

# M25 junction 10/A3 Wisley interchange TR010030 2.5 Special Category Land Plans

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

#### M25 junction 10/A3 Wisley interchange Development Consent Order 202[x]

#### 2.5 SPECIAL CATEGORY LAND PLANS

Regulation Number:	Regulation 5(2)(i)(iv)
Planning Inspectorate Scheme Reference	TR010030
Application Document Reference	TR010030/APP/2.5 (1)
Author:	M25 junction 10/A3 Wisley interchange project team, Highways England

Version	Date	Status of Version
Rev 2	1 May 2020	Deadline 8
Rev 1	13 March 2020	Deadline 5a
Rev 0	June 2019	Development Consent Order application



### **Table of contents**

Chapter		Pages
1.	Introduction	4
1.2	Consolidated final plans	5
1.3	Updated Plans	5
1.4	Proposed change to the DCO - Change 7	6
2.	Schedule of Plans included in this application document	7



#### 1. Introduction

- 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 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)(i)(iv) and Regulation 5(4) of The Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulations 2009 (as amended), 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 Although Regulation 5(2)(i)(iv) does not expressly stipulate that a key plan must be provided, the Planning Inspectorate's Advice note six: Preparation and submission of application documents (February 2016: version 7) suggests (at Appendix 1) that an application for development consent may include the submission of a key plan under Regulation 5(4).
- 1.1.4 This Key Plan is therefore submitted as part of the Application to identify the location of the Scheme in its wider geographical context. As a consequence, this plan uses a smaller scale (1:12,500) than prescribed in Regulation 5(3) of The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (as amended), but only so that this wider geographical context can be represented on single sheet plan.
- 1.1.5 The Special Category Land Plans are submitted for approval and will be certified under article 45 of the DCO once the Order is made.
- 1.1.6 This suite of plans specifically identifies the special category land within the DCO boundary, and any replacement land that will be secured under the DCO. The



land within the DCO boundary includes land that is common land and open space, these both being types of land that fall within the definition of special category land. These plans identify those types of land, as well as how the scheme will affect those plots in terms of compulsory acquisition of title, temporary possession and rights, or just temporary possession.

- 1.1.7 Application document APP-029 (the Statement of Reasons), explains how certain areas of common land acquired for the construction of the M25 in 1979 and other areas offered in exchange have yet to be formally deregistered and registered as common land and how the Applicant has sought to address this issue. The Special Category Land Plans have been produced on the basis that these registrations and deregistrations have taken place. Although the necessary steps are in hand, this has not yet taken place.
- 1.1.8 As this suite of plans is part of the Application documentation, it should be read alongside and is informed by the other Application documents. A full description of the Scheme can be found in Application document APP-002 Introduction to the Application and Scheme Description.
- 1.1.9 This suite of plans is also closely linked to Part 5 of the Book of Reference (Application document TR010030/APP/4.3 (2) as submitted at Deadline 8), which details the description of the special category land, and how it is affected.
- 1.1.10 These plans align with the Land Plan and Works Plan sheets of the same number of the same geographical location, of which there are 31 sheets in total. To enable these plans to be reviewed side by side with the associated sheet, they have retained their numbers from those suites of plans. This does mean some sheets are not required and therefore gaps in the numbers are evident.
- 1.1.11 The sheet layout box on each individual sheet makes clear which sheets are included, being those outlined in black. Those outlined in grey are those sheets that have no special category land identified. The Key Plan also clearly identifies which sheets are included. Only the plans in use are listed in the schedule of plans included in this application and to be certified under article 45 of the DCO.

#### 1.2 Updated plans

- 1.2.1 As set out in the Applicant's Comments on Park Barn Farms Deadline 6 submission [REP7-005], para 1.1.7, without prejudice to its general position, Highways England has, as shown on the Land Plans, amended the boundaries of land parcels in order to enable the Secretary of State, should he wish to do so, to give effect to one of the options identified by Highways England and the Interested Party associated with Park Barn Farm with regards to replacement land. The red line boundary of the Scheme still includes all the land for these options within the revised list of land parcels so that, equally, the Secretary of State may authorise the compulsory acquisition of all the land within those plots.
- 1.2.2 Land parcels forming the proposed locations of replacement land have been sub divided in order that the Secretary of State can consider alternative proposals for the provision of replacement land. This affects sheets 11, 12, 13, 14, 27, 28, 29 and 30.



#### 1.3 Consolidated plans

- 1.3.1 The Special Category Land plans submitted at Deadline 5A reflected changes 1, 2, 3, 4, 5 and 6 to the DCO. Changes 2, 3, 4, 5 and 6 to the DCO were accepted into examination by the Examining Authority on 27 February 2020. This set of consolidated Special Category Land plans takes into account the changes accepted into examination in February 2020 along with the following changes to the DCO accepted into examination on 24 April 2020:
  - Change 1 Extension of the proposed Cockcrow green bridge.
  - Change 8 Old Lane and Elm Lane Visibility Splays.
- 1.3.2 The following change to the DCO accepted into examination on 24 April 2020 does not affect the Special Category Land plans:
  - Change 9 Wisley Airfield Construction Worksite.

#### 1.4 Proposed change to the DCO - Change 7

1.4.1 Change 7 does not affect the Special Category Land plans.

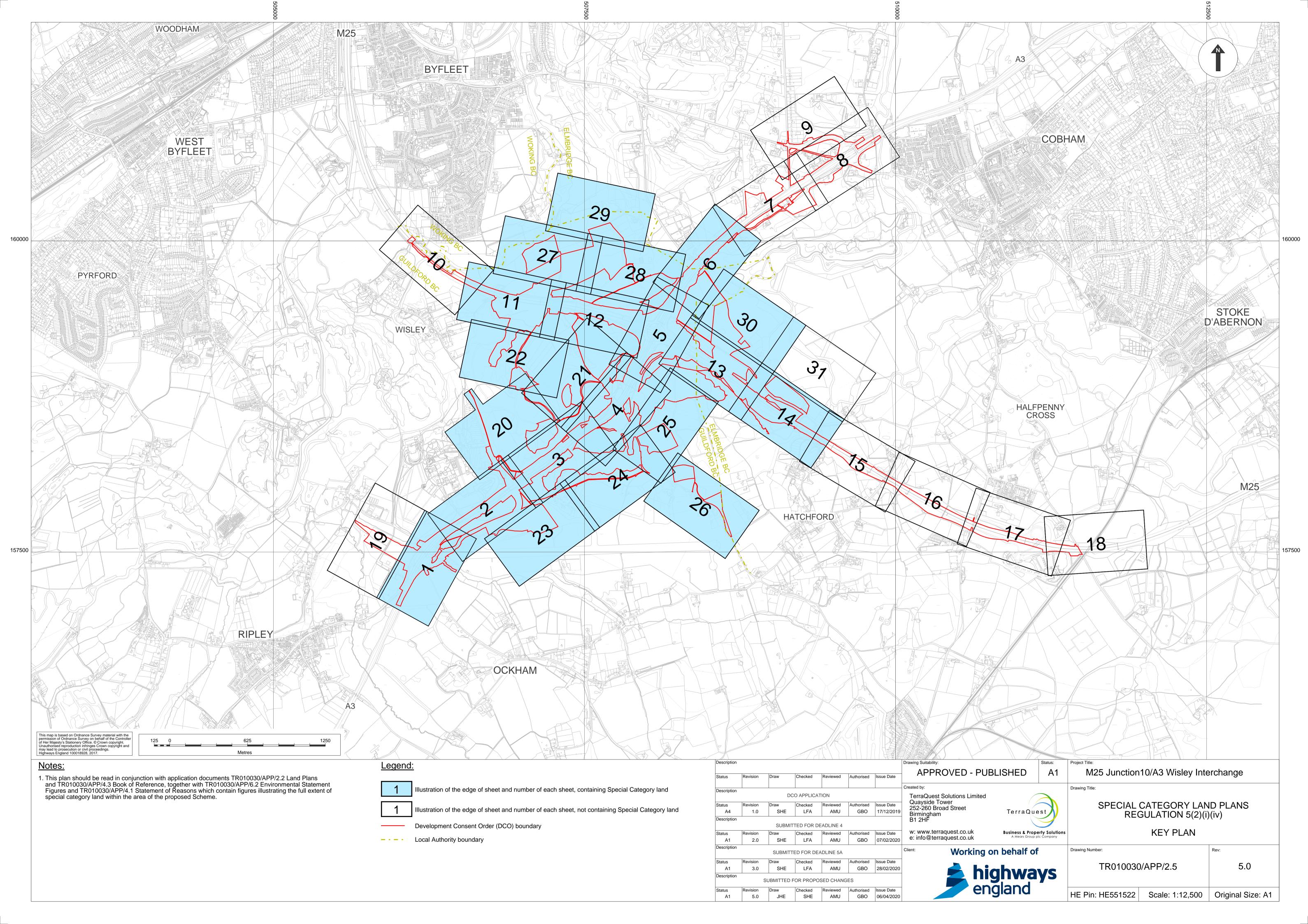


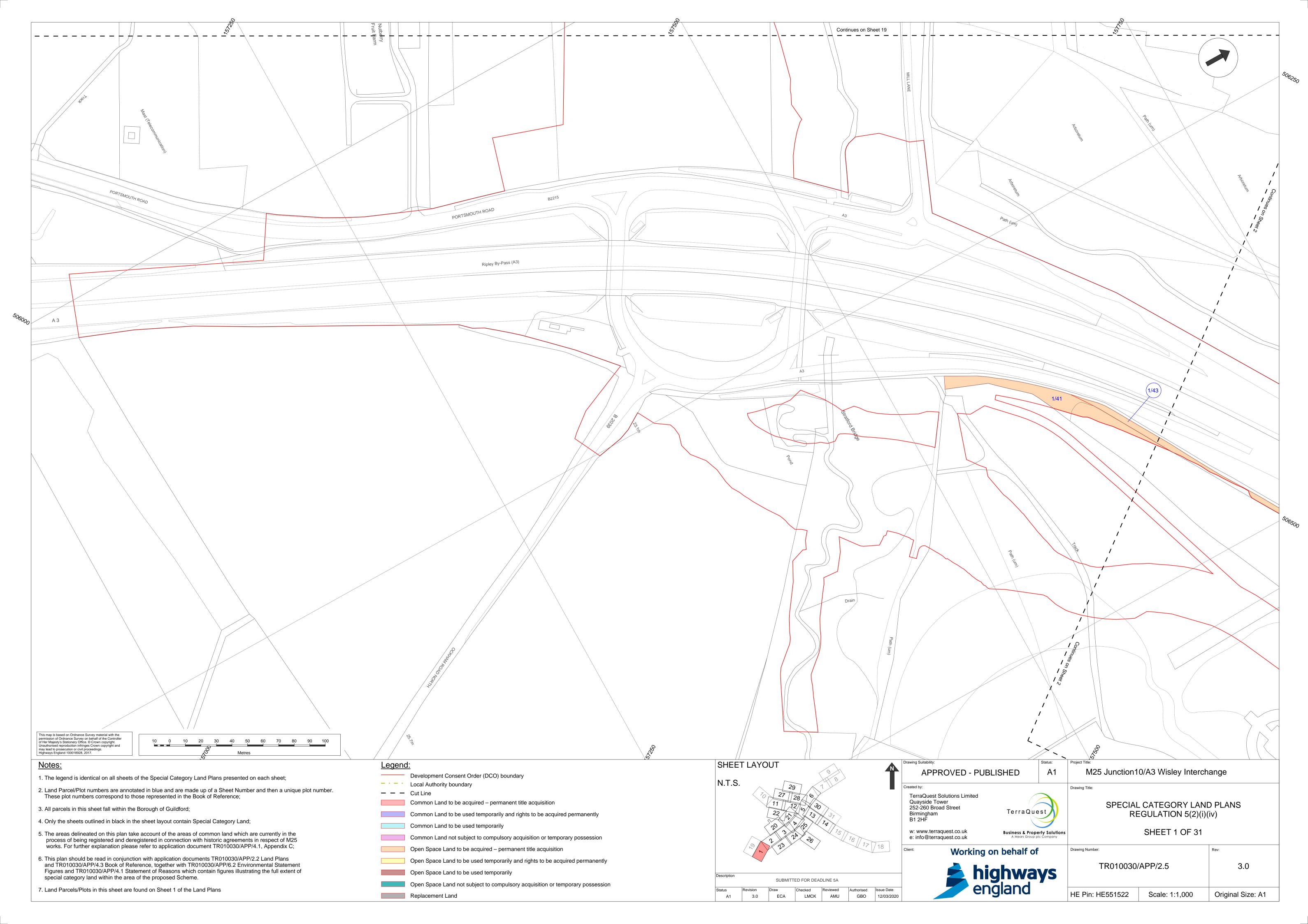
### 2. Schedule of Plans included in this application document

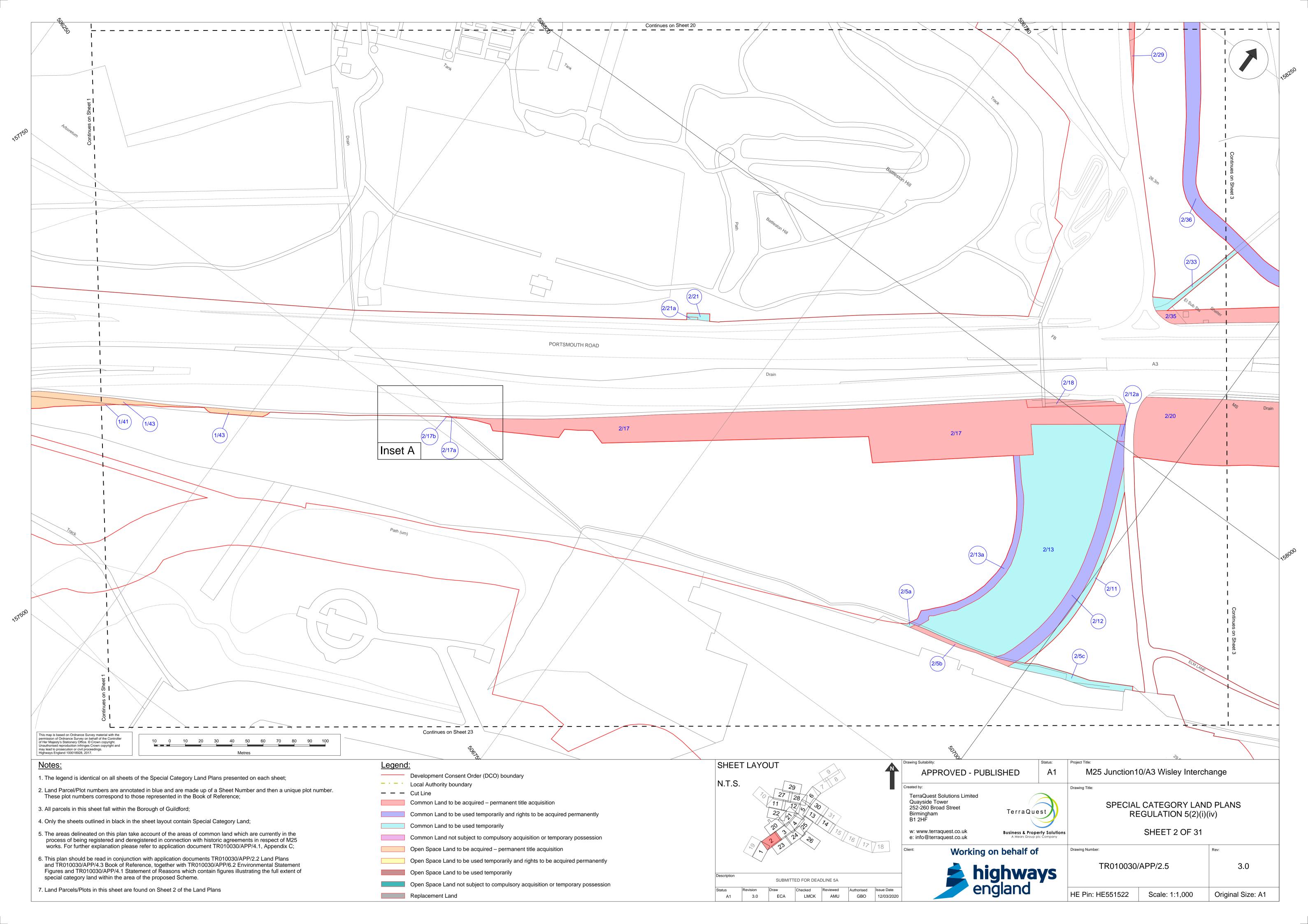
Document title	Document number	Revision
Special Category Land Plans - Regulation 5(2)(i)(iv) - Key Plan	TR010030/APP/2.5	5
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 1 of 31	TR010030/APP/2.5	3
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 2 of 31	TR010030/APP/2.5	3
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 3 of 31	TR010030/APP/2.5	3
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 4 of 31	TR010030/APP/2.5	3
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 5 of 31	TR010030/APP/2.5	3
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 6 of 31	TR010030/APP/2.5	3
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 11 of 31	TR010030/APP/2.5	4
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 12 of 31	TR010030/APP/2.5	4
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 13 of 31	TR010030/APP/2.5	4
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 14 of 31	TR010030/APP/2.5	1
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 20 of 31	TR010030/APP/2.5	0
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 21 of 31	TR010030/APP/2.5	0
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 22 of 31	TR010030/APP/2.5	0
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 23 of 31	TR010030/APP/2.5	0
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 24 of 31	TR010030/APP/2.5	5
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 25 of 31	TR010030/APP/2.5	5
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 26 of 31	TR010030/APP/2.5	0
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 27 of 31	TR010030/APP/2.5	4
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 28 of 31	TR010030/APP/2.5	1
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 29 of 31	TR010030/APP/2.5	1
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 30 of 31	TR010030/APP/2.5	1
Special Category Land Plans - Regulation 5(2)(i)(iv) - Inset A	TR010030/APP/2.5	0
Special Category Land Plans - Regulation 5(2)(i)(iv) - Inset B	TR010030/APP/2.5	3

