

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 (2)
Author:	M25 junction 10/A3 Wisley interchange project team, Highways England

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Rev 3	1 March 2021	Response to Secretary of State
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Rev 1	13 March 2020	Deadline 5a
Rev 0	June 2019	Development Consent Order application



Table of contents

Chapter		Pages	
1.	Introduction	4	
2.	Schedule of Plans included in this application document	6	



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 456 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-029REP11-004 (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 (application document reference APP-002).
- 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 (14) as submitted at Deadline 5a), 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 465 of the DCO.
- 1.1.111.1.12These Special Category Land plans take into account the post-examination changes in replacement land requested by the Secretary of State.

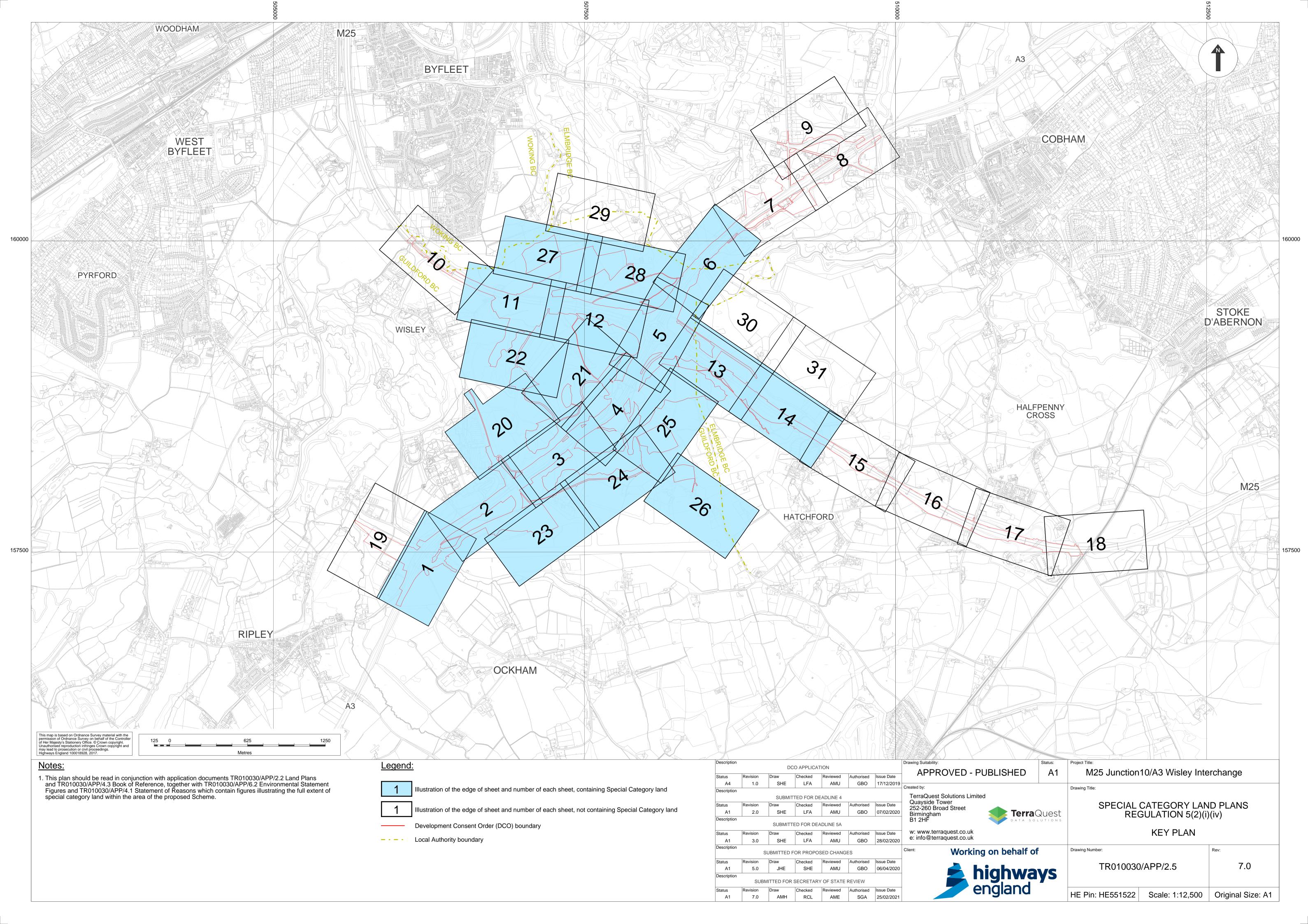


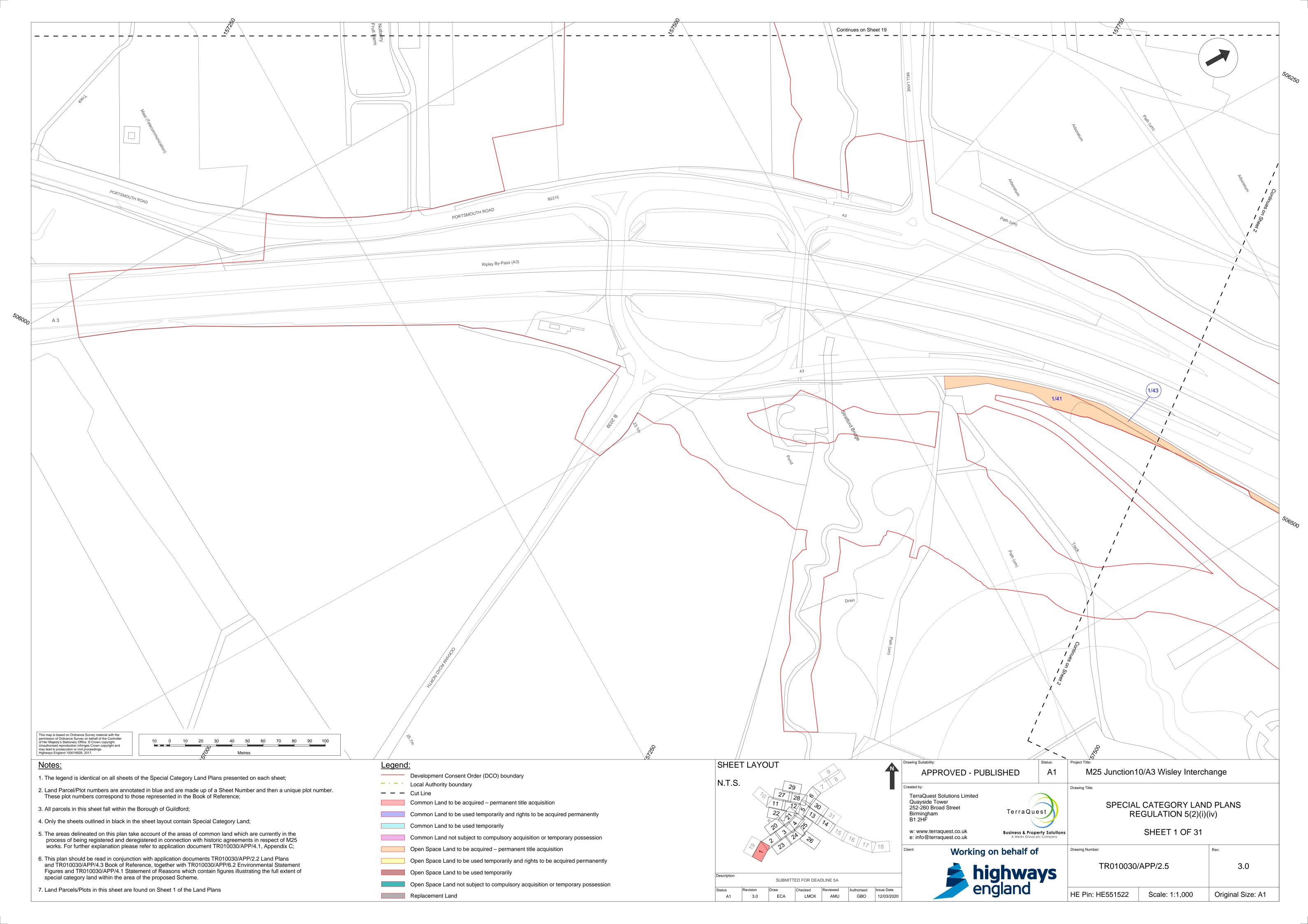
2. Schedule of Plans included in this application document

