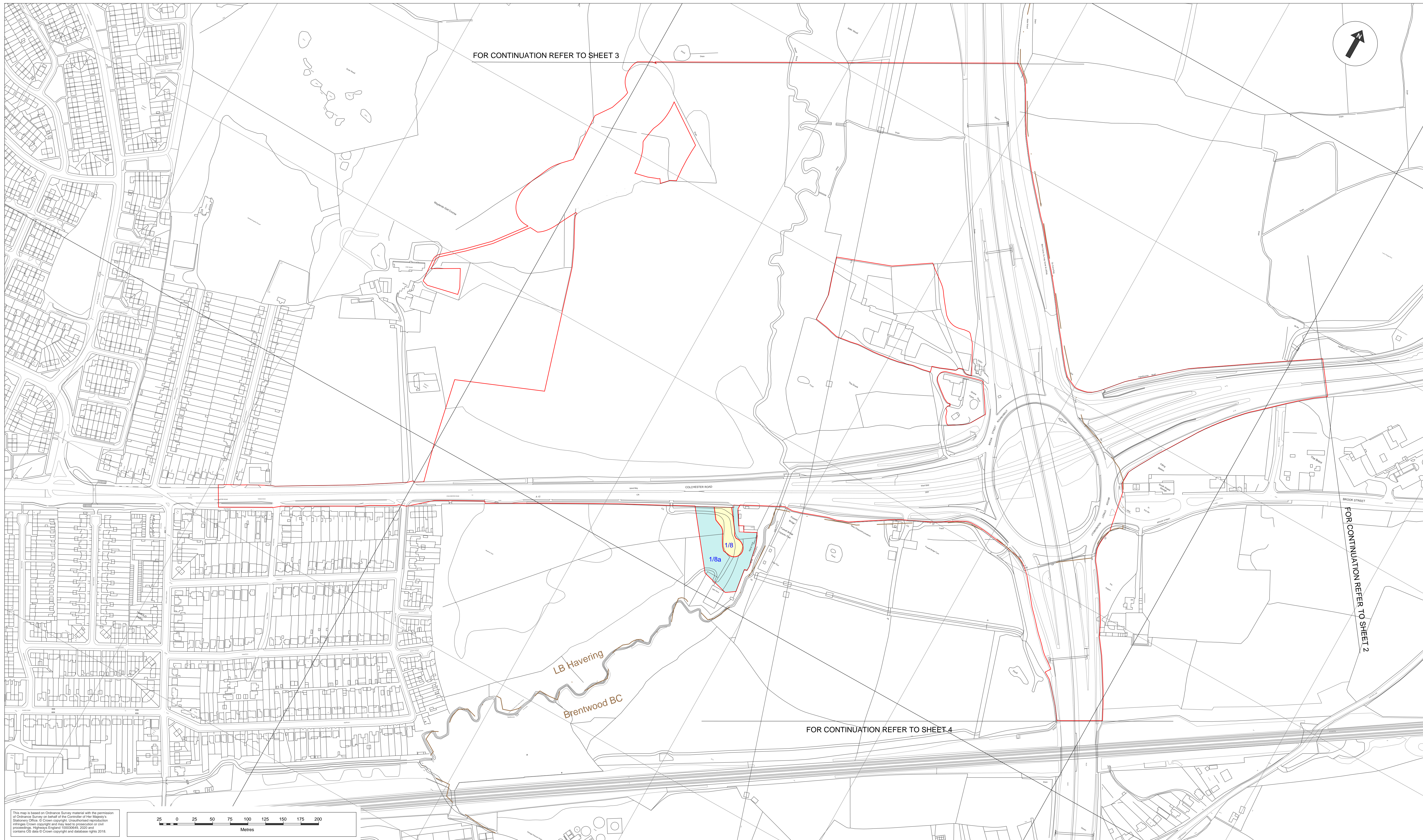
Client: **Working on behalf of**

Project Title: **M25 junction 28 improvement scheme**

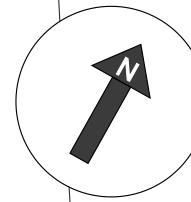
Drawing Title: **SPECIAL CATEGORY LAND PLANS REGULATION 5(2)(i)(iv) KEY PLAN**