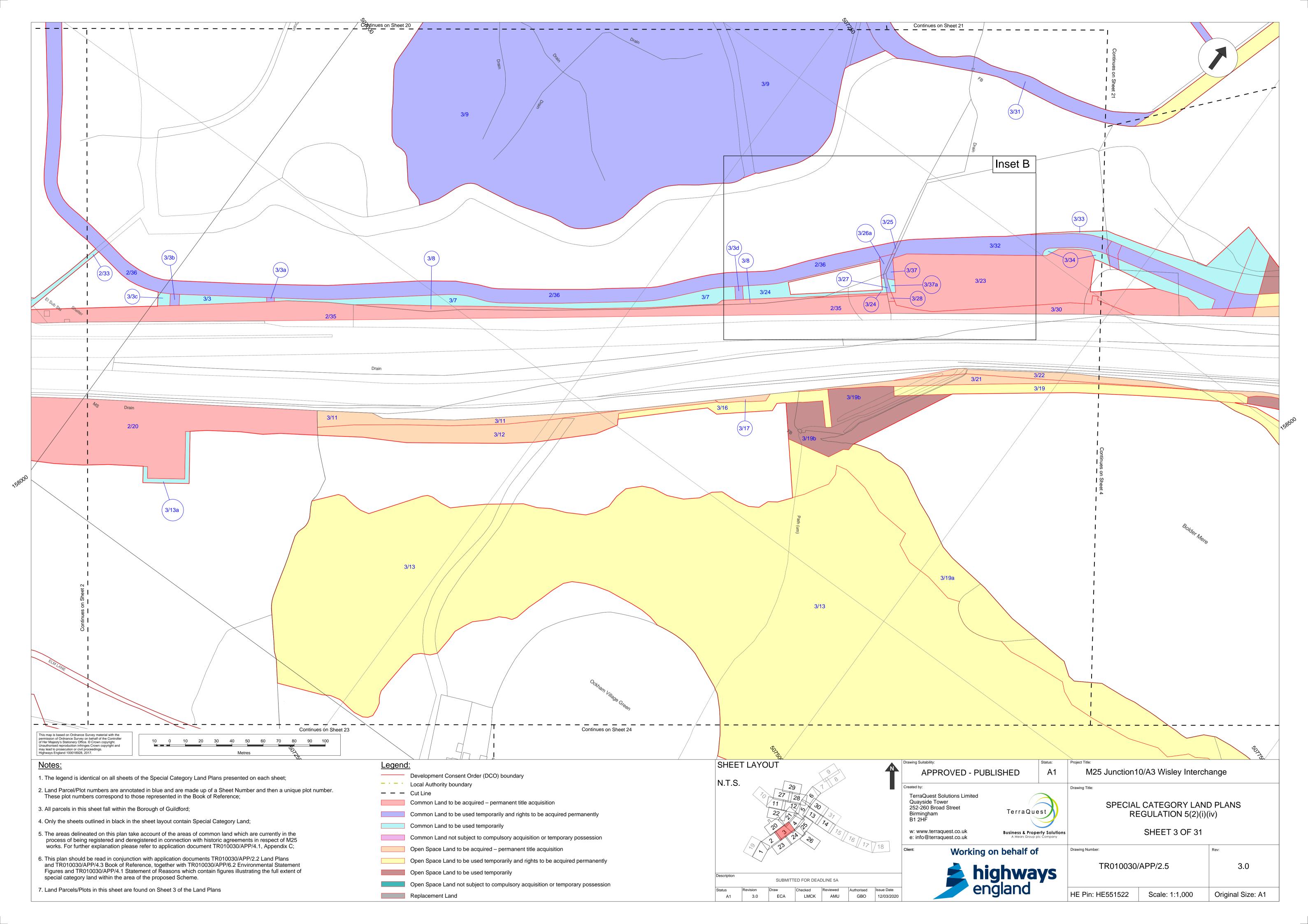


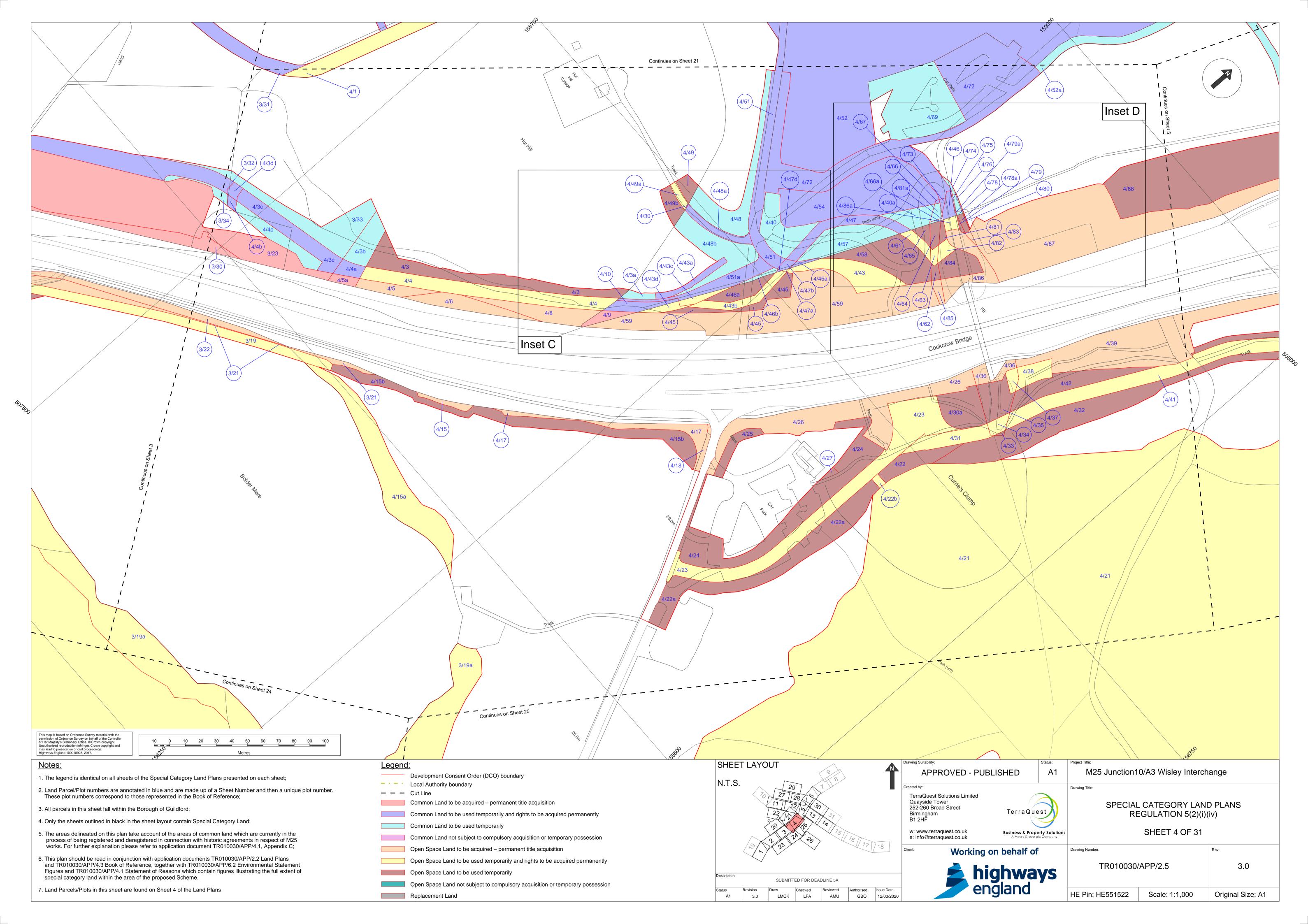
Special Category Land Plans - Regulation 5(2)(i)(iv) - Inset C	TR010030/APP/2.5	3
Special Category Land Plans - Regulation 5(2)(i)(iv) - Inset D	TR010030/APP/2.5	3
Special Category Land Plans - Regulation 5(2)(i)(iv) - Inset E	TR010030/APP/2.5	3
Special Category Land Plans - Regulation 5(2)(i)(iv) - Inset F	TR010030/APP/2.5	3
Special Category Land Plans - Regulation 5(2)(i)(iv) - Inset G	TR010030/APP/2.5	3
Special Category Land Plans - Regulation 5(2)(i)(iv) - Inset H	TR010030/APP/2.5	2
Special Category Land Plans - Regulation 5(2)(i)(iv) - Inset I	TR010030/APP/2.5	0
Special Category Land Plans - Regulation 5(2)(i)(iv) - Inset J	TR010030/APP/2.5	0
Special Category Land Plans - Regulation 5(2)(i)(iv) - Inset K	TR010030/APP/2.5	0

