

M25 junction 10/A3 Wisley interchange TR010030 2.3 Works Plans

Regulation 5(2)(j) Planning Act 2008

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



May 2020



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]

2.3 WORKS PLANS

Regulation Number:		Regulation 5(2)(j)
Planning Inspectorate Scheme Reference		TR010030
Application Document Reference		TR010030/APP/2.3
Author:		M25 junction 10/A3 Wisley interchange project team, Highways England
Version	Date	Status of Version
Rev 2	May 2020	Submitted for Deadline 8
Rev 1	July 2019	Section 51 Advice
Rev 0	June 2019	Development Consent Order application



Table of contents

Chapter		Pages
1.	Introduction	4
1.1	Introduction and purpose of this document	4
1.2	Scope and format of the Works Plans	4
1.3	Consolidated final plans	8
1.4	Proposed change to the DCO - Change 7	8
2.	Schedule of Plans included in this application document	9



1. Introduction

1.1 Introduction and purpose of this document

- 1.1.1 Highways England ('the Applicant') is applying to the Secretary of State for a development consent order ('DCO') to authorise a scheme for the improvement of the M25 junction 10/A3 Wisley interchange ('the Scheme'). The Application is submitted to the Planning Inspectorate (as the responsible agency) under section 37 of the Planning Act 2008. The draft DCO is referred to as the M25 junction 10/A3 Wisley interchange Development Consent Order 202[x]. The DCO application is seeking powers to upgrade the existing M25 junction 10/A3 Wisley interchange, including powers to compulsorily acquire land and 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 included within the Application to comply with Regulation 5(2)(j) and Regulation 5(4) of The Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulations 2009 (as amended), which require:
 - '5(2)(j) 'a works plan showing, in relation to existing features-
 - (i) the proposed location or (for a linear scheme) the proposed route and alignment of the development and works; and
 - (ii) the limits within which the development and works may be carried out and any limits of deviation provided for in the draft order.'
 - 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 The Works Plans are submitted for approval and will be certified under article 44 of the DCO once the Order is made. As the Works Plans are part of the Application documentation, they should be read alongside and are informed by the other Application documents. In particular, the plans should be read alongside Schedule 1 of the draft DCO (application document TR010030/APP/3.1).
- 1.1.4 A list of the DCO application documents and a detailed description of the Scheme are provided in the Introduction to the Application and Scheme Description document (application document TR010030/APP/1.2).

1.2 Scope and format of the Works Plans

1.2.1 The purpose of the Works Plans is to illustrate the location and extent of the works for which development consent is sought. The Works Plans have been prepared having regard to relevant Government guidance, Planning Inspectorate Advice Notes and advice provided by the Planning Inspectorate under Section 51 of the Planning Act 2008.



Scale, sheet layout and level of detail

- 1.2.2 To ensure sufficient detail and clarity of information, the Works Plans have been prepared at a scale of 1:1,000. The Applicant has adopted a consistent approach to the scaling and sheet layouts adopted for the Works Plans, the Land Plans (application document TR010030/APP/2.2), the Streets, Rights of Way and Access Plans (application document TR010030/APP/2.4) and the Scheme Layout Plans (application document TR010030/APP/2.8). This is to help interested parties understand the Scheme and the inter-relationship between the different sets of plans.
- 1.2.3 Each sheet shows the relevant work numbers applicable within the area shown. Reference should be made to the next relevant sheet for details of work numbers beyond the continuation lines. Other information on the Works Plans is shown beyond the continuation lines for completeness and context.
- 1.2.4 In accordance with Regulation 5(4) of The Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulations 2009 (as amended), a Key Plan (at a scale of 1:12,500) has been provided to aid navigation of the Works Plans and to show how the different sheets are inter-related. The Scheme intersects the boundary between Guildford Borough Council and Elmbridge Borough Council in multiple locations close to M25 junction 10. For this reason, the sheet layout is organised to follow the A3 from south to north, the M25 from west to east and then the remainder of the surrounding area within the boundary of the DCO application. Schedule 1 of the draft DCO (application document TR010030/APP/3.1) includes a list of works by local authority area and identifies the relevant sheet number for each work.
- 1.2.5 In accordance with Government guidance, the Applicant has sought to describe the works as fully as possible in Schedule 1 of the draft DCO (application document TR010030/APP/3.1). Where an individual work includes a number of different and discrete features or elements, these have been given a separate sub-work number to provide clarity and are shown on the Works Plans accordingly. It is important to note that in some instances, the extent of a particular sub-element of work may coincide with the full extent of the relevant work. Where applicable this is denoted on the Works Plans.

Limits of deviation

- 1.2.6 The Works Plans show the centre line for each length of proposed highway work or linear utility diversion work as well as the boundary for other non-linear works. The Scheme Layout is shown on the Works Plans for illustrative purposes and specifically to provide context and aid understanding of the works. Article 7 of the draft DCO (application document TR010030/APP/3.1) provides for a lateral deviation from the lines or situations shown on the Works Plans to the extent of the defined limits of deviation. This is to provide the Applicant with a limited and proportionate degree of flexibility to allow for detailed design development.
- 1.2.7 The vertical limits of deviation are described in Article 7 of the draft DCO as plus or minus 0.5m. These limits are proportionate for the Scheme, particularly where a small degree of flexibility in the design and height of bridges and structures, may be necessary to suit localised ground and environmental conditions and to allow for design refinement.



- 1.2.8 The highway works horizontal limits of deviation are shown shaded pink on the Works Plans for ease of identification, given the complexity and large amount of information that is presented on the plans. This approach has been used for other development consent orders, including for the A19 Testos's Development Consent Order. Limits of deviation for linear utility diversion works are indicated by a purple dashed line where not coincident with the DCO boundary. Except where permanent works are to be provided under temporary possession powers (primarily works which will become the responsibility of the existing landowner once completed), all permanent works will be undertaken within the defined limits of deviation.
- 1.2.9 Recognising the environmental sensitivity of the area surrounding the M25 junction 10 interchange, the horizontal limits of deviation have been drawn as carefully as possible to avoid unnecessary encroachment in to protected land and habitats. For improvement works, where the commencement and termination points of those works are largely determined by the alignment and level of the existing highway to be improved, relatively little flexibility needs to be provided for in the DCO. However, where new lengths of highway construction are proposed or where more significant alteration works are to be carried out, a greater degree of flexibility is necessary, to allow for design development and any uncertainty in localised ground conditions or levels.
- 1.2.10 Where relevant, the horizontal limits of deviation shown in the Works Plans have been determined having regard to a range of factors including earthworks, retaining structures and drainage solutions. Appropriate allowance has been made within the horizontal limits for potential changes to earthwork profiles should small variations in the height of structures or earthworks (to the extent of the vertical limits prescribed in Article 7) become necessary.
- 1.2.11 For works to be carried out wholly within the existing highway boundary, the limit of deviation for those works has been defined more flexibly, recognising the extent of land already within the Applicant's ownership. However, where existing highway boundaries are set back some distance from the edge of the existing carriageway, the Applicant has made every effort to define limits of deviation so as to retain mature trees and vegetation and other features and habitats in the verge wherever possible.
- 1.2.12 Further information about limits of deviation is provided in the Explanatory Memorandum (application document TR010030/APP/3.2). The Environmental Statement (application document TR010030/APP/6.3 chapter 2) explains how the Applicant has taken account of these limits in identifying and assessing the likely significant environmental effects of the Scheme.

Inter-relationship with other DCO application plans

1.2.13 The Works Plans are intended to show the location and extent of the proposed permanent works, as described in Schedule 1 of the draft DCO (application document TR010030/APP/3.1), by reference to work centre lines and limits of deviation. A set of Scheme Layout Plans (application document TR010030/APP/2.8) has been prepared at the same scale as the Works Plans and using the same sheet layout arrangement. The Scheme Layout Plans should therefore be read alongside the Works Plans to provide a clearer illustration of the Scheme design proposals. The requirements in Schedule 2 of the DCO (application document TR010030/APP/3.1) require the Scheme to be



- built substantially in accordance with the Scheme Layout Plans, subject to the relevant limits of deviation and other requirements of Schedule 2.
- 1.2.14 The Works Plans indicate the location of temporary construction compounds and working sites, as these are listed as lettered works in Schedule 1. A separate set of Temporary Works Plans (application document TR010030/APP/2.10) has been prepared to show the location and extent of temporary works, including temporary roads to be provided for the purposes of traffic management during the construction phase of the Scheme.
- 1.2.15 The Applicant has made every effort to ensure that there is consistency between the Works Plans and other DCO application plans. It is however important to note that there are locations within the DCO boundary where no works are shown on the Works Plans. A number of reasons could account for this, such as the land being required temporarily to provide sufficient working space during construction or because the draft DCO is seeking powers over the land where nothing is proposed to be built. This includes land where the DCO is seeking powers to create or upgrade certain public rights of way without the need for carrying out any works on the affected land.
- 1.2.16 It should also be noted that some elements of the works, such as highway drainage ditches or embankment or cutting earthworks cannot be separately distinguished from their corresponding highway works. For this reason, these are described as lettered works at the end of the draft DCO Schedule 1 (application document TR010030/APP/3.1) and are not separately identified as individual works in their own right on the Works Plans or in Schedule 1. This also helps to reduce the potential for repetition within the descriptions contained in Schedule 1.
- 1.2.17 It should be recognised that there are some instances where the measured length of a work described in the draft DCO Schedule 1 (application document TR010030/APP/3.1) and as shown on the Works Plans may differ slightly from measurements provided elsewhere in the draft DCO, including in Schedules 3 and 4. This is because in some cases, features such as new public rights of way can be created by a combination of works and changes to the classification status of an existing route or because features such as controlled crossings may be described as falling within an adjacent highway work rather than a work specifically relating to the provision of a new right of way or non-motorised user route. Thus the corresponding commencement and termination points as shown in the Works Plan may in some circumstances differ slightly from the points shown in the Streets, Rights of Way and Access Plans (application document TR010030/APP/2.4).
- 1.2.18 Finally, the centre lines shown in the Works Plans are intended to represent the alignment and route of each of the works to be carried out. The only exception to this approach relates to the identification of ordinary watercourses to be diverted (Work No. 53). These ordinary watercourses are shown on the Works Plans for clarity and identification purposes, because the draft DCO seeks to disapply the requirement to obtain a separate consent for these works under the Land Drainage Act 1991 (see Article 3 of the draft DCO, application document TR010030/APP/3.1). The protective provisions contained in Schedule 9 of the draft DCO limit the requirement for the Applicant to obtain any further approvals for the diversion of ordinary watercourses beyond those specified in Work No.



53. For this reason, it was considered helpful to show these ordinary watercourse diversions on the Works Plans for the avoidance of doubt.

1.3 Consolidated final plans

- 1.3.1 This set of consolidated Works Plans takes into account the following changes accepted into examination:
 - Change 1 Extension of the proposed Cockcrow green bridge.
 - Change 2 Incorporation of two toad underpasses at Old Lane and other mitigation measures.
 - Change 3 Removal of part of the proposed improvements to the A245 eastbound between the junction with Seven Hills Road and the Painshill interchange.
 - Change 5 Adjustments to the Order limits in the dDCO to accommodate a revised diversion of a gas main.
 - Change 8 Old Lane and Elm Lane Visibility Splays.
- 1.3.2 The following changes do not affect the Works Plans:
 - **Change 4** Amendments to construction working hours specified in requirement 3 (Construction and handover environmental management plans) of the dDCO.
 - Change 6 Amendment to the speed limit at Elm Lane (and including Byway 525 Byway Open to All Traffic).
 - Change 9 Wisley Airfield Construction Worksite.

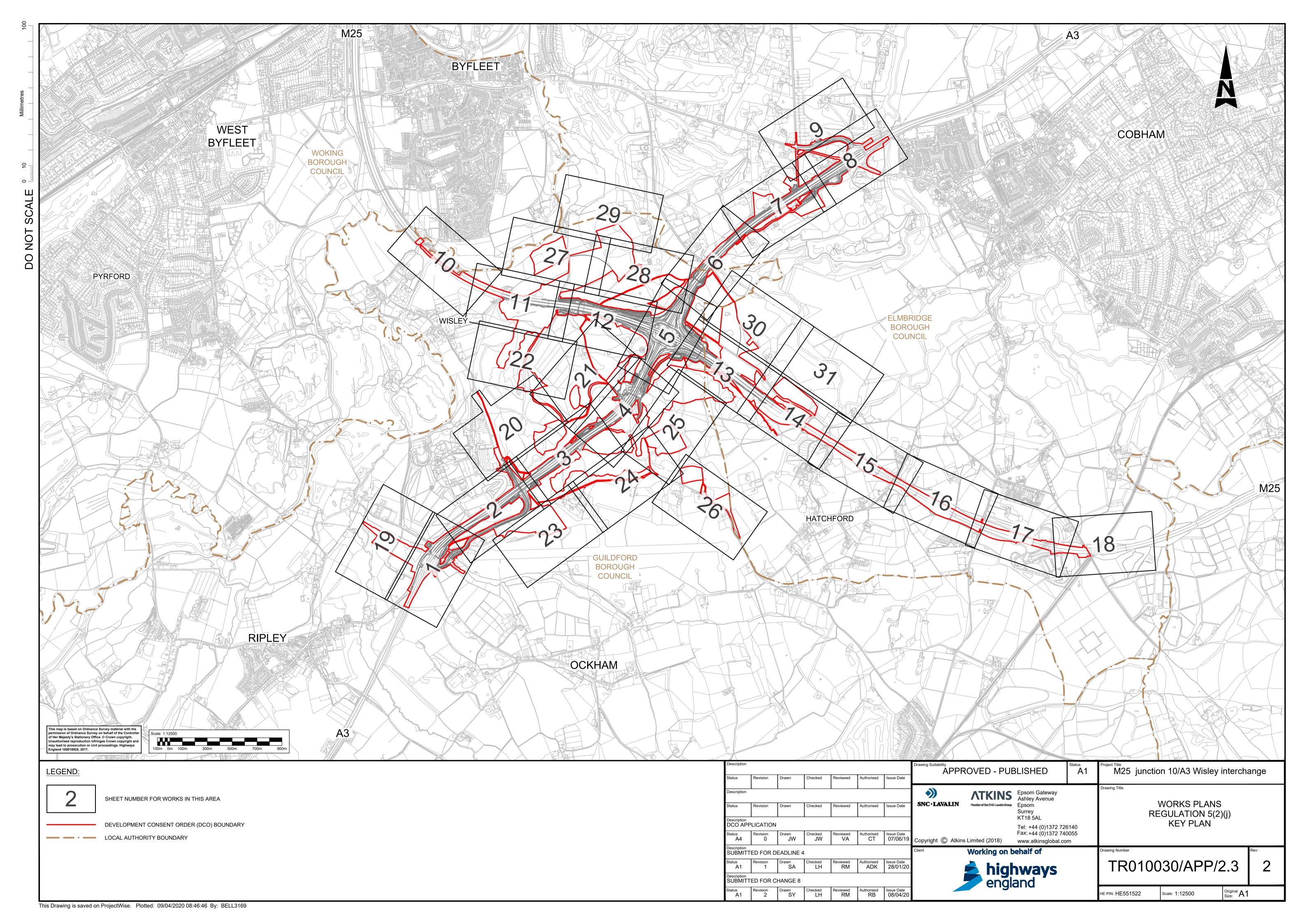
1.4 Proposed change to the DCO - Change 7

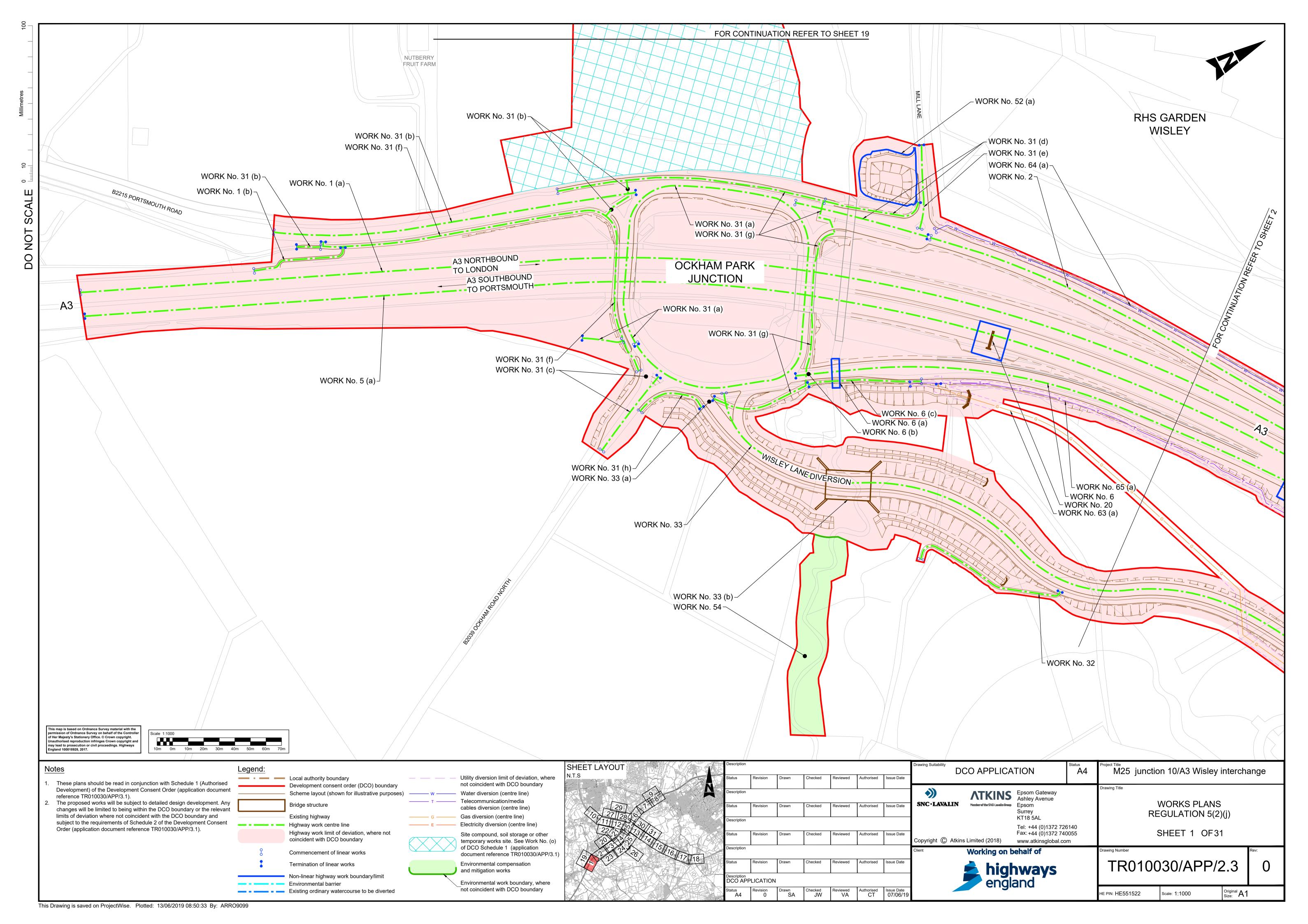
1.4.1 Drawings for Change 7, the optional alternative Private Means of Access to Court Close Farm through Heyswood Campsite, are not included in this pack. However, should the Secretary of State choose this optional alternative, prior to certification under Schedule 11 of the Development Consent Order the relevant plans should be substituted with those in Appendix C in Part 1 of DCO Change Request Drawings - Changes 7-9 [REP7-017].