Drawing Number: **TR010029/APP/2.11** Rev: **1**

HE PIN: HE551519 Scale: 1:12,500 Original Size: A1

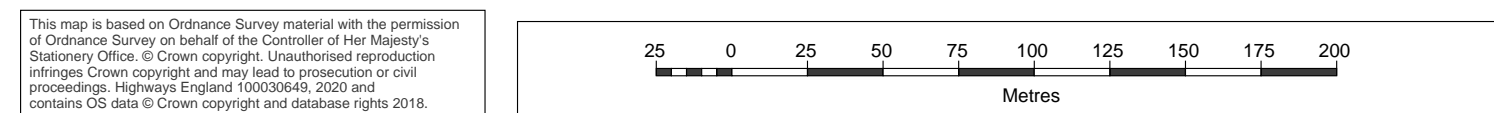


FOR CONTINUATION REFER TO SHEET 3



FOR CONTINUATION REFER TO SHEET 2

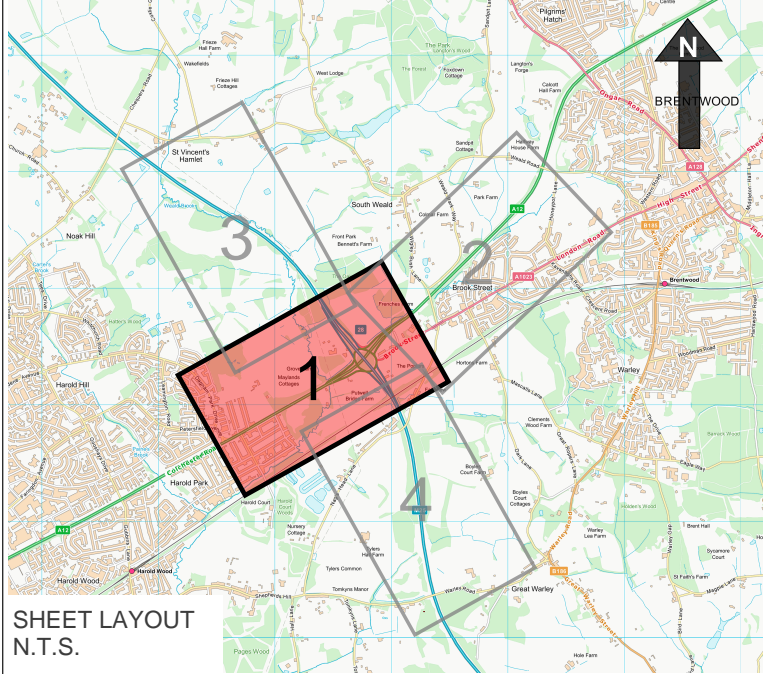
FOR CONTINUATION REFER TO SHEET 4



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- Notes:**
1. Land Parcel/Plot numbers are annotated in blue and are made up of a Sheet Number and then a unique plot number. These plot numbers correspond to those represented in the Book of Reference (TR010029/APP/4.3);
 2. Only the sheets outlined in black in the sheet layout (on sheet 1) and highlighted blue on the Key Plan contain Special Category Land. Other sheets in the Key Plan not highlighted blue are a point of reference and do not contain Special Category Land and are not used;
 3. This plan should be read in conjunction with Land plans (application document TR010029/APP/2.2) and Book of reference (application document TR010029/APP/4.3) together with the Statement of Reasons (application document TR010029/APP/4.1).

- Legend:**
- Development Consent Order (DCO) boundary
 - Local Authority boundary
 - Cut Line
 - Open Space Land within the meaning of the Planning Act 2008 - rights to be acquired permanently
 - Open Space Land within the meaning of the Planning Act 2008 - land to be used temporarily
 - 1/1 Plot Reference Numbers



Description	Status	Revision	Draw	Checked	Reviewed	Authorised	Issue Date

Drawing Suitability: **DCO EXAMINATION**

Status: **A4**

Project Title: **M25 junction 28 improvement scheme**

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Drawing Title:	SPECIAL CATEGORY LAND PLANS REGULATION 5(2)(i)(iv)	
	Sheet 1 of 4	
Drawing Number:	TR010029/APP/2.11	2
HE PIN: HE551519	Scale: 1:2,500	Original Size: A1

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