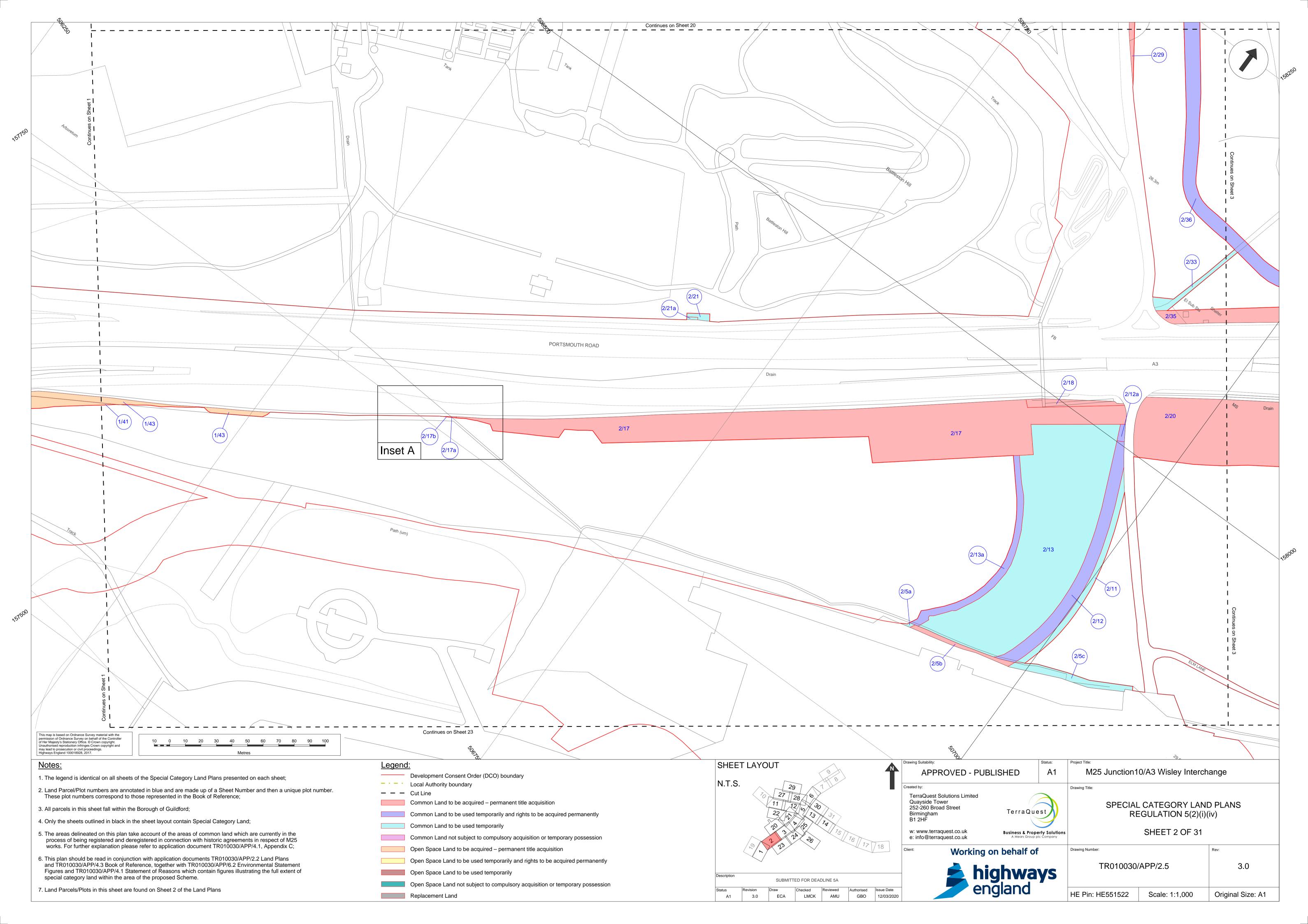
Document title	Document number	Revision
Special Category Land Plans - Regulation 5(2)(i)(iv) - Key Plan	TR010030/APP/2.5	3 <u>7</u>
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 1 of 31	TR010030/APP/2.5	3
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 2 of 31	TR010030/APP/2.5	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 <u>7</u>
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 11 of 31	TR010030/APP/2.5	3
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 12 of 31	TR010030/APP/2.5	3
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 13 of 31	TR010030/APP/2.5	<u>37</u>
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 14 of 31	TR010030/APP/2.5	<u>07</u>
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	3
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 25 of 31	TR010030/APP/2.5	3
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 26 of 31	TR010030/APP/2.5	0 7
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 27 of 31	TR010030/APP/2.5	<u>27</u>
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 28 of 31	TR010030/APP/2.5	0 7
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 29 of 31 (sheet no longer in use)	TR010030/APP/2.5	0 7
Special Category Land Plans - Regulation 5(2)(i)(iv) - Sheet 30 of 31 (sheet no longer in use)	TR010030/APP/2.5	3 <u>7</u>
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

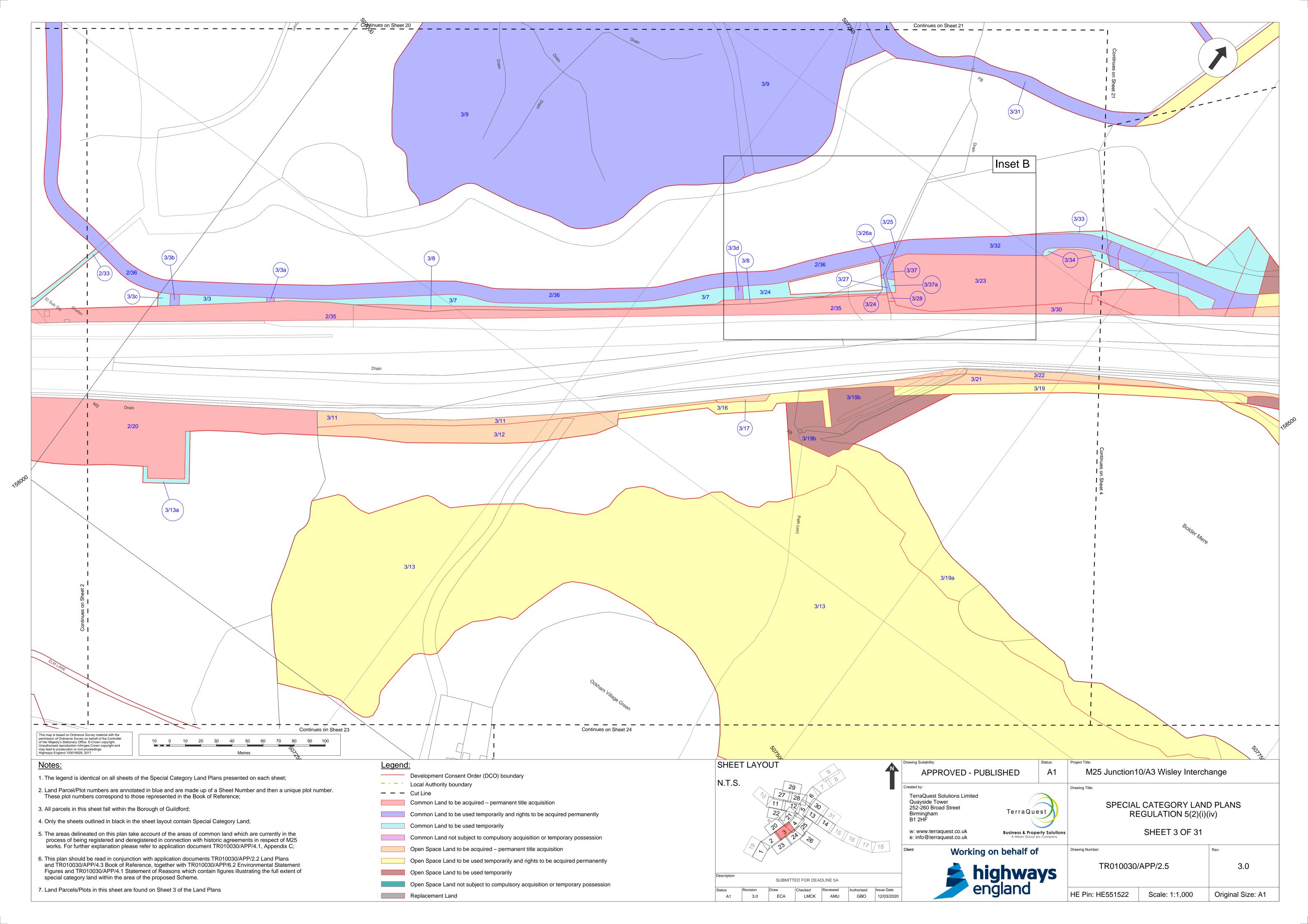


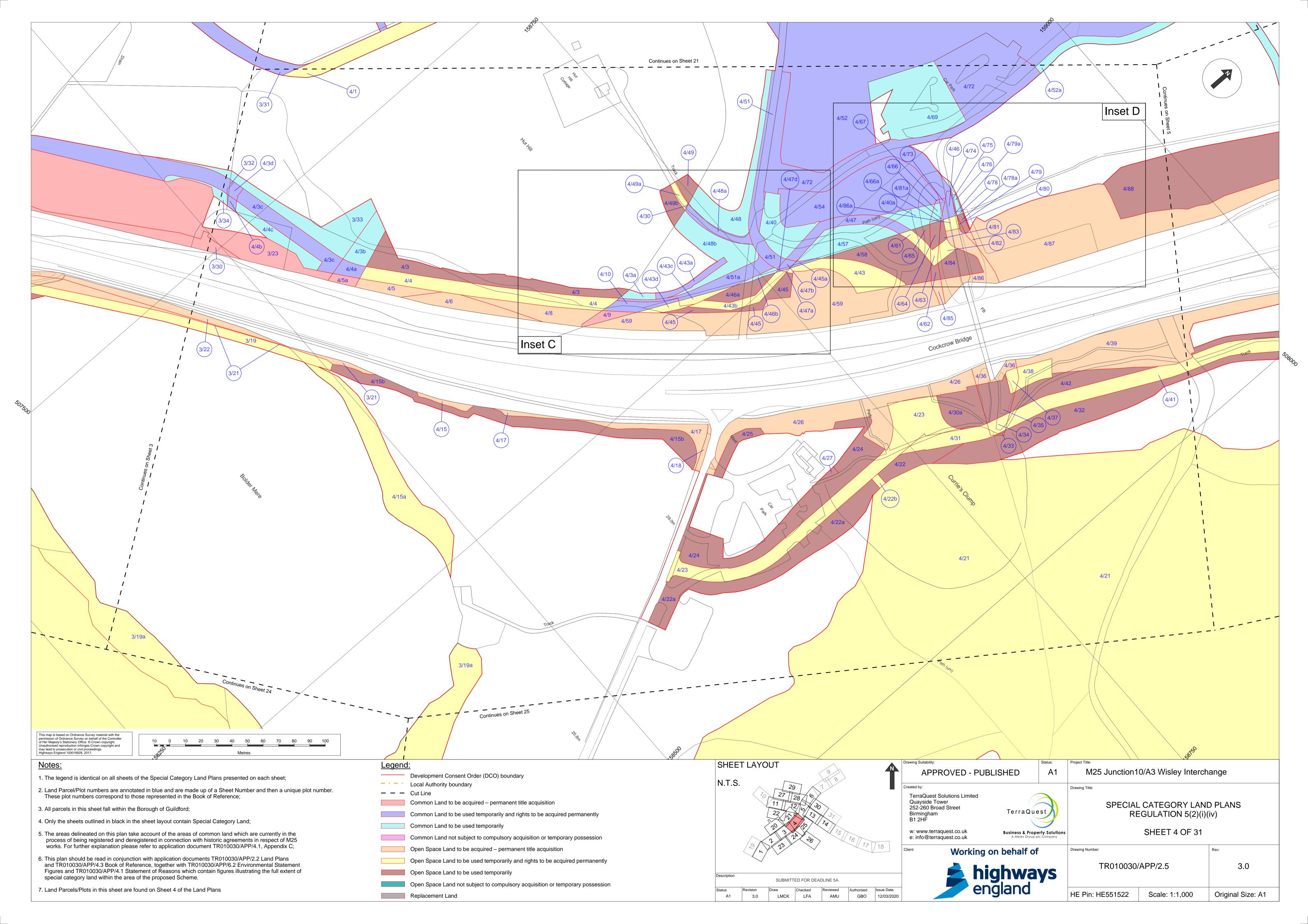
Special Category Land Plans - Regulation 5(2)(i)(iv) - Inset C	TR010030/APP/2.5	3
Special Category Land Plans - Regulation 5(2)(i)(iv) - Inset D	TR010030/APP/2.5	3
Special Category Land Plans - Regulation 5(2)(i)(iv) - Inset E	TR010030/APP/2.5	3 <u>7</u>
Special Category Land Plans - Regulation 5(2)(i)(iv) - 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	<u>07</u>
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 (sheet no longer in use)	TR010030/APP/2.5	0 <u>7</u>