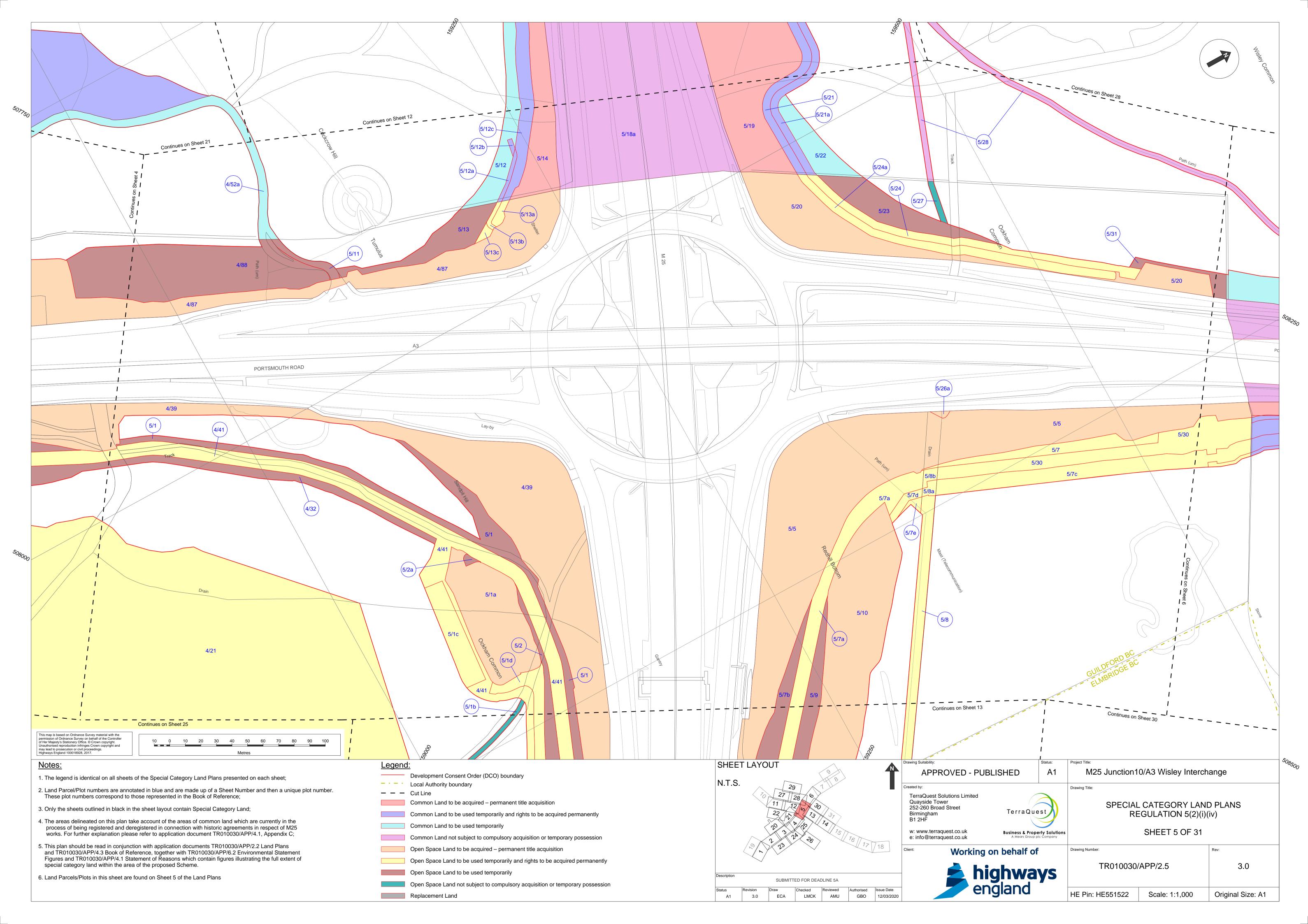


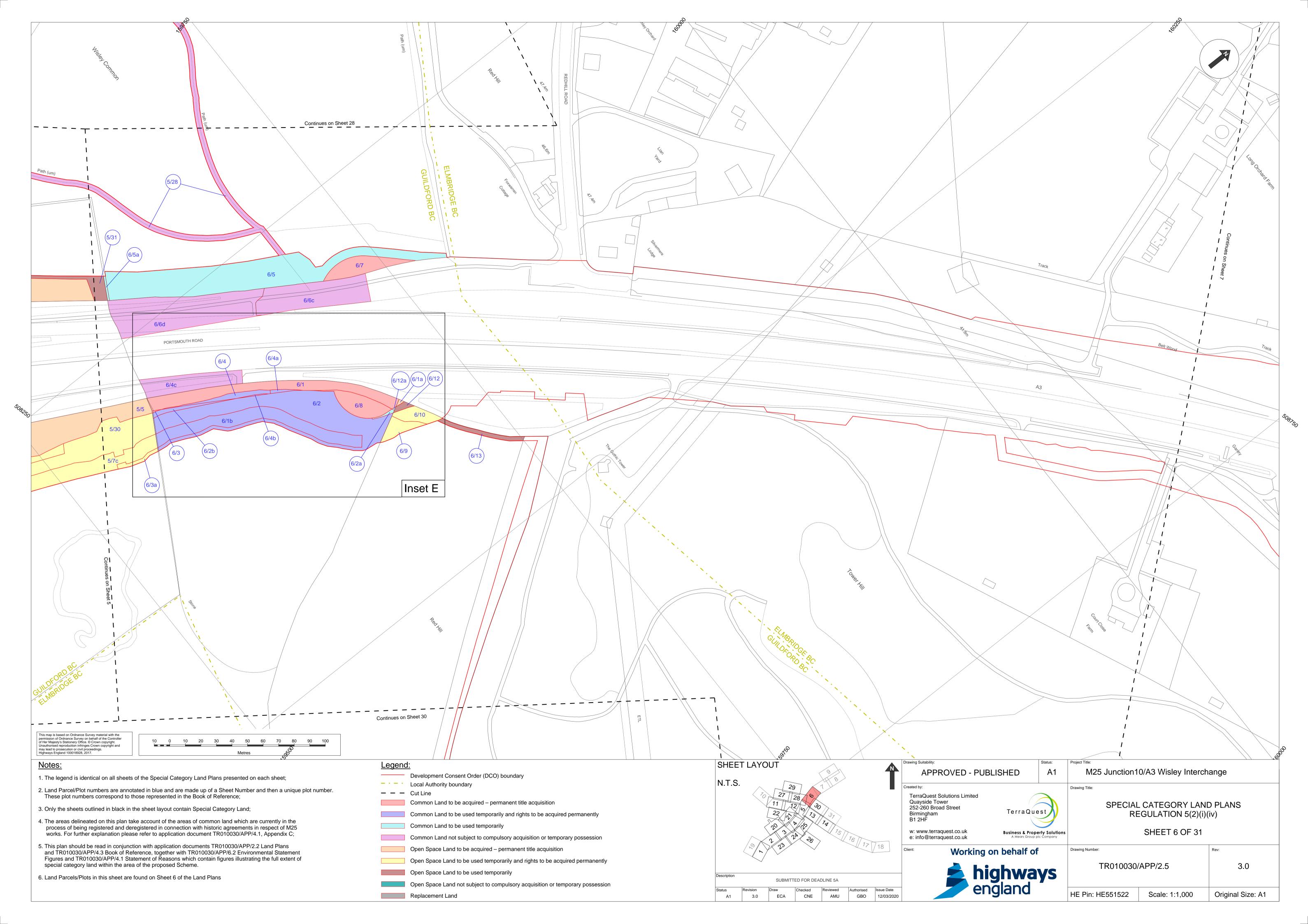


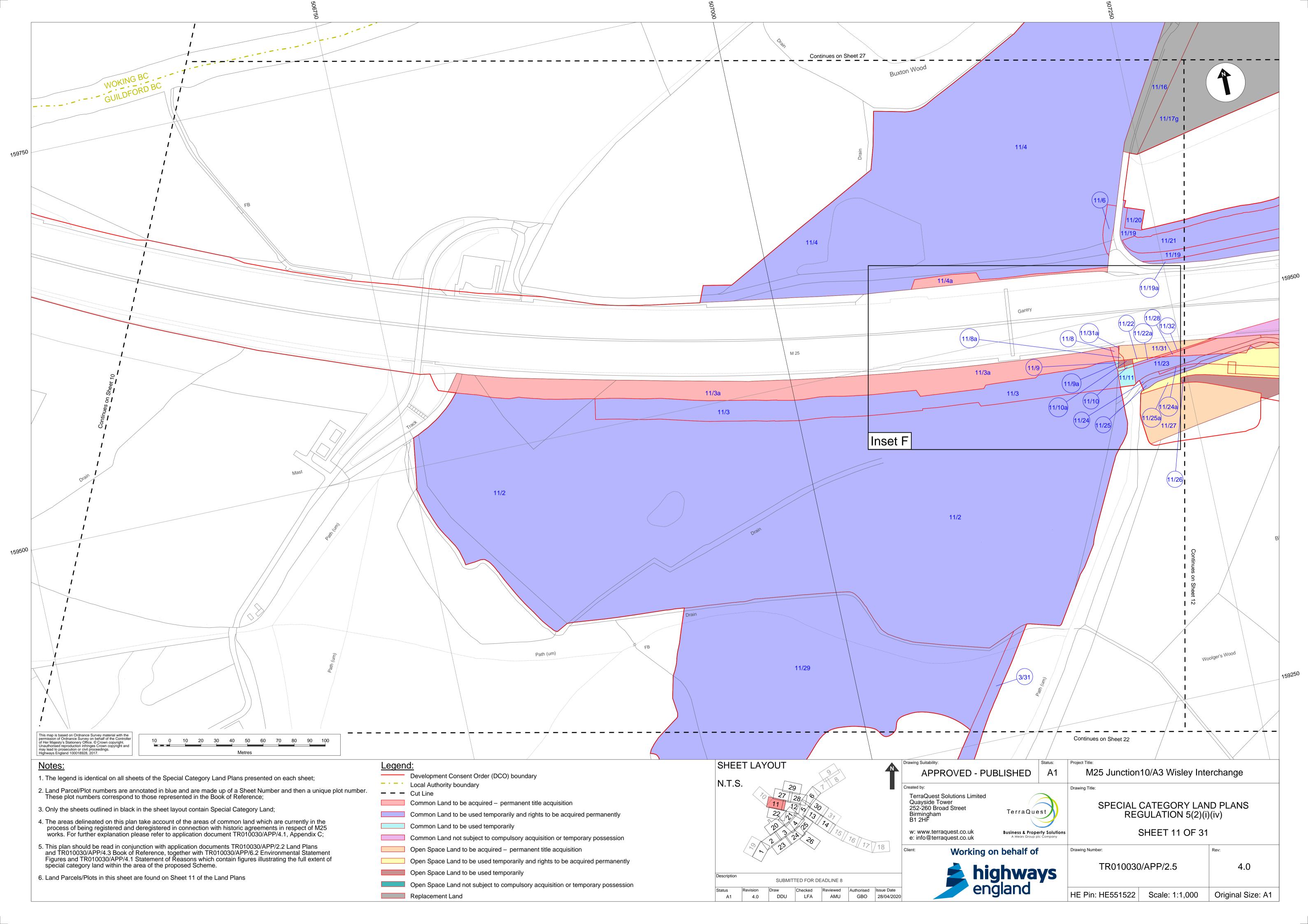


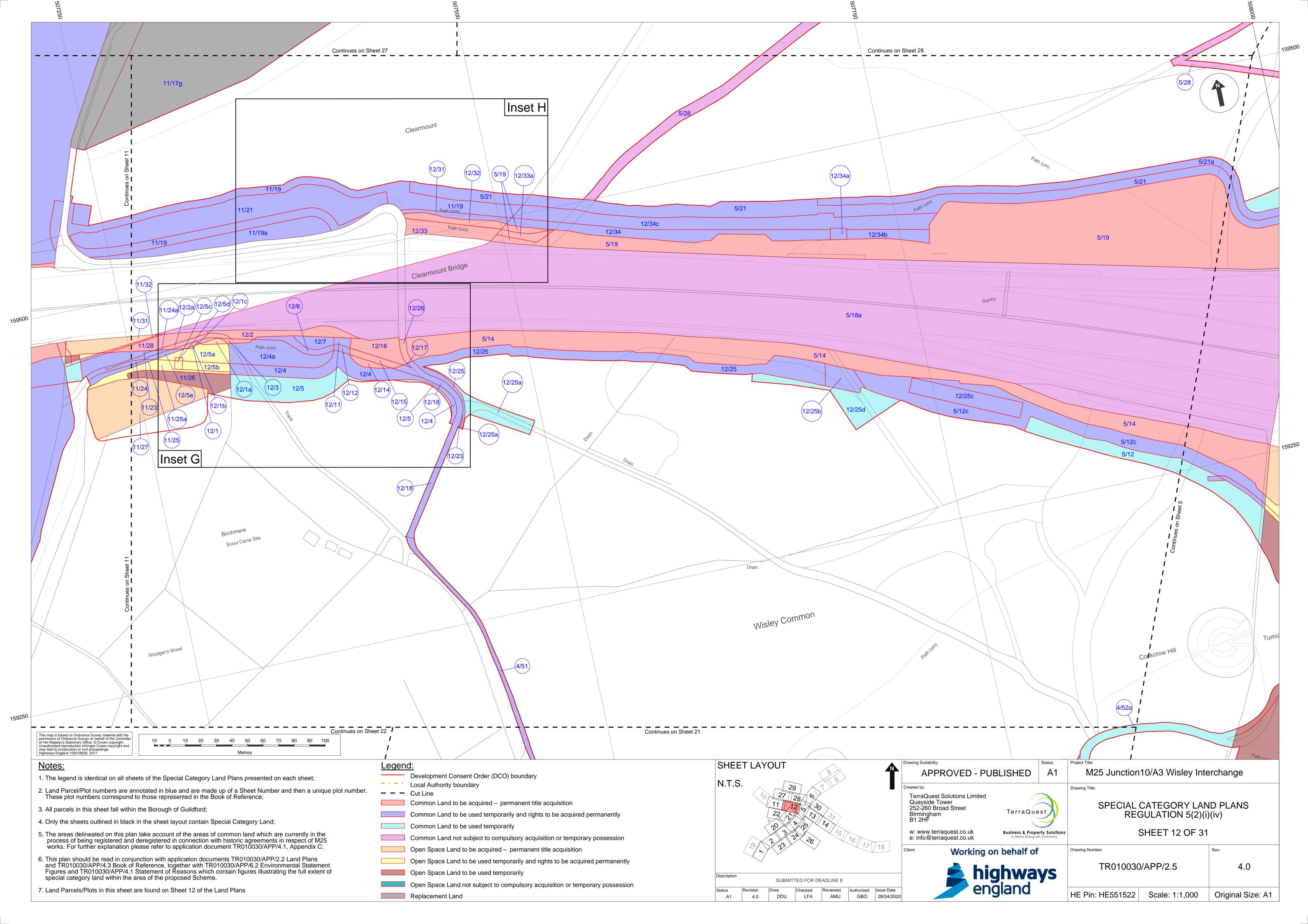


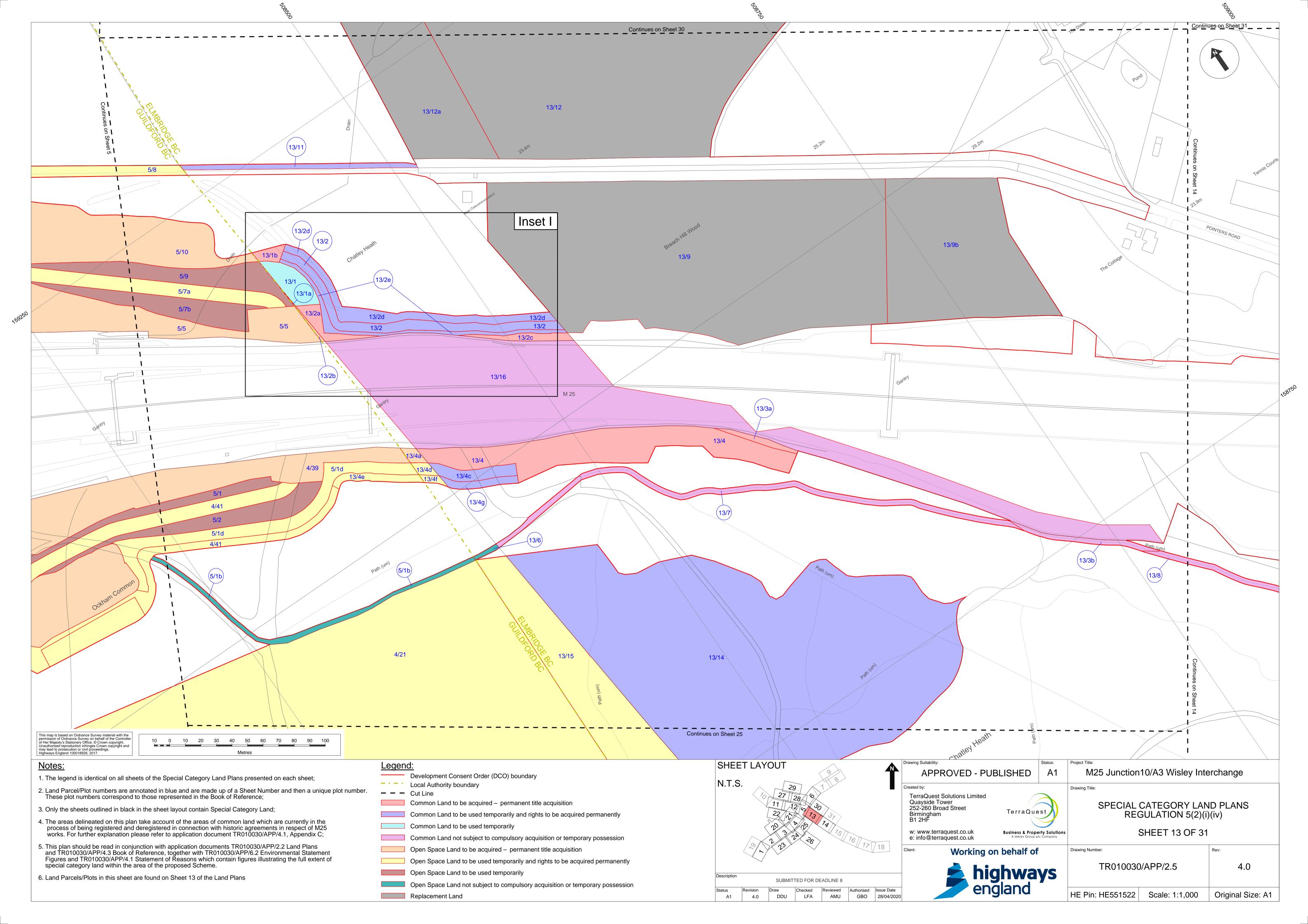