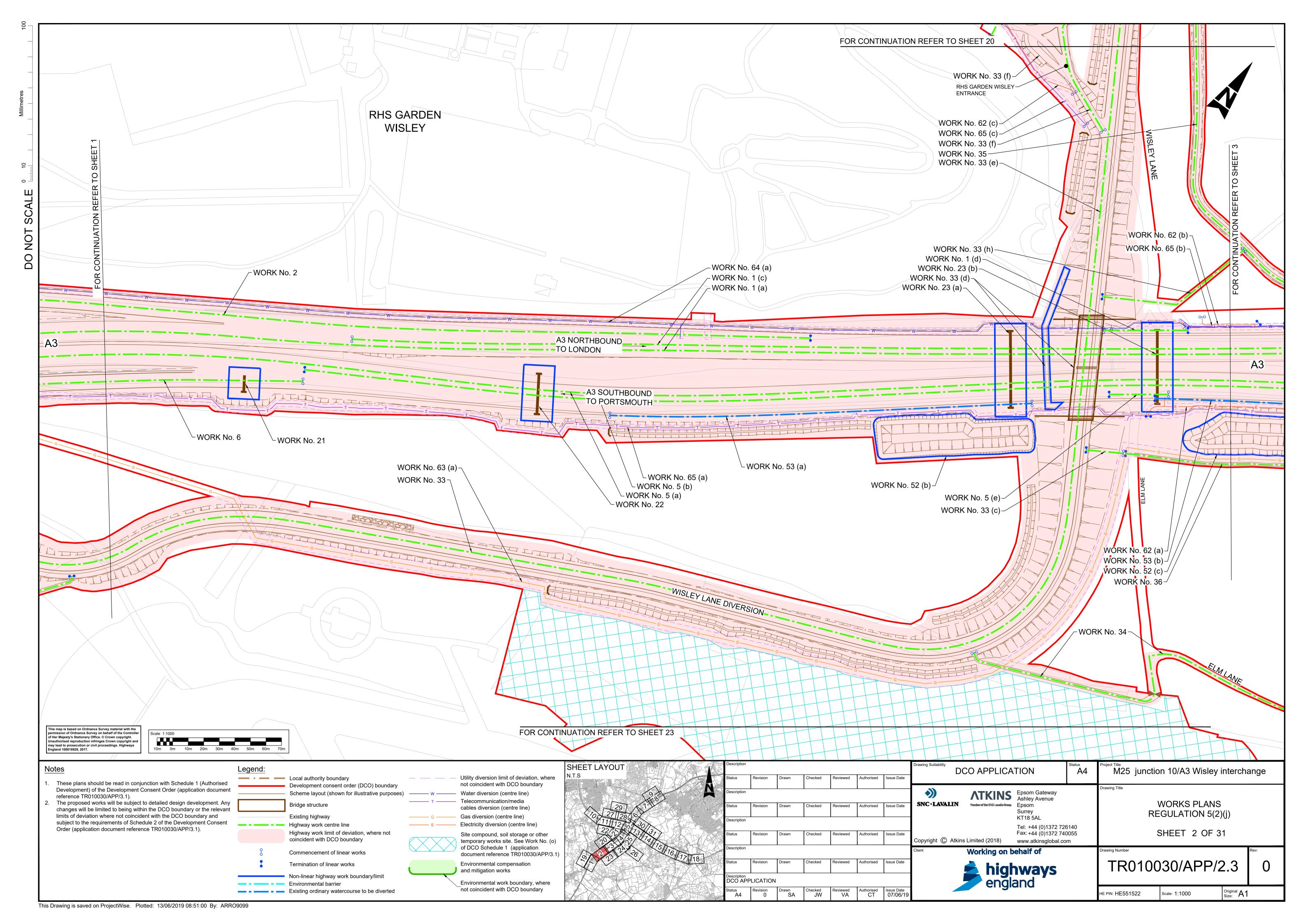


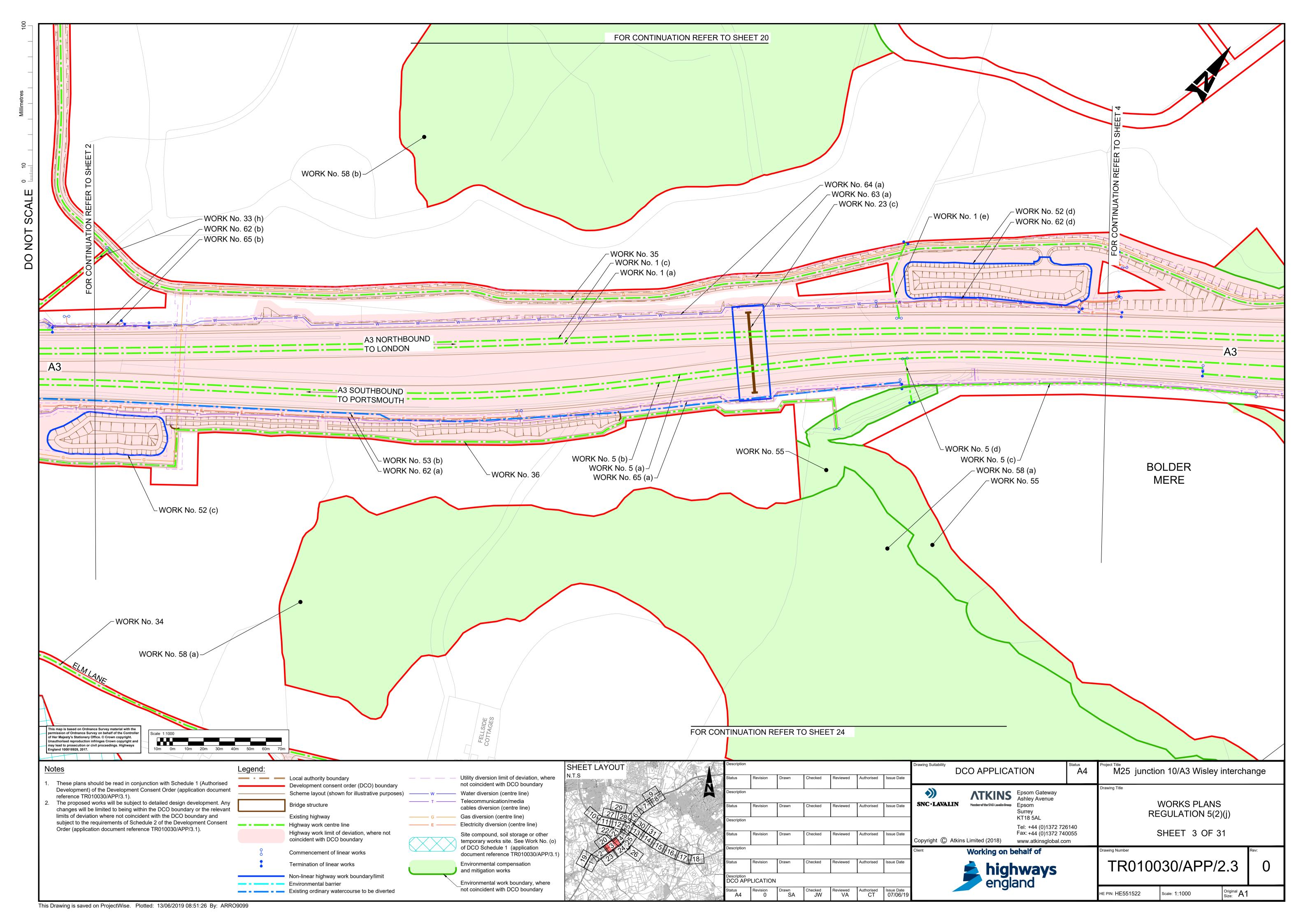
2. Schedule of Plans included in this application document

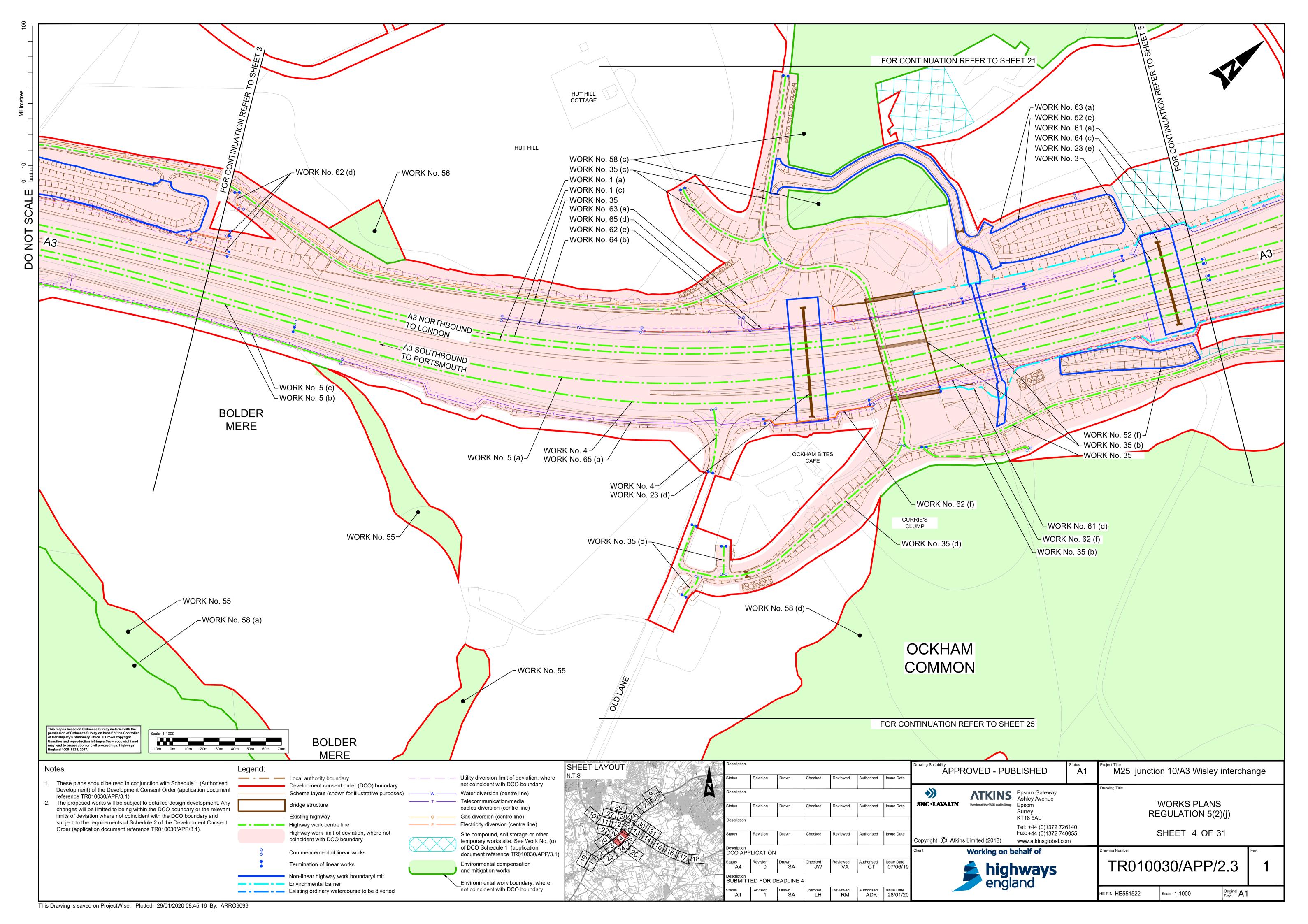
Document title	Document number	Revision
Works Plans – Regulation 5(2)(j) – Key Plan	TR010030/APP/2.3	2
Works Plans – Regulation 5(2)(j) – Sheet 1 of 31	TR010030/APP/2.3	0
Works Plans – Regulation 5(2)(j) – Sheet 2 of 31	TR010030/APP/2.3	0
Works Plans – Regulation 5(2)(j) – Sheet 3 of 31	TR010030/APP/2.3	0
Works Plans – Regulation 5(2)(j) – Sheet 4 of 31	TR010030/APP/2.3	1
Works Plans – Regulation 5(2)(j) – Sheet 5 of 31	TR010030/APP/2.3	1
Works Plans – Regulation 5(2)(j) – Sheet 6 of 31	TR010030/APP/2.3	0
Works Plans – Regulation 5(2)(j) – Sheet 7 of 31	TR010030/APP/2.3	1
Works Plans – Regulation 5(2)(j) – Sheet 8 of 31	TR010030/APP/2.3	1
Works Plans – Regulation 5(2)(j) – Sheet 9 of 31	TR010030/APP/2.3	1
Works Plans – Regulation 5(2)(j) – Sheet 10 of 31	TR010030/APP/2.3	0
Works Plans – Regulation 5(2)(j) – Sheet 11 of 31	TR010030/APP/2.3	1
Works Plans – Regulation 5(2)(j) – Sheet 12 of 31	TR010030/APP/2.3	2
Works Plans - Regulation 5(2)(j) - Sheet 13 of 31	TR010030/APP/2.3	1
Works Plans - Regulation 5(2)(j) - Sheet 14 of 31	TR010030/APP/2.3	1
Works Plans – Regulation 5(2)(j) – Sheet 15 of 31	TR010030/APP/2.3	0
Works Plans – Regulation 5(2)(j) – Sheet 16 of 31	TR010030/APP/2.3	0
Works Plans - Regulation 5(2)(j) - Sheet 17 of 31	TR010030/APP/2.3	0
Works Plans - Regulation 5(2)(j) - Sheet 18 of 31	TR010030/APP/2.3	0
Works Plans - Regulation 5(2)(j) - Sheet 19 of 31	TR010030/APP/2.3	0
Works Plans - Regulation 5(2)(j) - Sheet 20 of 31	TR010030/APP/2.3	0
Works Plans - Regulation 5(2)(j) - Sheet 21 of 31	TR010030/APP/2.3	0
Works Plans - Regulation 5(2)(j) - Sheet 22 of 31	TR010030/APP/2.3	0
Works Plans - Regulation 5(2)(j) - Sheet 23 of 31	TR010030/APP/2.3	0
Works Plans - Regulation 5(2)(j) - Sheet 24 of 31	TR010030/APP/2.3	2
Works Plans – Regulation 5(2)(j) – Sheet 25 of 31	TR010030/APP/2.3	2
Works Plans – Regulation 5(2)(j) – Sheet 26 of 31	TR010030/APP/2.3	0
Works Plans – Regulation 5(2)(j) – Sheet 27 of 31	TR010030/APP/2.3	0
Works Plans - Regulation 5(2)(j) - Sheet 28 of 31	TR010030/APP/2.3	0
Works Plans - Regulation 5(2)(j) - Sheet 29 of 31	TR010030/APP/2.3	0
Works Plans - Regulation 5(2)(j) - Sheet 30 of 31	TR010030/APP/2.3	0
Works Plans – Regulation 5(2)(j) – Sheet 31 of 31 (sheet no longer in use)	TR010030/APP/2.3	0