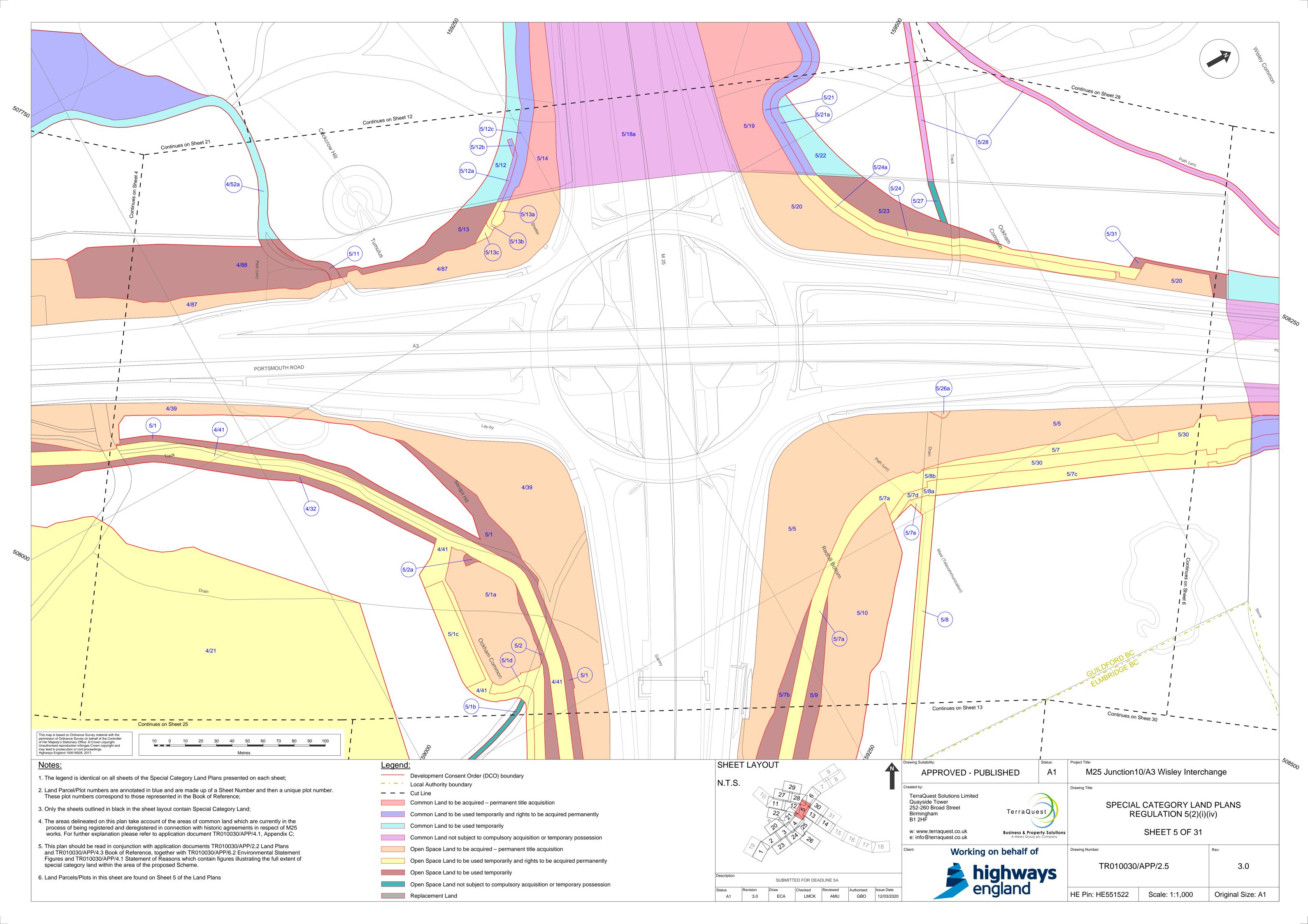


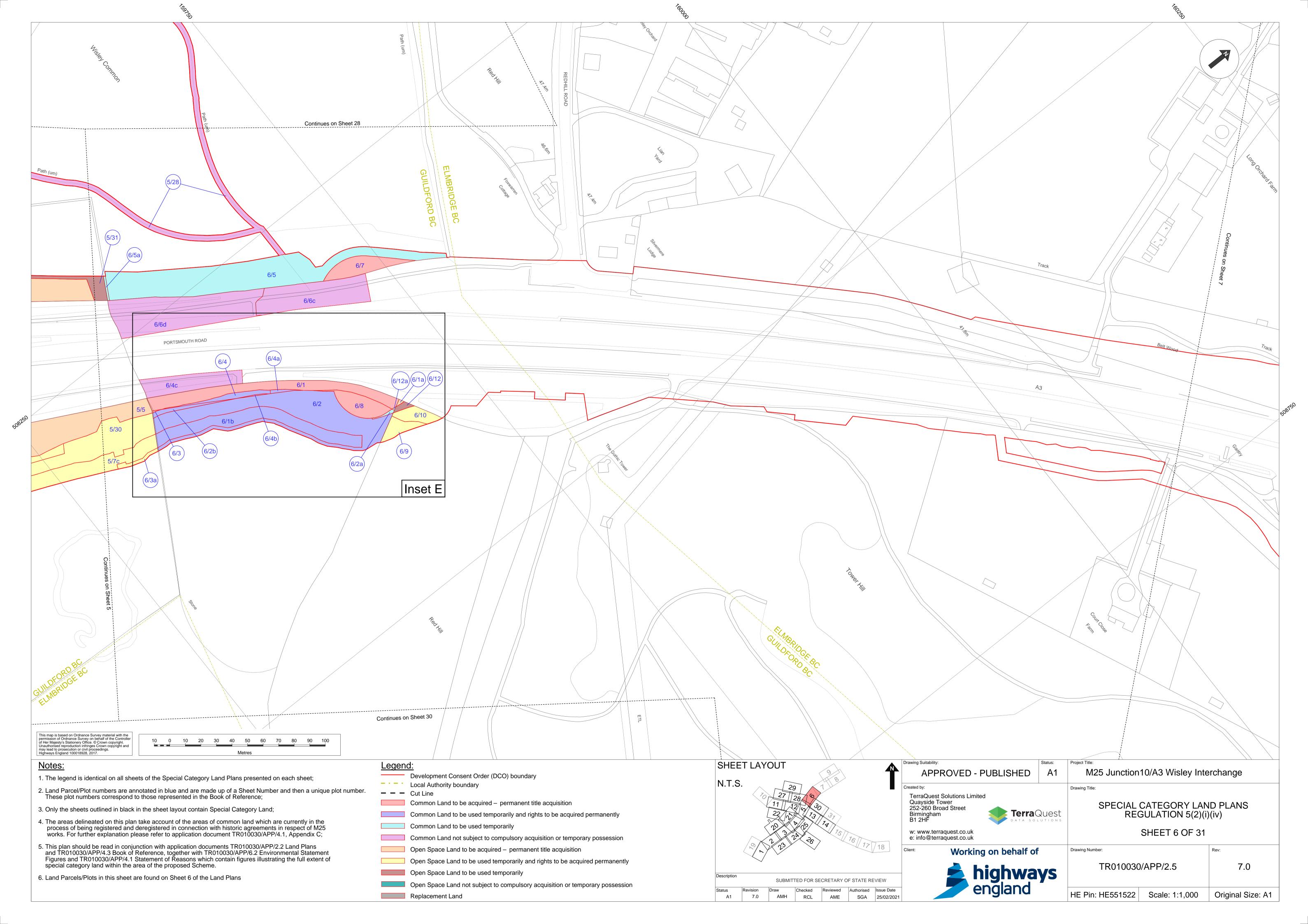


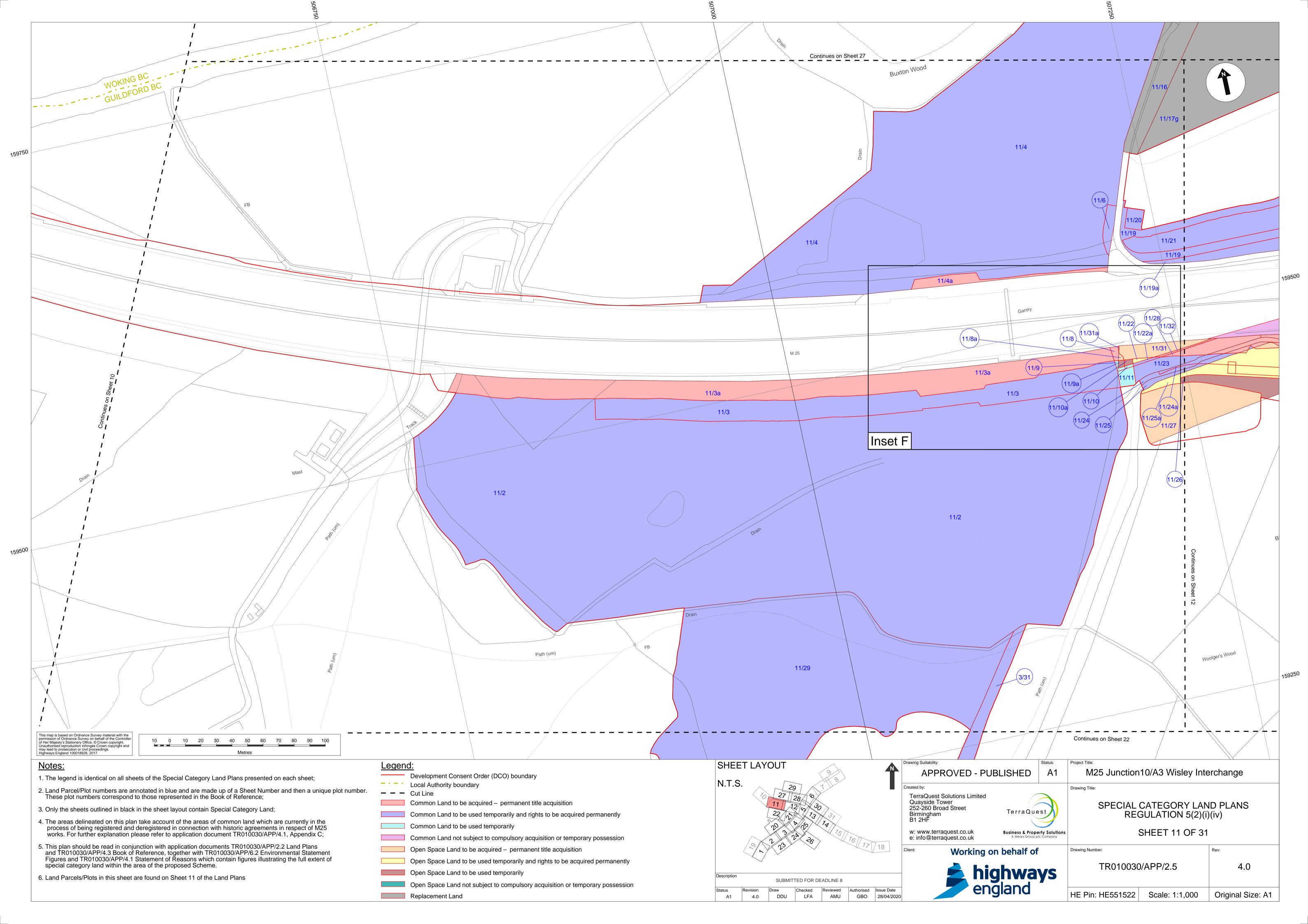


