

M25 junction 10/A3 Wisley interchange TR010030 9.3 Orange Land Plans

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 10/A3 Wisley interchange

Development Consent Order 202[x]

9.3 Orange Land Plans

Regulation Number:	Regulation 5 (2)(q)
Planning Inspectorate Scheme Reference	TR010030
Application Document Reference	TR010030/EXAM/9.3 (1)
Author:	M25 junction 10/A3 Wisley interchange project team, Highways England and Atkins

Version	Date	Status of Version
Rev 1	13 March 2020	Deadline 5a
Rev 0	November 2019	Rule 6 Letter

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1. Introduction

- 1.1.1 This document has been prepared in response to the query set out in the letter from the Planning Inspectorate titled *Planning Act 2008 – Section 88 and The Infrastructure Planning (Examination Procedure) Rules 2010 – Rule 6* etc (the “Rule 6 letter”) dated 15 October 2019.
- 1.1.2 Appendix F to the Rule 6 letter required the Applicant to prepare some additional material to aid the smooth running of the Examination, including:

“A new plan (or set of plans) showing the detail of the ‘Orange Land’, using different shading to show any different sub-sets of this land, alongside further explanation”.

2. Further Explanation

- 2.1.1 The land that has been identified on the Land Plans (DCO document reference APP-006) by orange shading is land which is included within the development consent order (DCO) boundary, but is not land subject to compulsory acquisition or temporary possession. This has been done to provide clarity as to the precise status of this land in relation to the powers contained in the draft development consent order (dDCO) and reflects a similar approach which was adopted on the M20 Junction 10a Development Consent Order. The use of colouring does not affect the legal powers which may be exercised in respect of such land if the Secretary of State grants development consent for the Scheme, which are provided for in the provisions of the dDCO and its Schedules.
- 2.1.2 Four sub-sets of land coloured orange have been identified. Firstly, land which is affected by the creation of, or enhancement to, a public right of way (PROW). Secondly, land which forms historic common land (as to which see further explanation at paragraph 2.1.5 below). Thirdly, where provision is made in the dDCO for a speed limit change on a highway, where no other works are proposed to be carried out on that land. Finally, in relation to plot 8/15, land containing existing utilities infrastructure which is not affected by the Scheme, but for reasons of clarity has been shown within the limits of land coloured orange as further explained in Table 2.1 below.
- 2.1.3 The first column of Table 2.1 below identifies the plot number (as shown on the Land Plans) and used in the Book of Reference. The second column of each table sets out the corresponding work numbers as shown on the Works Plans and the broad uses for which the plot in question is required. The third column refers to the sub-set as described in paragraph 2.1.2 above. The specific purpose for which each parcel of land is set out in the fourth column.

Table 2.1: Land not subject to Compulsory Acquisition or Temporary Possession

Plot No.	Sheet No.	Type	Purpose of plot
1/22a	1	PROW	Stopping up of Footpaths 13 and 13a
5/1b	5, 13	PROW	Identification of an existing horse riding track as public bridleway
5/18a	5, 12	M25 common land	This plot is part of the historic common land which occupies part of the operational M25.
5/27	5	PROW	Stopping up of Bridleway 12
5/28	5, 6, 12, 28	PROW	Stopping up and diversion of Footpath 12 onto an existing track and identification of an existing horse riding track as public bridleway
6/4c	6	A3 common land	This plot is part of the historic common land which occupies part of the operational A3.
6/6c	6	A3 common land	This plot is part of the historic common land which occupies part of the operational A3.
6/6d	6	A3 common land	This plot is part of the historic common land which occupies part of the operational A3.
8/15	8	Existing utilities	The existing substation shown within the land coloured orange will not be affected by the Scheme. For reasons of clarity in relation to the nature of the Order limits in this area the plot has been shown coloured orange.
13/3b	13	PROW	Identification of an existing horse riding track as public bridleway
13/6	13	PROW	Identification of an existing horse riding track as public bridleway
13/7	13	PROW	Identification of an existing horse riding track as public bridleway
13/8	13	PROW	Identification of an existing horse riding track as public bridleway
13/16	13	M25 common land	This plot is part of the historic common land which occupies part of the operational M25.
14/8	14	PROW	Identification of an existing horse riding track as public bridleway
14/9	14	PROW	Identification of an existing horse riding track as public bridleway
14/10	14	M25 common land	This plot is part of the historic common land which occupies part of the operational M25.
20/1	20	Highway	Speed limit and associated signage

Plot No.	Sheet No.	Type	Purpose of plot
20/1b	2, 20	PROW	Stopping up of part of Bridleway 8
28/1	28	PROW	Identification of an existing horse riding track as public bridleway

2.1.4 This table should be read in conjunction with and by reference to the:

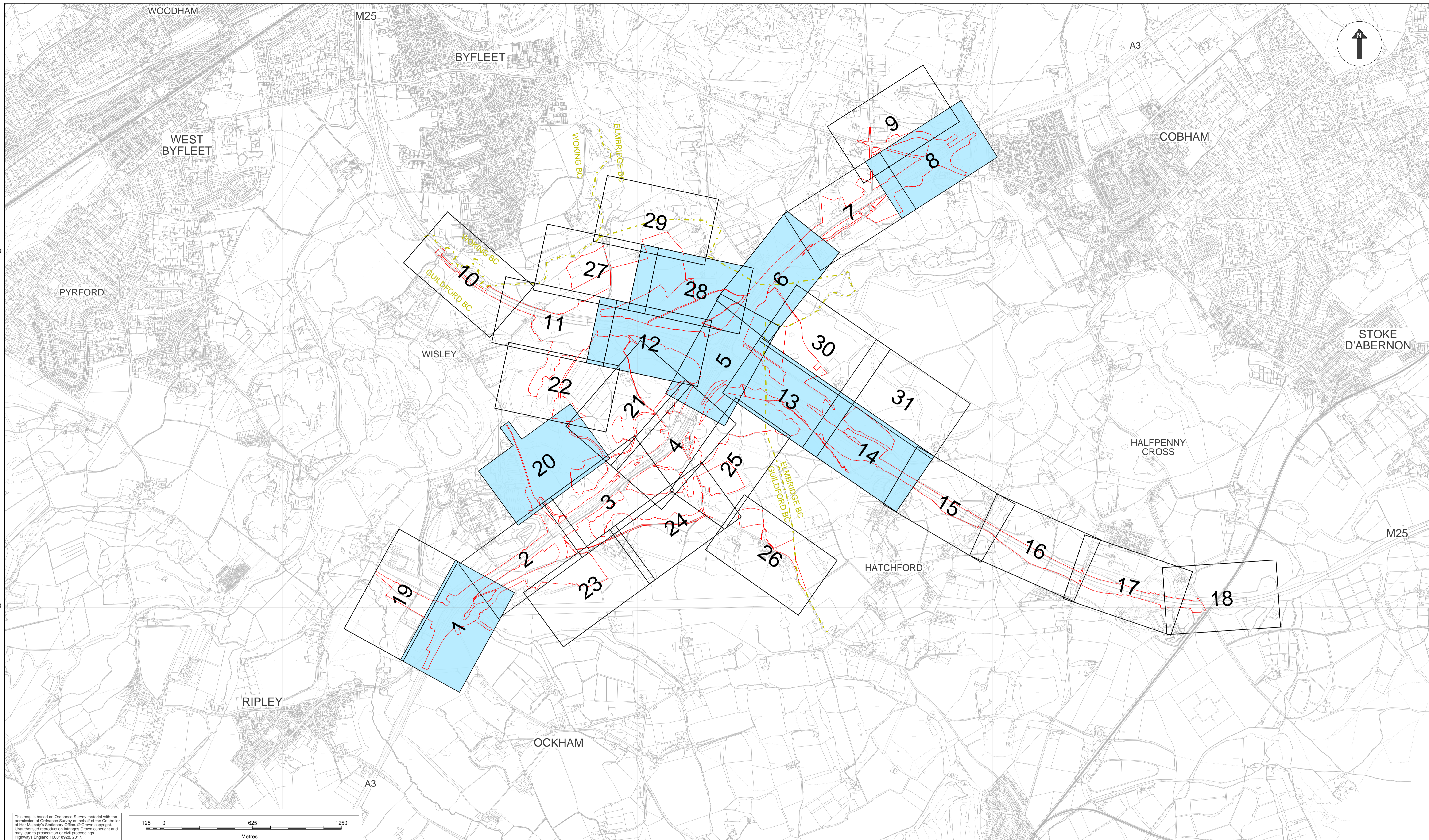
- Land Plans ((TR010030/Volume 2.2 (2)- submitted at Deadline 5a)
- Works Plans (AS-003)
- dDCO (REP5-002).
- Book of Reference (TR010030/Volume 4.3 (1)- submitted at Deadline 5a)

2.1.5 Further explanation of the position in relation to historic common land is contained within paragraphs 7.2.14 to 7.2.20 of the statement of reasons (APP-022) and at Volume 9.1.