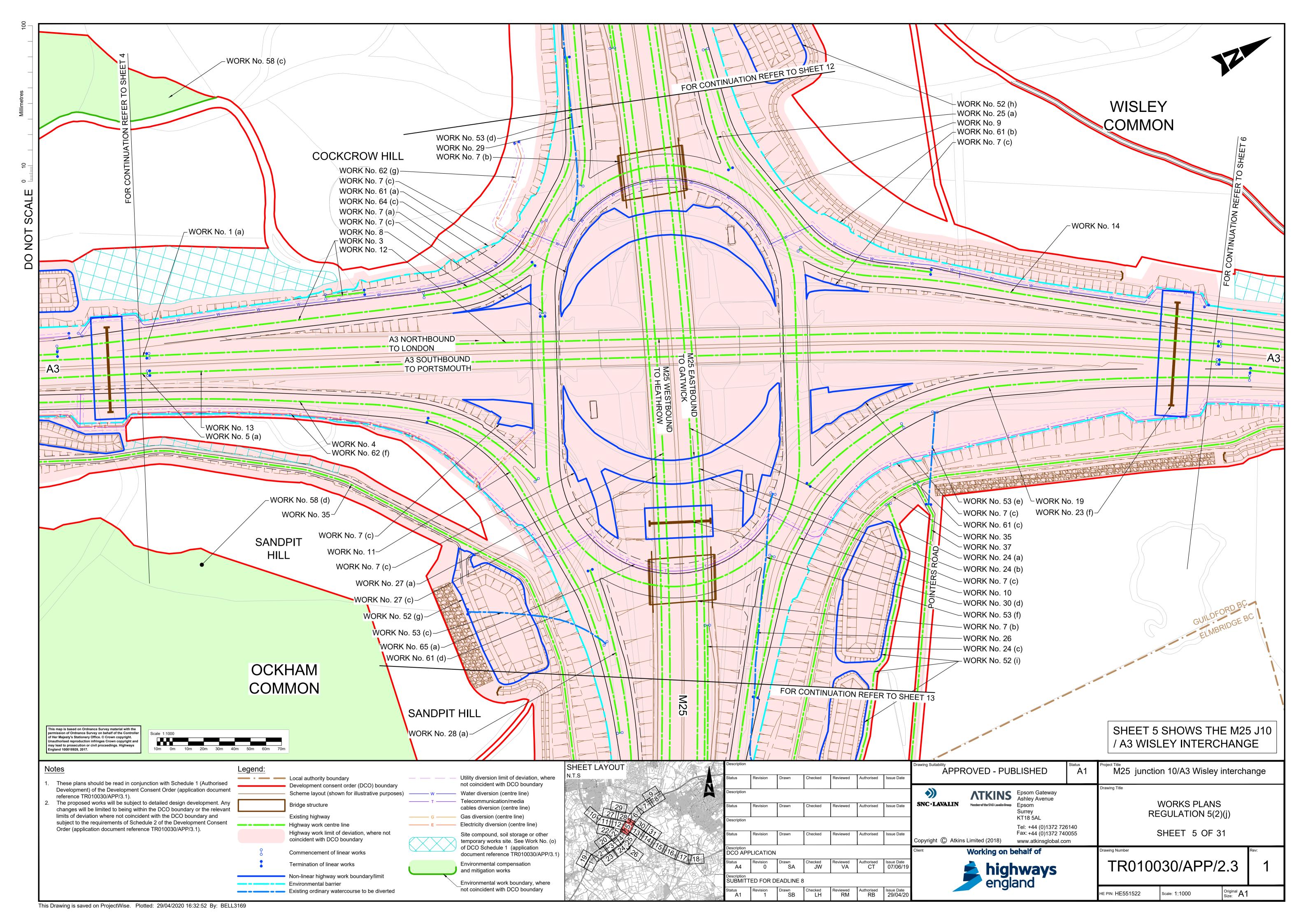


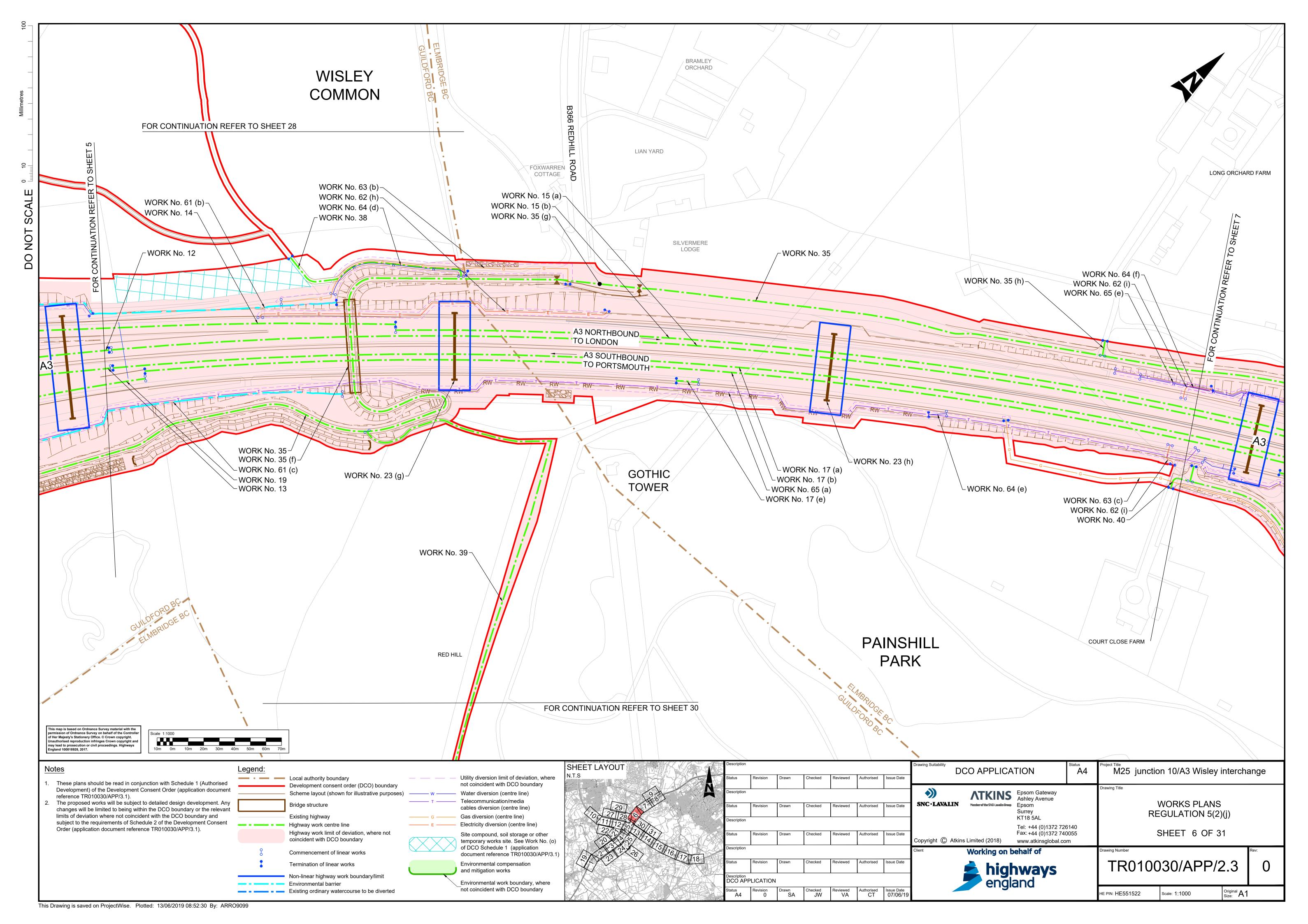


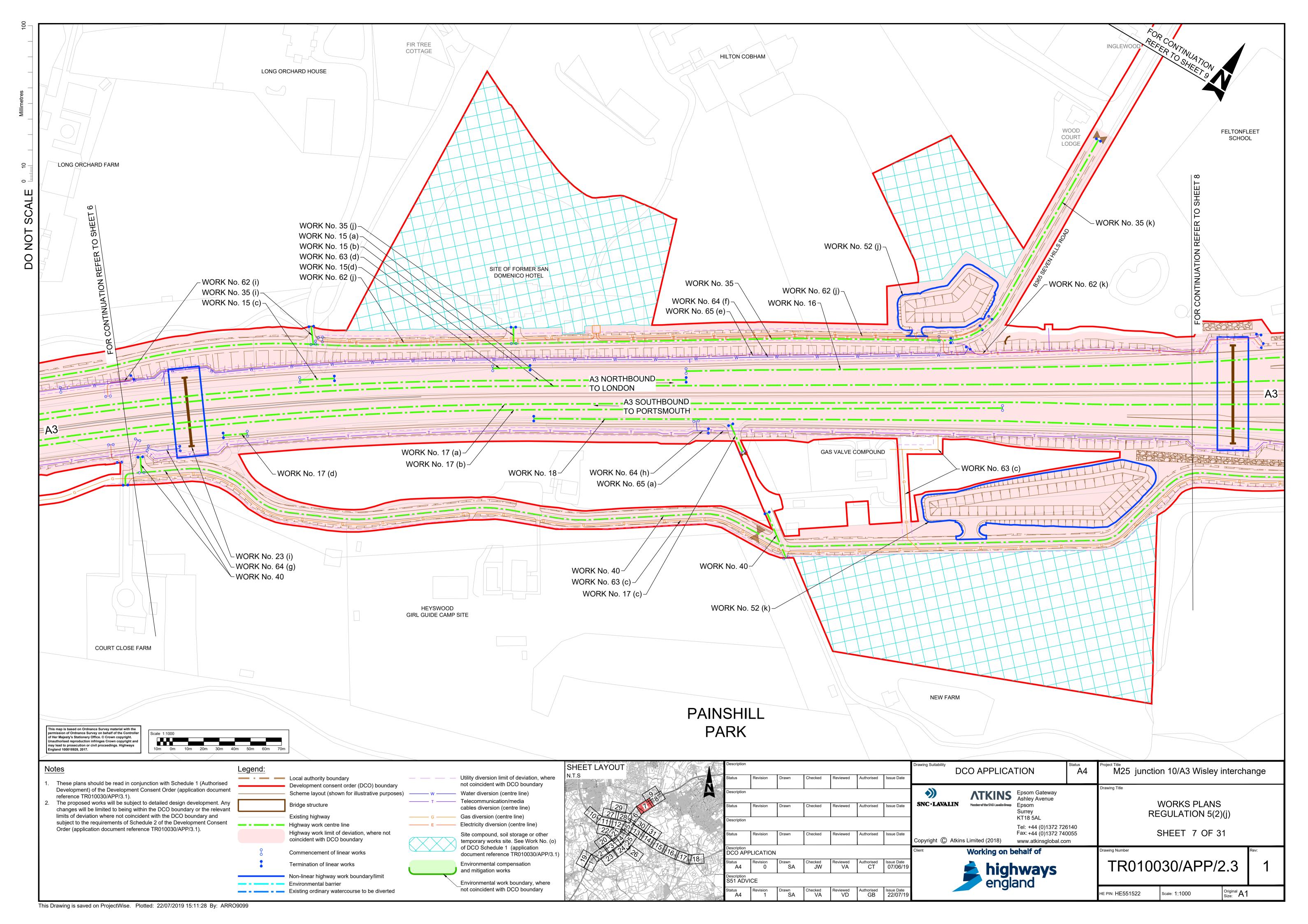


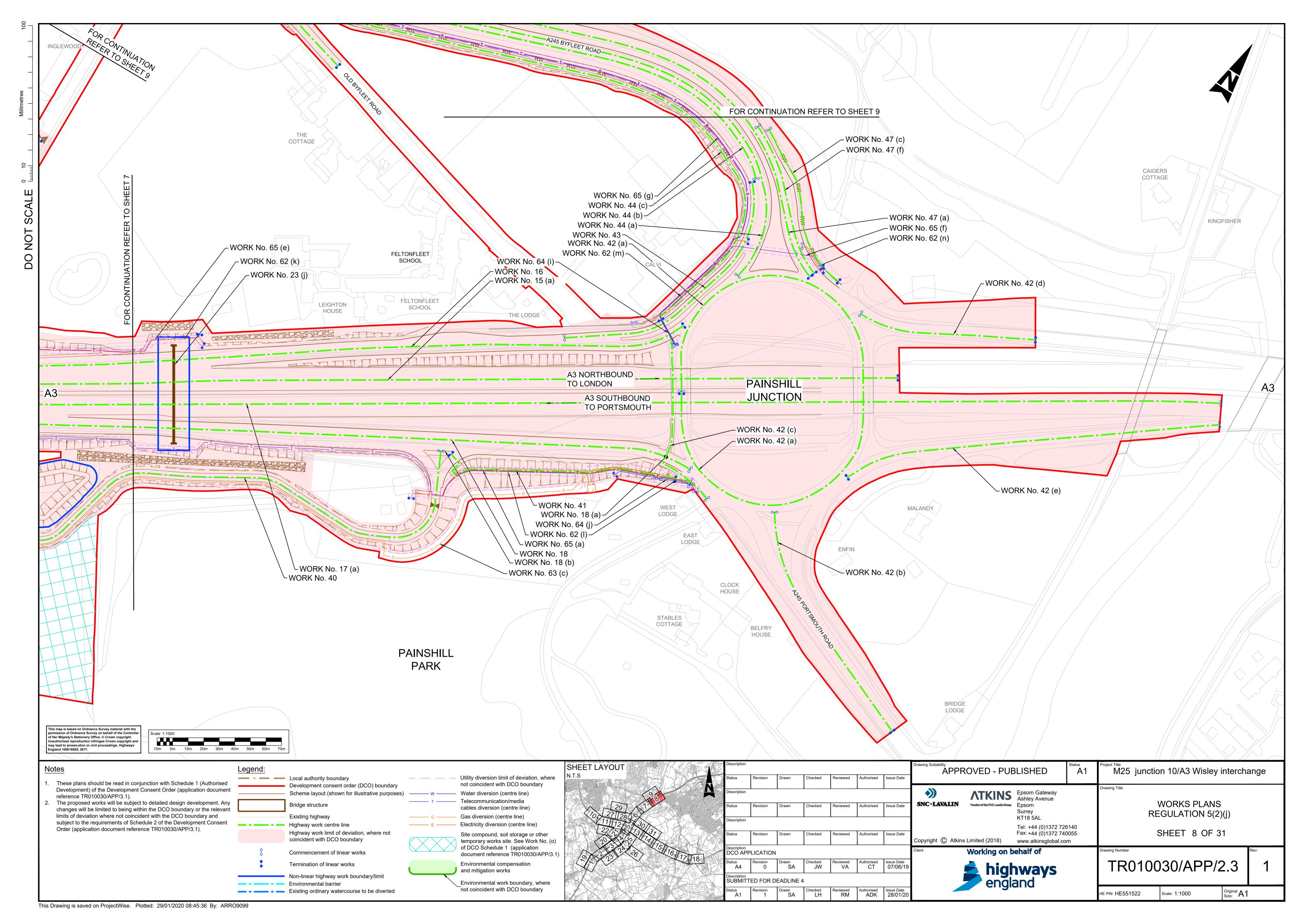


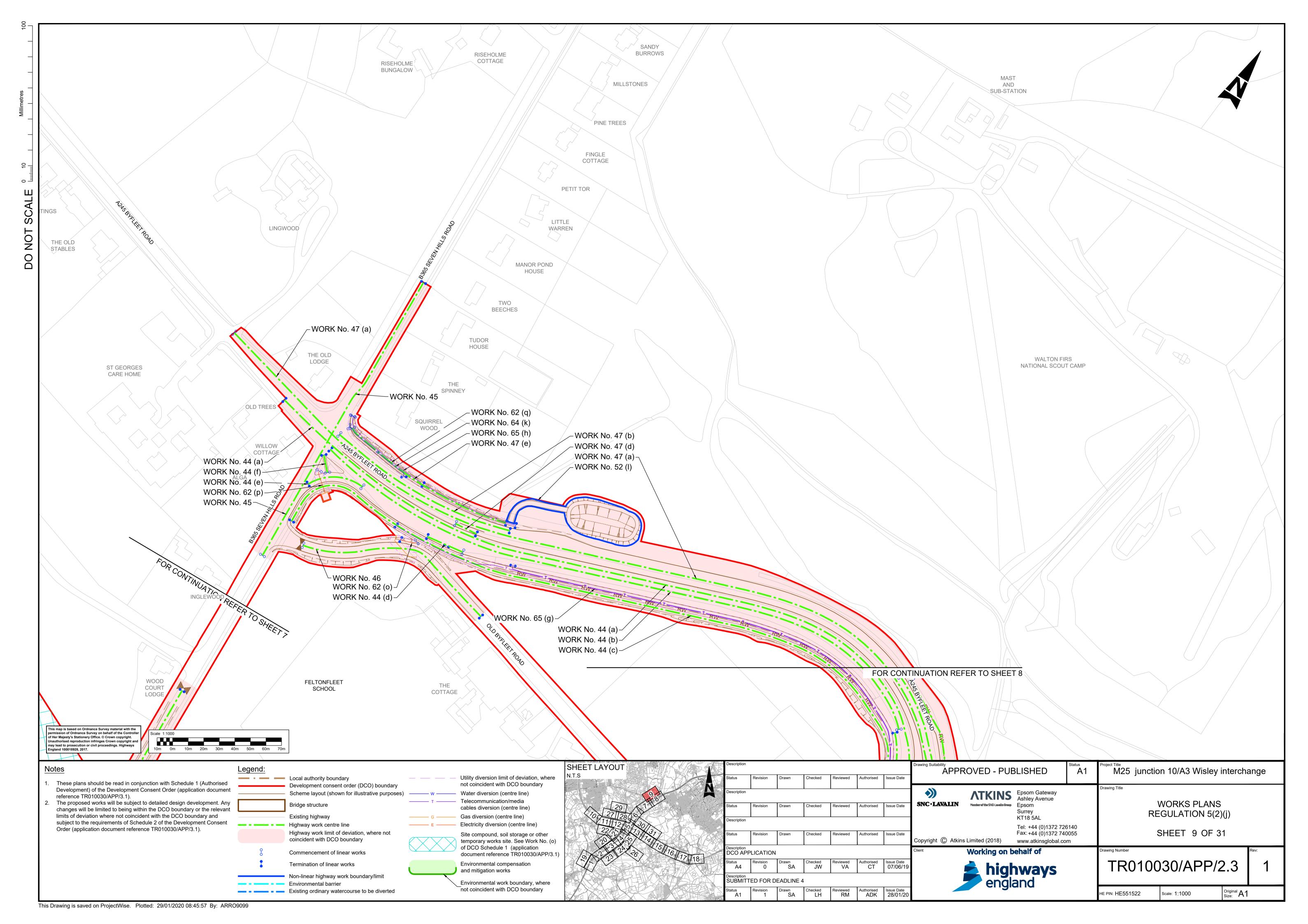


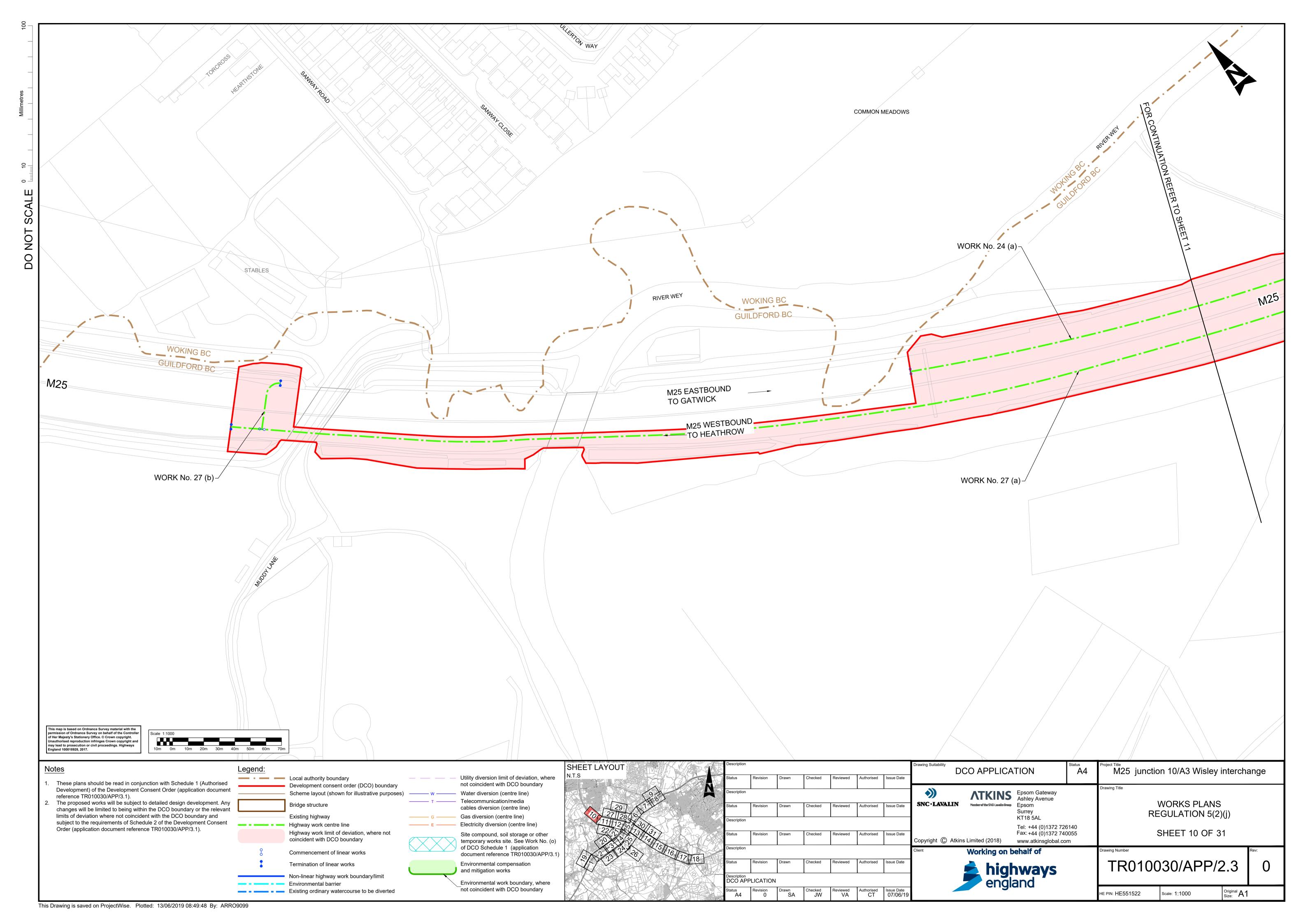


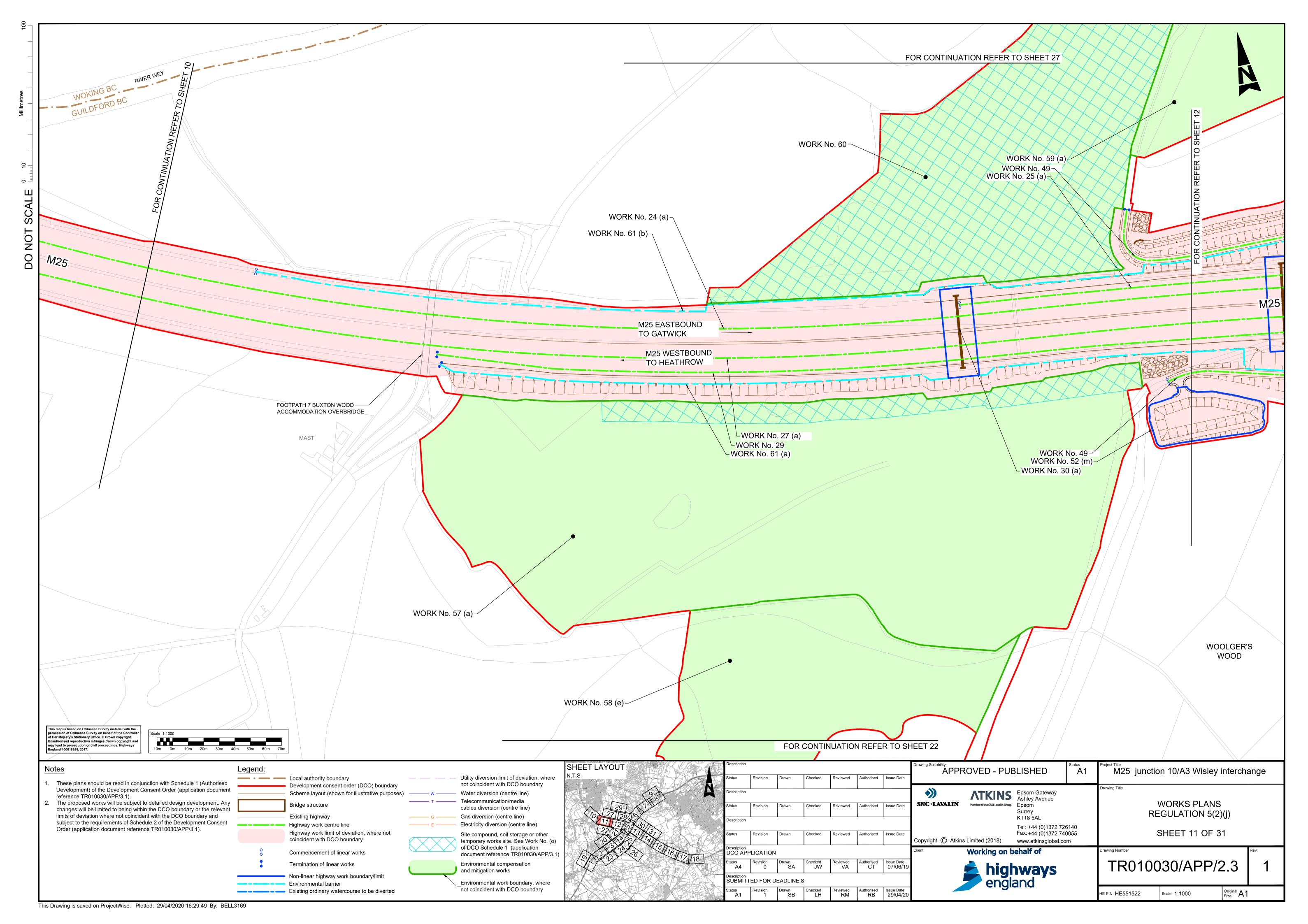