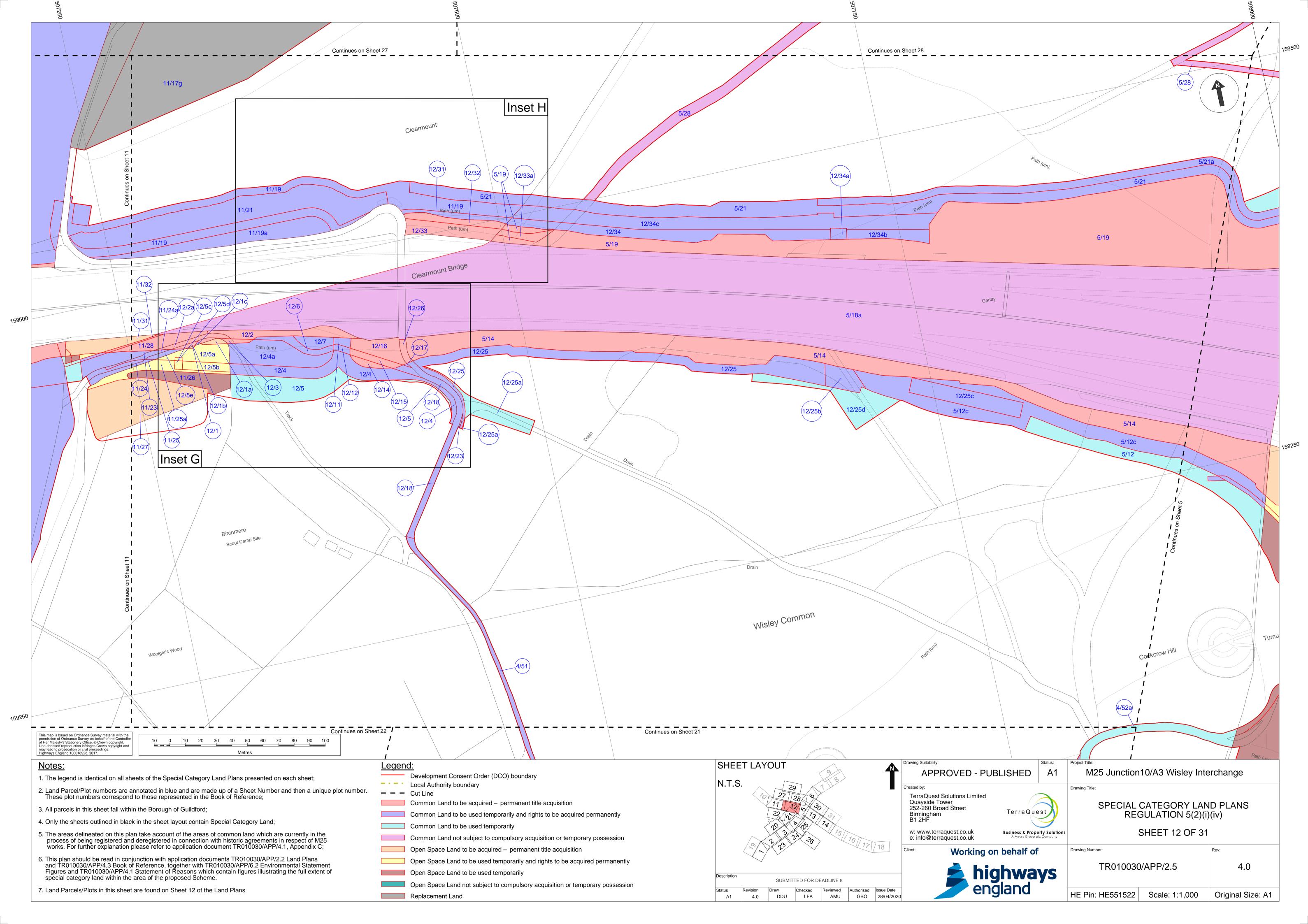


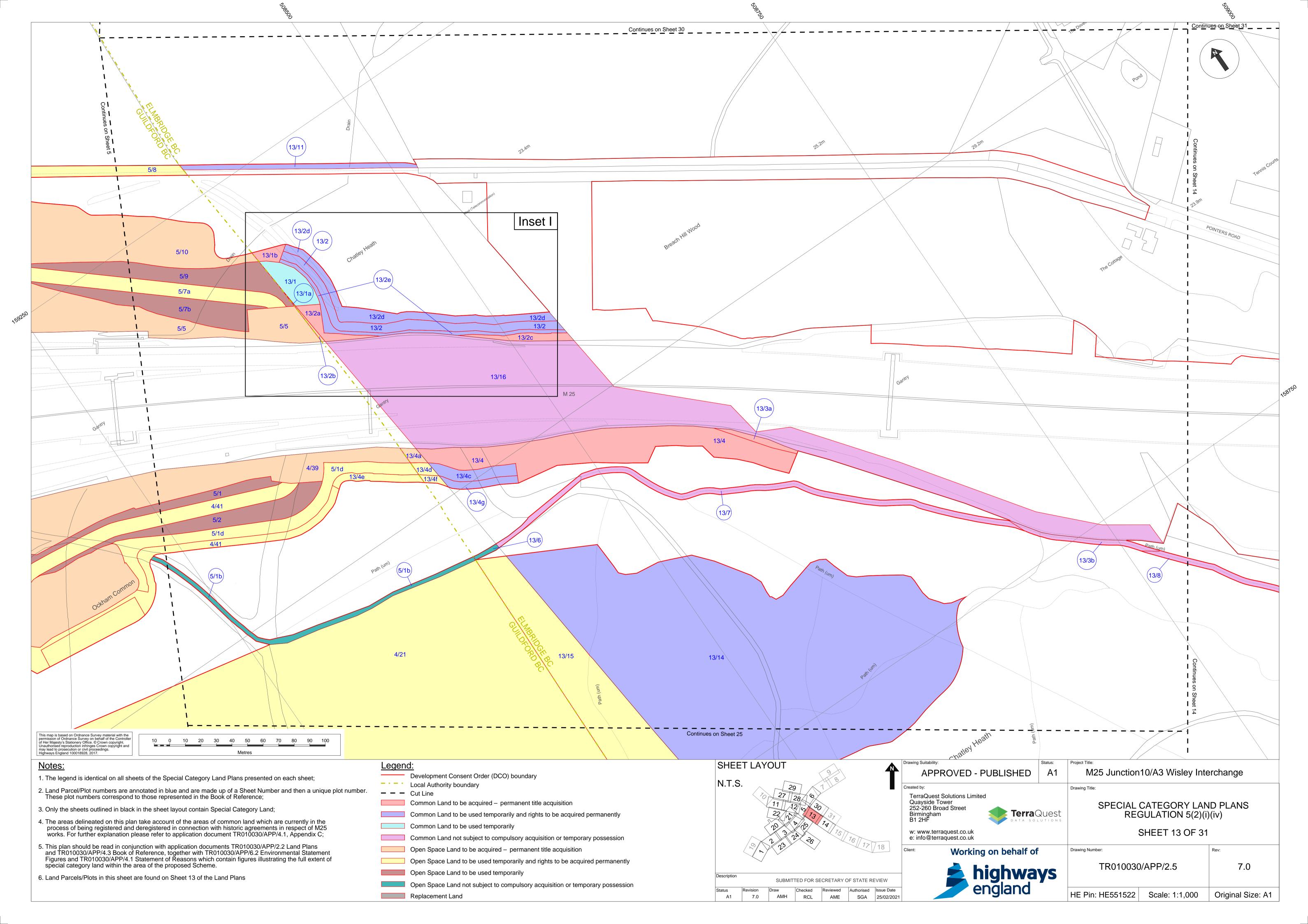