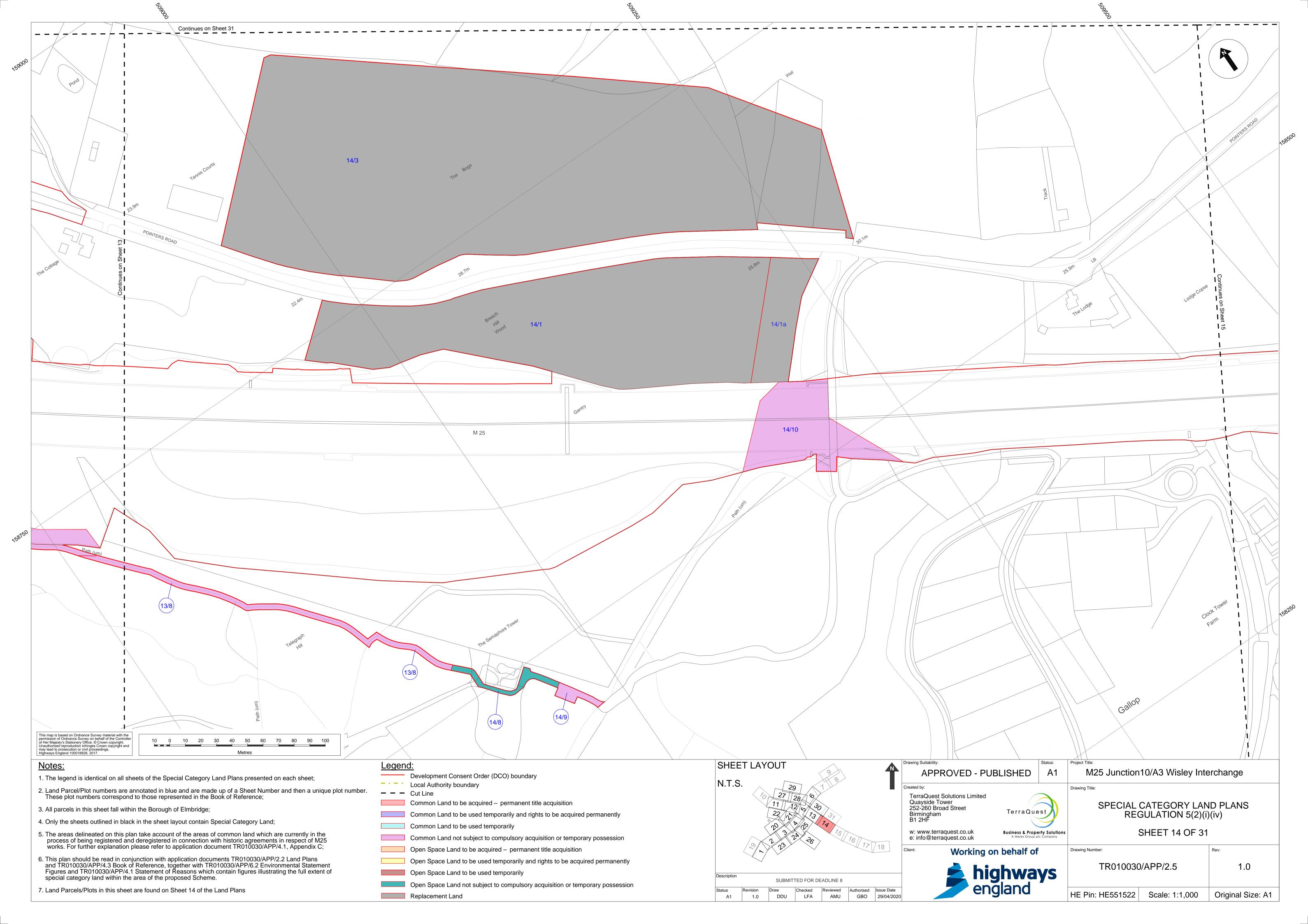


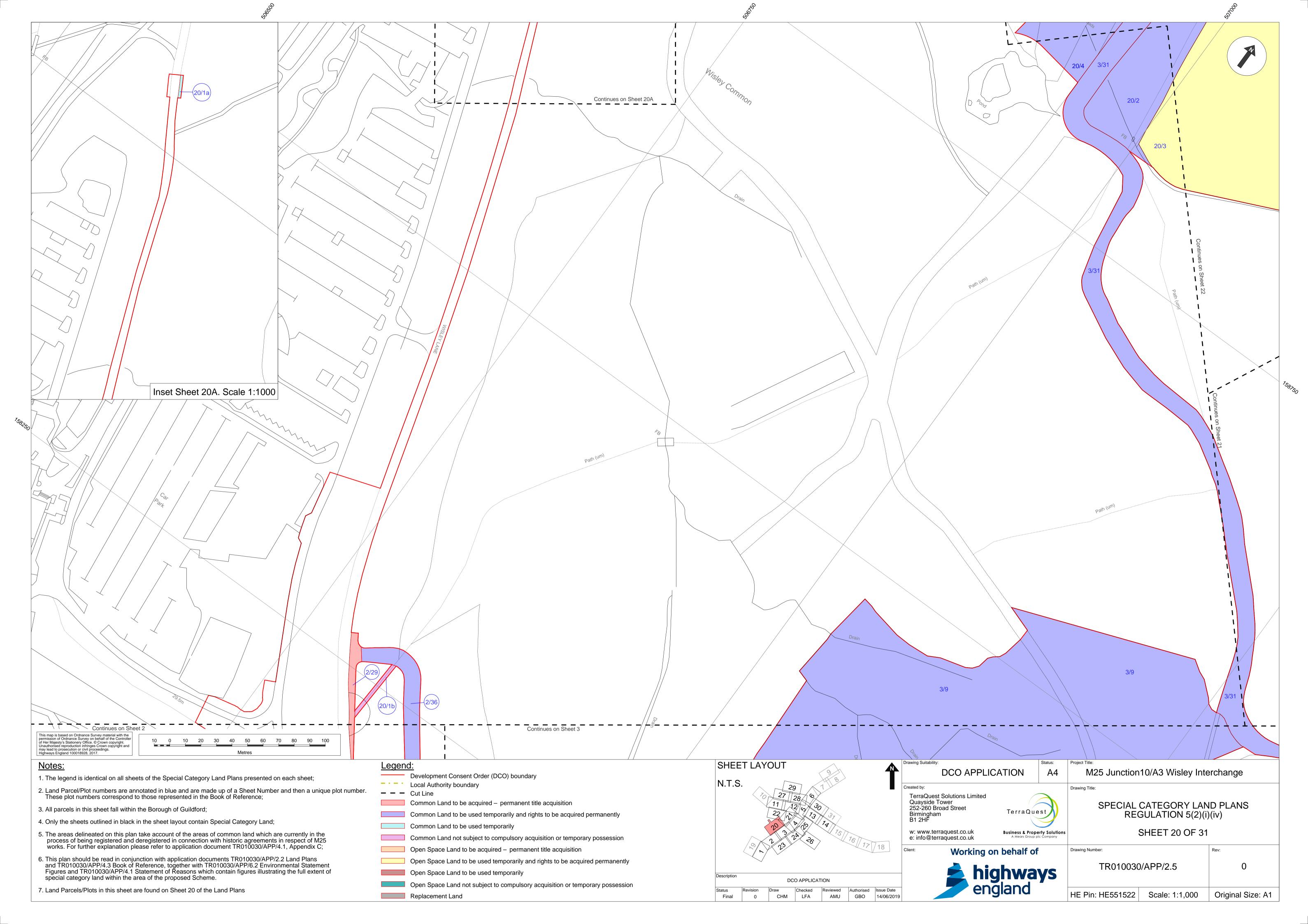


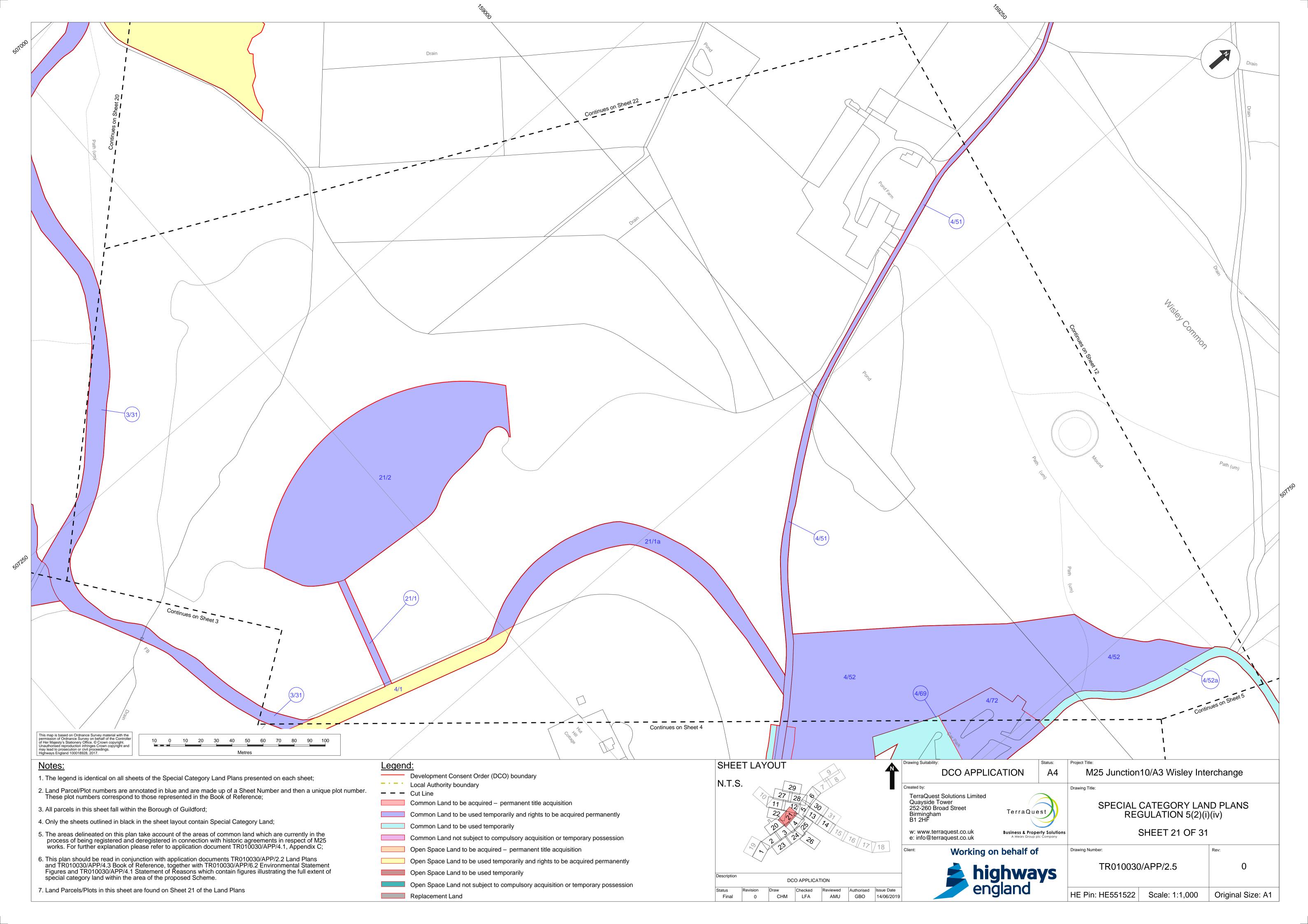


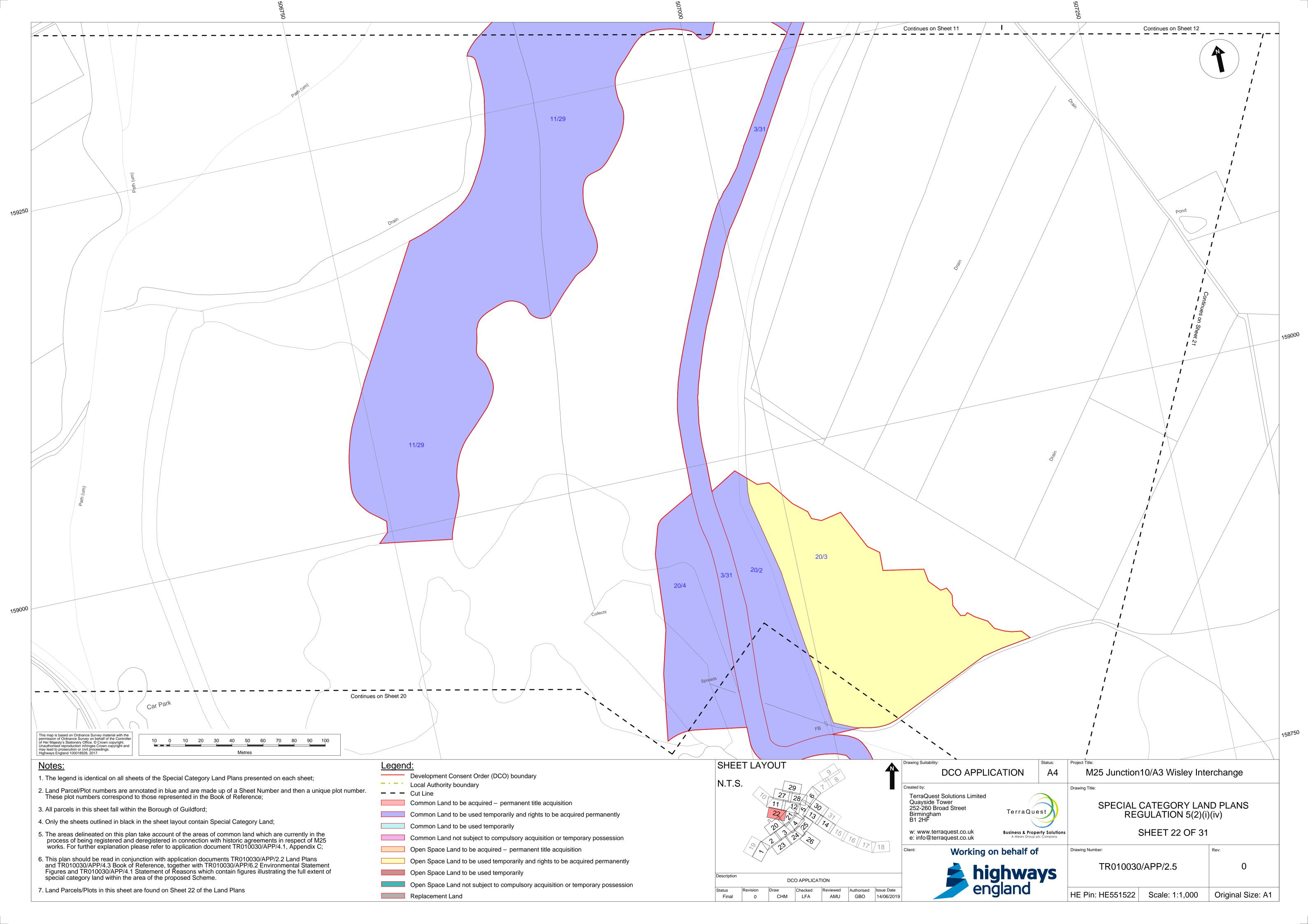


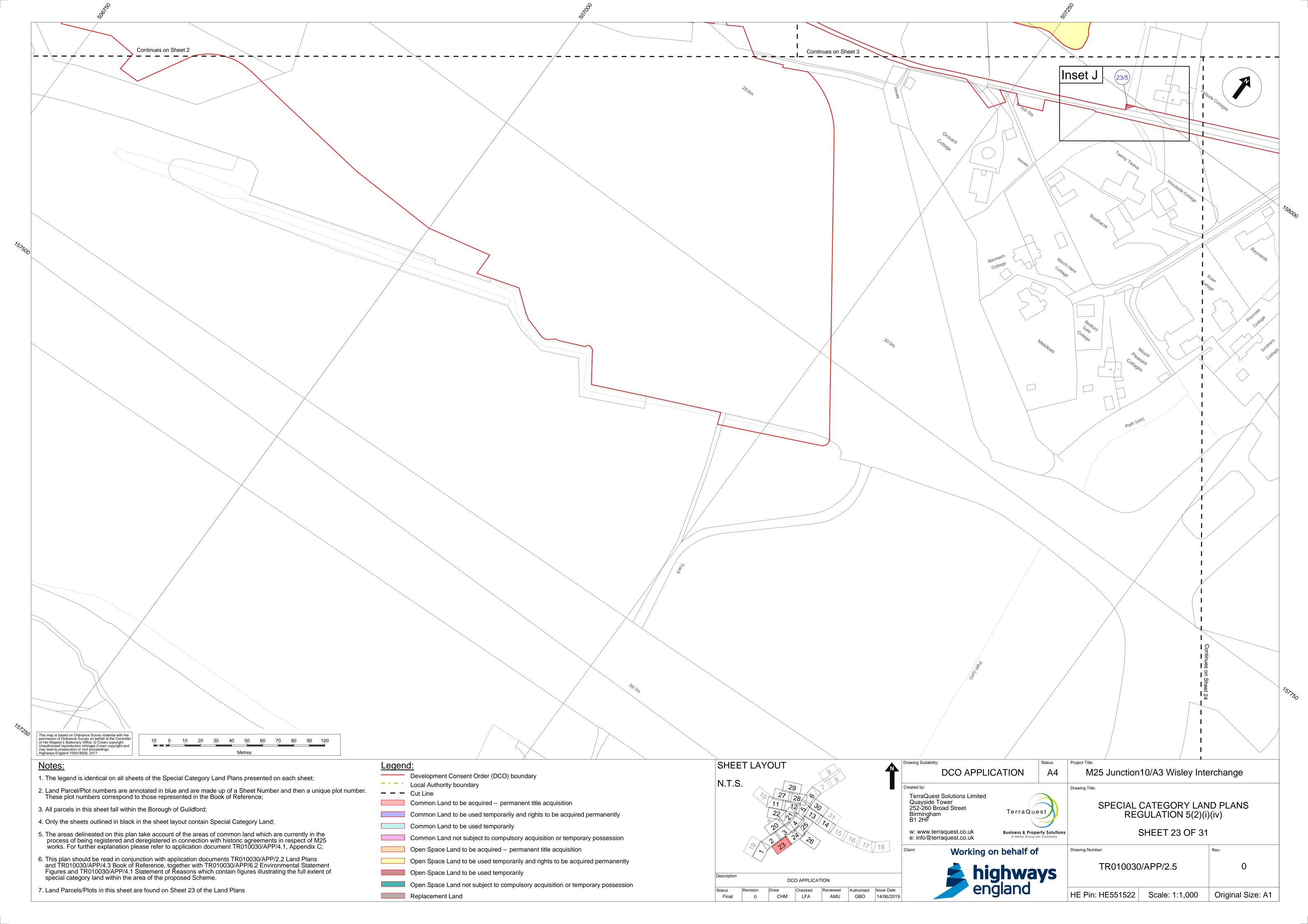