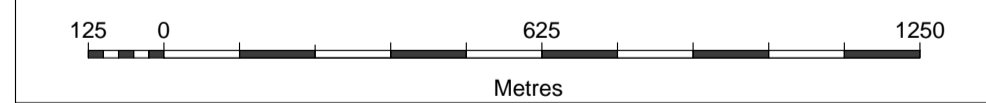
2.1.6 Plans showing the detail of the 'Orange Land', using different shading to show the different sub-sets of this land as set out in Table 2.1 above are included in Appendix A to this volume.

Appendices

Appendix A. Plans showing land not subject to compulsory acquisition or temporary possession, using different shading to show the different sub-sets of this land



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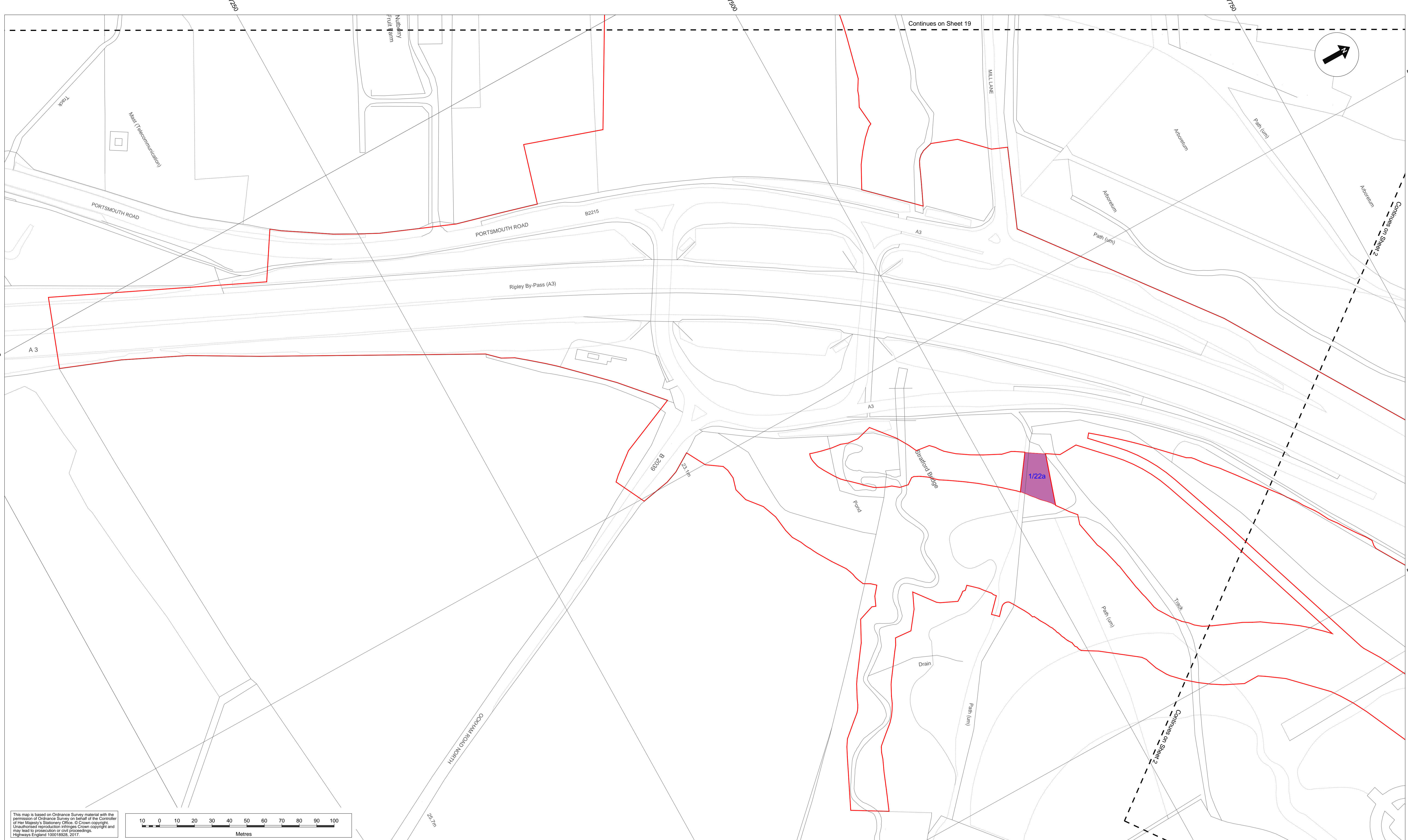


Notes:
 1. This plan should be read in conjunction with application documents TR010030/APP/9.3 Land not subject to Compulsory Purchase Reference Plans and TR010030/APP/7.3 Book of Reference, together with TR010030/APP/2.2 Land Plans

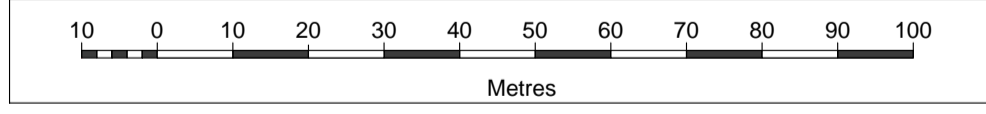
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- 1 Illustration of the edge of sheet and number of each sheet, containing land not subject to compulsory purchase
 - 1 Illustration of the edge of sheet and number of each sheet, that does not contain land not subject to compulsory purchase
 - Development Consent Order (DCO) boundary
 - Local Authority boundary

Description						
Status	Revision	Draw	Checked	Reviewed	Authorised	Issue Date
Final	2.0	JHE	LFA	AMU	GBO	07/02/2020
Description						
DCO APPLICATION						
Status	Revision	Draw	Checked	Reviewed	Authorised	Issue Date
A1	3.0	DDU	SHE	AMU	GBO	12/03/2020
Description						
SUBMITTED FOR DEADLINE 5A						

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Client: 	Working on behalf of	Drawing Number: TR010030/APP/9.3
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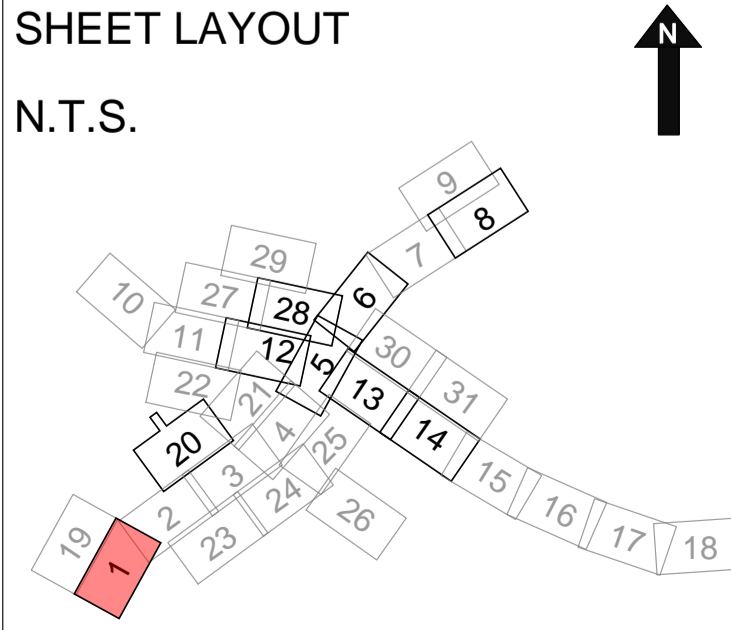


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- Notes:**
- The legend is identical on all sheets of the Land not subject to Compulsory Purchase Reference Plans and therefore not all items detailed in the legend are represented on each sheet;
 - Land Parcel/Plot numbers are annotated in blue and 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;
 - Only the sheets outlined in black in the sheet layout contains no compulsory acquisition land;
 - The land parcels/plots shown on this plan correspond to those identified as "Land not subject to compulsory acquisition or temporary possession" and coloured orange on the Land Plans;
 - All parcels in this sheet fall within the Borough of Guildford.