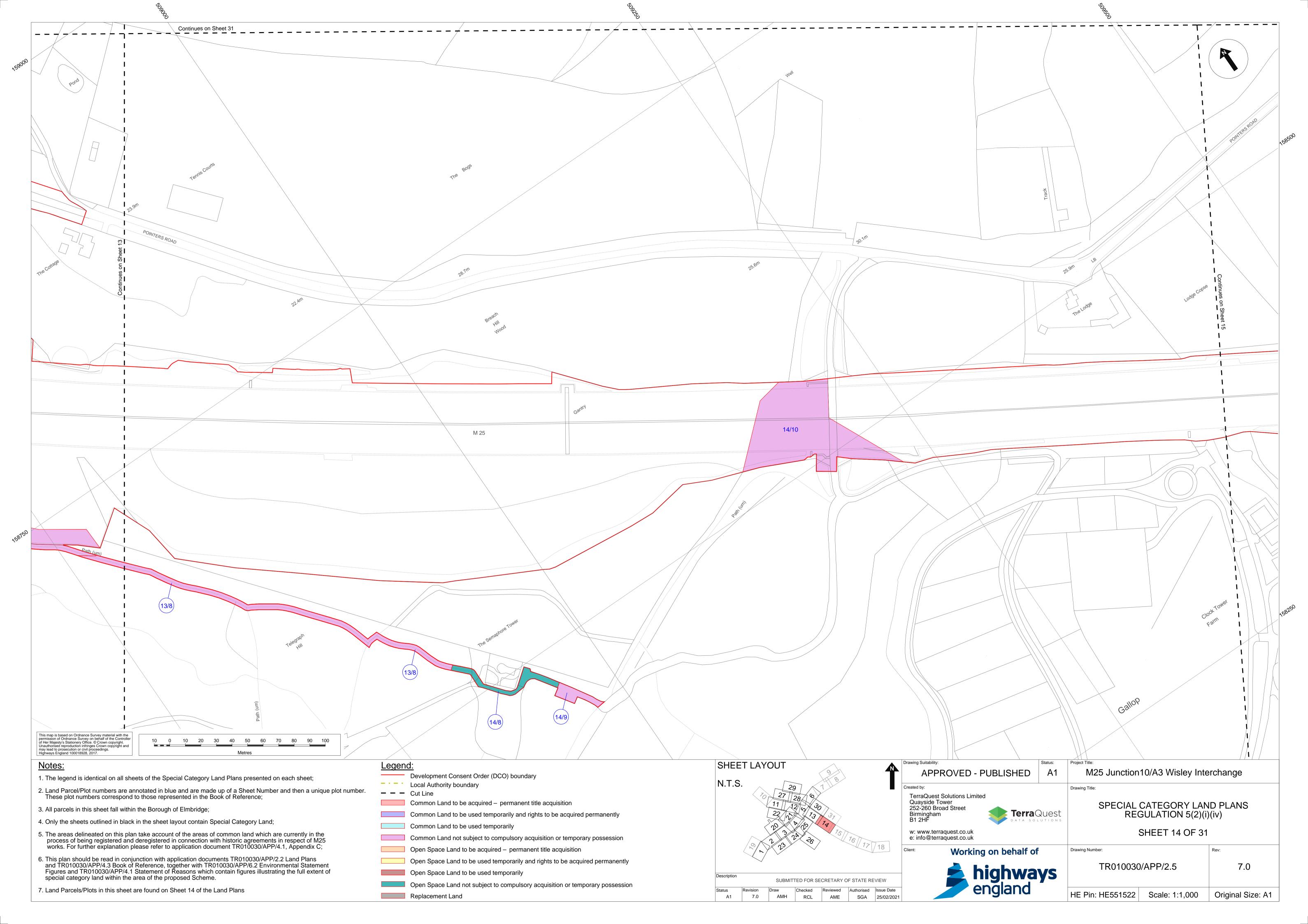


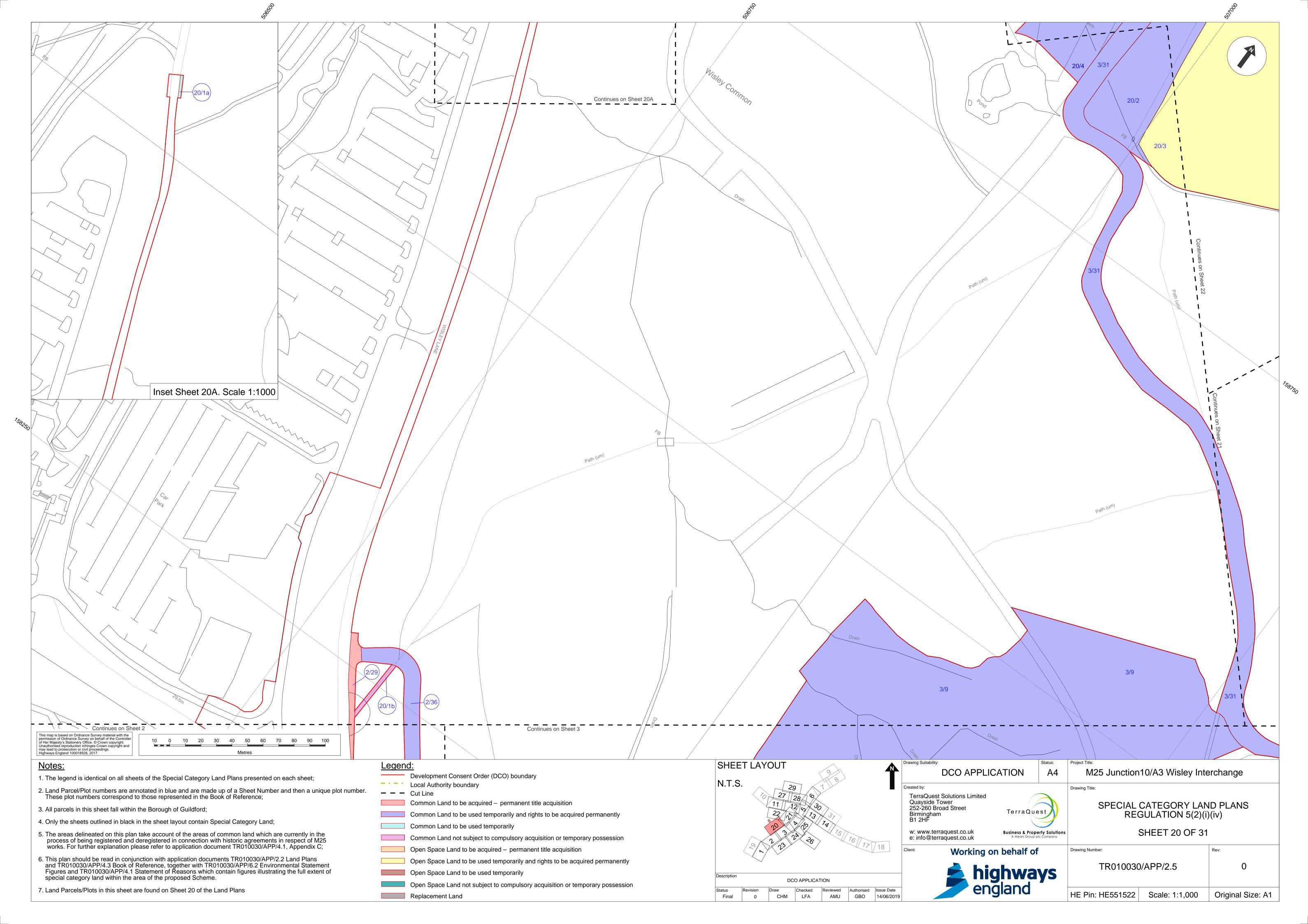


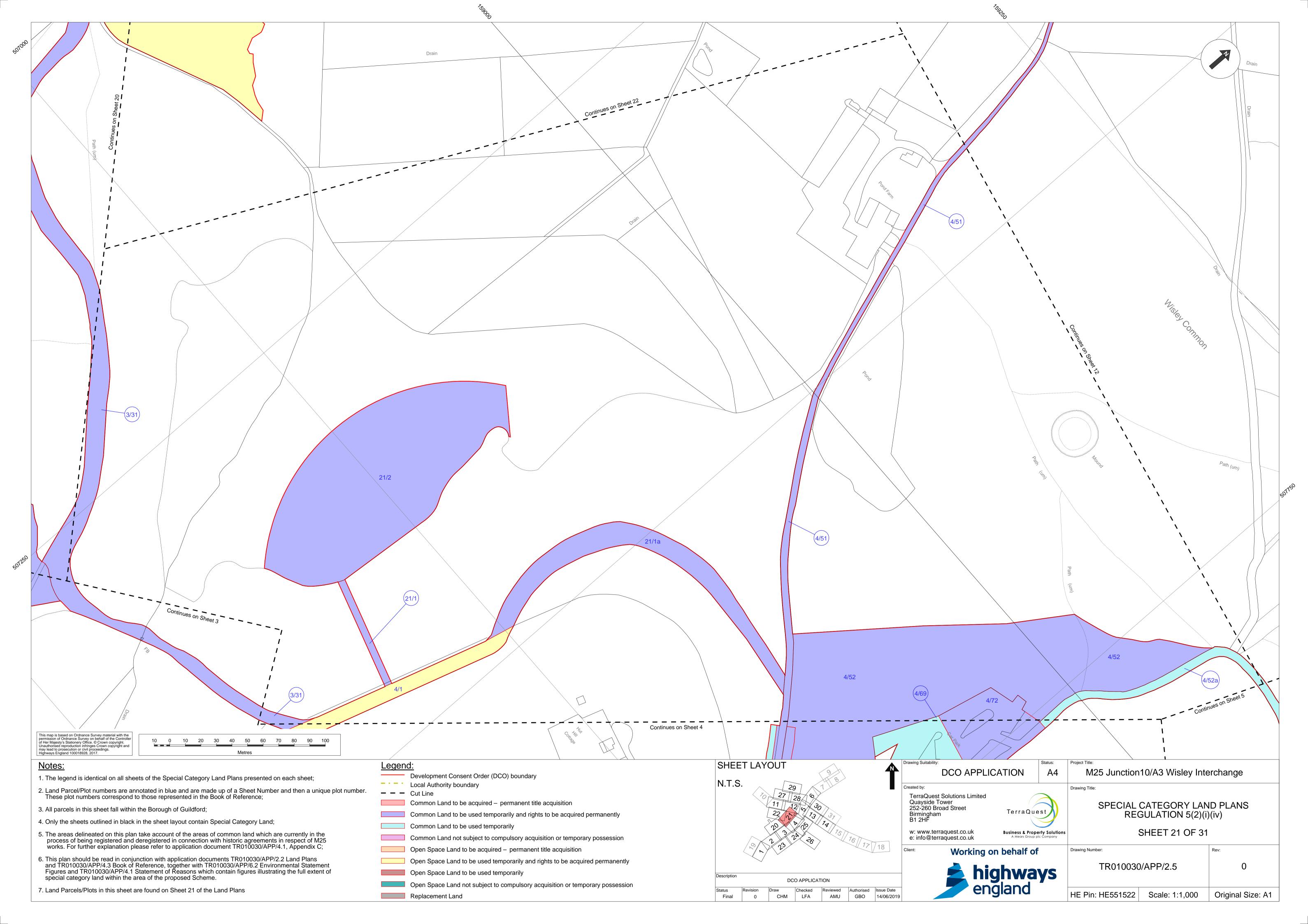