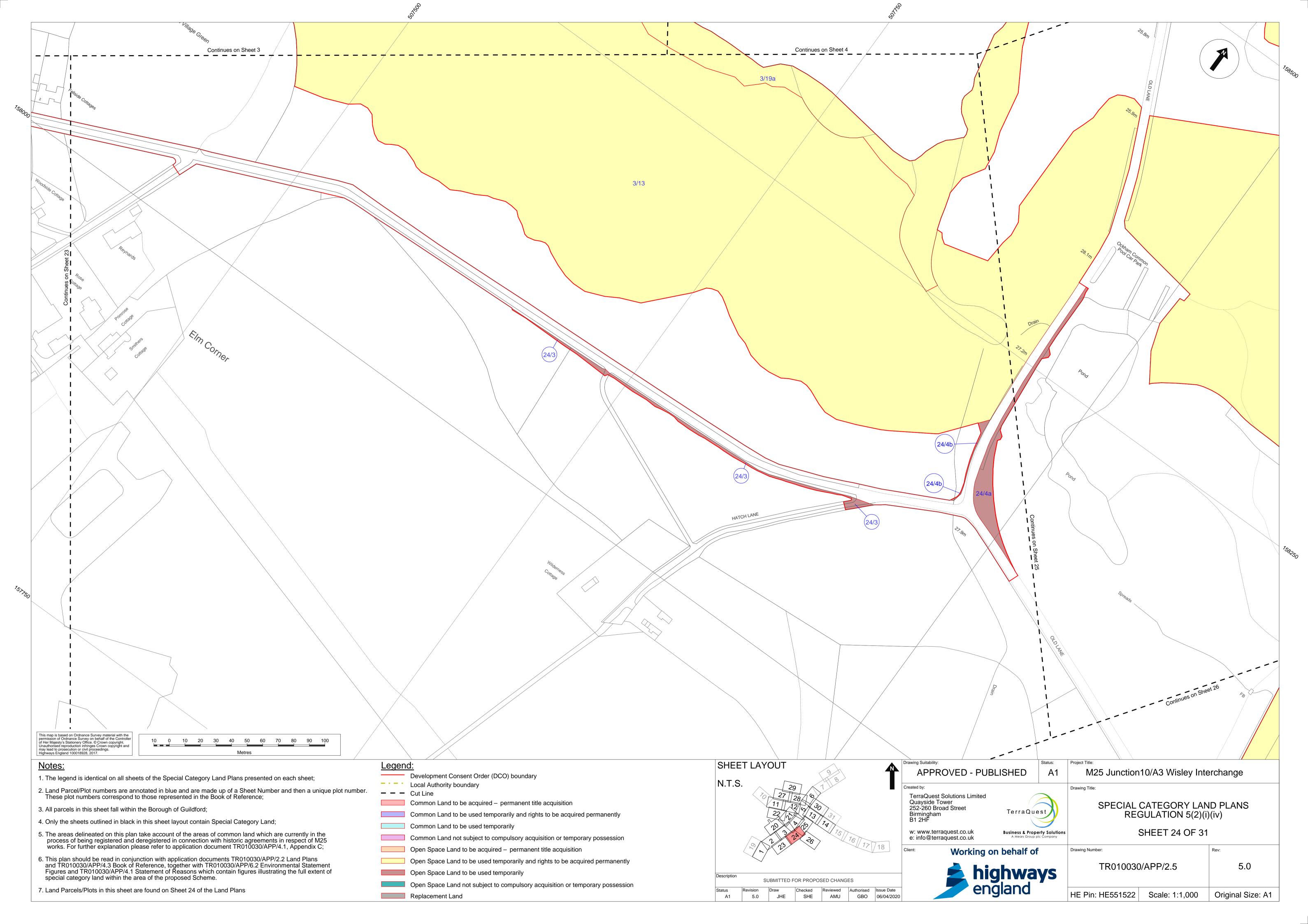


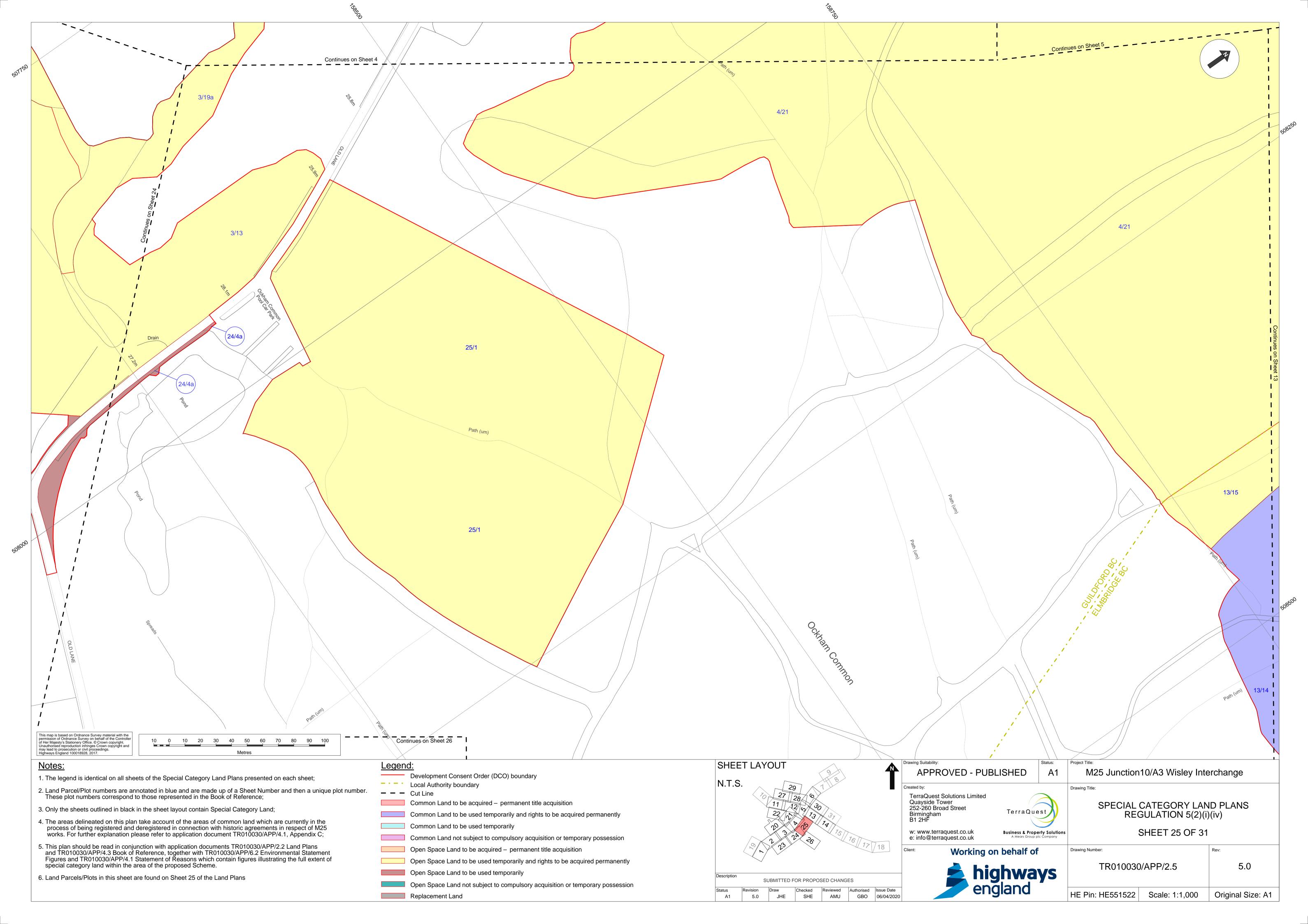


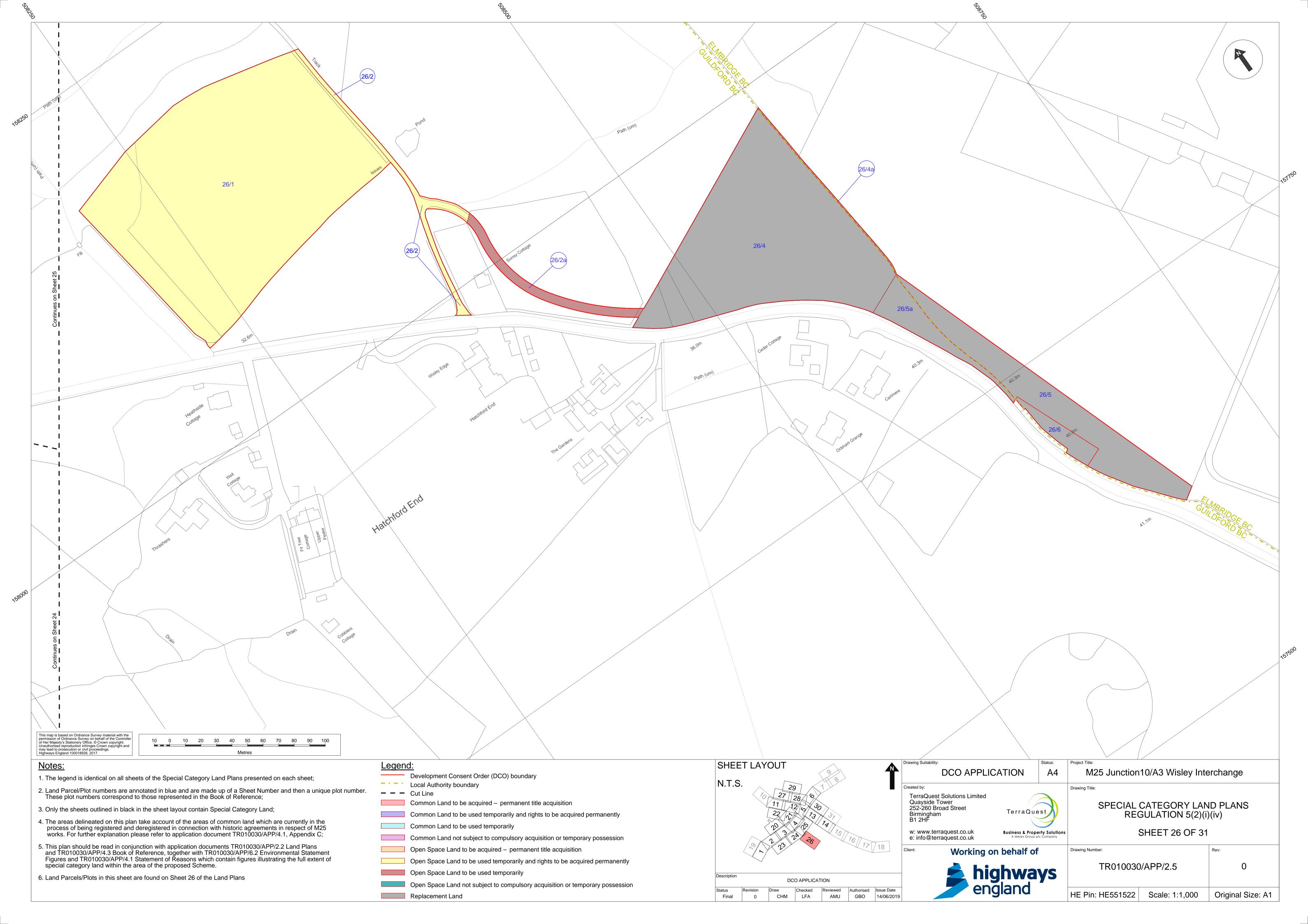


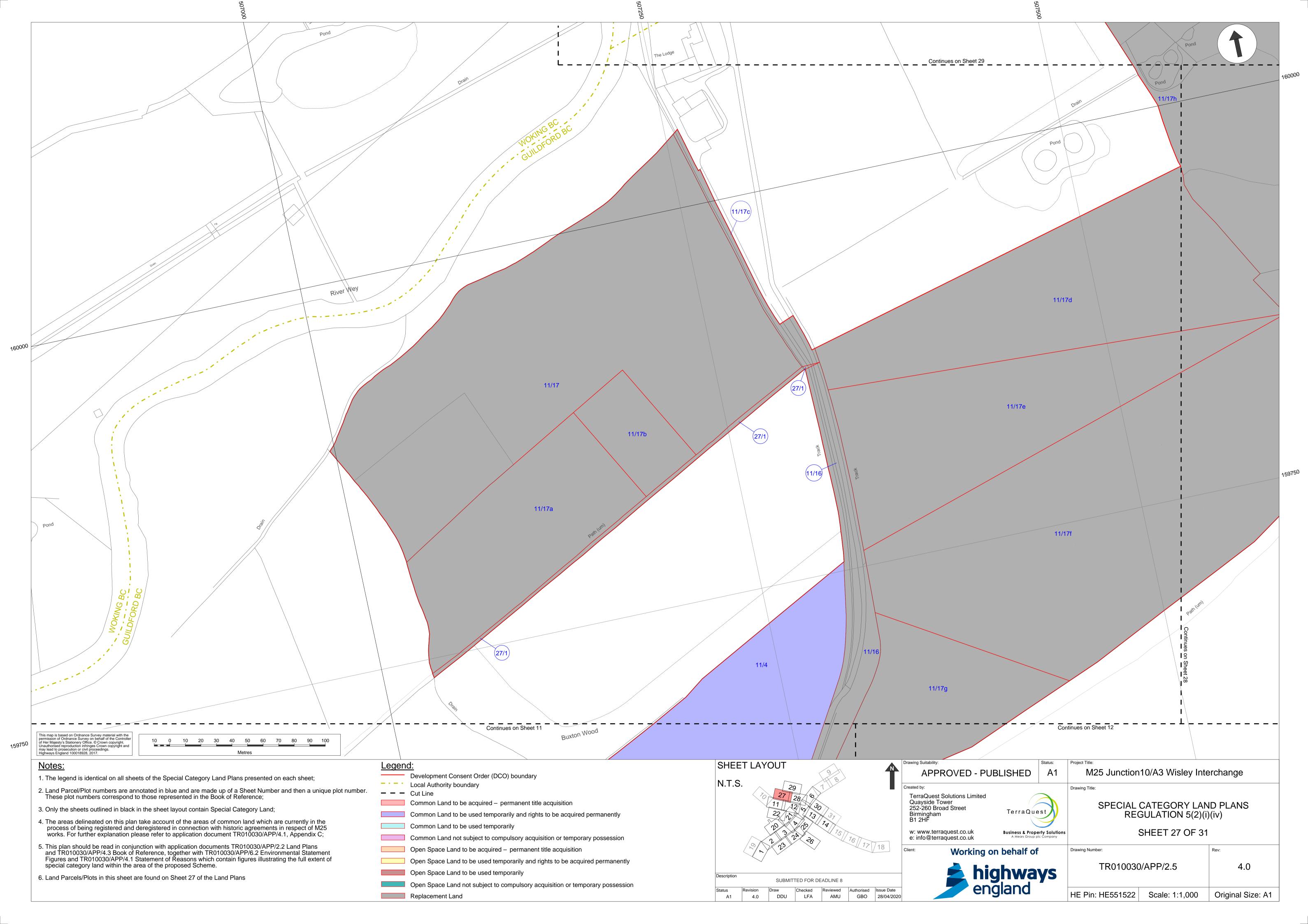


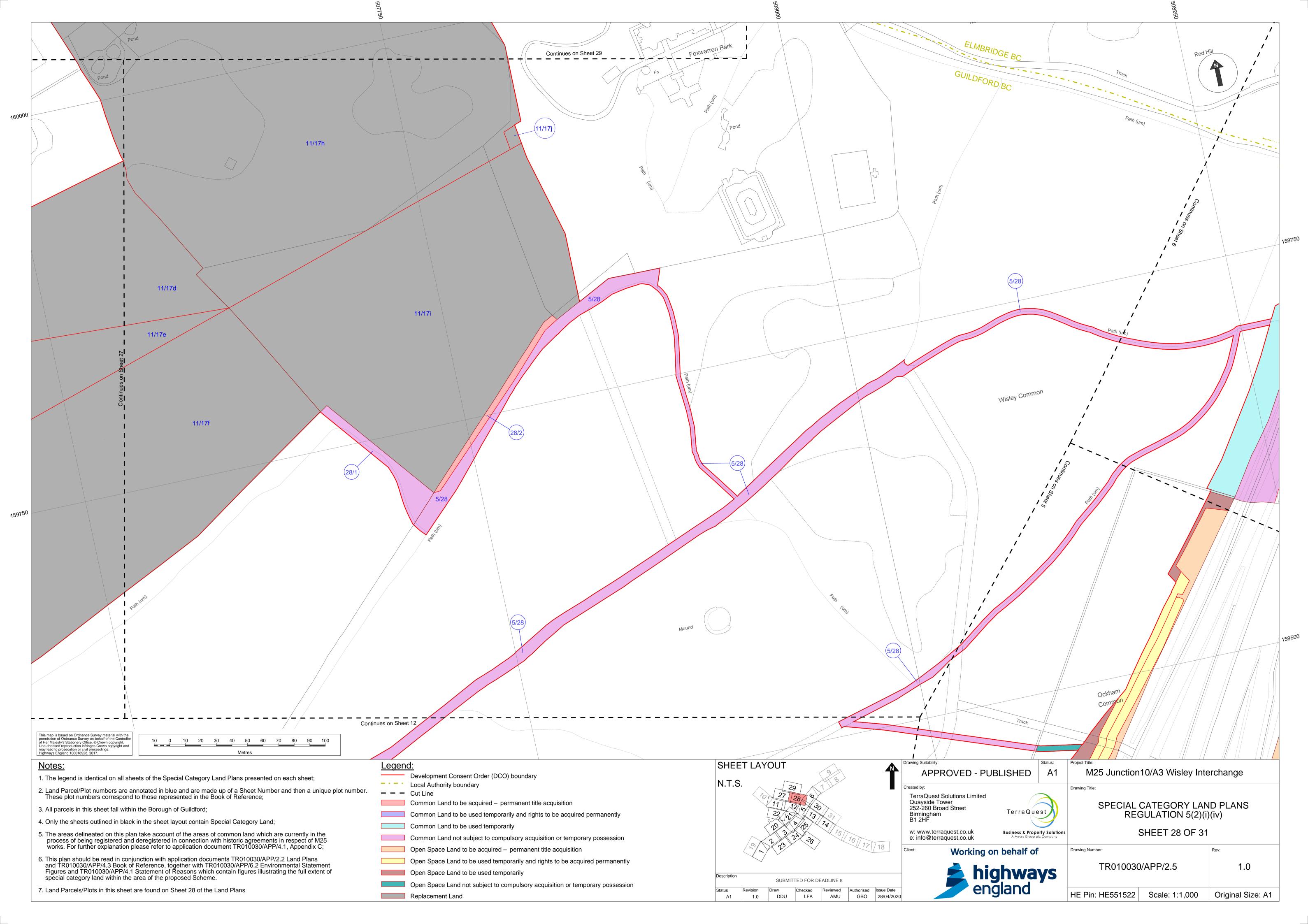