- Legend:**
- Development Consent Order (DCO) boundary
 - Local Authority boundary
 - Public Right of Way
 - Historical Land Transfers (M25 and A3 Common Land)
 - Speed Limit Changes
 - Existing Utilities
 - Cut Line



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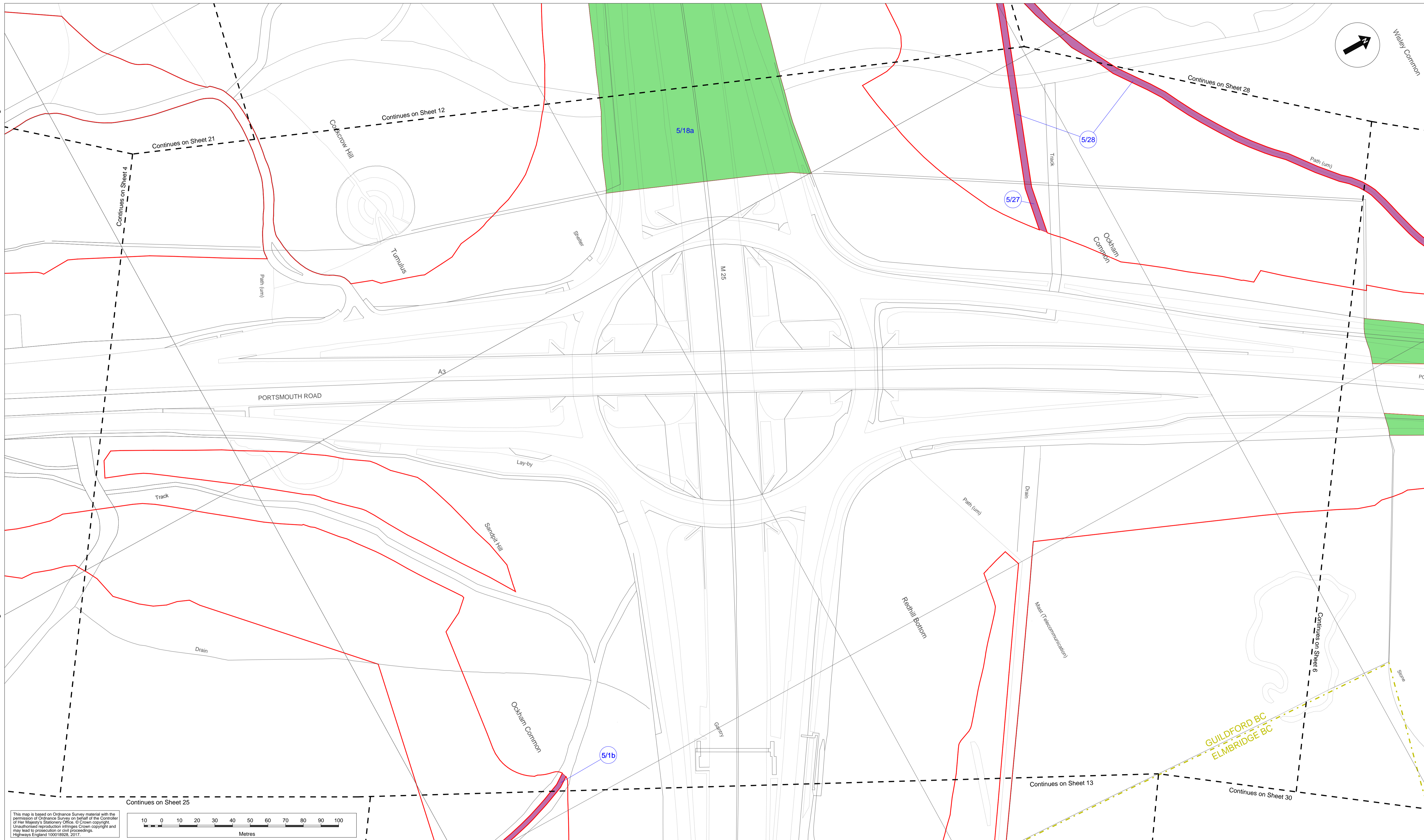
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SHEET 1 OF 31

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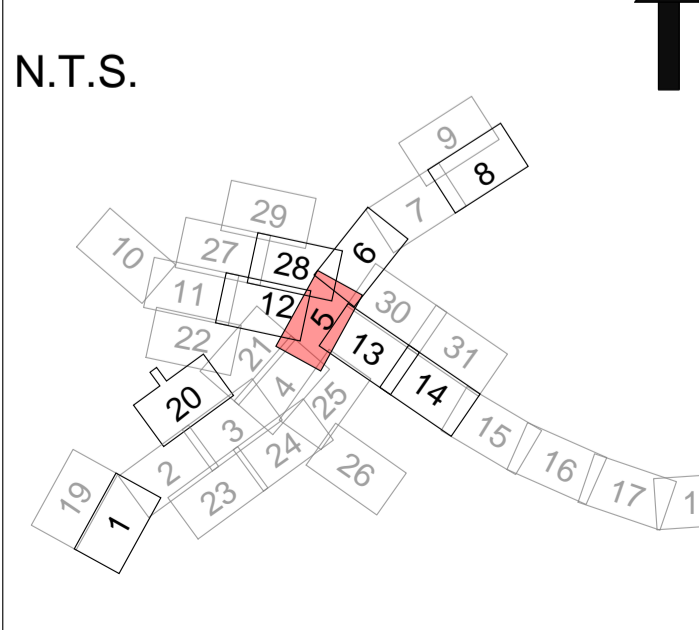
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Legend:

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SHEET LAYOUT



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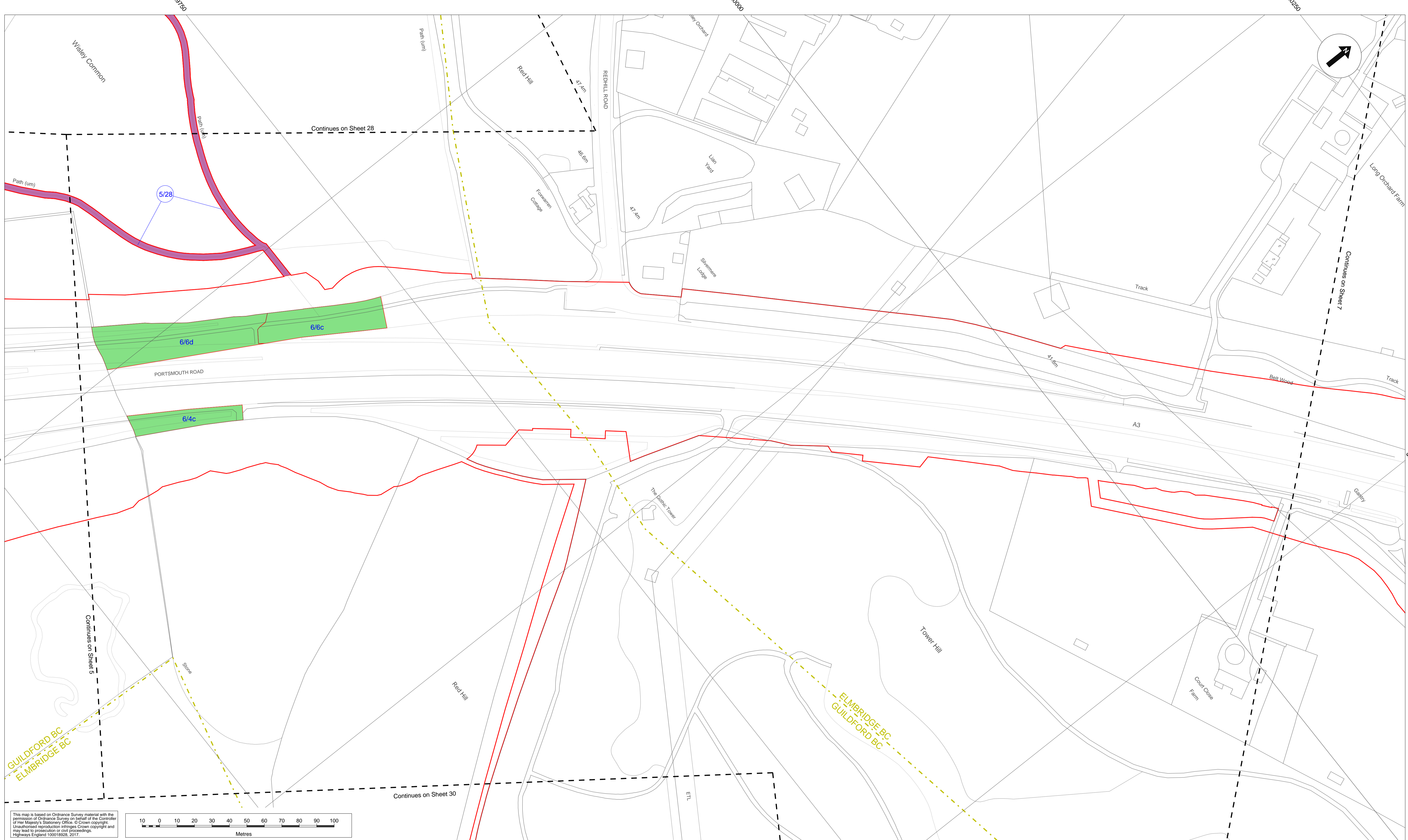
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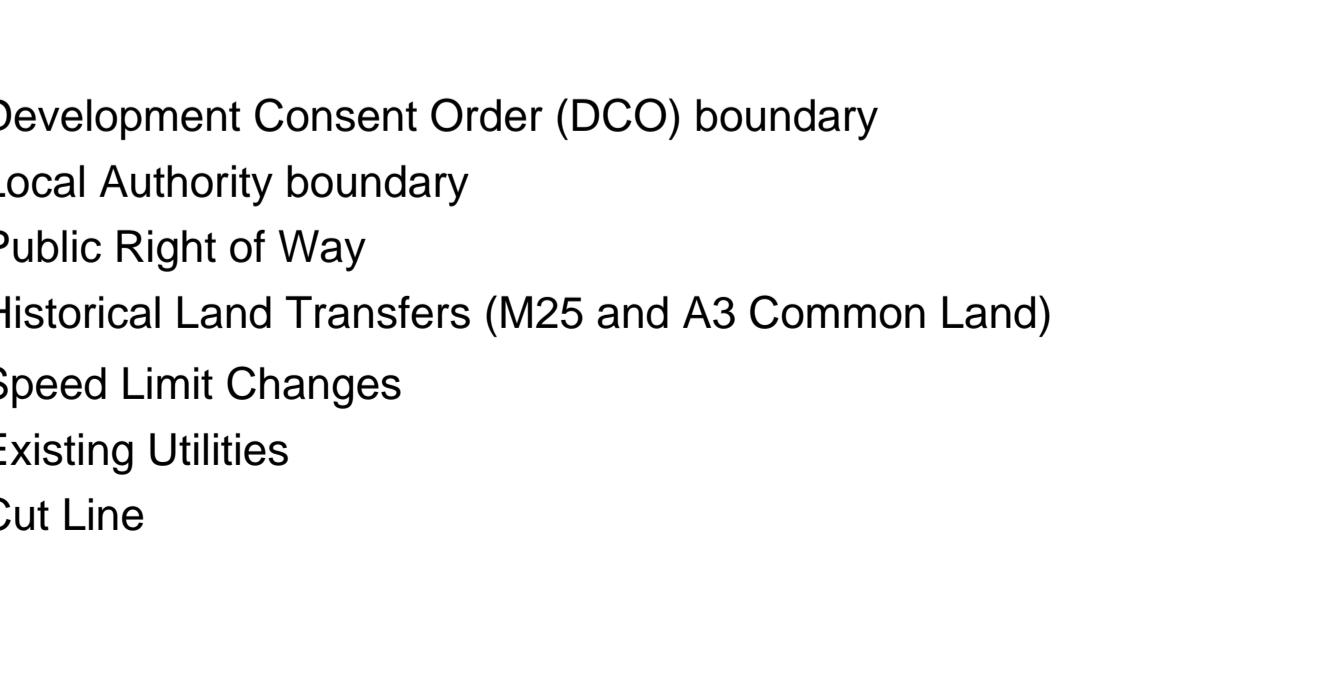


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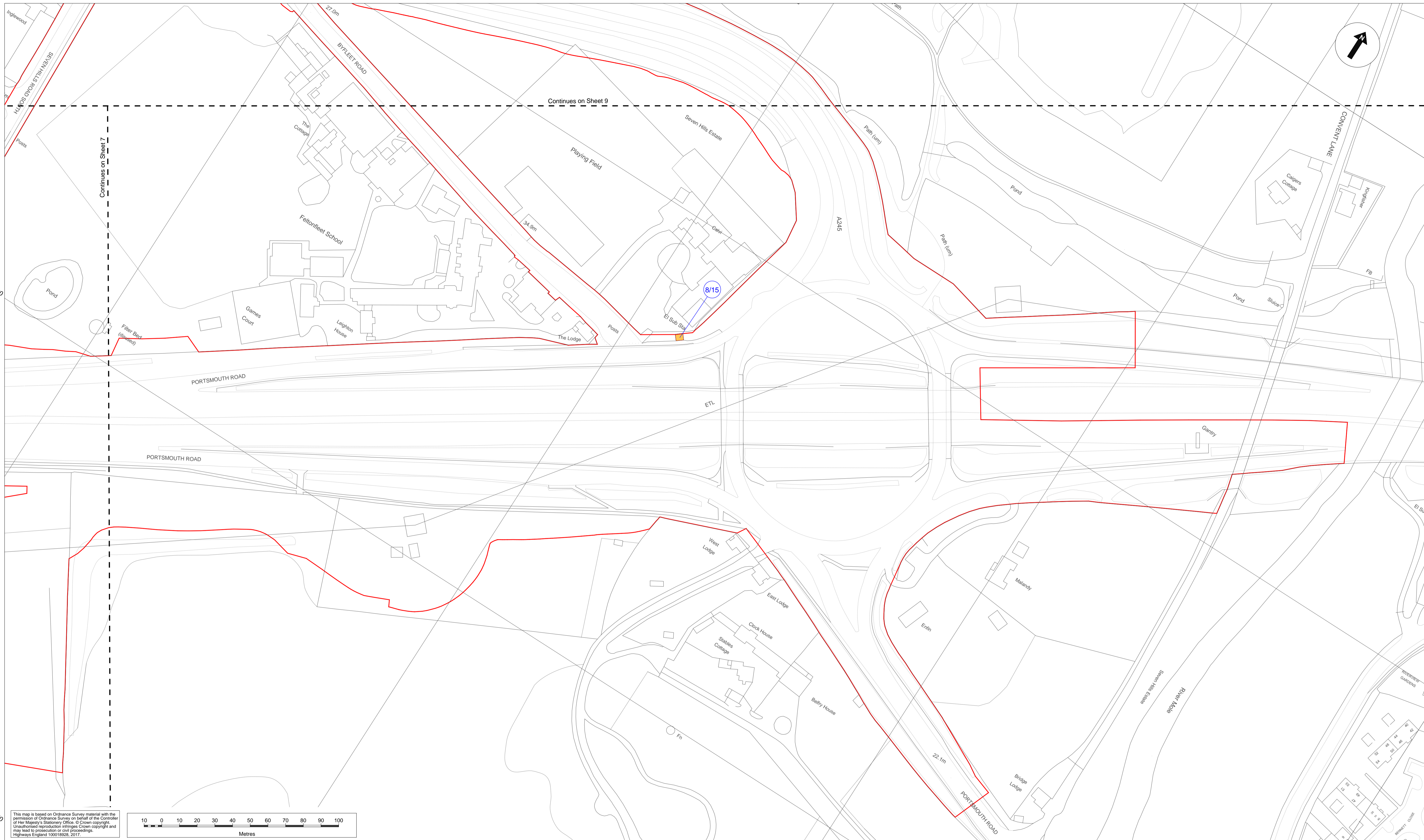


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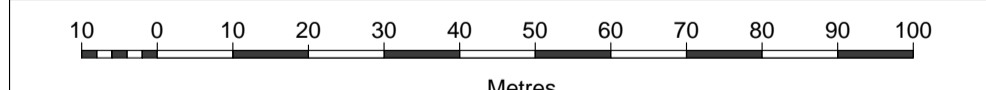
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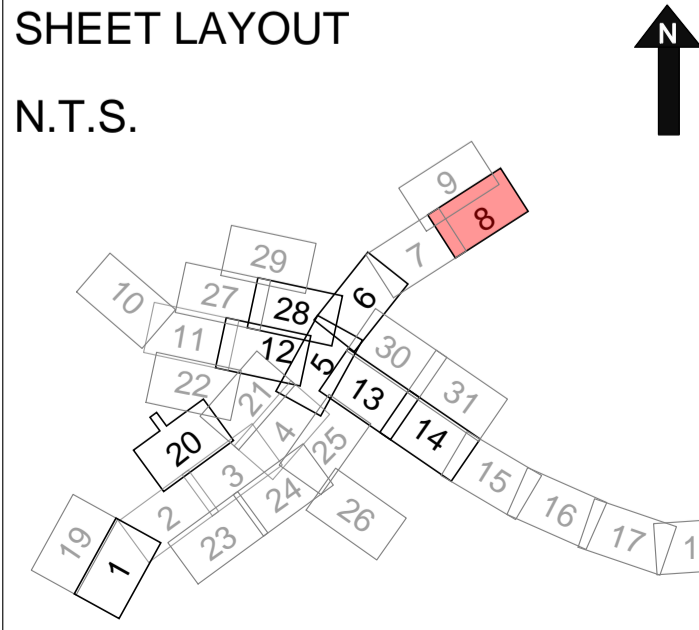