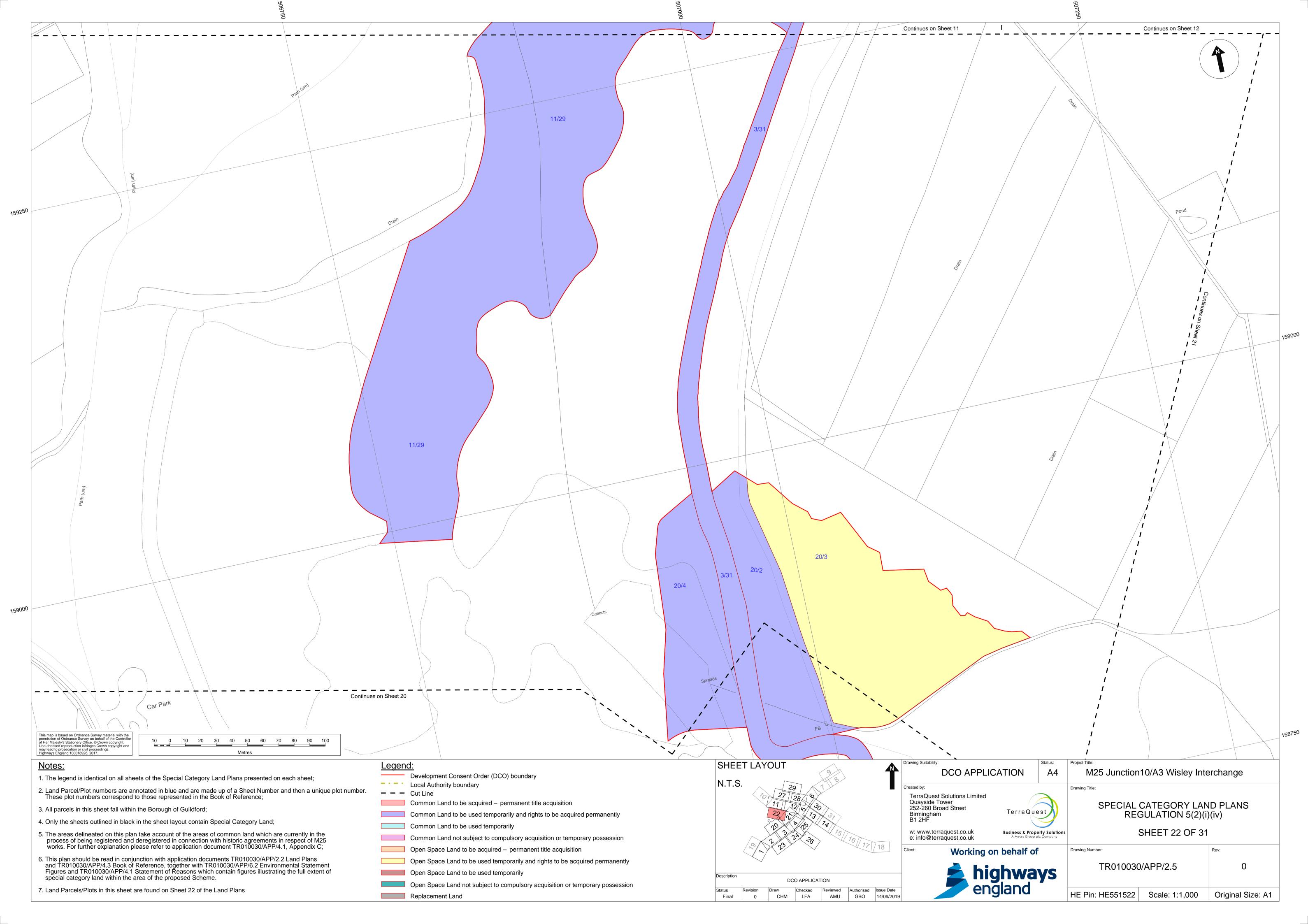


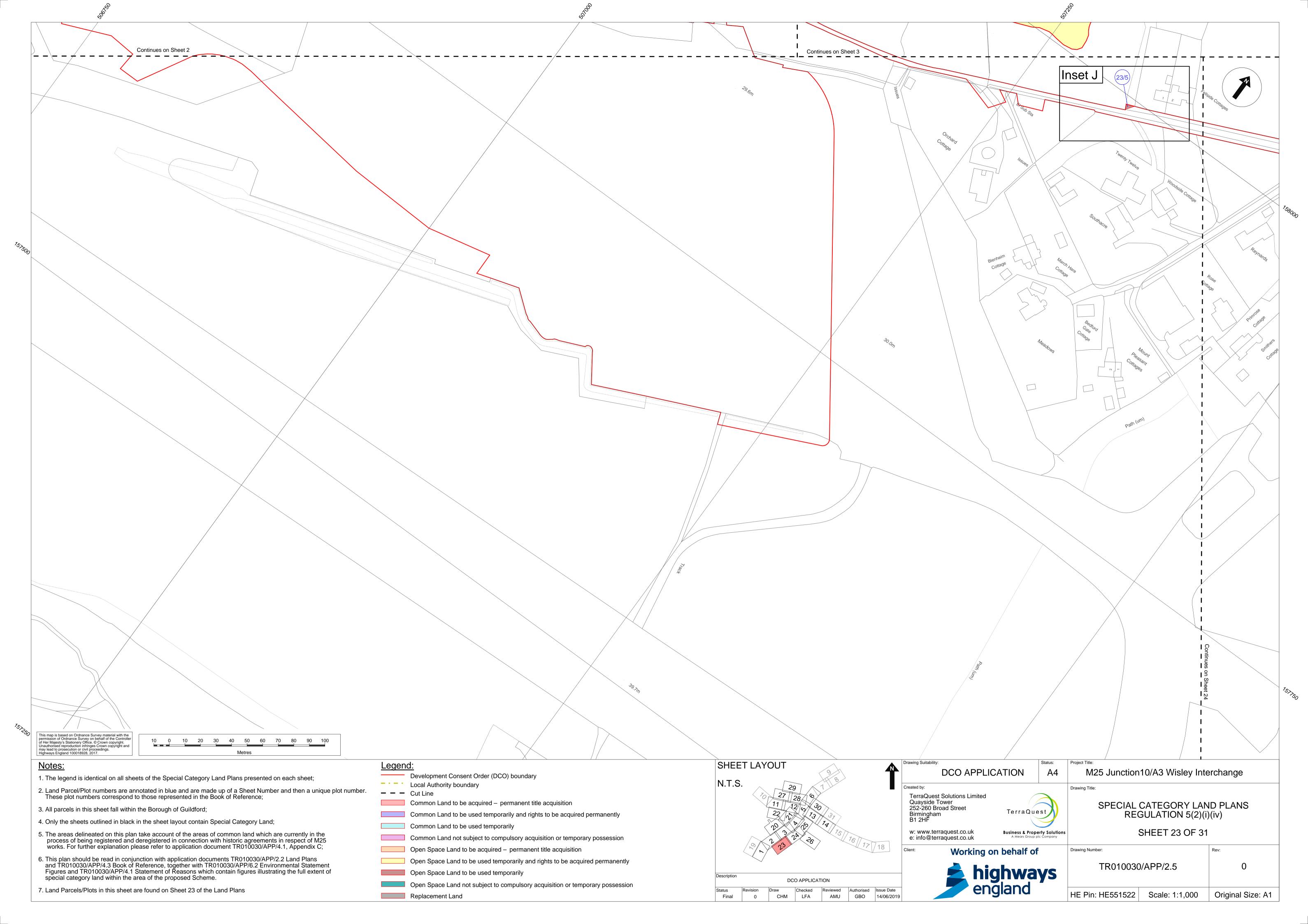


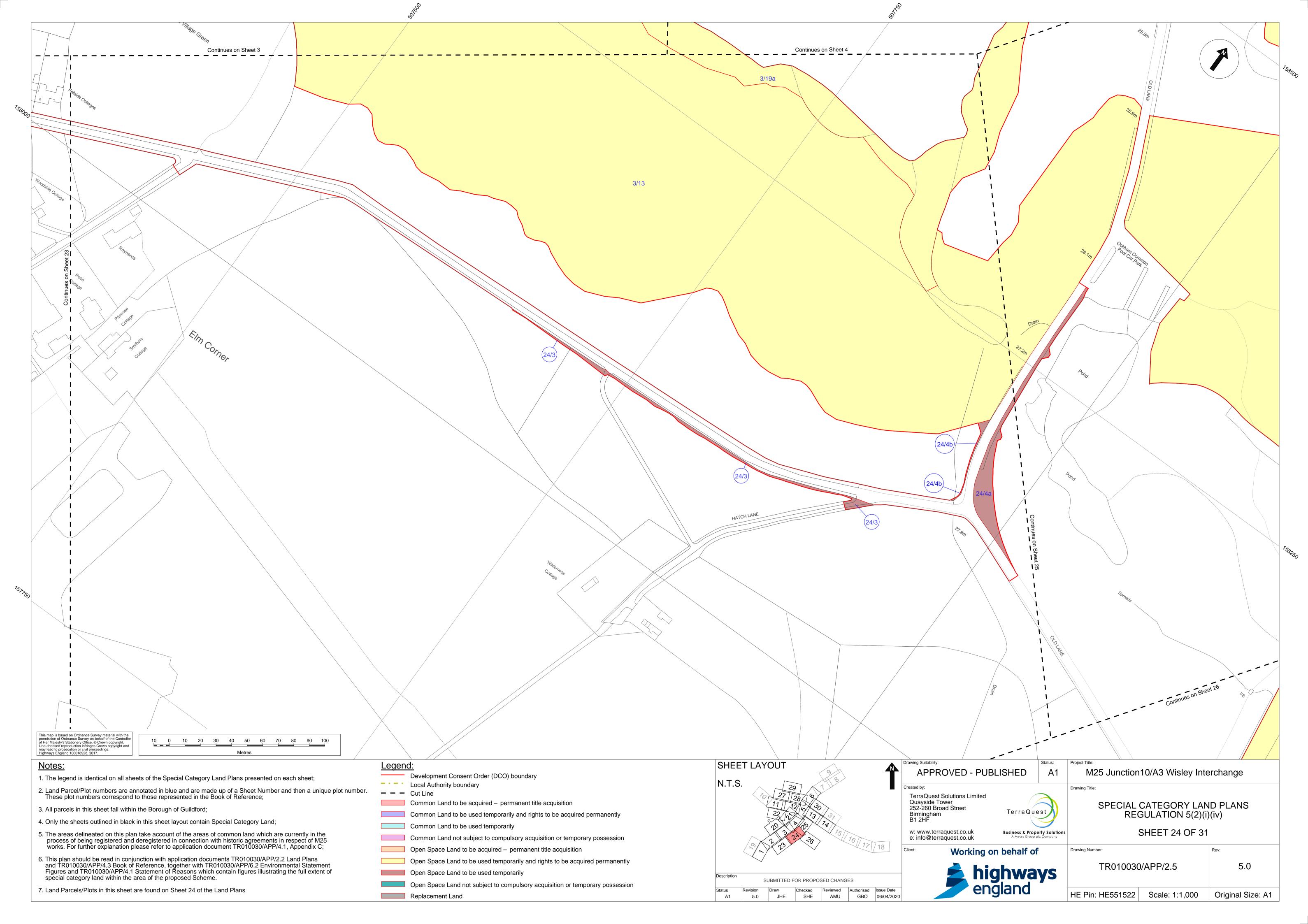