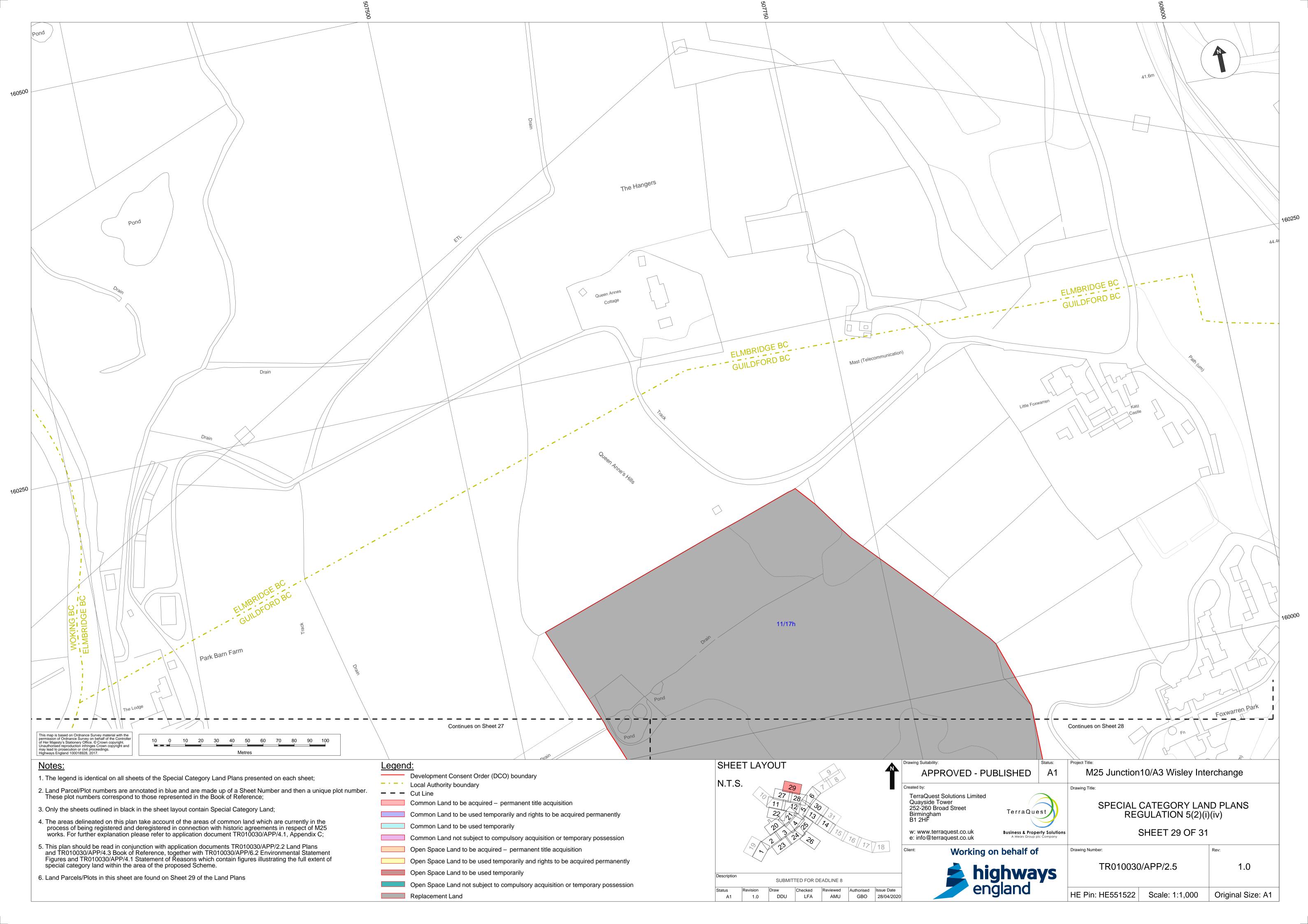


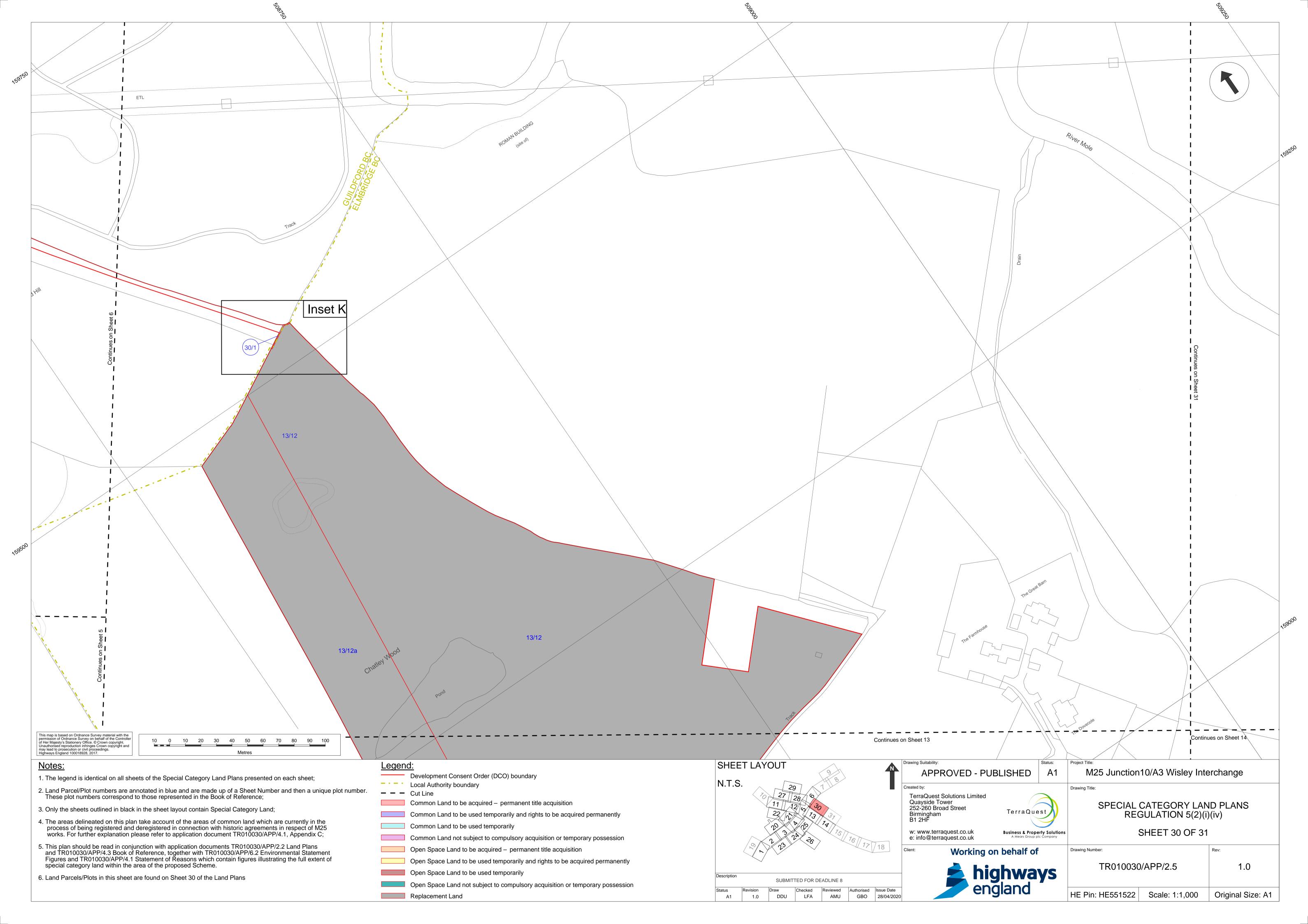


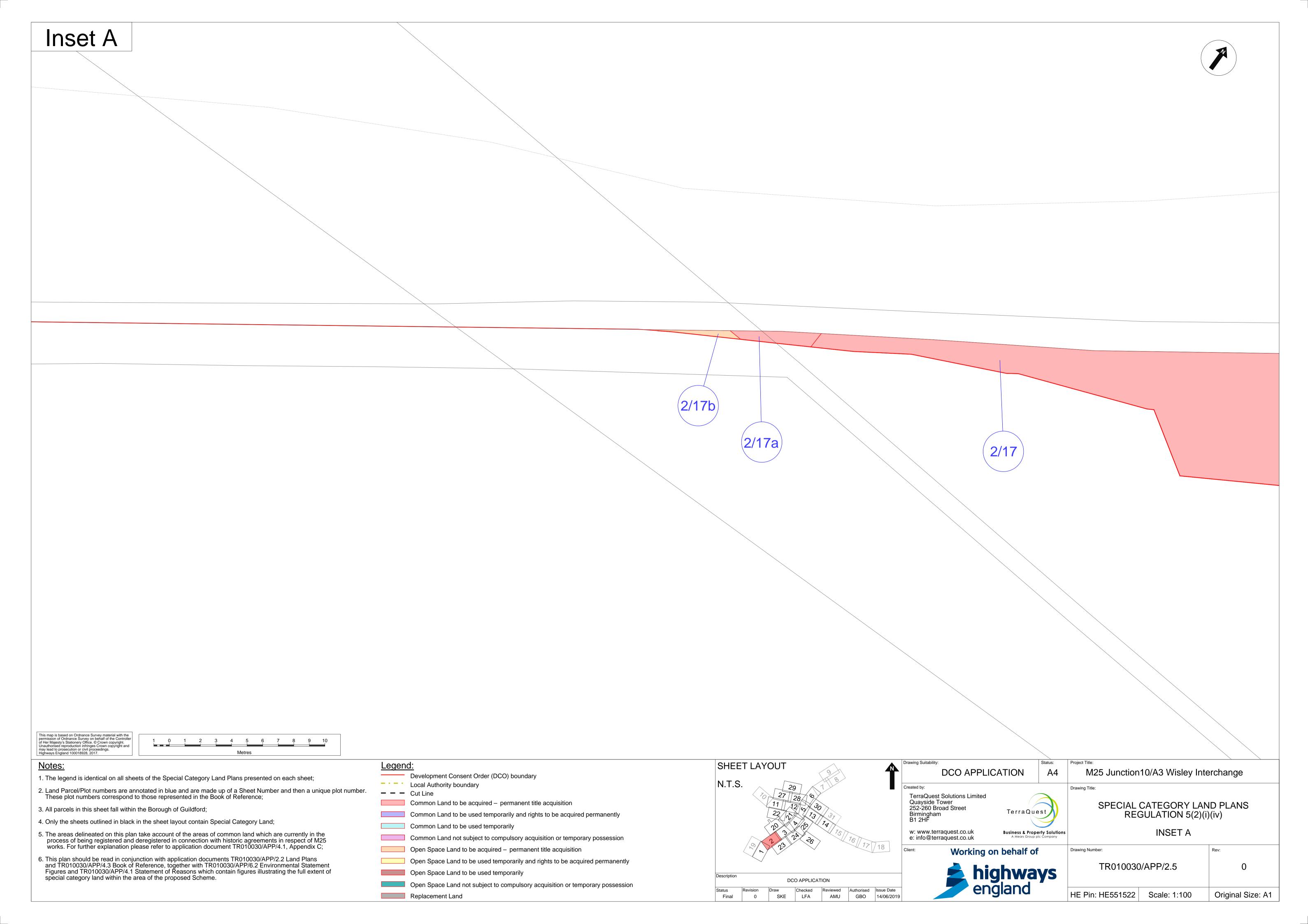


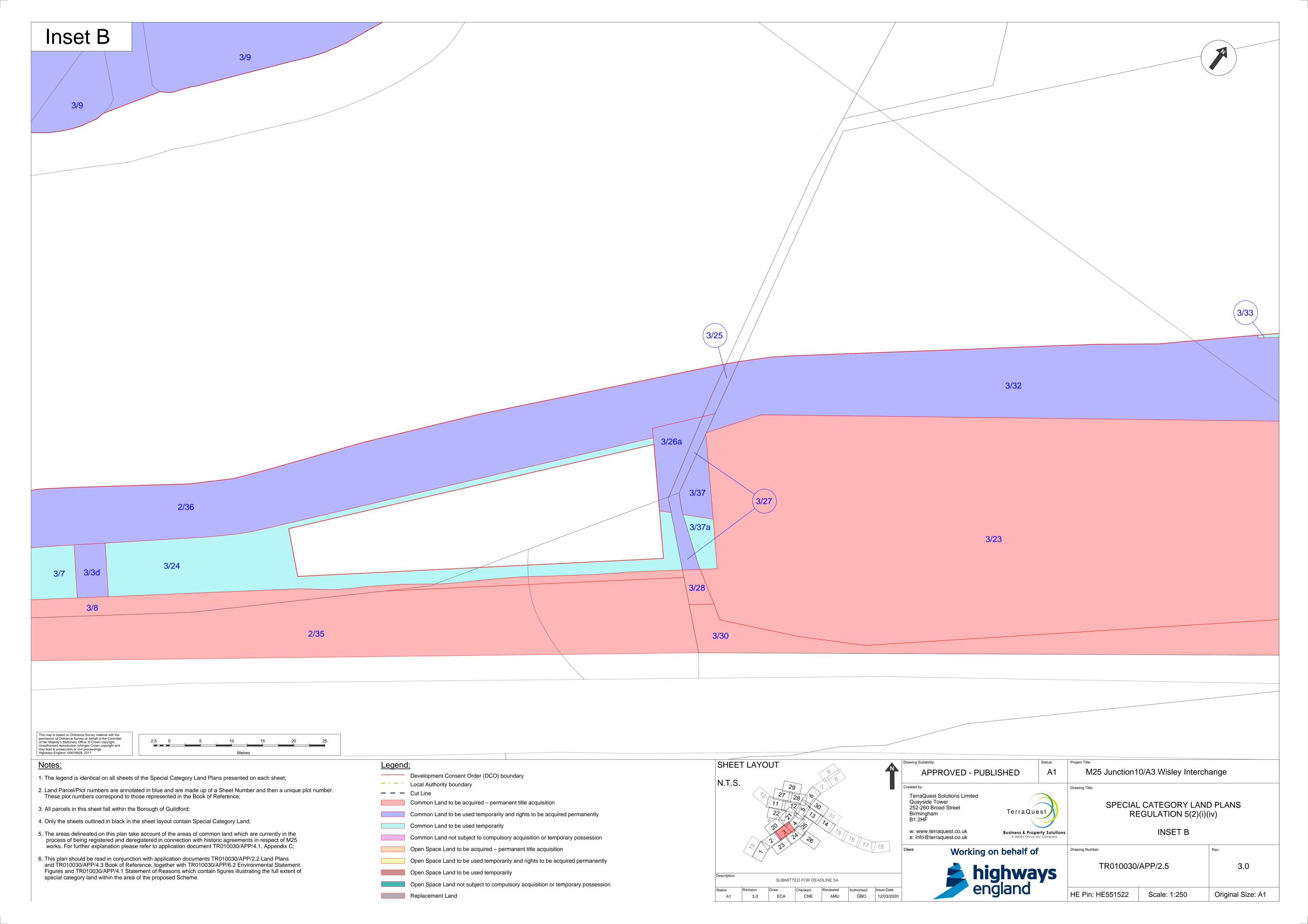


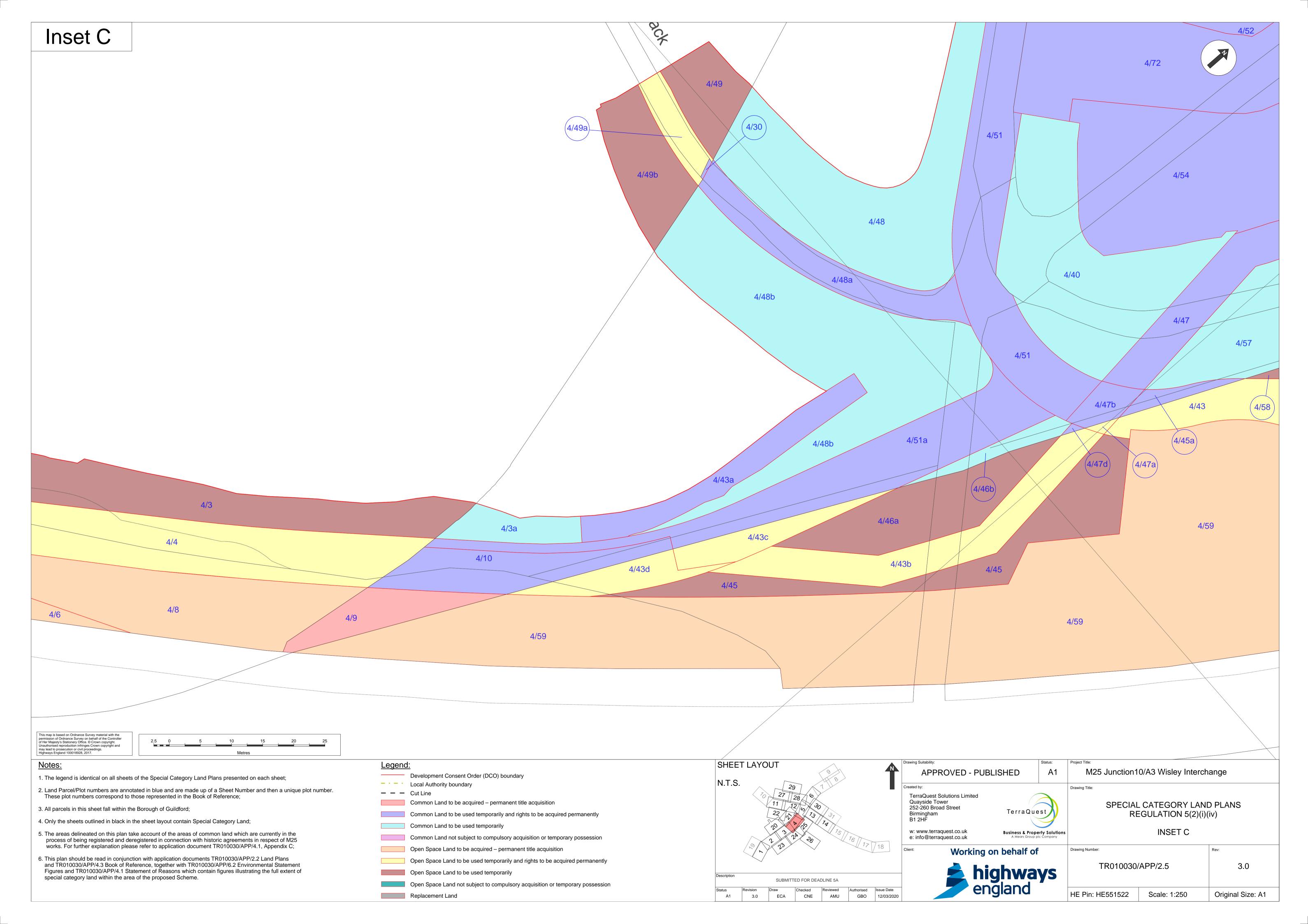