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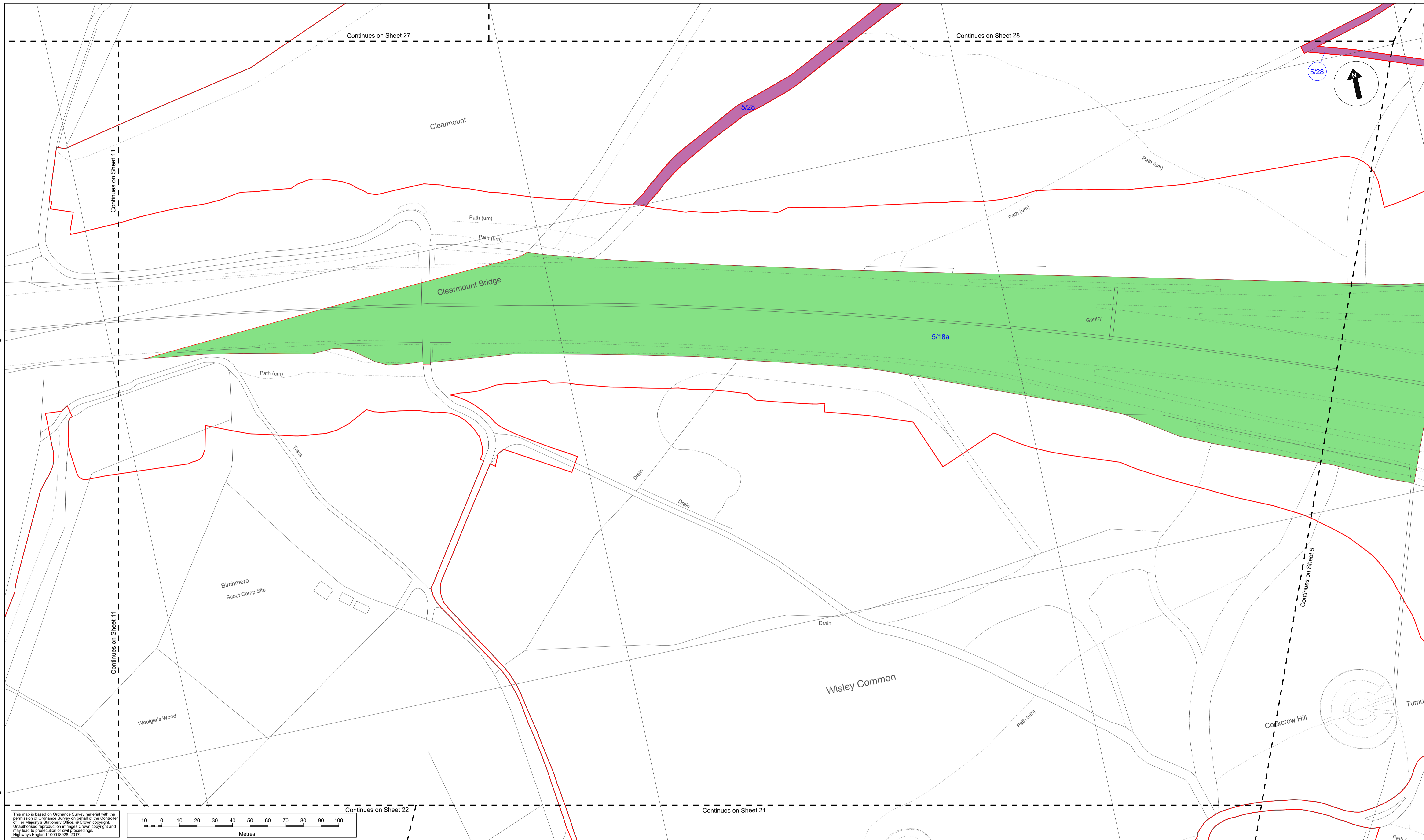
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SHEET 8 OF 31

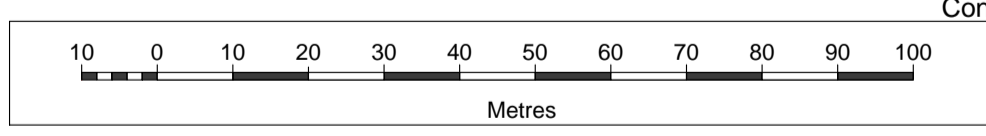
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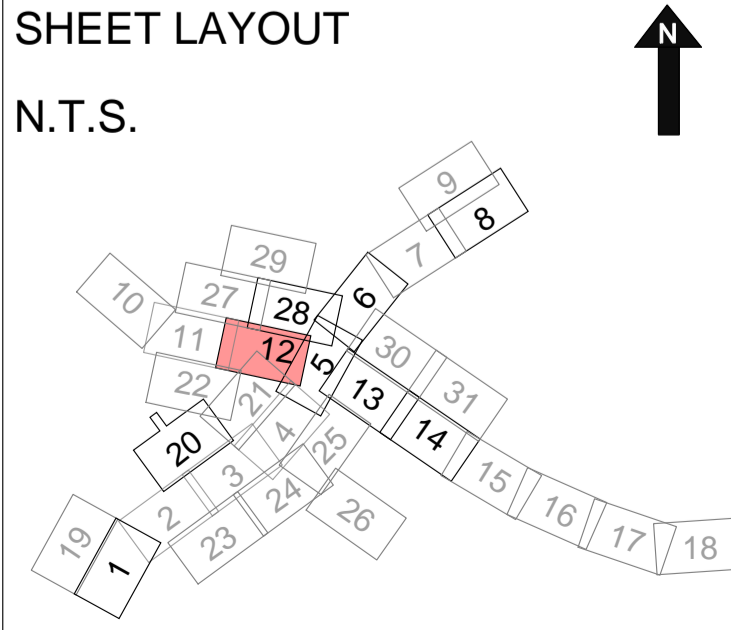