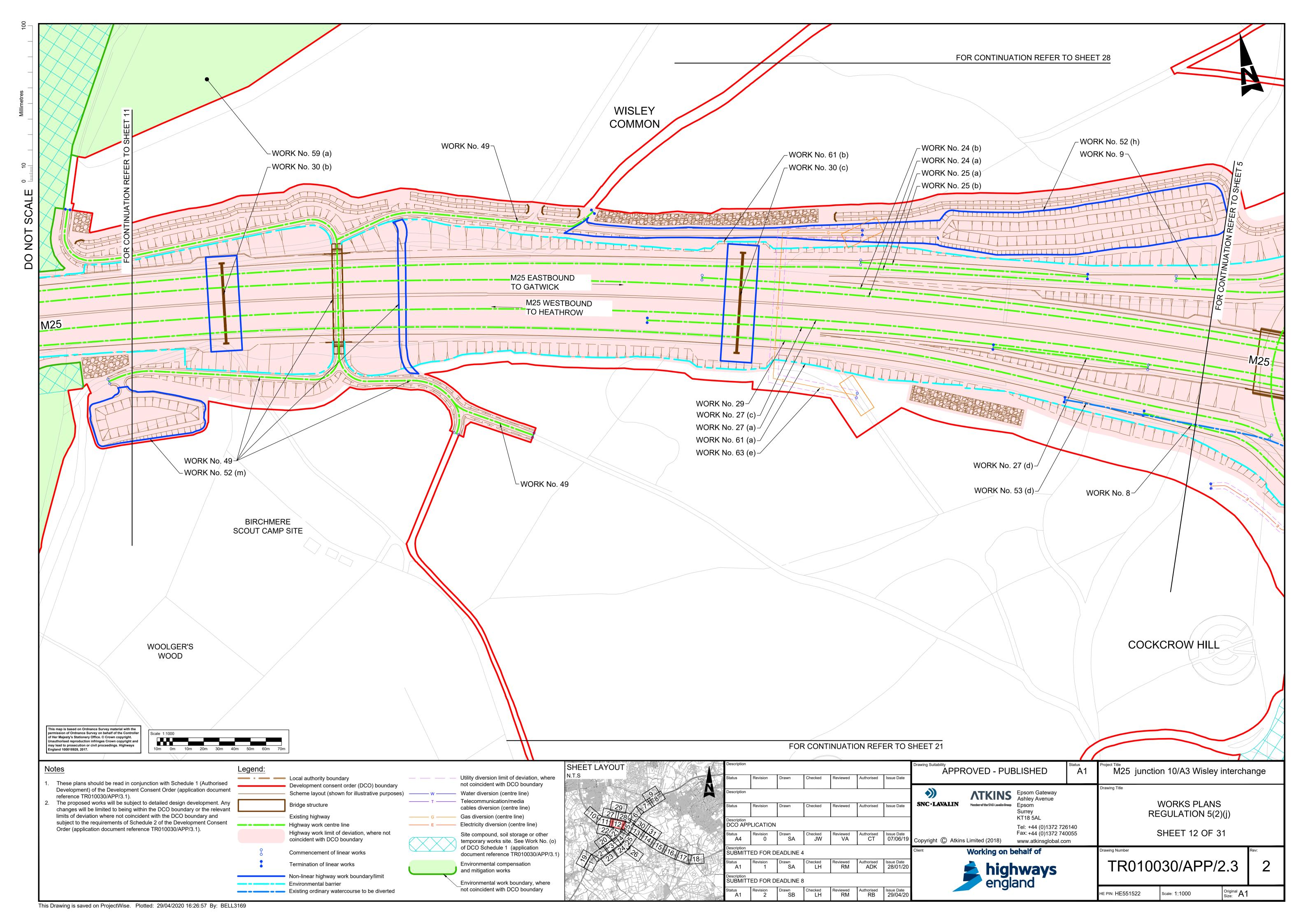


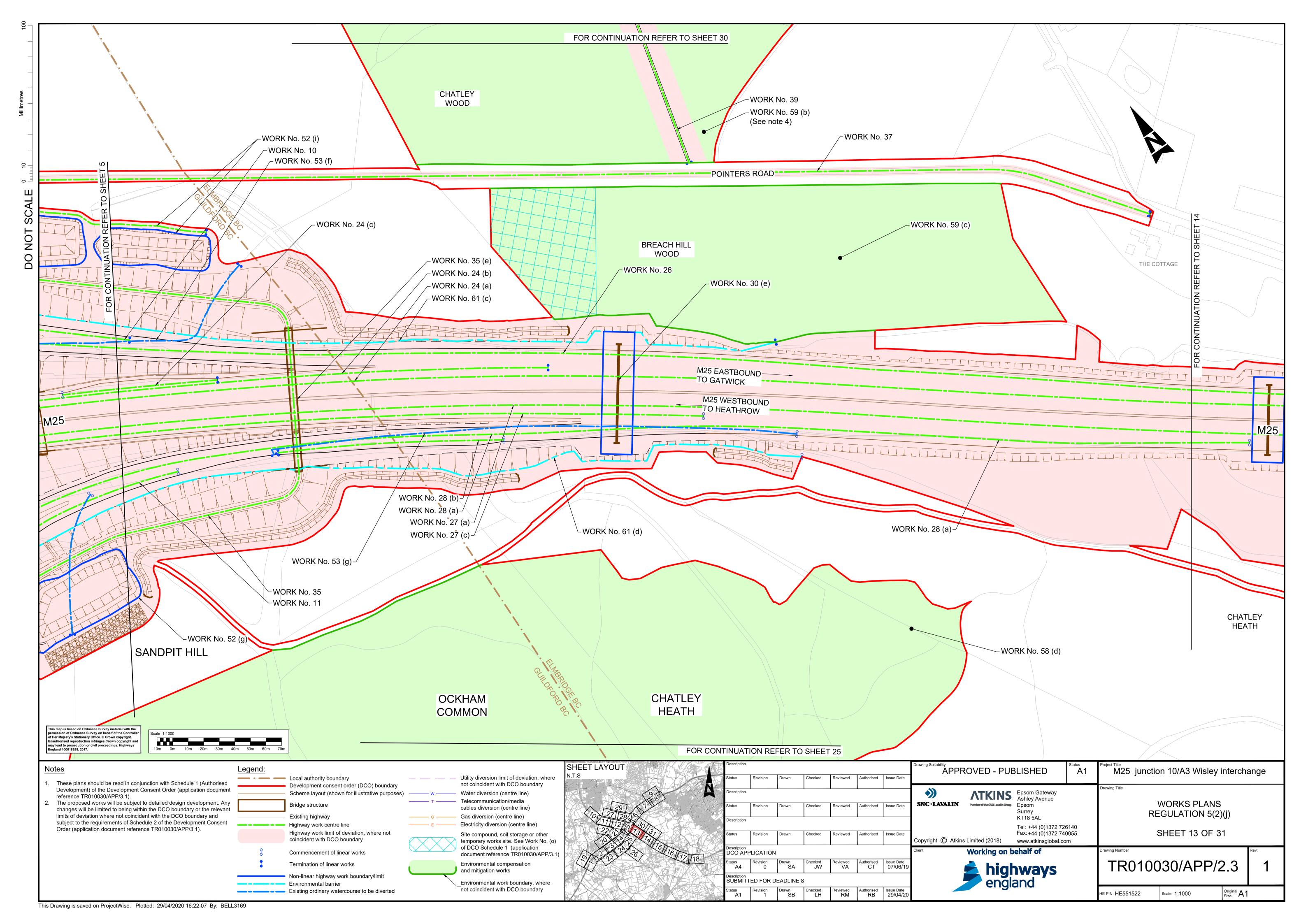


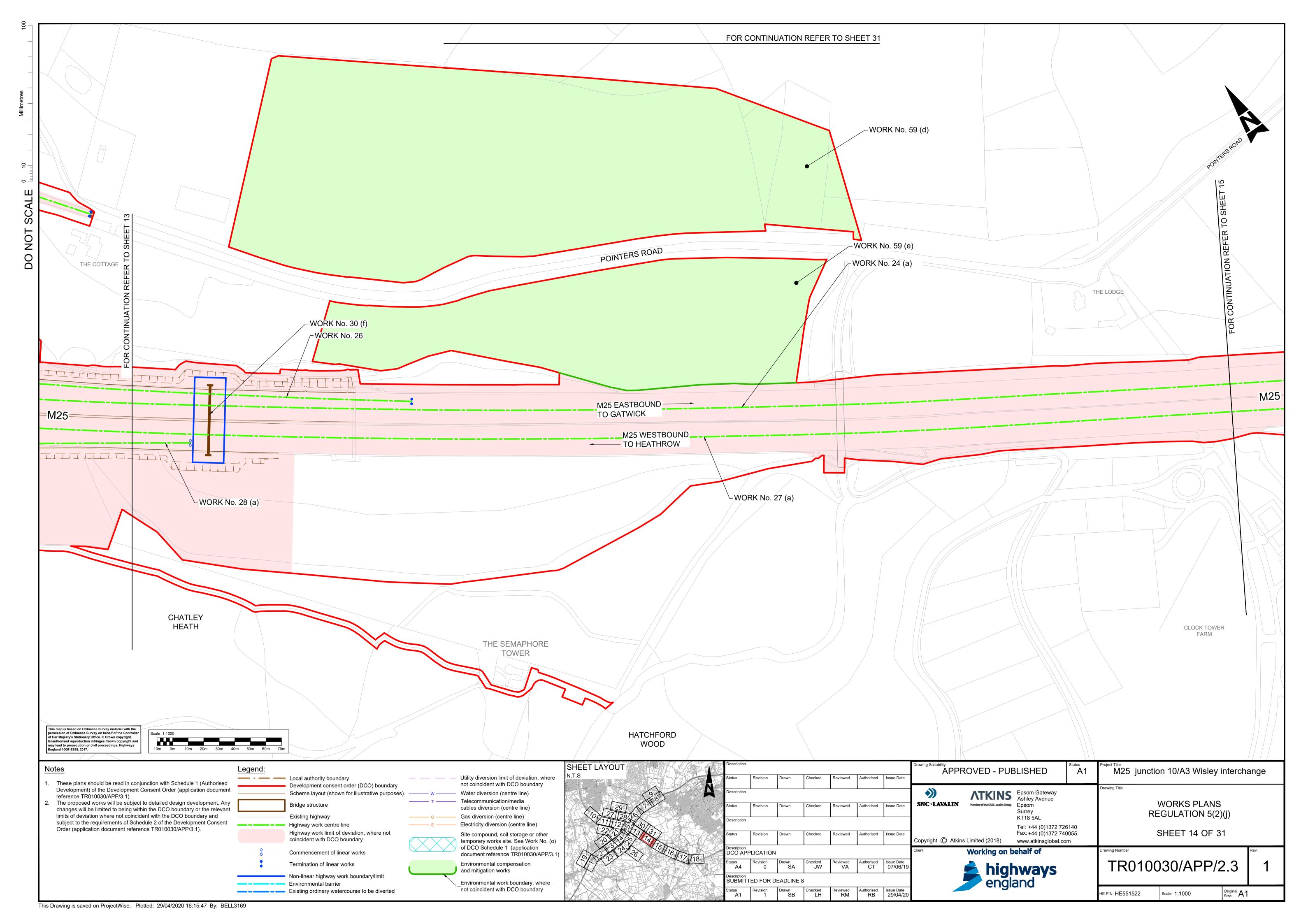


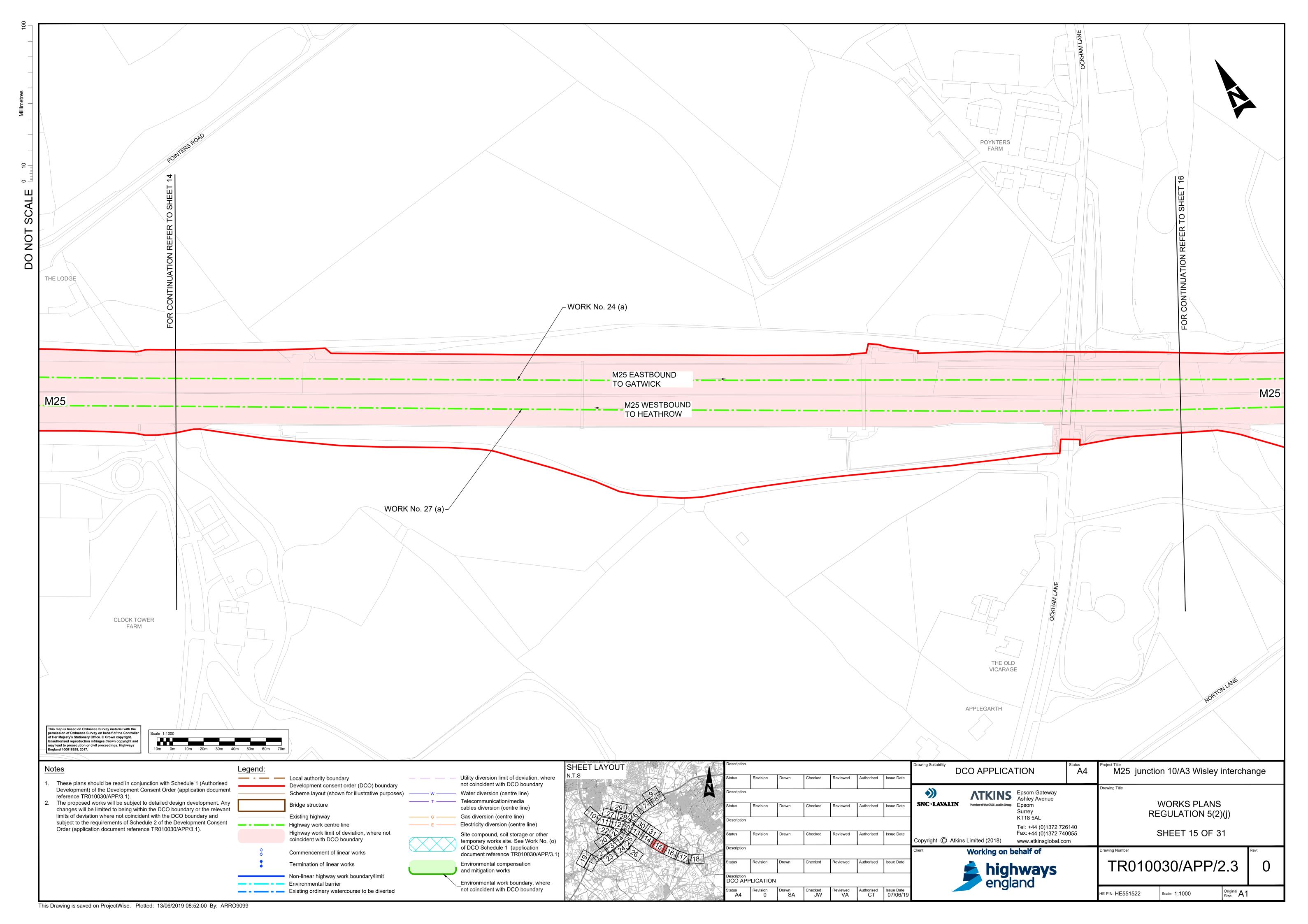


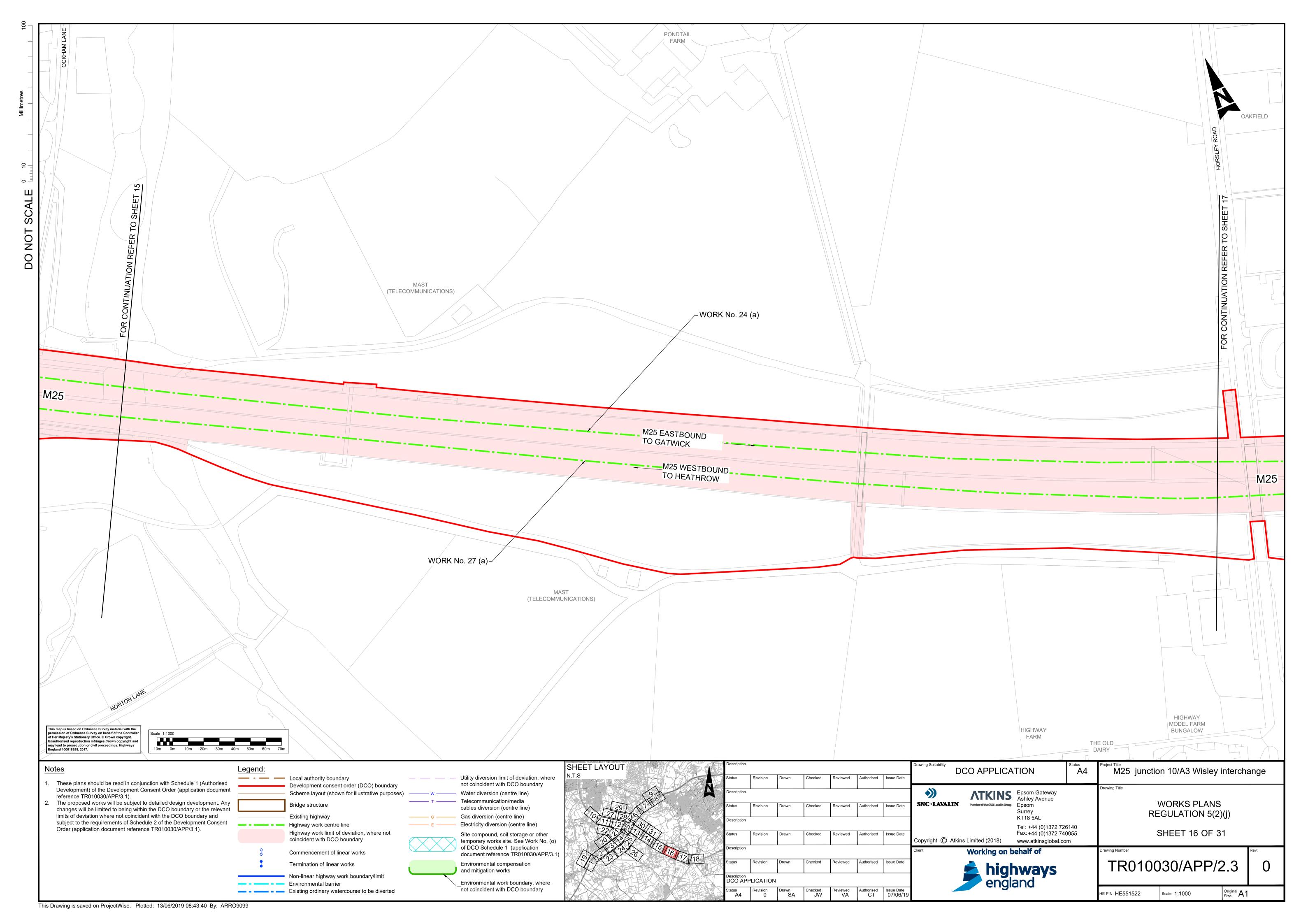


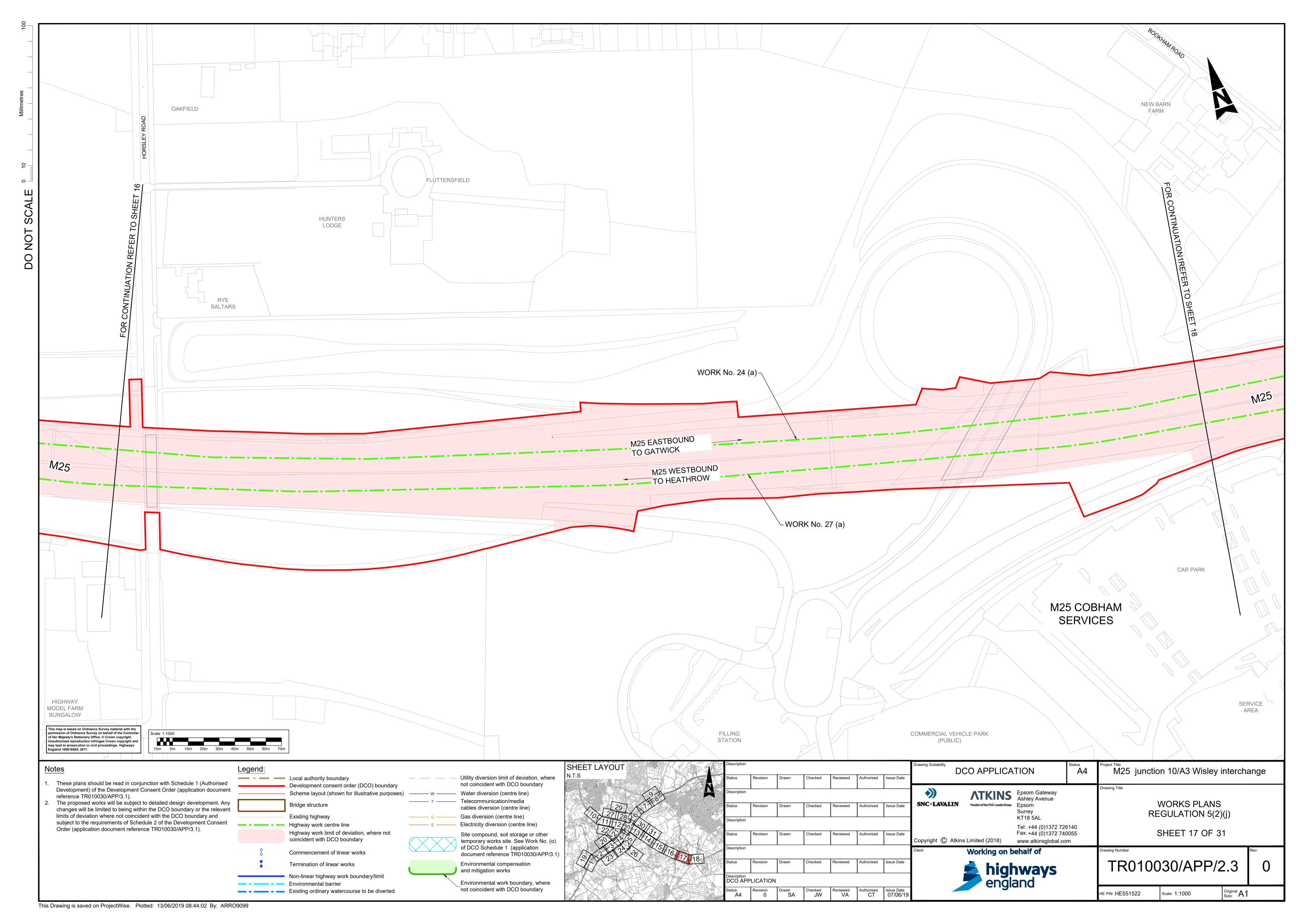