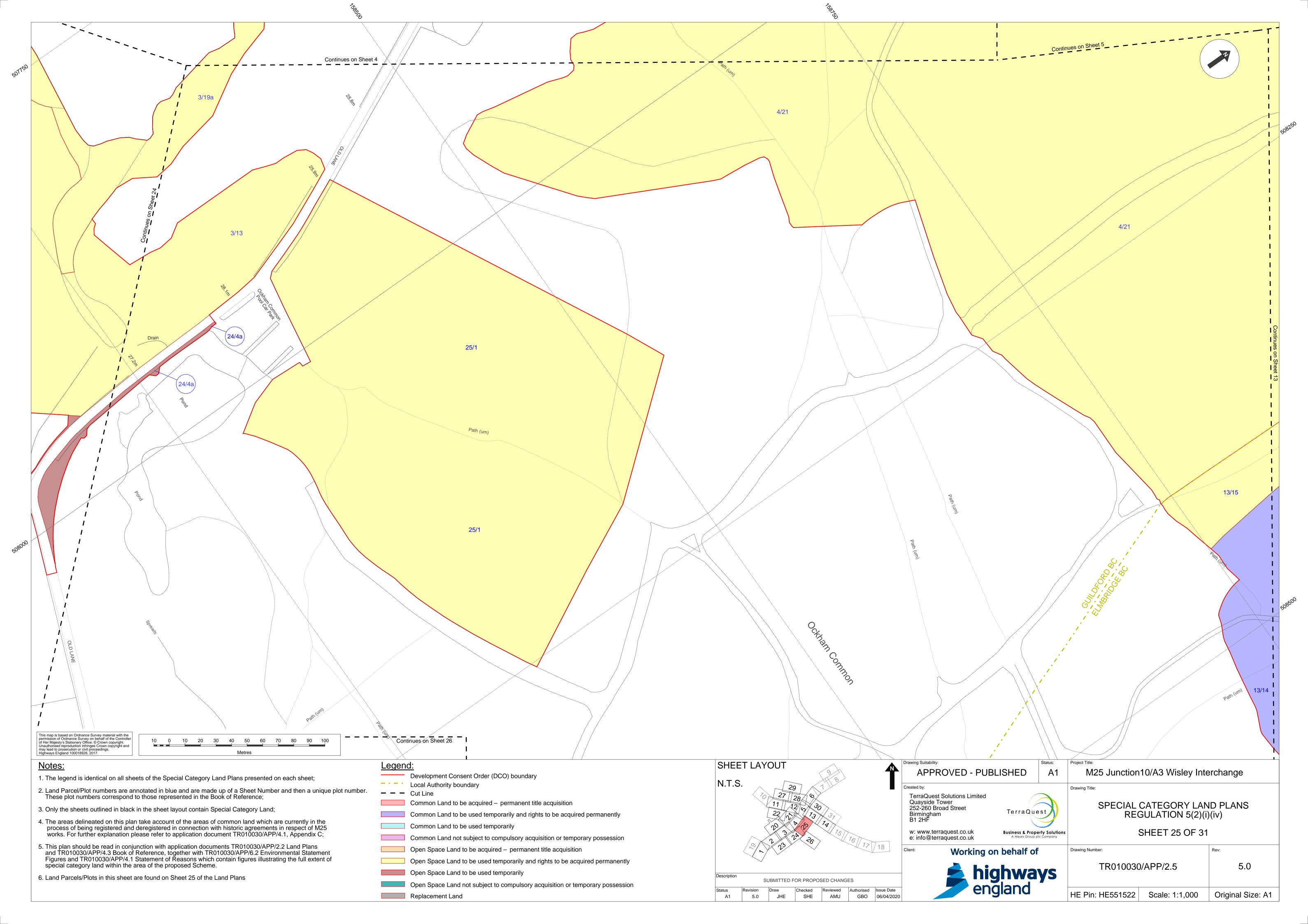


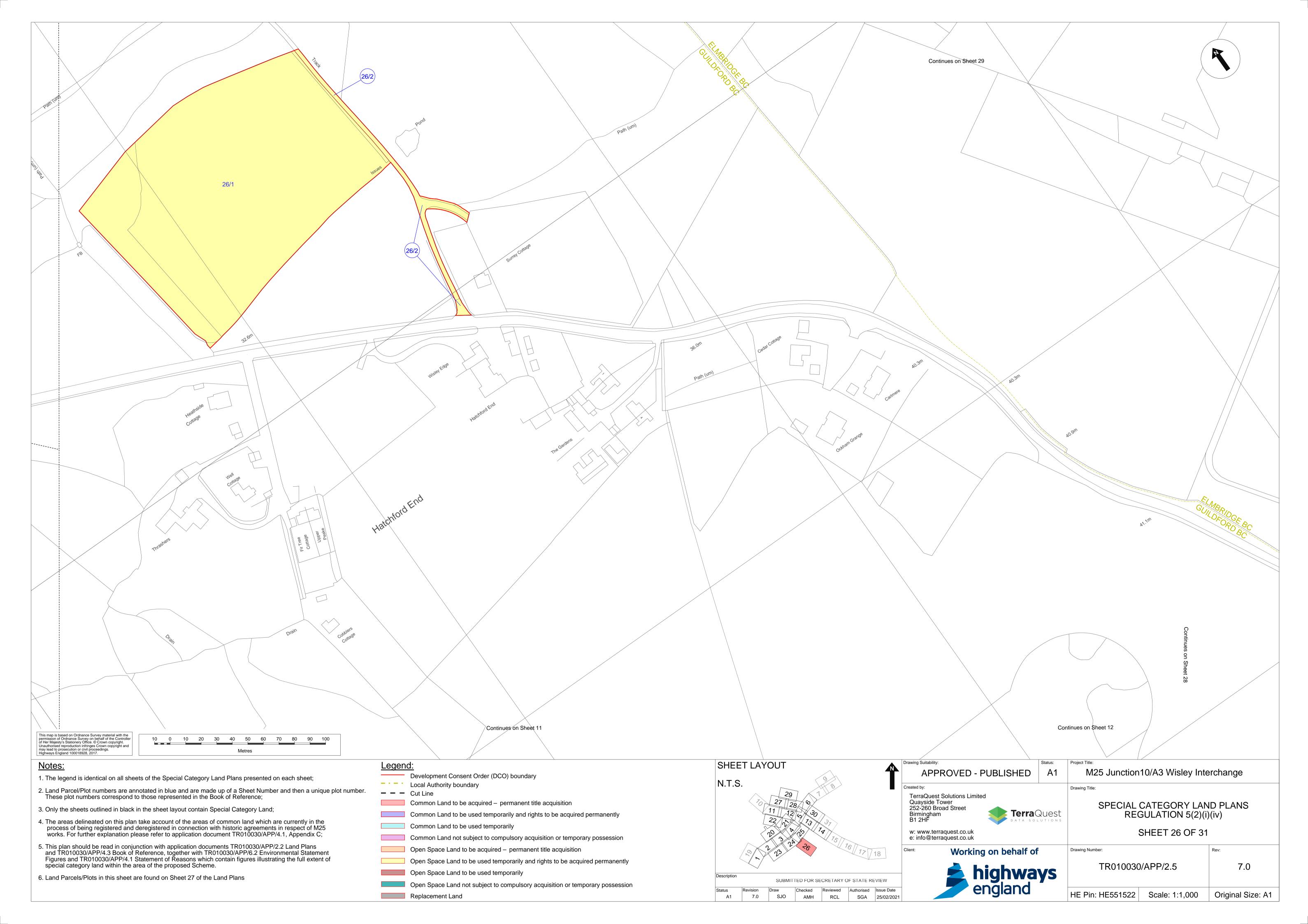