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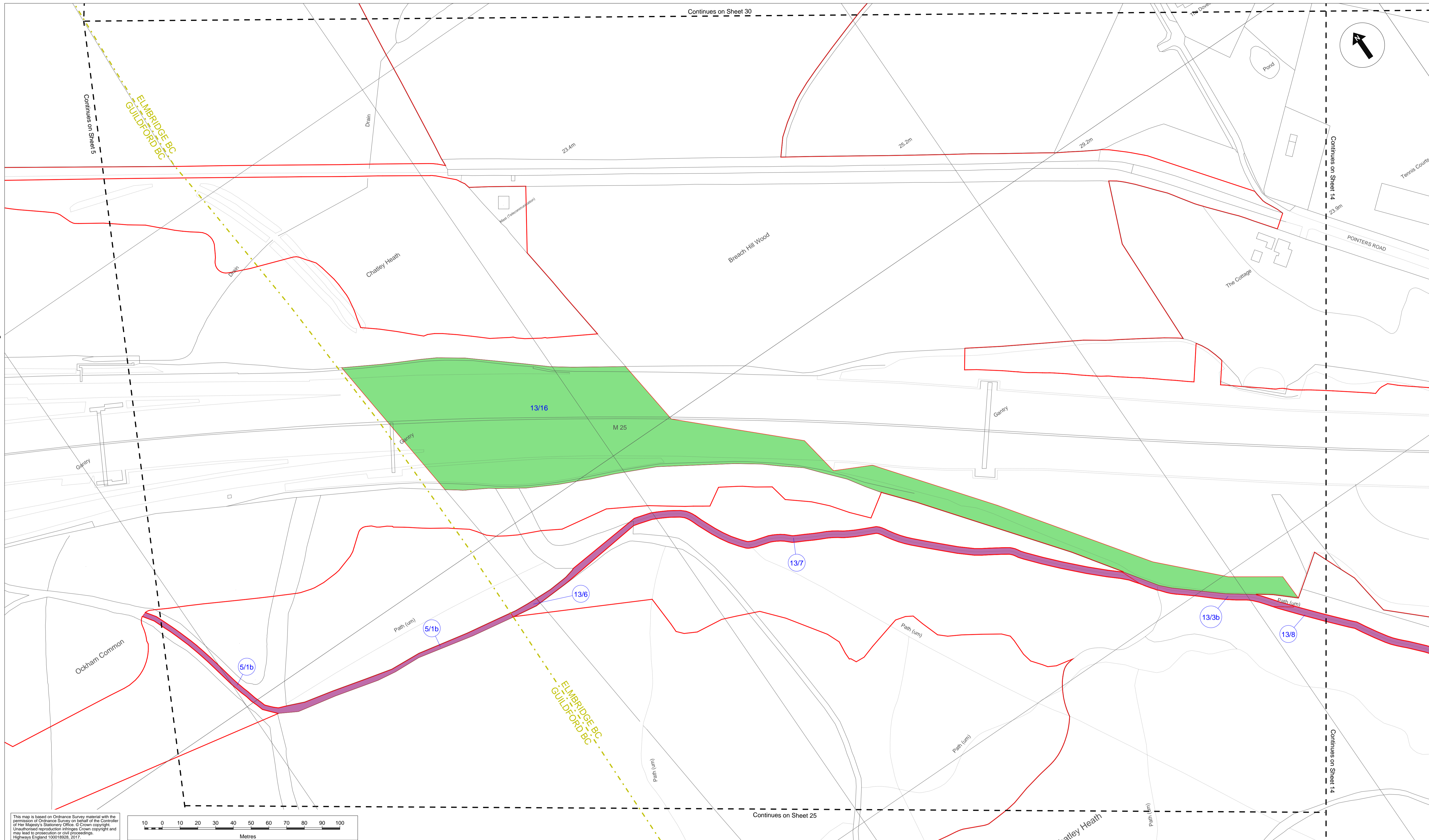
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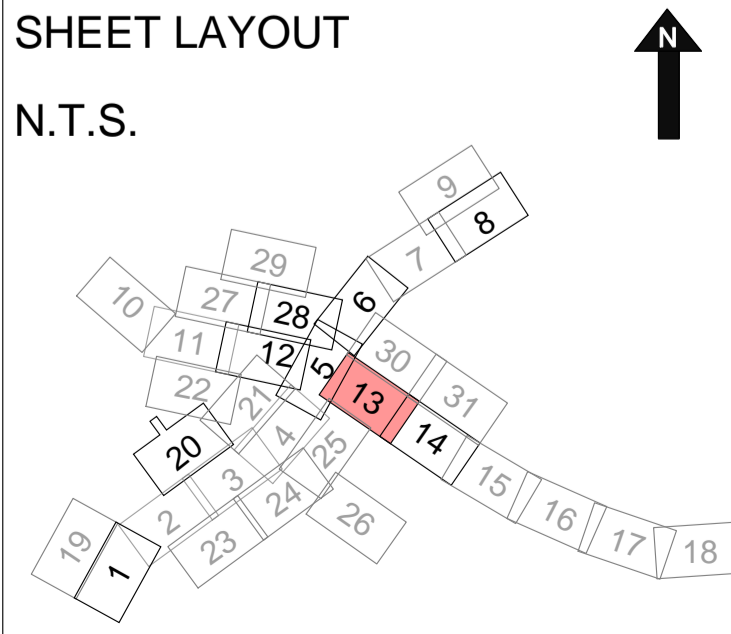
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Final	2.0	ECA	LFA	Checked	Reviewed	Authorised	07/02/2020
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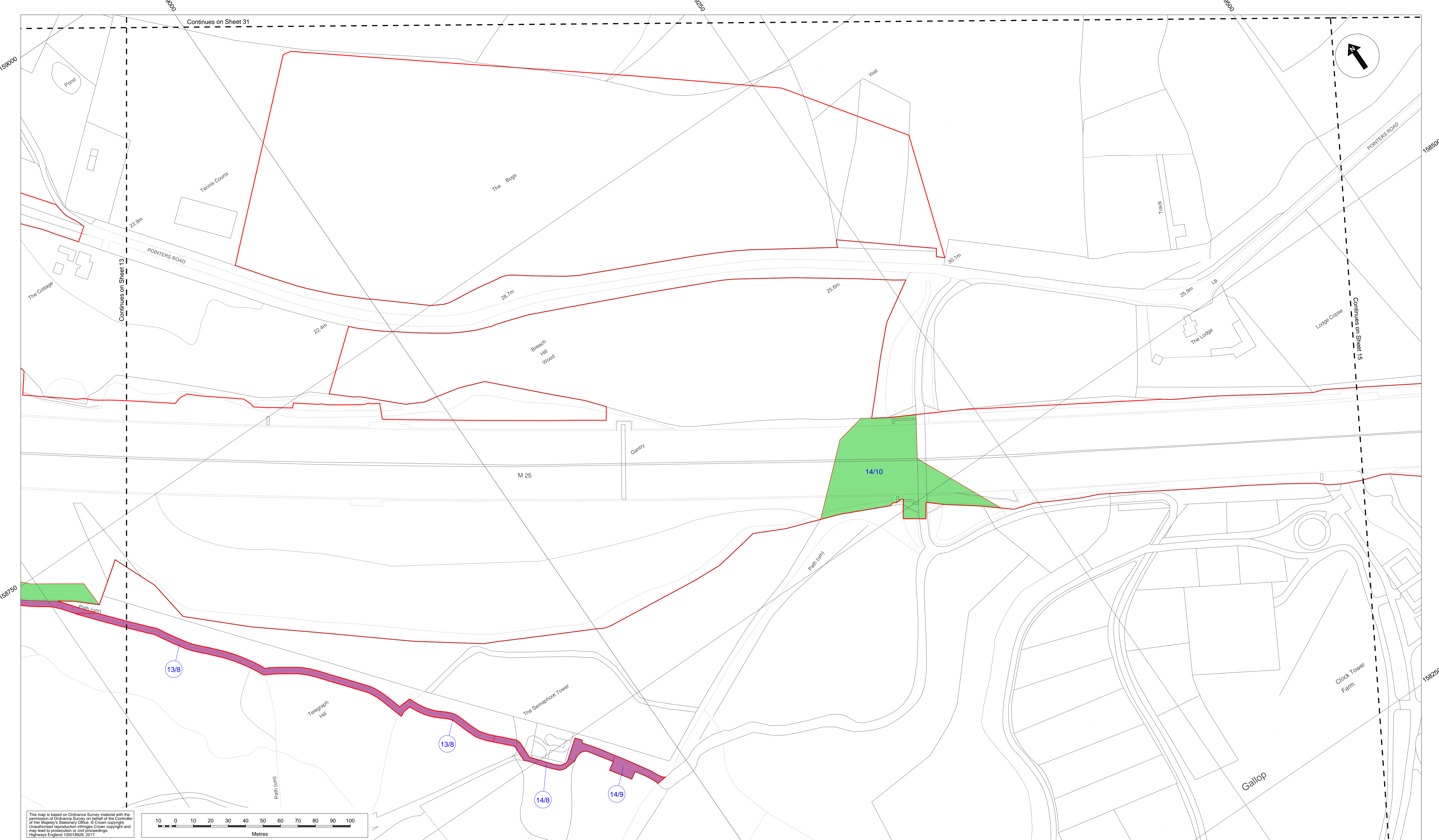
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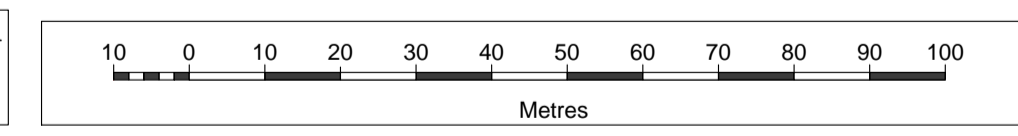
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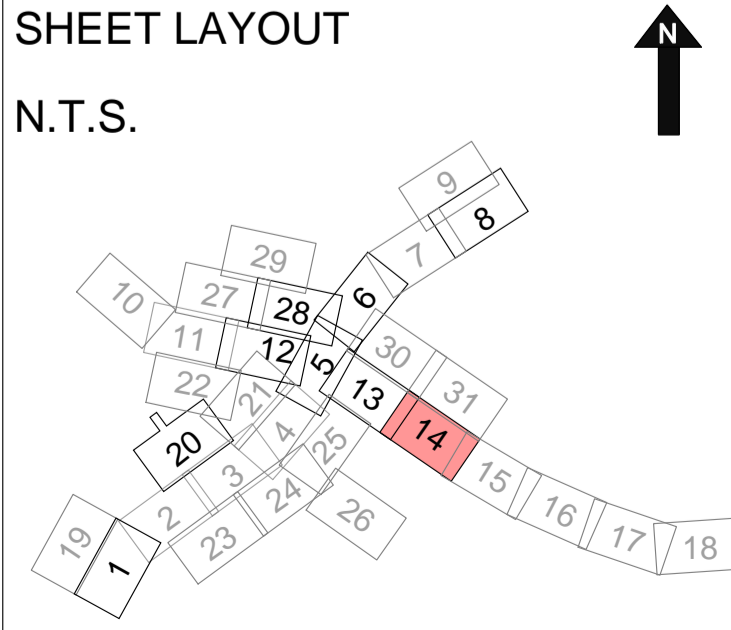