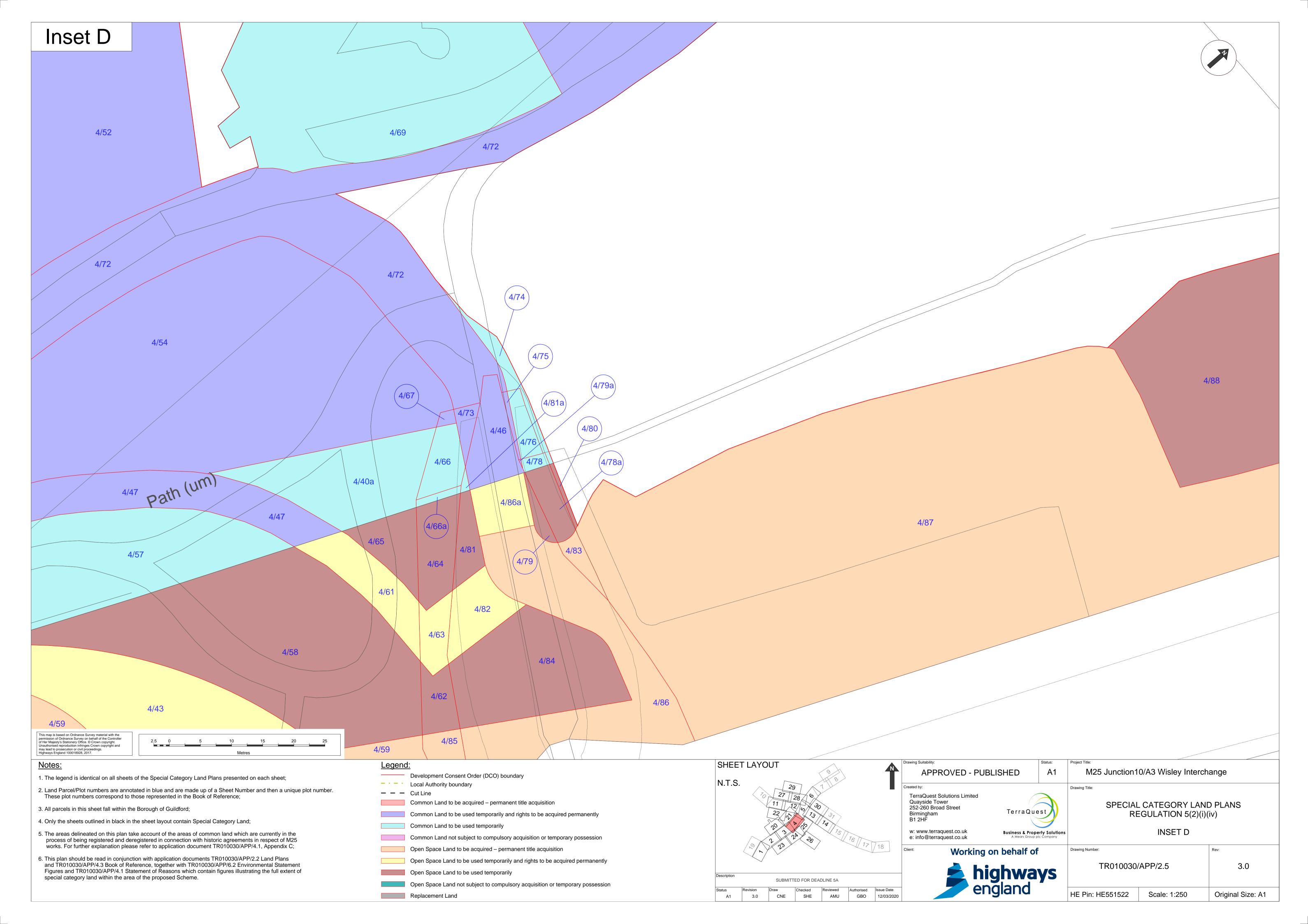


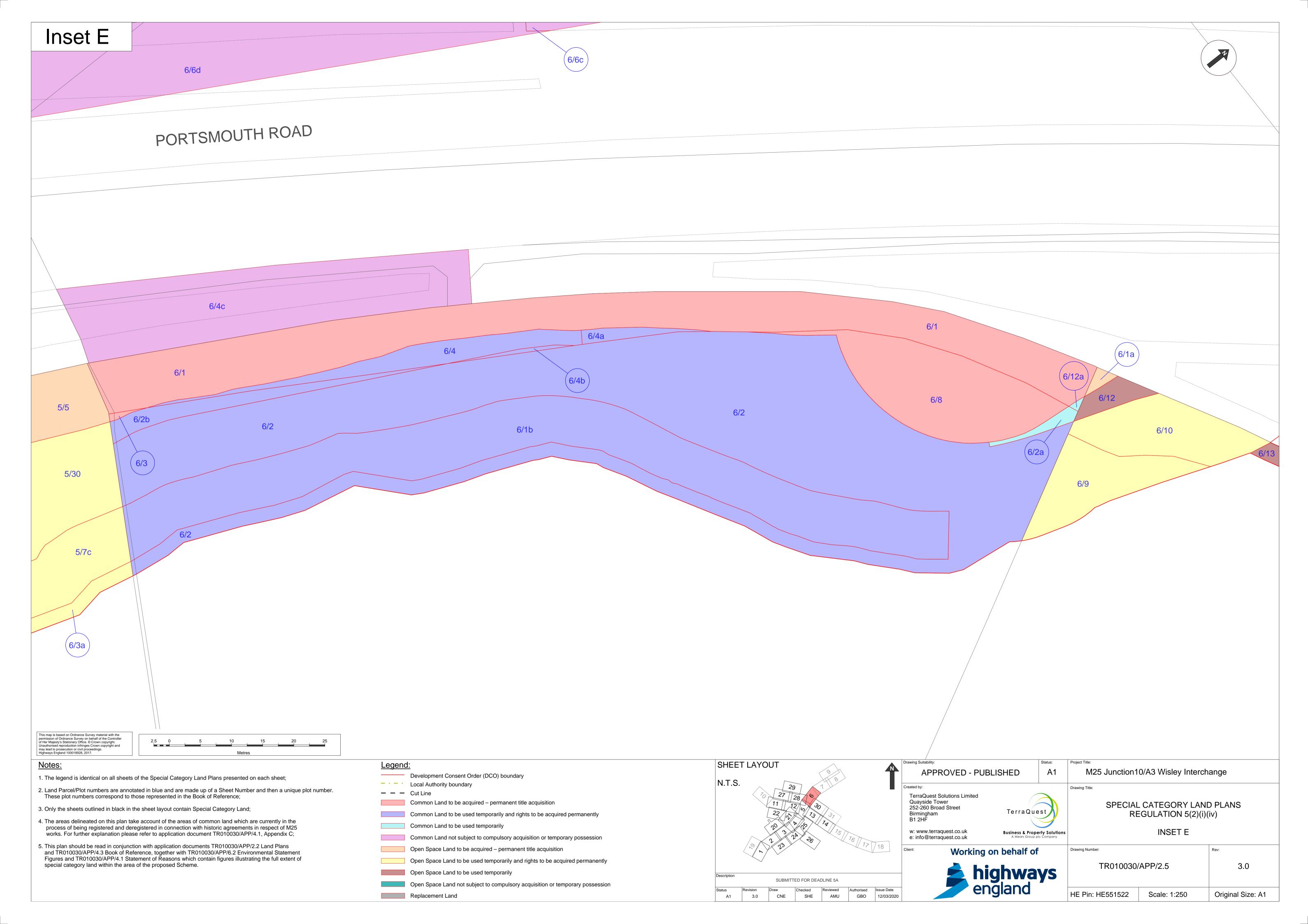


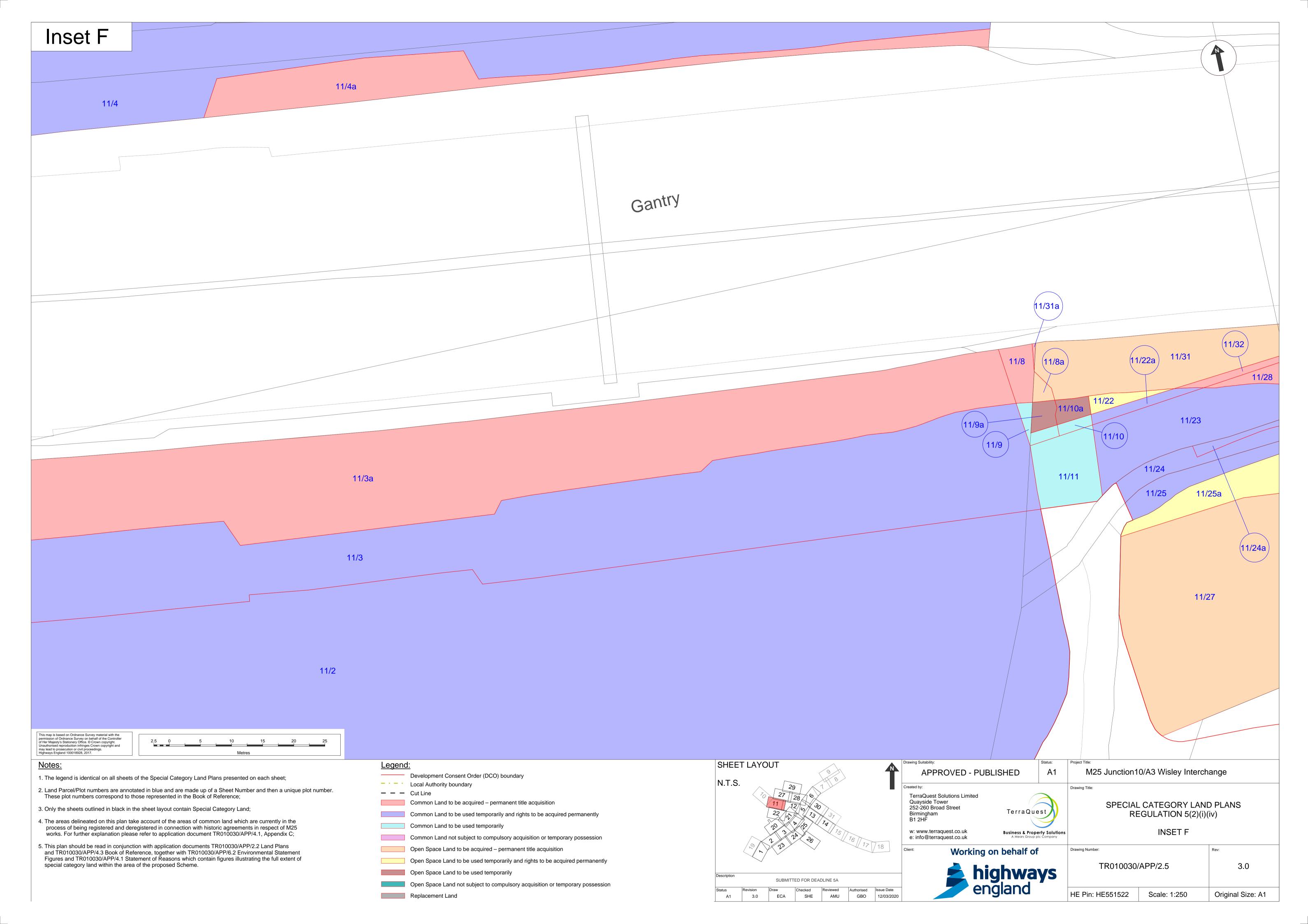


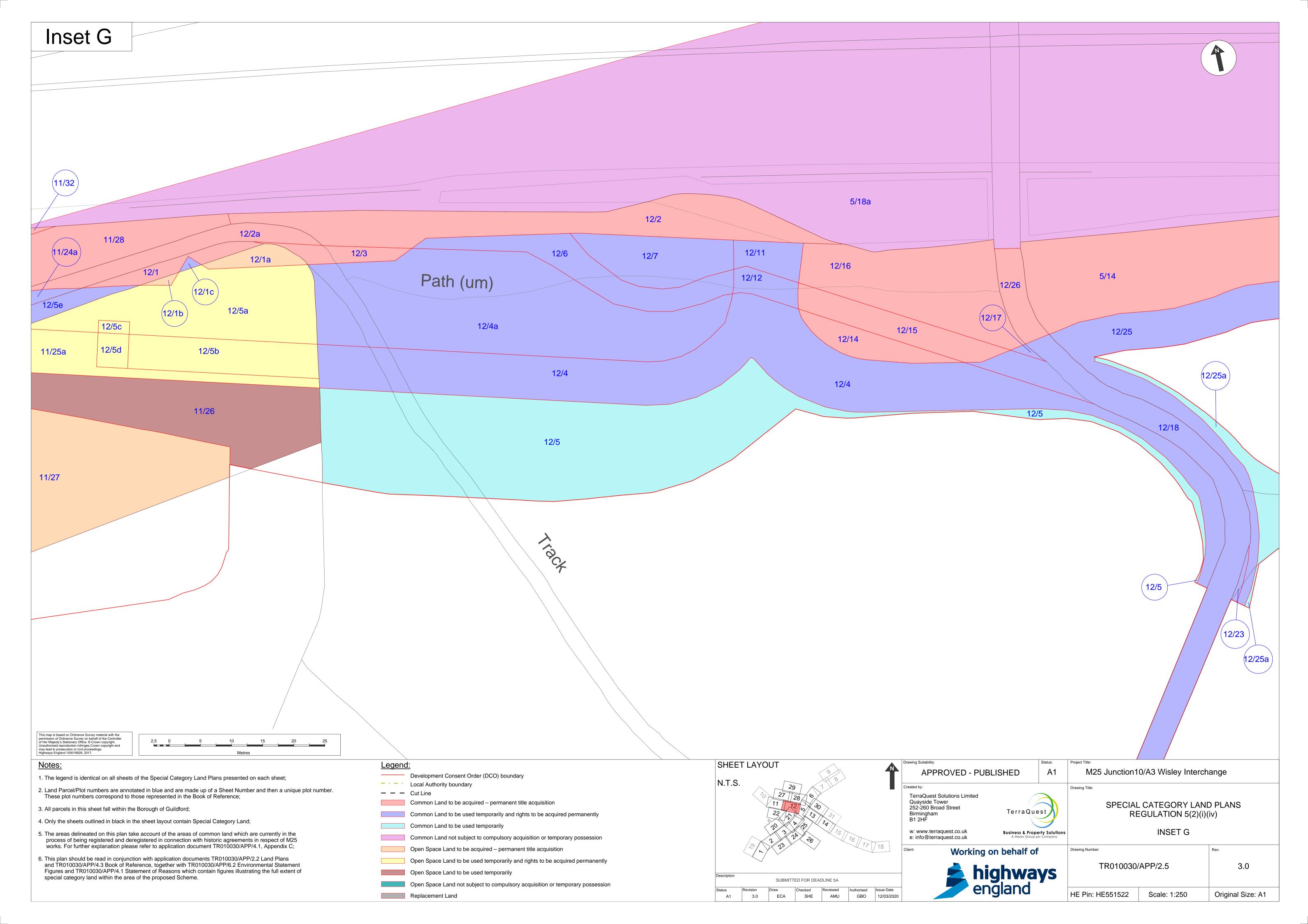


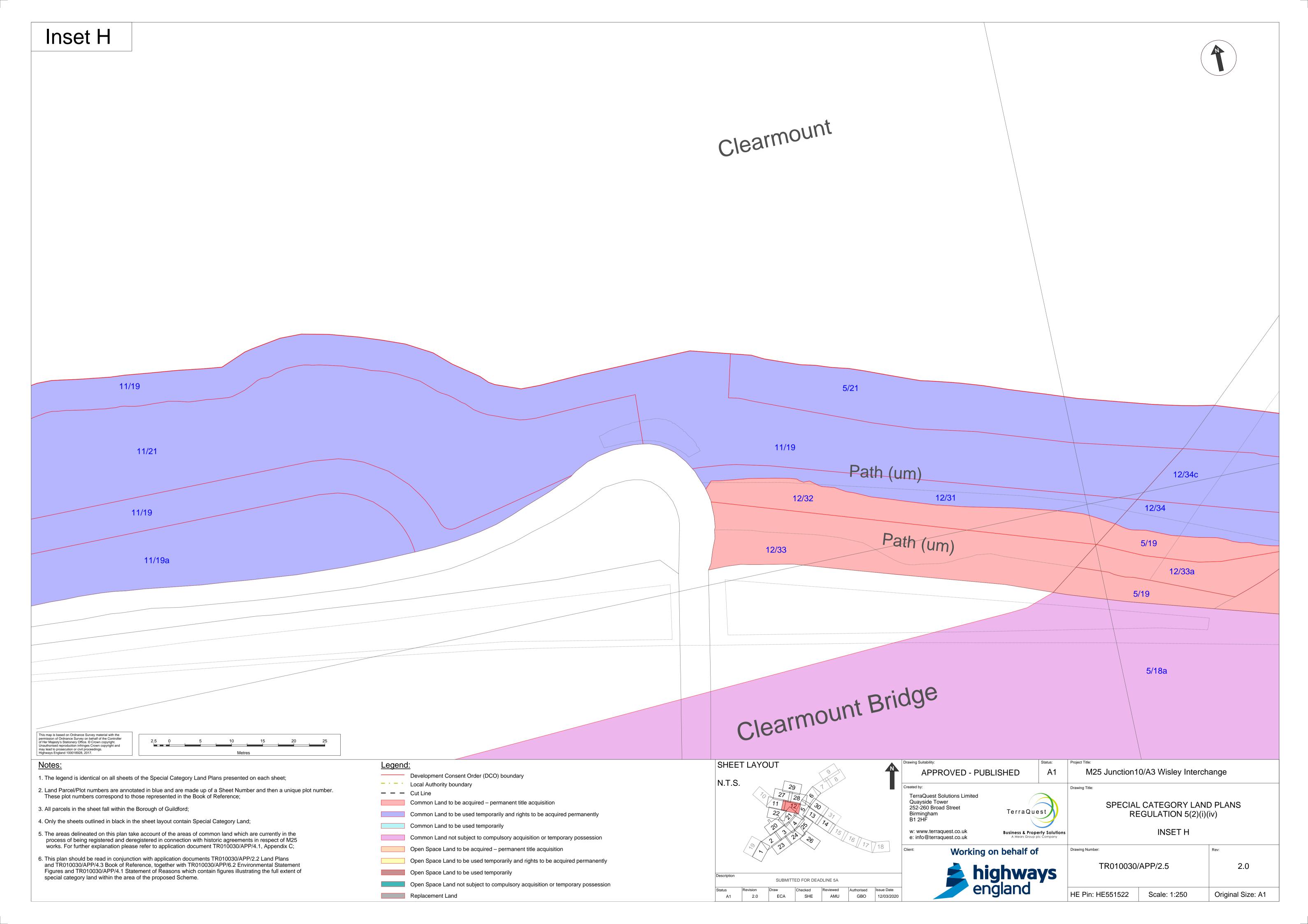