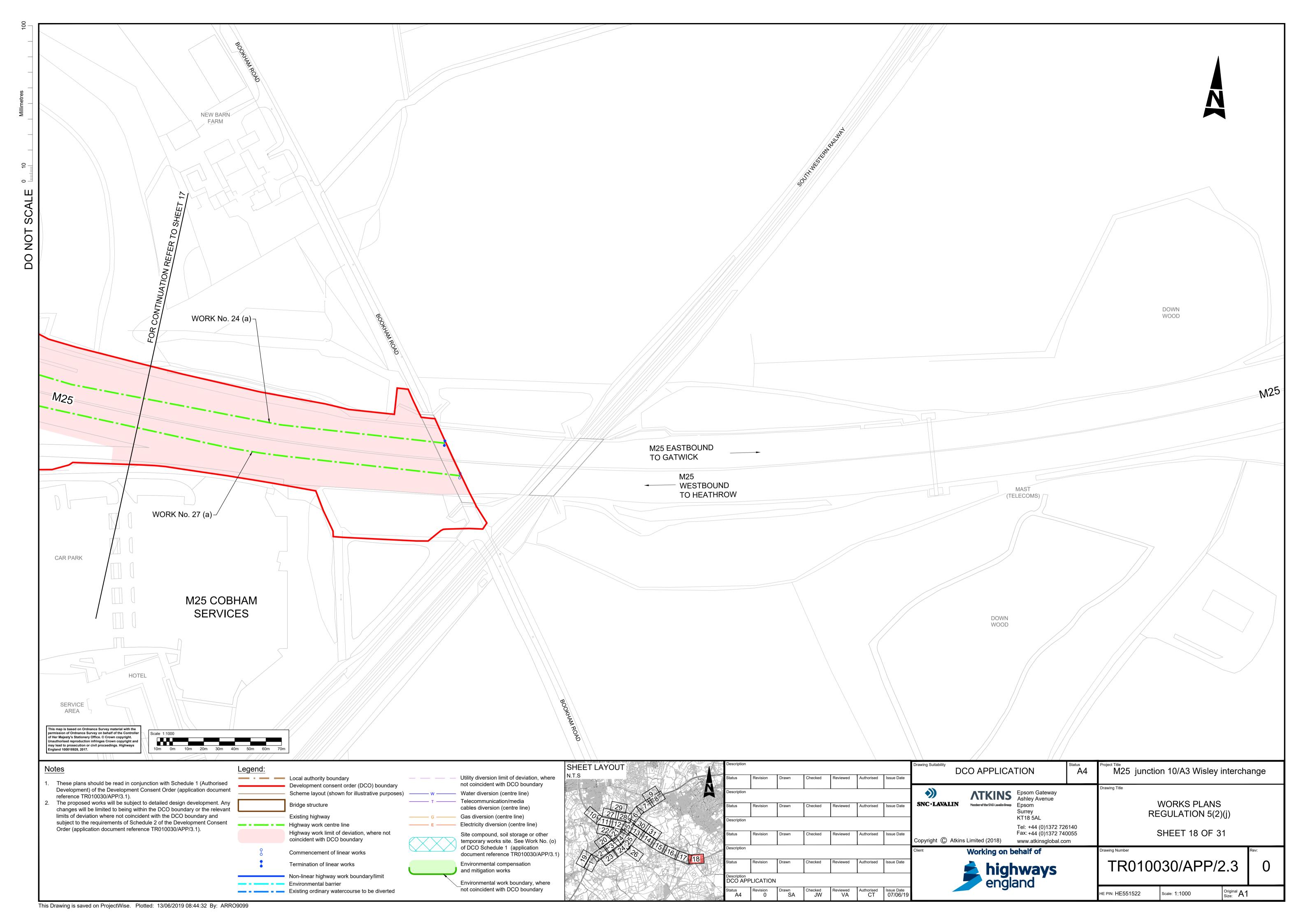


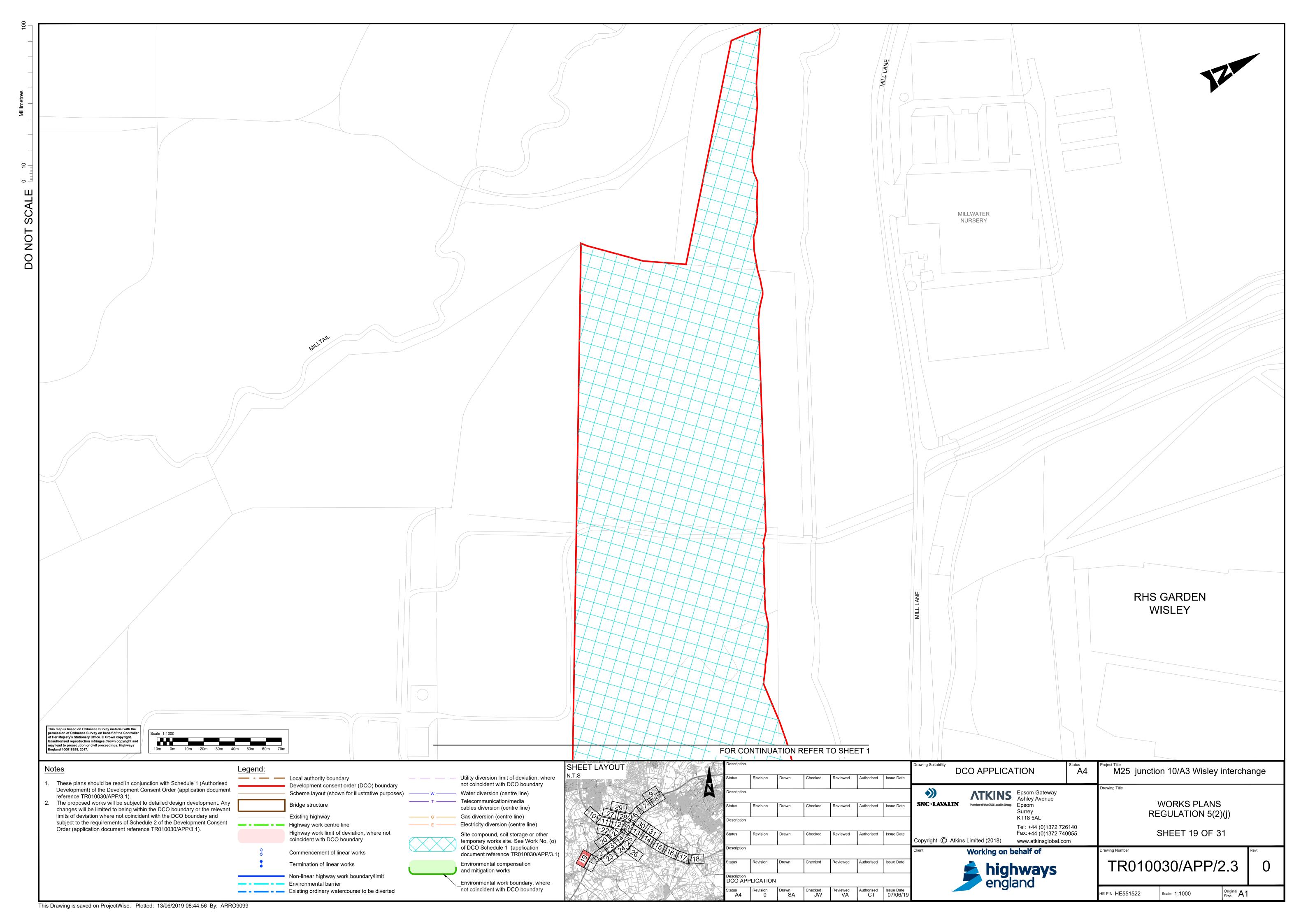


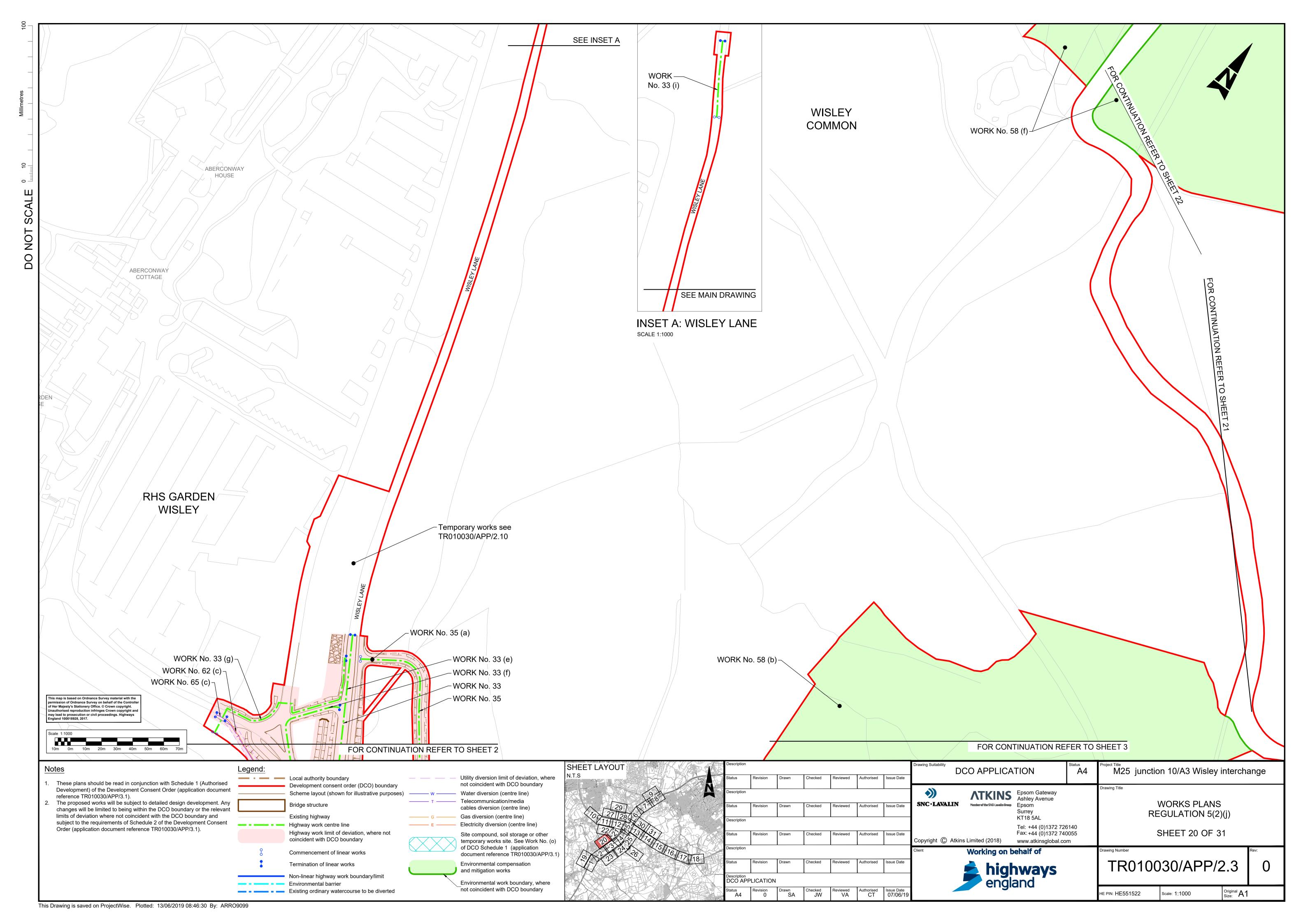


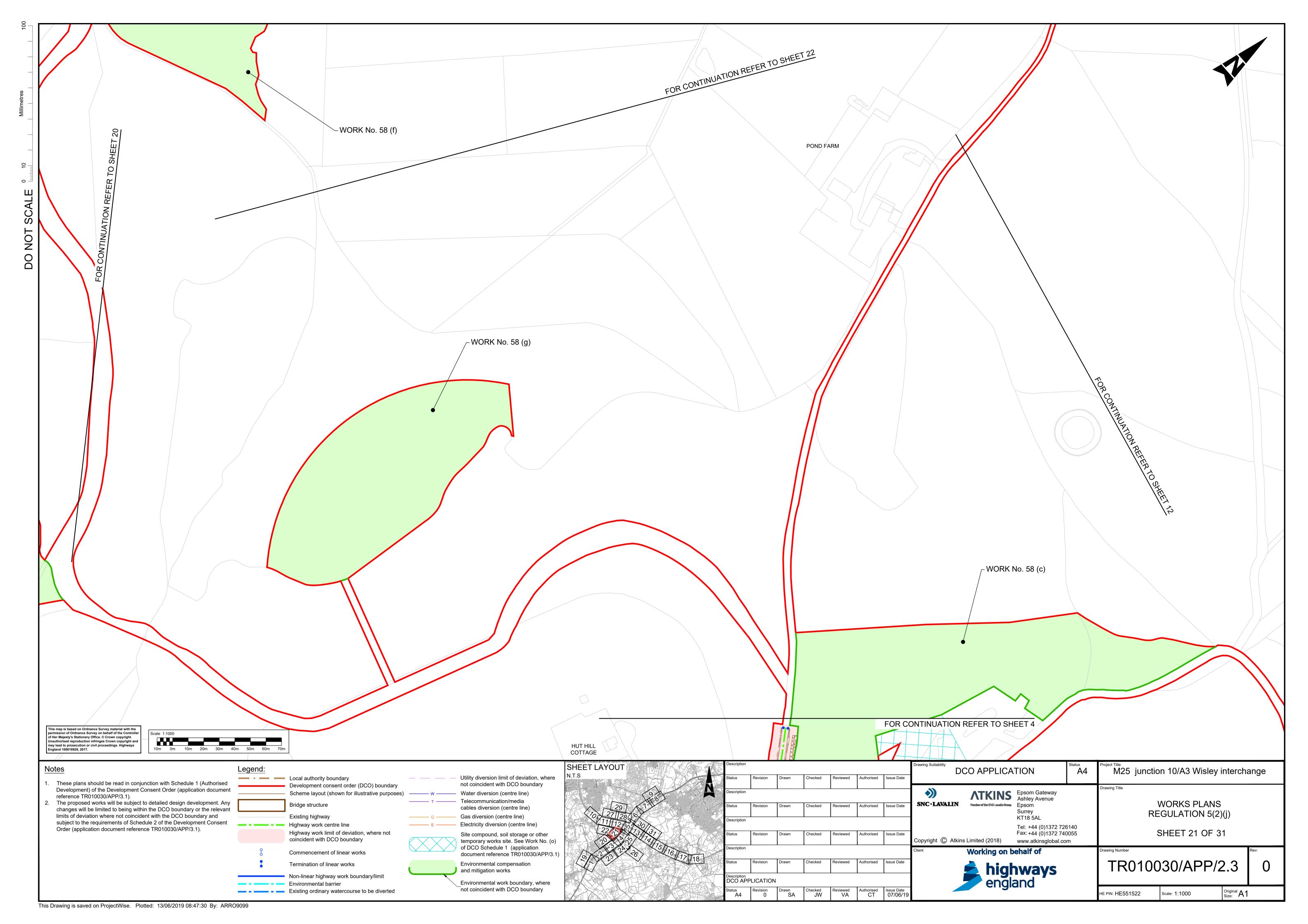


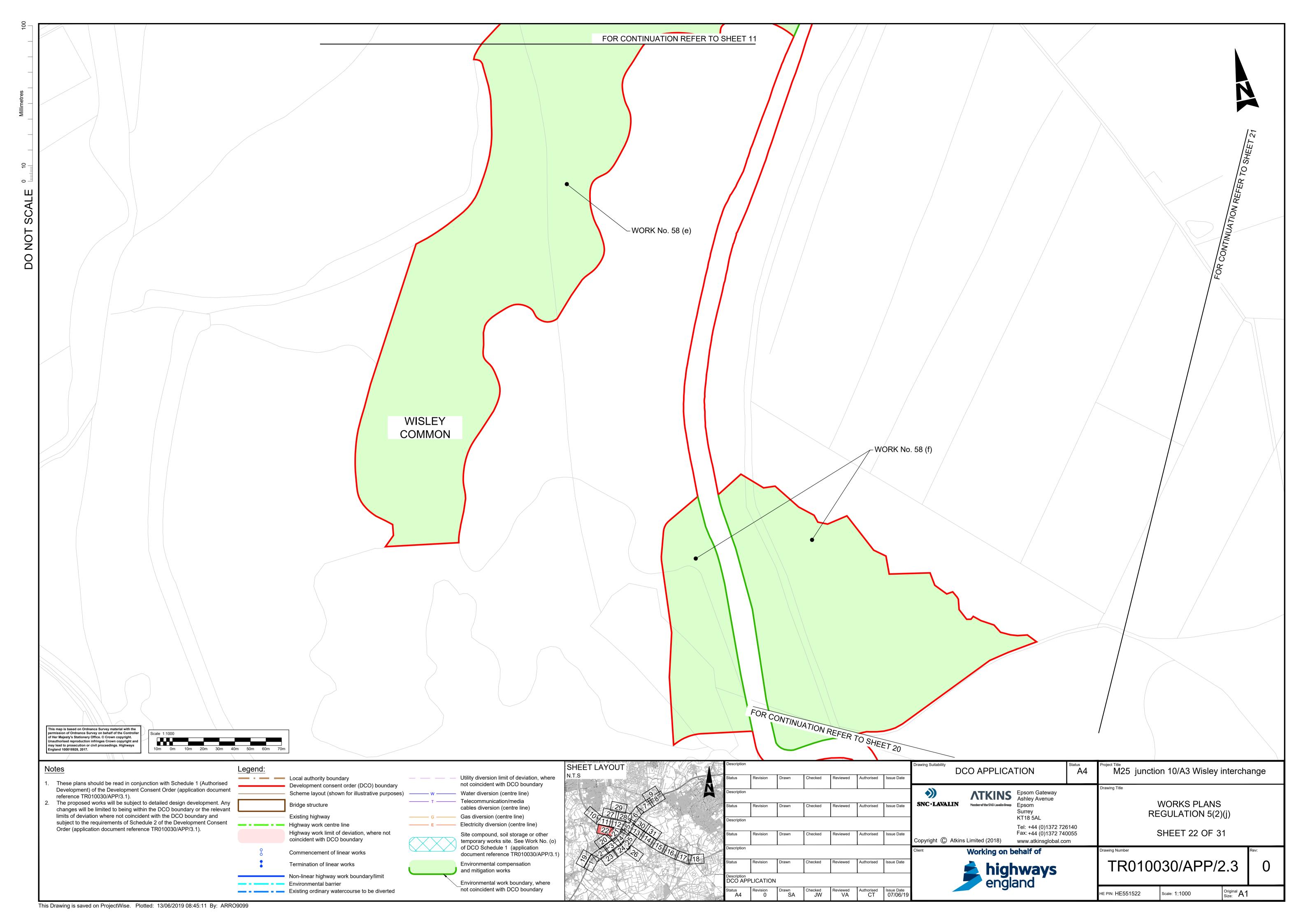


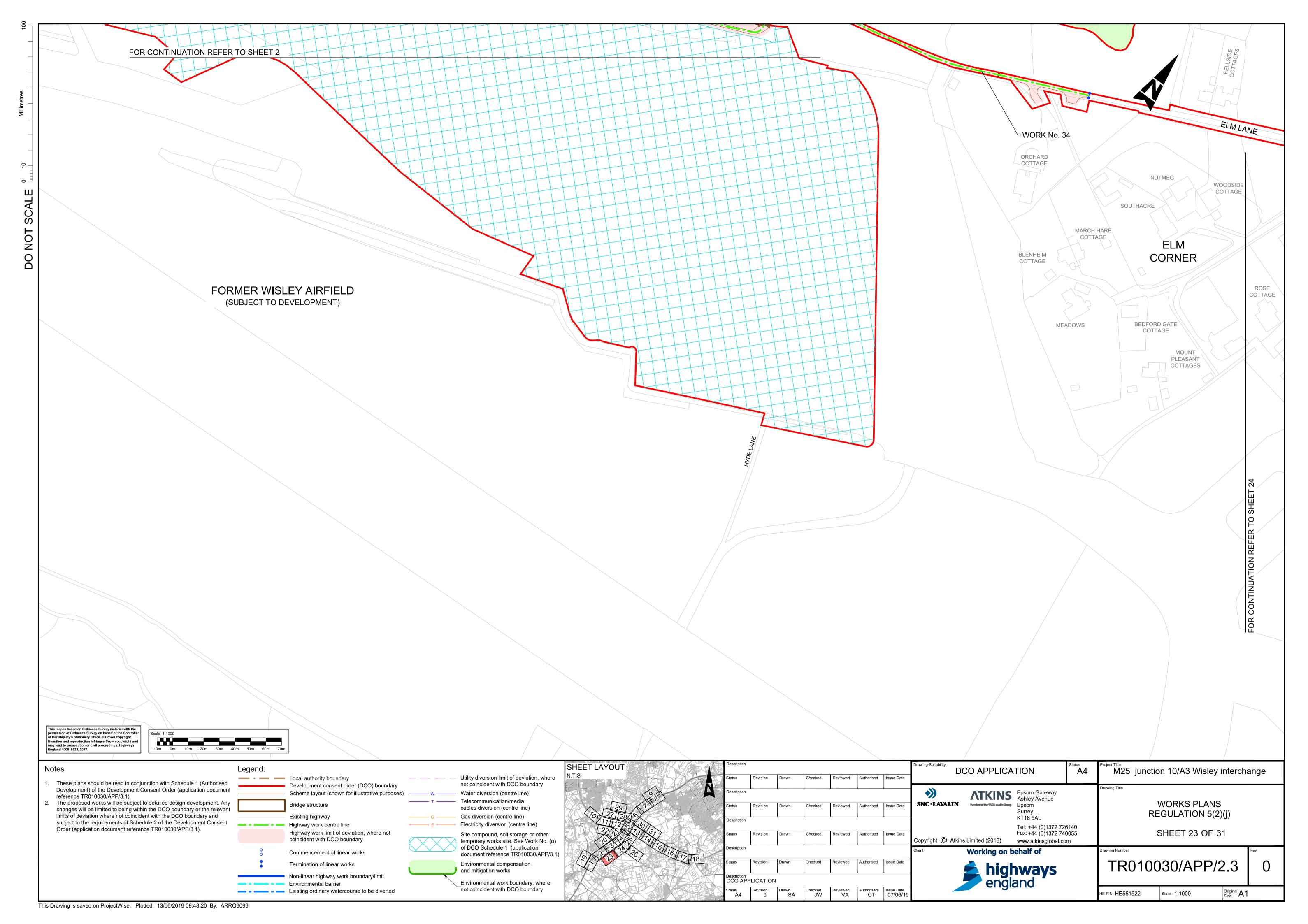


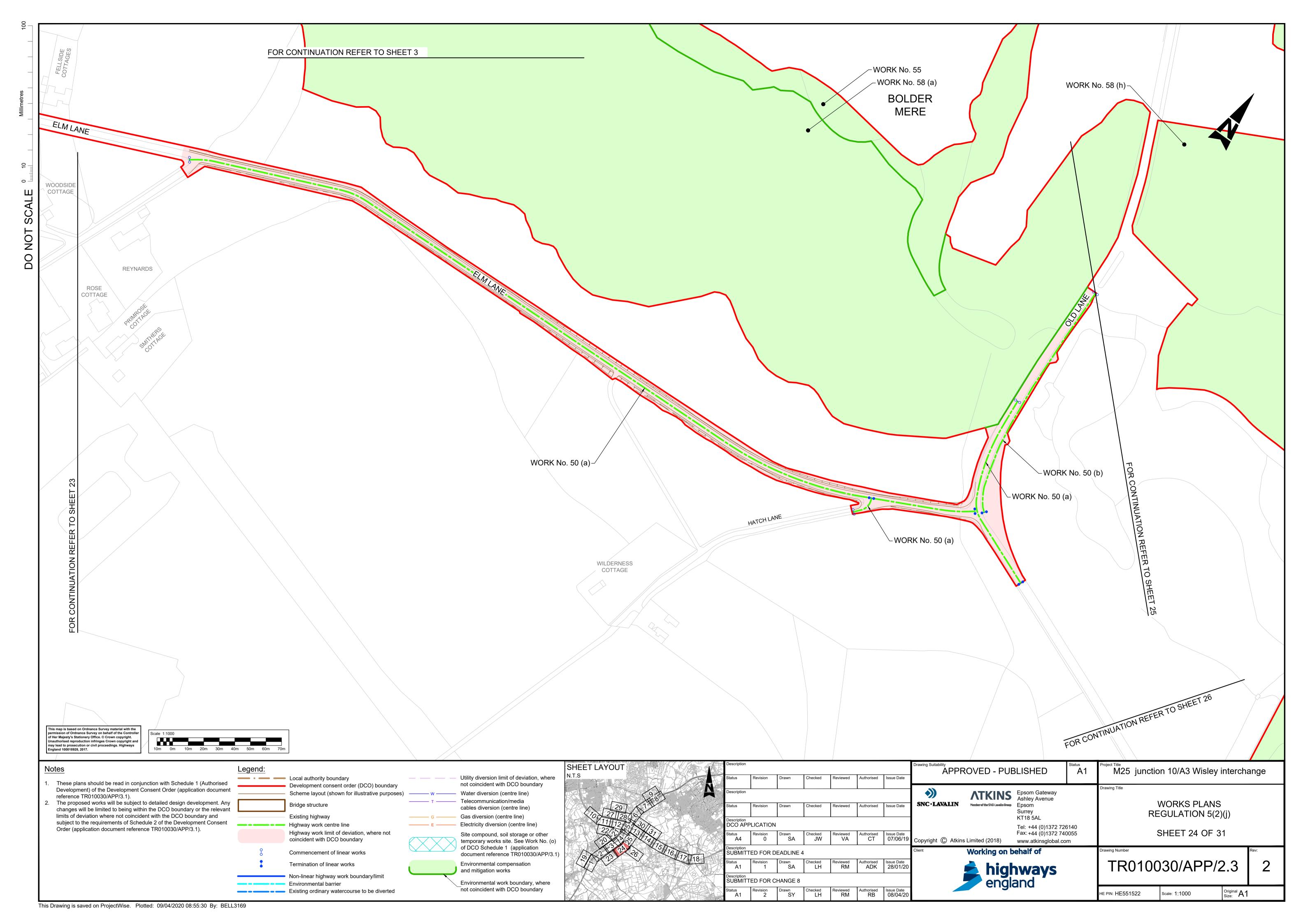