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 - Existing Utilities
 - Cut Line



Description	Status	Revision	Draw	Checked	Reviewed	Authorised	Issue Date
DCO APPLICATION	Final	2.0	ECA	LFA	AMU	GB0	07/02/2020
SUBMITTED FOR DEADLINE 5A							
Description	Status	Revision	Draw	Checked	Reviewed	Authorised	Issue Date
DCO APPLICATION	A1	3.0	DDU	SHE	AMU	GB0	12/03/2020

Drawing Suitability: **APPROVED - PUBLISHED**

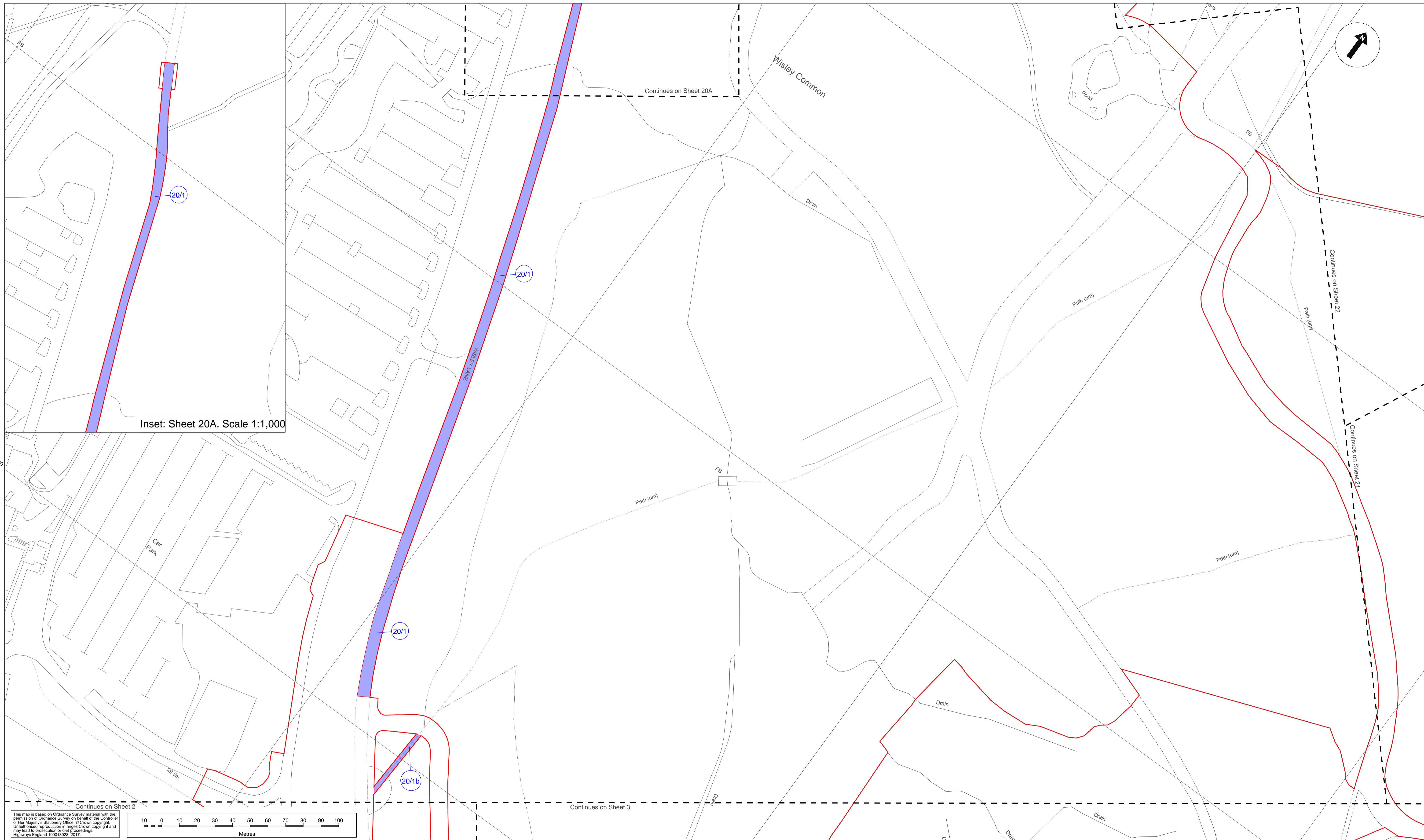
Status: **A1**

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Quayside Tower
252-260 Broad Street
Birmingham
B1 2HF

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e: info@terraquest.co.uk

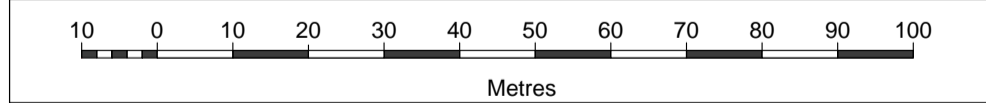
Client: **Working on behalf of**
highways england

Project Title: M25 Junction10/A3 Wisley Interchange	Drawing Title: LAND NOT SUBJECT TO COMPULSORY PURCHASE REFERENCE PLANS
SHEET 14 OF 31	
Drawing Number: TR010030/APP/9.3	Rev: 3.0
HE Pin: HE551522	Scale: 1:1,000
Original Size: A1	



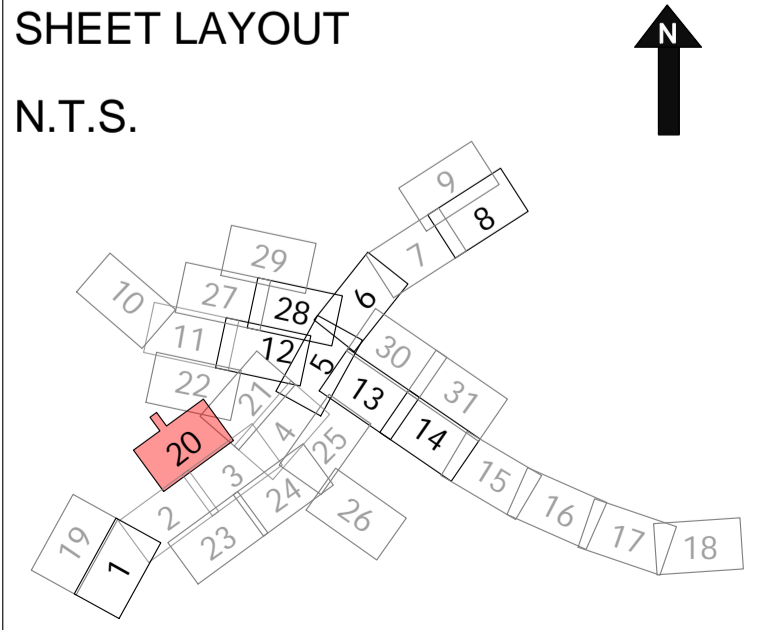
Inset: Sheet 20A. Scale 1:1,000

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- Notes:**
- The legend is identical on all sheets of the Land not subject to Compulsory Purchase Reference Plans and therefore not all items detailed in the legend are represented on each sheet;
 - 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;
 - Only the sheets outlined in black in the sheet layout contains no compulsory acquisition land;
 - The land parcels/plots shown on this plan correspond to those identified as "Land not subject to compulsory acquisition or temporary possession" and coloured orange on the Land Plans;
 - All parcels in this sheet fall within the Borough of Guildford.