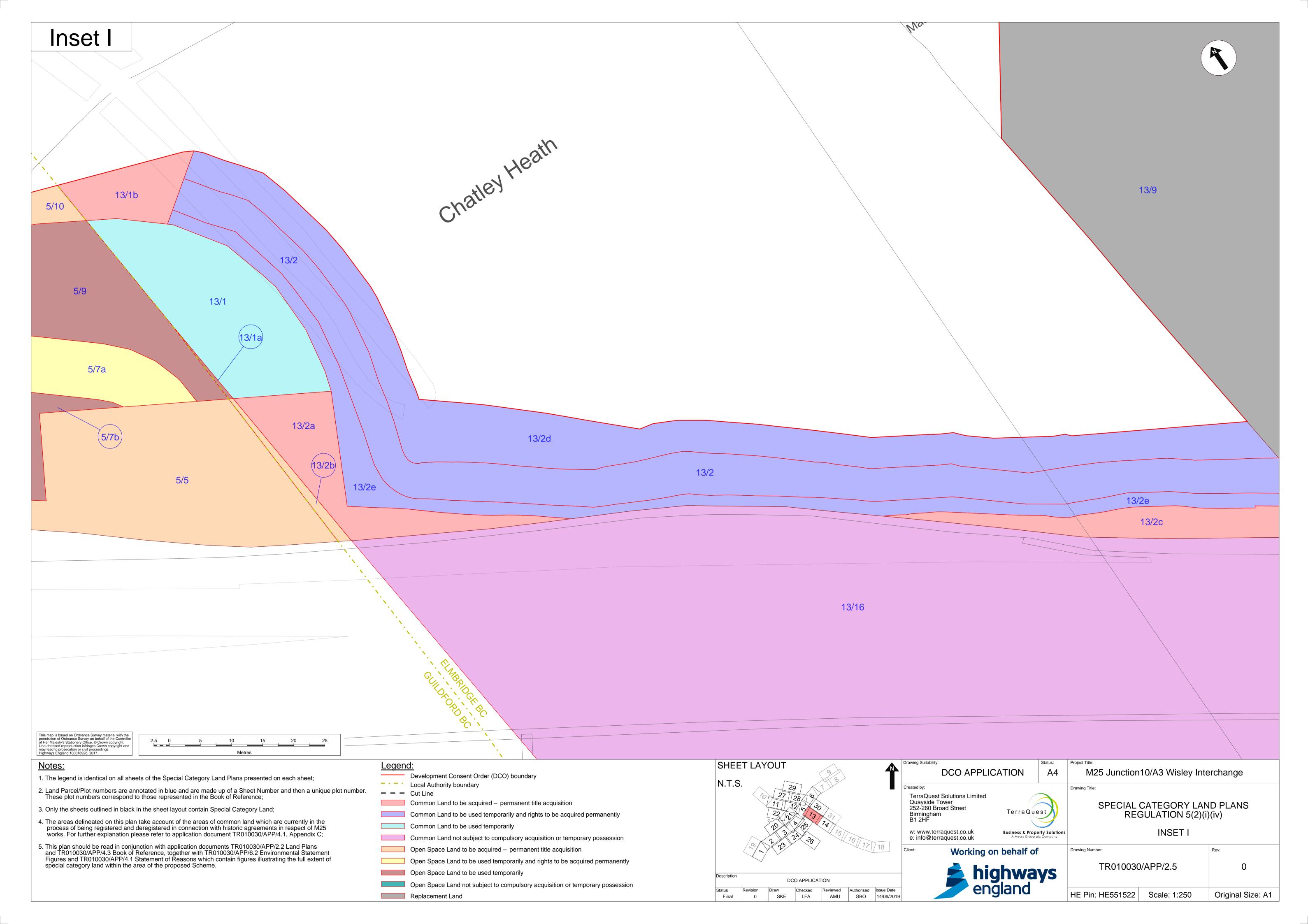


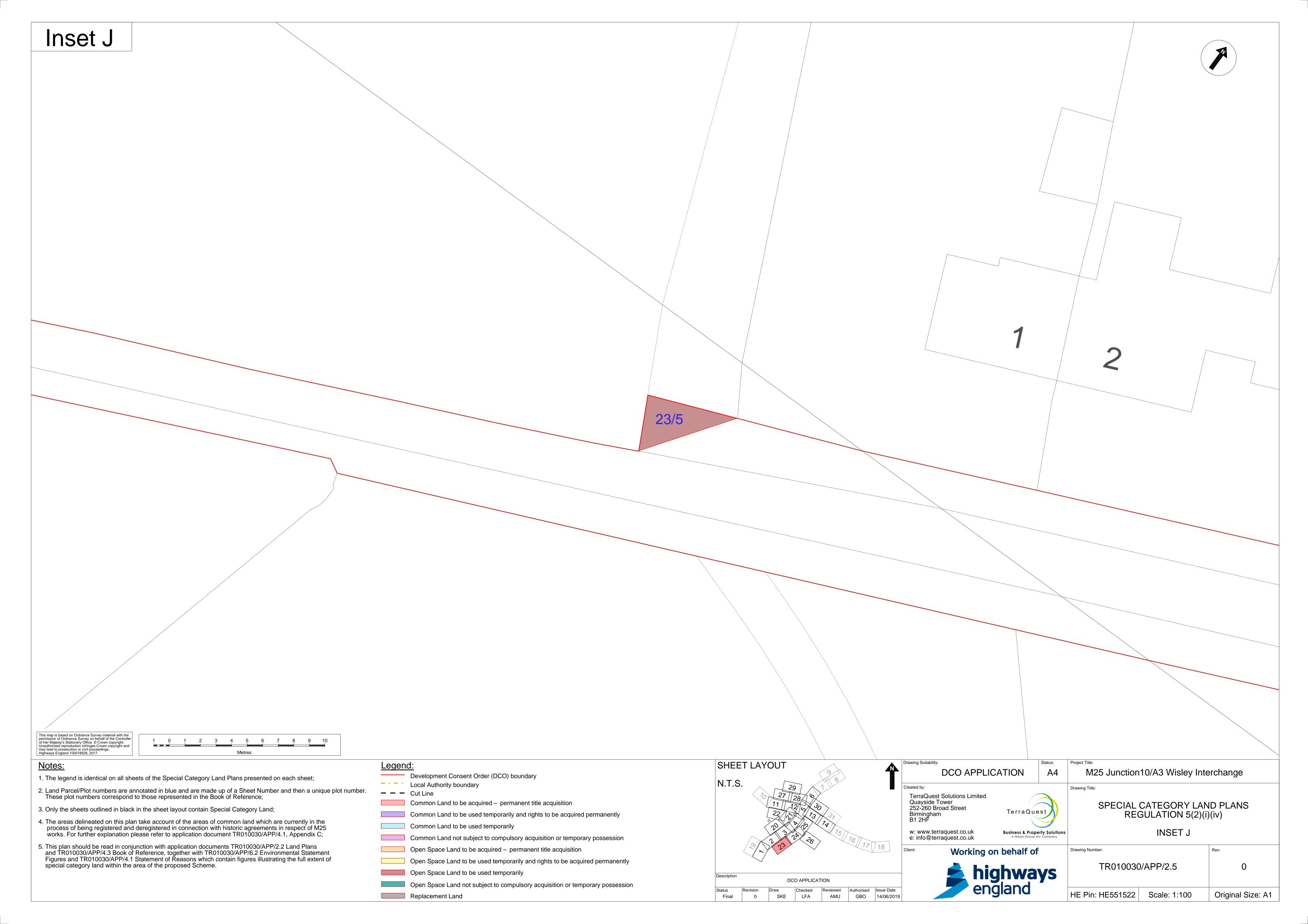


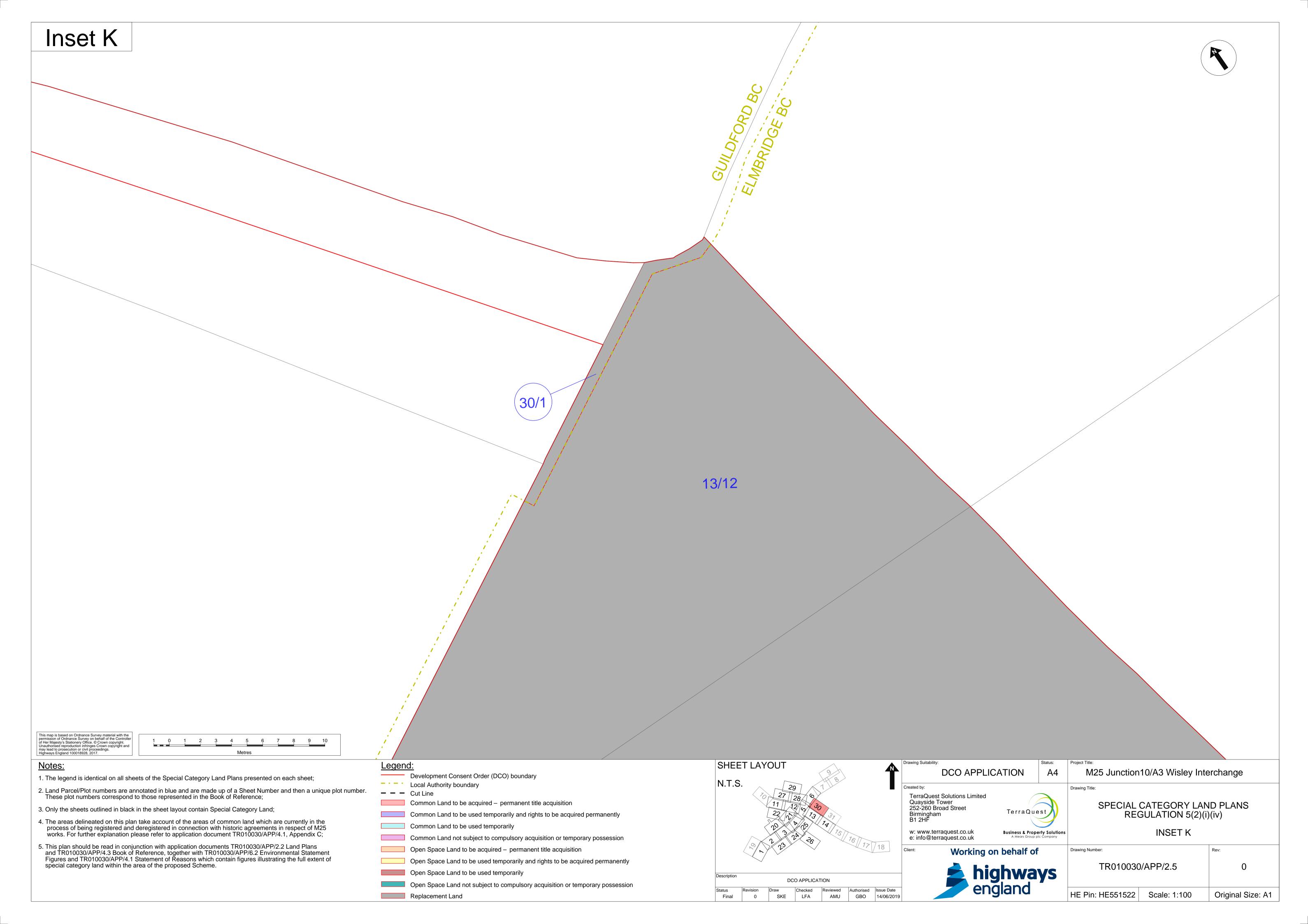












#### © Crown copyright (2020).

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