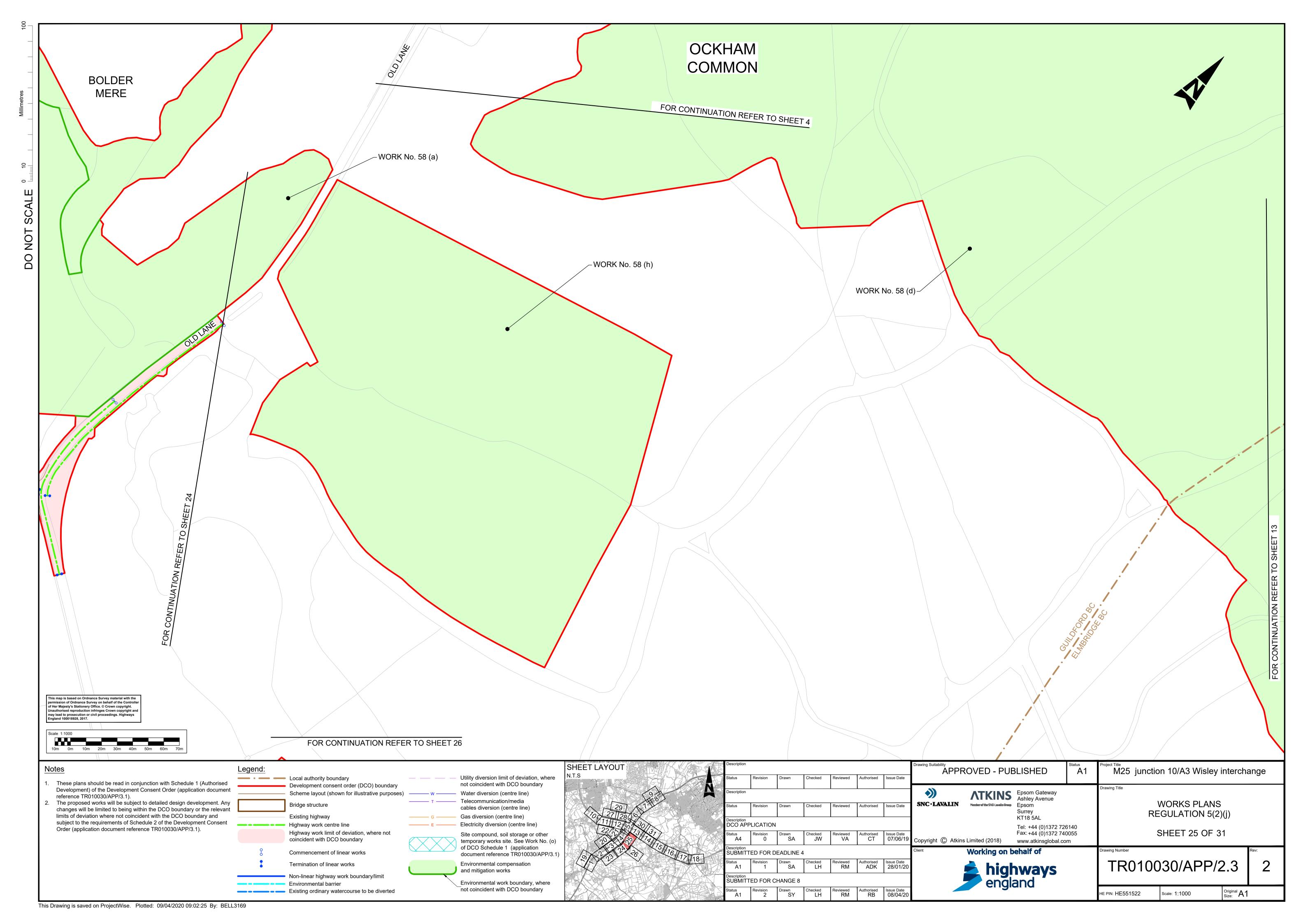


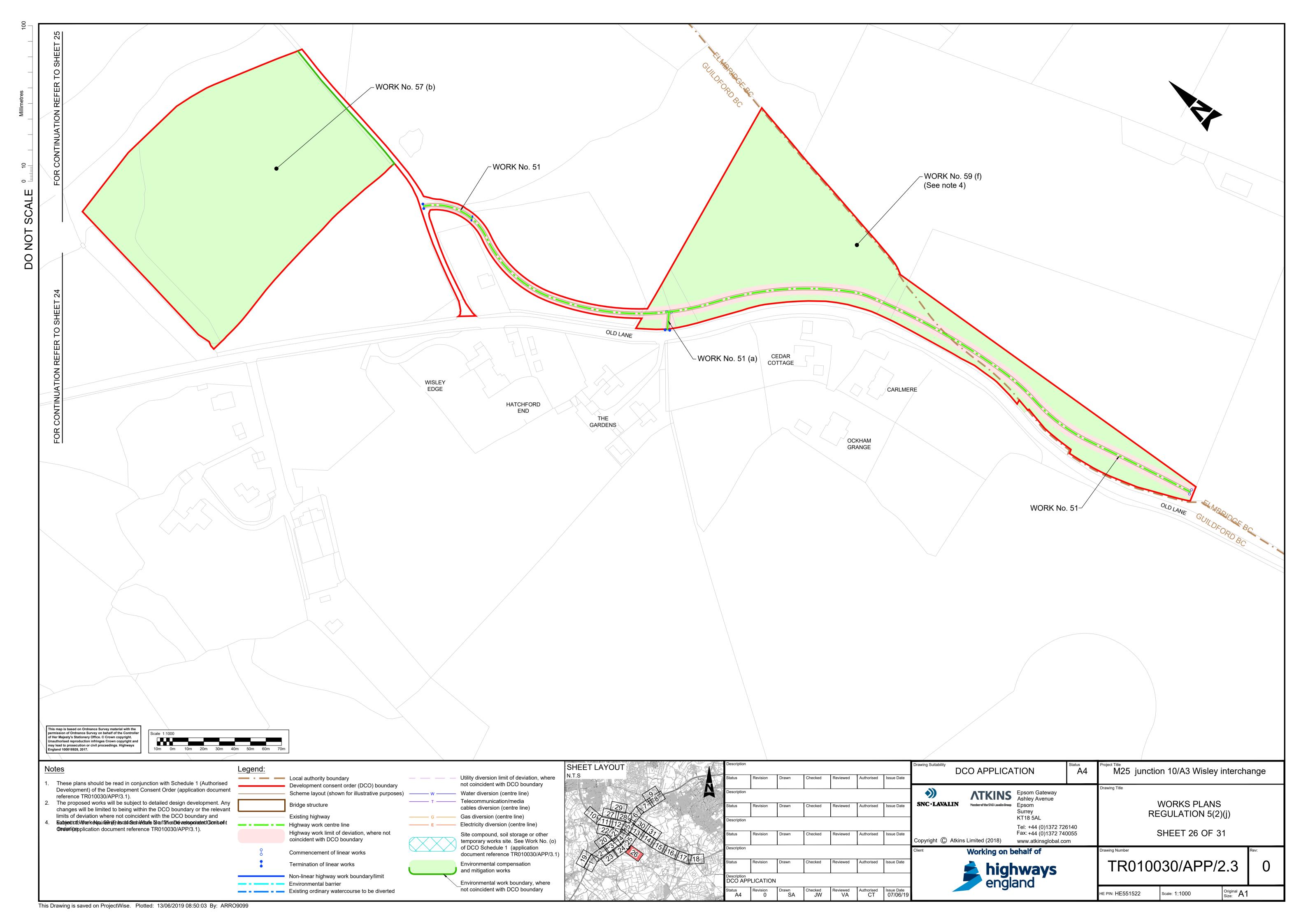


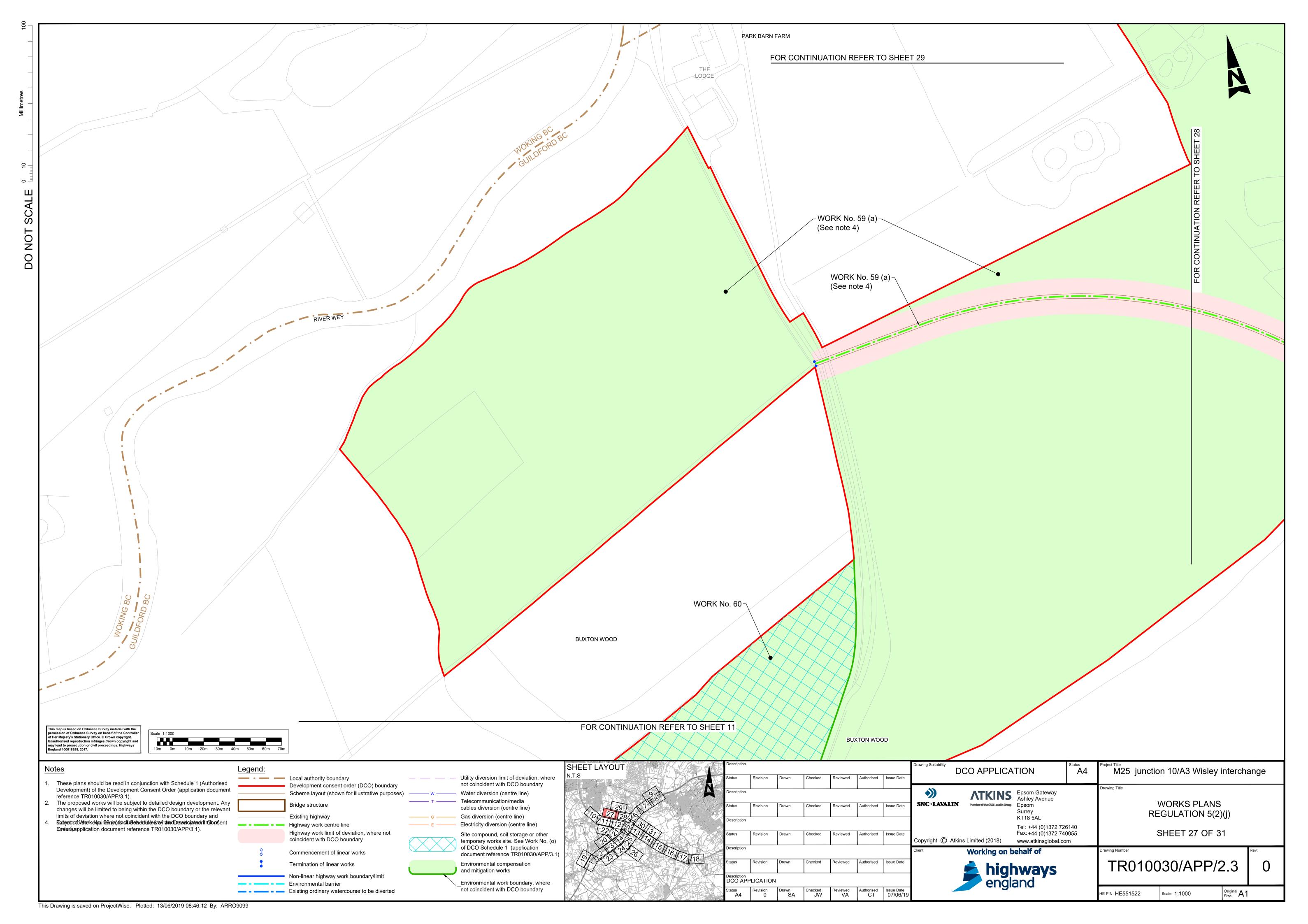


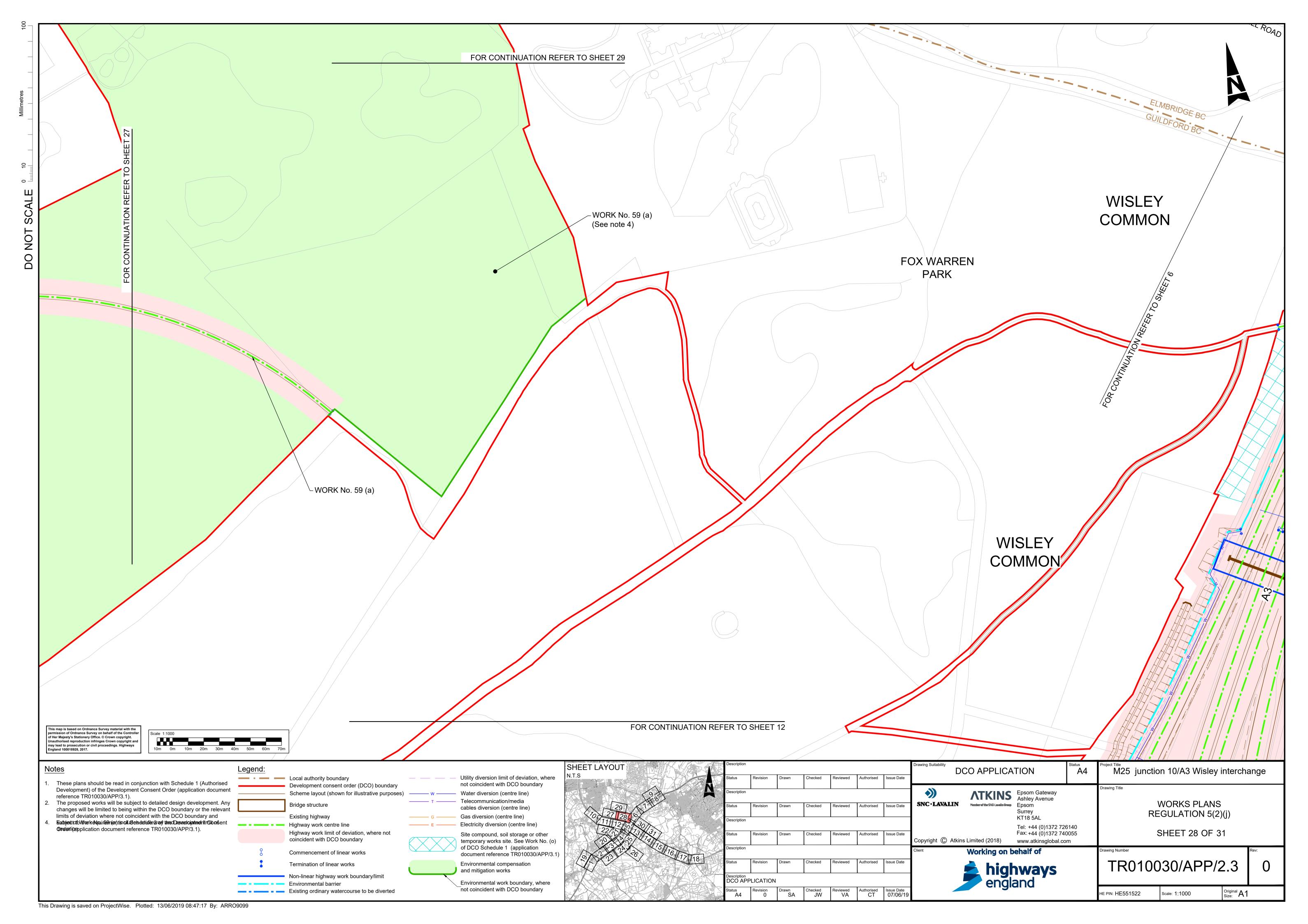


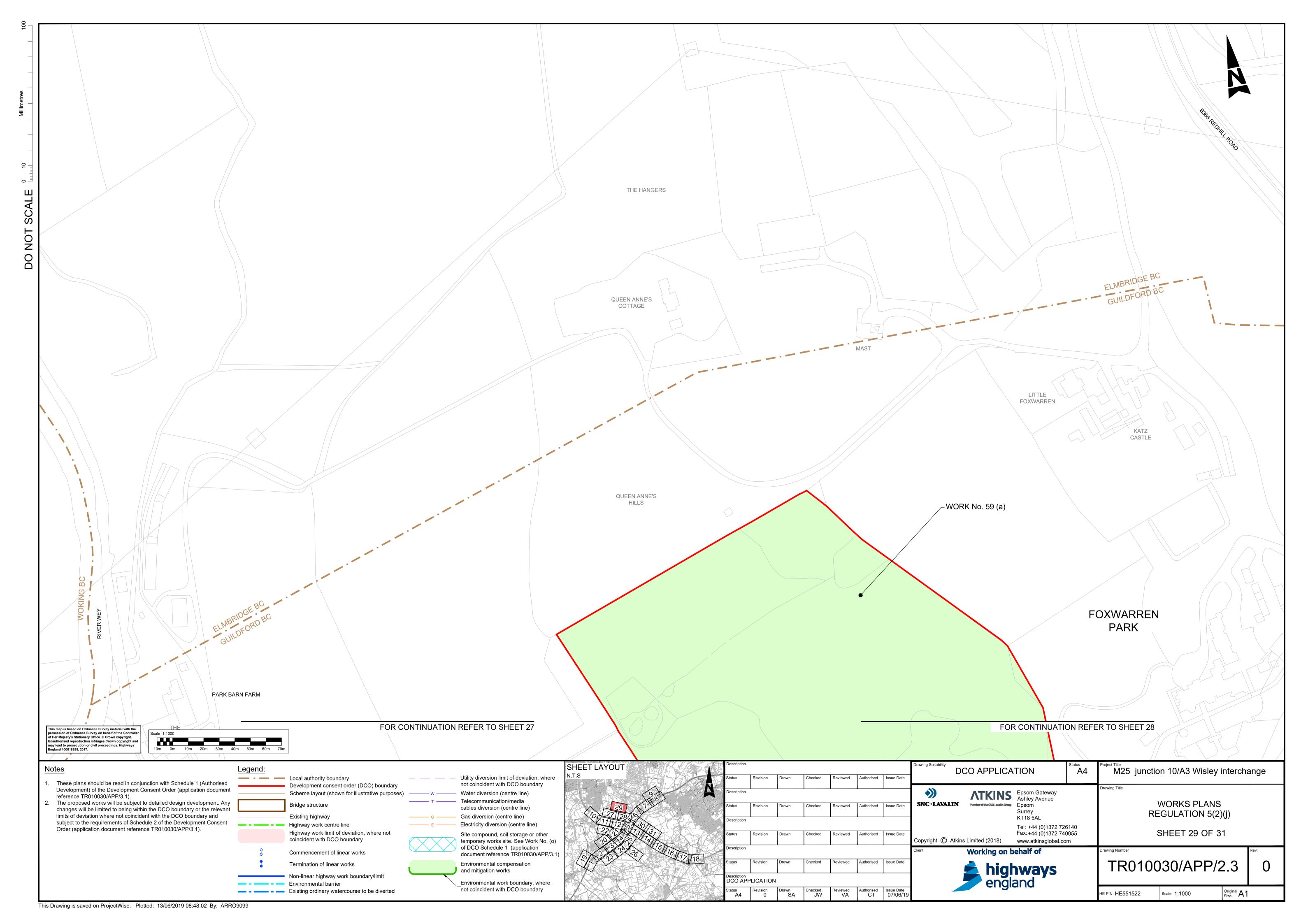


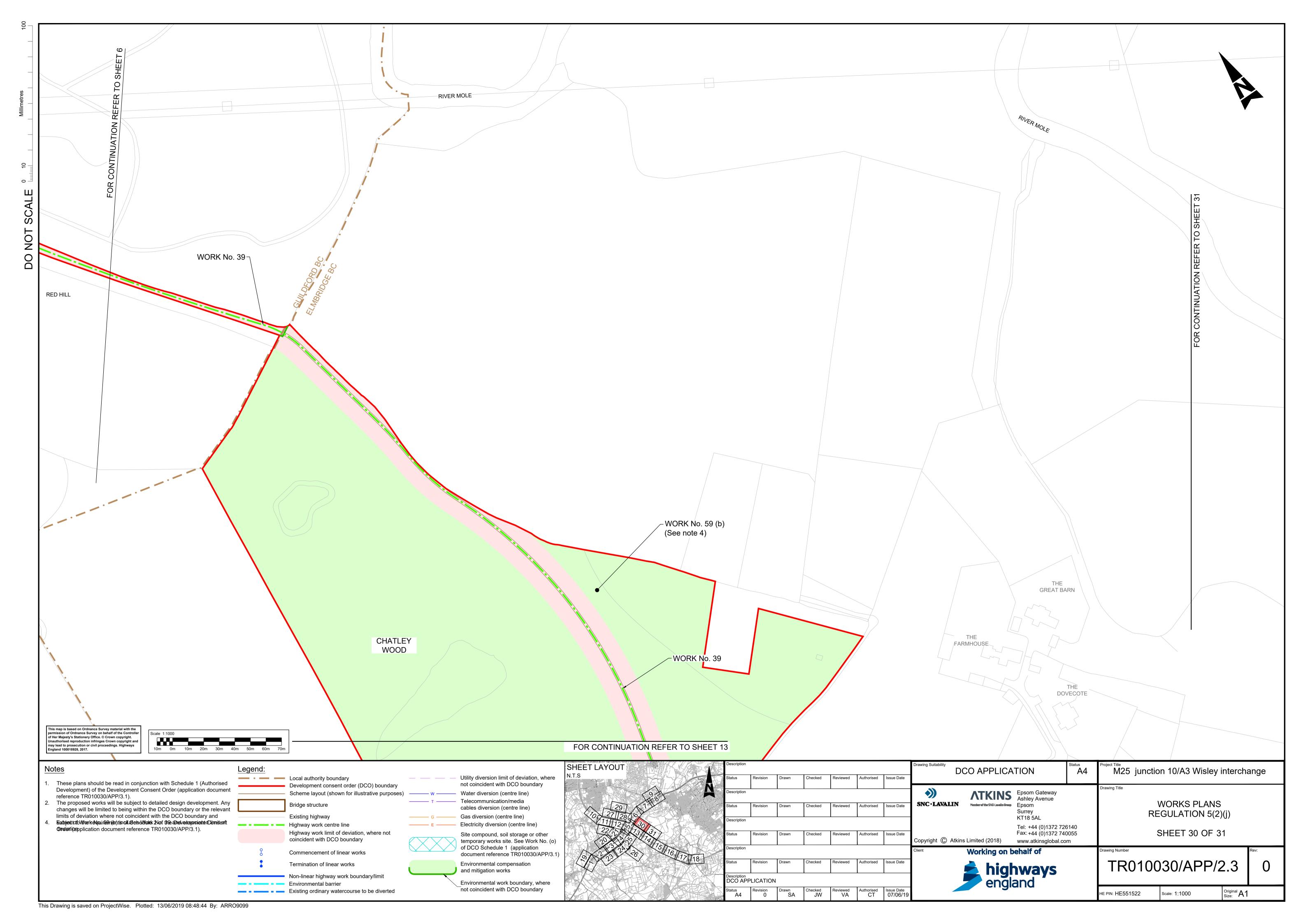


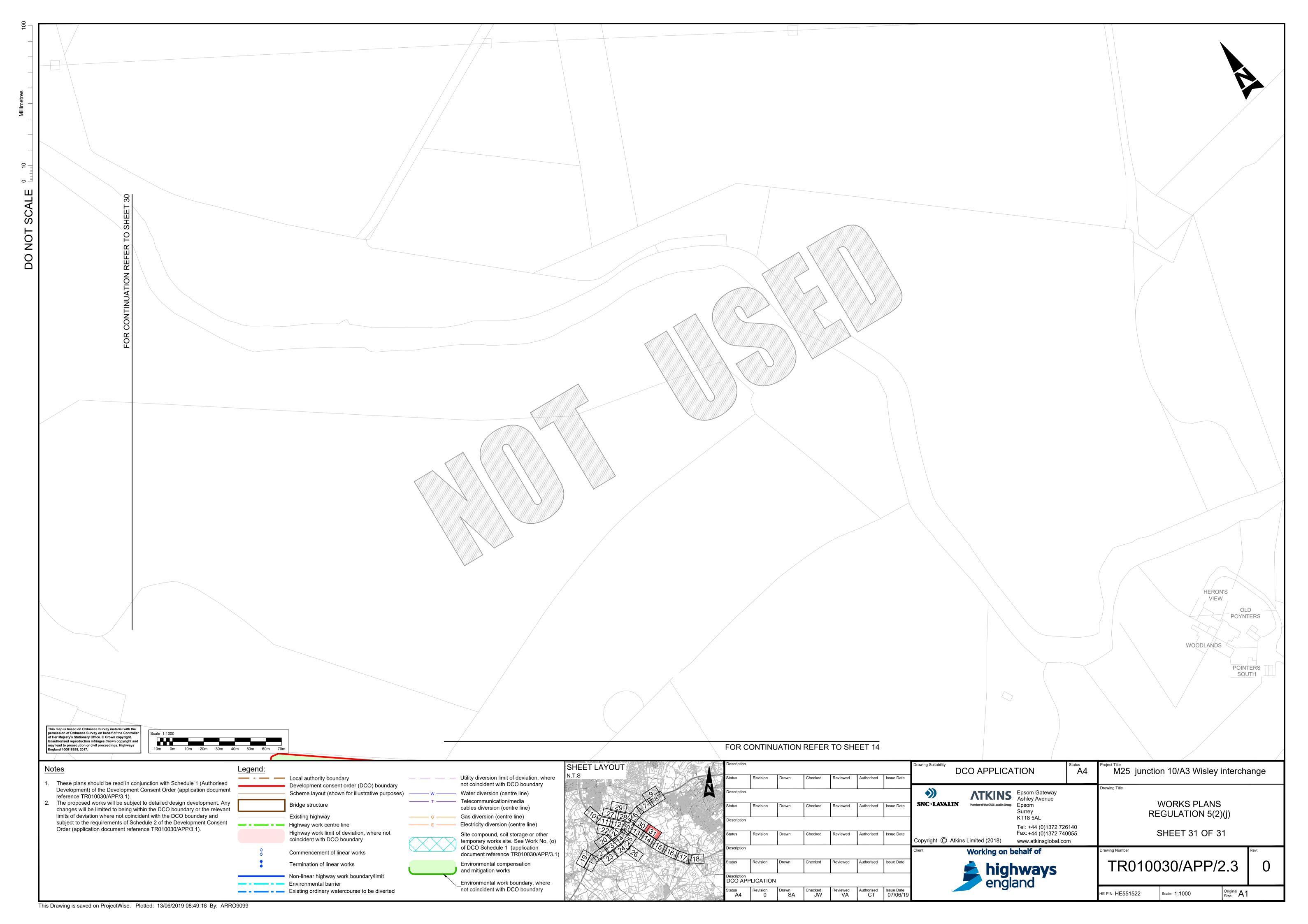












© Crown copyright (2020).

You may re-use this information (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence. To view this licence:

visit www.nationalarchives.gov.uk/doc/open-government-licence/ write to the Information Policy Team, The National Archives, Kew, London TW9 4DU, or email psi@nationalarchives.gsi.gov.uk.

Printed on paper from well-managed forests and other controlled sources.

Registered office Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ Highways England Company Limited registered in England and Wales number 09346363