- Legend:**
- Development Consent Order (DCO) boundary
 - - - Local Authority boundary
 - Public Right of Way
 - Historical Land Transfers (M25 and A3 Common Land)
 - Speed Limit Changes
 - Existing Utilities
 - - - Cut Line



Description	Status	Revision	Draw	Checked	Reviewed	Authorised	Issue Date
DCO APPLICATION <td>A1 <td>3.0 <td>DDU <td>CNE <td>AMU <td>GBO <td>12/03/2020</td> </td></td></td></td></td></td>	A1 <td>3.0 <td>DDU <td>CNE <td>AMU <td>GBO <td>12/03/2020</td> </td></td></td></td></td>	3.0 <td>DDU <td>CNE <td>AMU <td>GBO <td>12/03/2020</td> </td></td></td></td>	DDU <td>CNE <td>AMU <td>GBO <td>12/03/2020</td> </td></td></td>	CNE <td>AMU <td>GBO <td>12/03/2020</td> </td></td>	AMU <td>GBO <td>12/03/2020</td> </td>	GBO <td>12/03/2020</td>	12/03/2020
SUBMITTED FOR DEADLINE 5A							
DCO APPLICATION <td>A1 <td>4.0 <td>DDU <td>LFA <td>AMU <td>GBO <td>13/03/2020</td> </td></td></td></td></td></td>	A1 <td>4.0 <td>DDU <td>LFA <td>AMU <td>GBO <td>13/03/2020</td> </td></td></td></td></td>	4.0 <td>DDU <td>LFA <td>AMU <td>GBO <td>13/03/2020</td> </td></td></td></td>	DDU <td>LFA <td>AMU <td>GBO <td>13/03/2020</td> </td></td></td>	LFA <td>AMU <td>GBO <td>13/03/2020</td> </td></td>	AMU <td>GBO <td>13/03/2020</td> </td>	GBO <td>13/03/2020</td>	13/03/2020

Drawing Suitability: **APPROVED - PUBLISHED**

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Client: **Working on behalf of**

Project Title: **M25 Junction10/A3 Wisley Interchange**

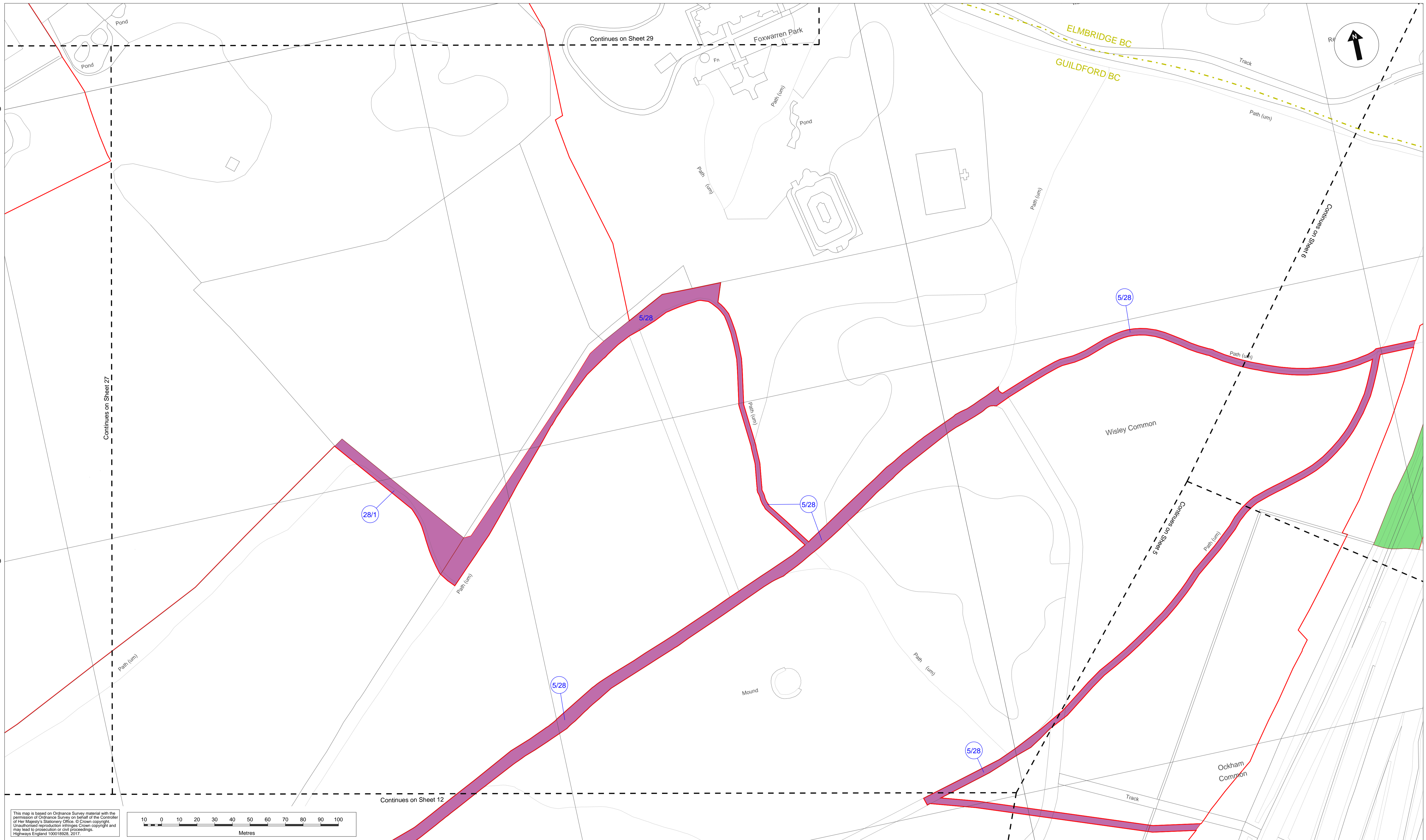
Drawing Title: **LAND NOT SUBJECT TO COMPULSORY PURCHASE REFERENCE PLANS**

SHEET 20 OF 31

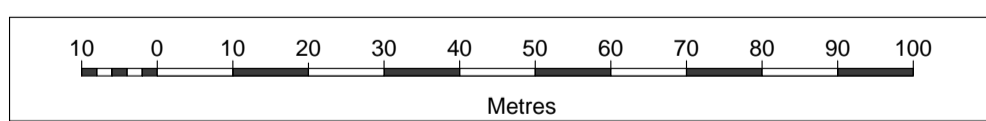
Drawing Number: **TR010030/APP/9.3**

Rev: **4.0**

HE Pin: HE551522 | Scale: 1:1,000 | Original Size: A1

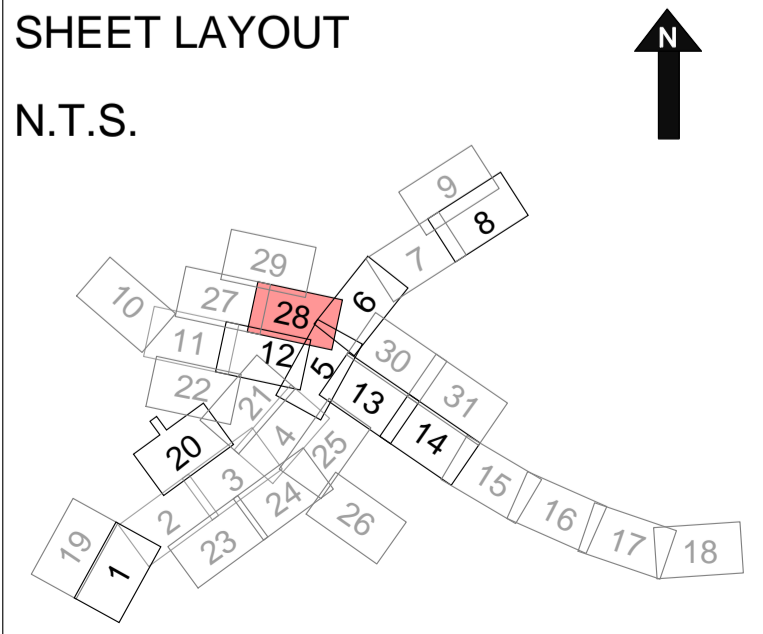


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Description	Status	Revision	Draw	Checked	Reviewed	Authorised	Issue Date
DCO APPLICATION <td>Final</td> <td>2.0</td> <td>ECA</td> <td>LFA</td> <td>AMU</td> <td>GB0</td> <td>07/02/2020</td>	Final	2.0	ECA	LFA	AMU	GB0	07/02/2020
DCO APPLICATION <td>Final</td> <td>2.0</td> <td>ECA</td> <td>LFA</td> <td>AMU</td> <td>GB0</td> <td>07/02/2020</td>	Final	2.0	ECA	LFA	AMU	GB0	07/02/2020
DCO APPLICATION <td>Final</td> <td>3.0</td> <td>DDU</td> <td>CNE</td> <td>AMU</td> <td>GB0</td> <td>12/03/2020</td>	Final	3.0	DDU	CNE	AMU	GB0	12/03/2020

Drawing Suitability: **APPROVED - PUBLISHED**

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Project Title: **M25 Junction10/A3 Wisley Interchange**

Drawing Title: **LAND NOT SUBJECT TO COMPULSORY PURCHASE REFERENCE PLANS**

SHEET 28 OF 31

Drawing Number: **TR010030/APP/9.3**

Rev: **3.0**

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