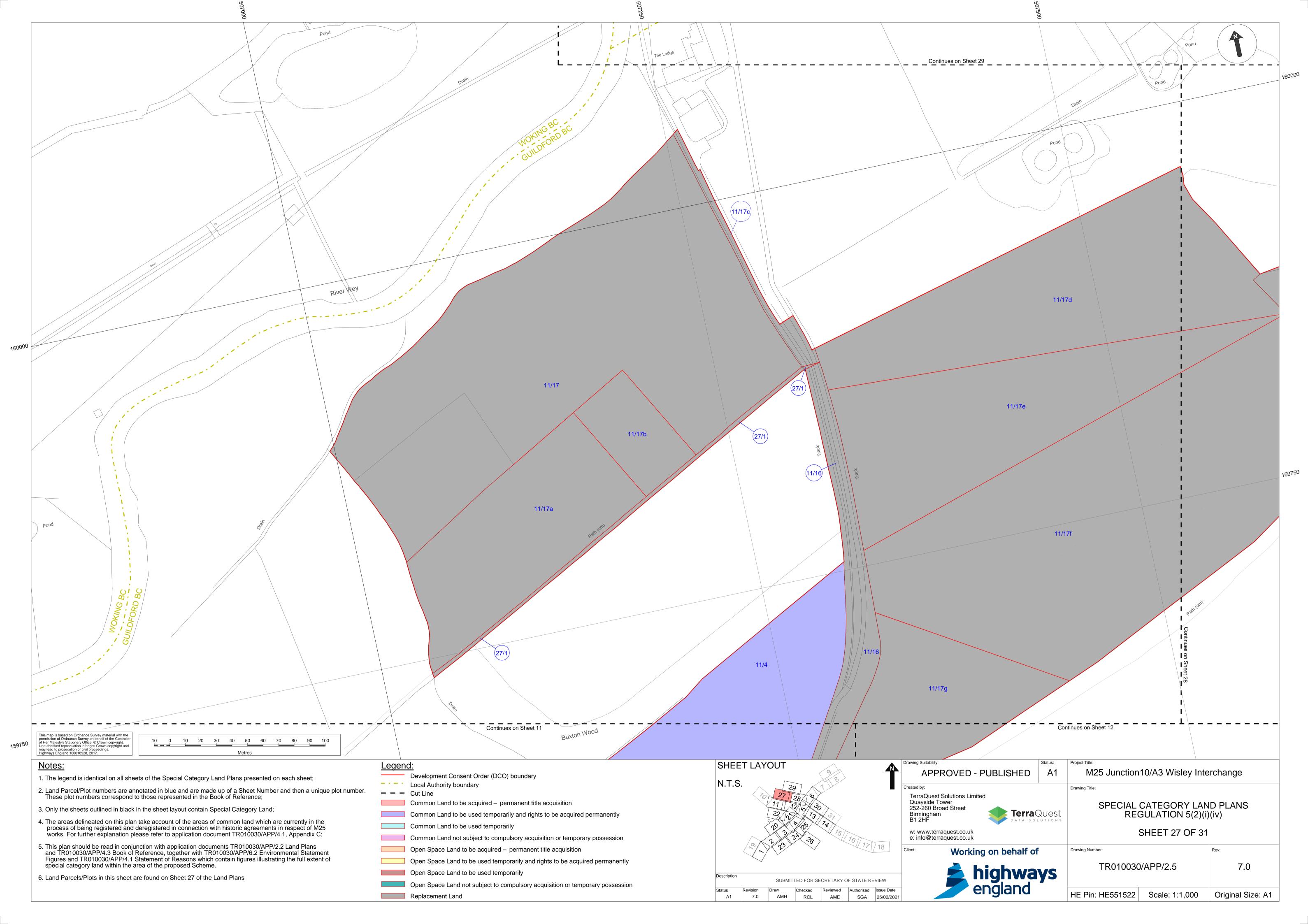


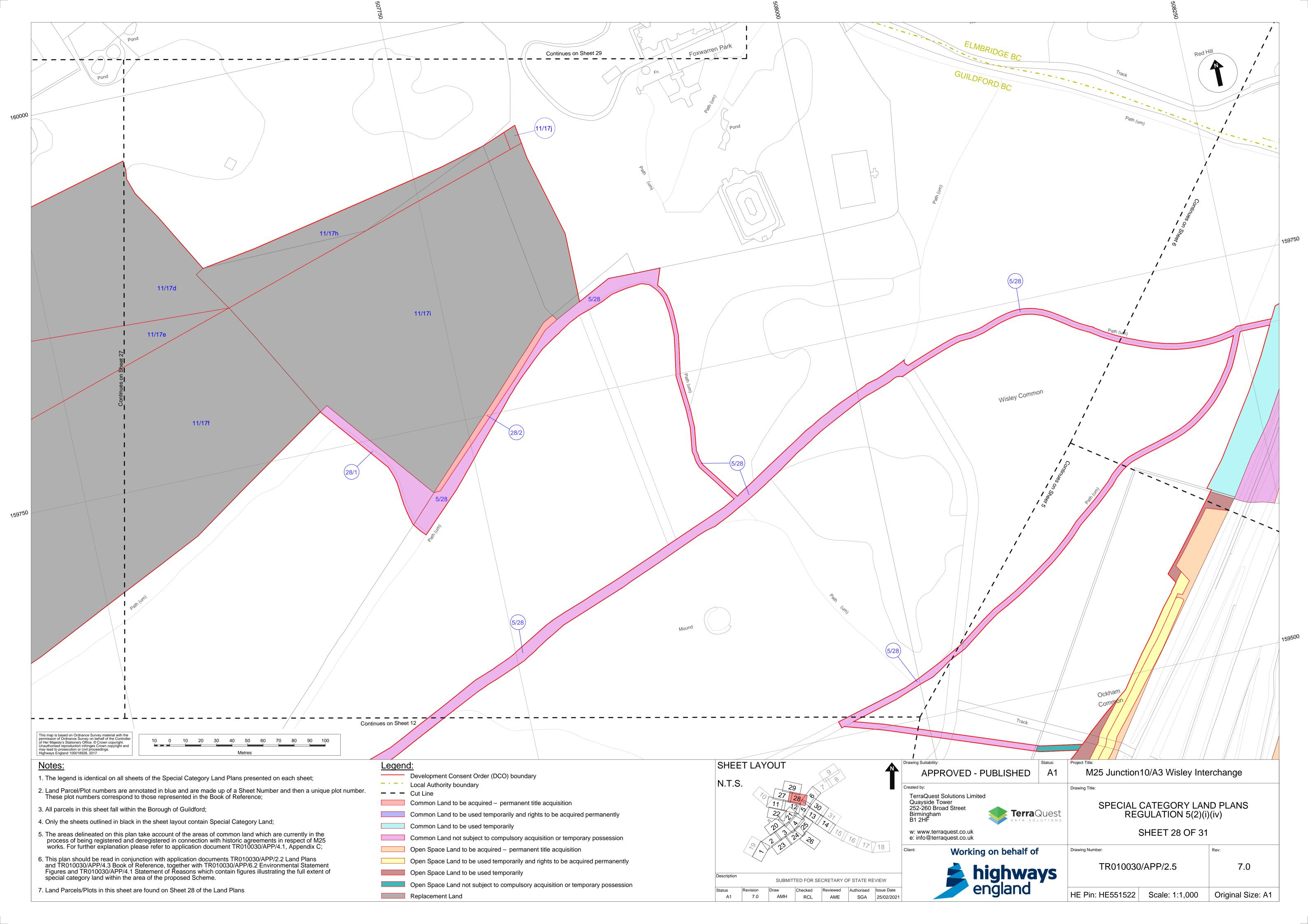


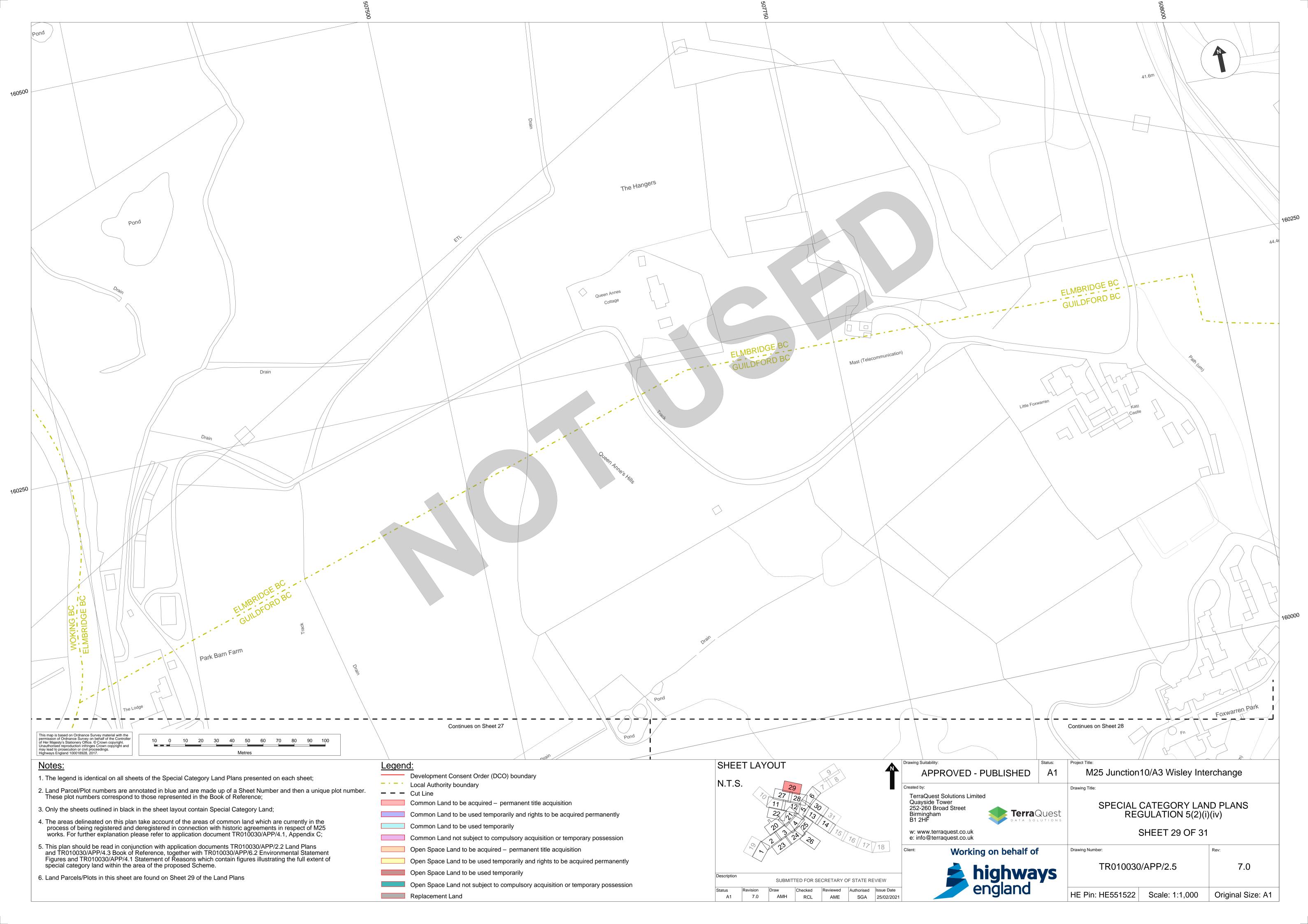


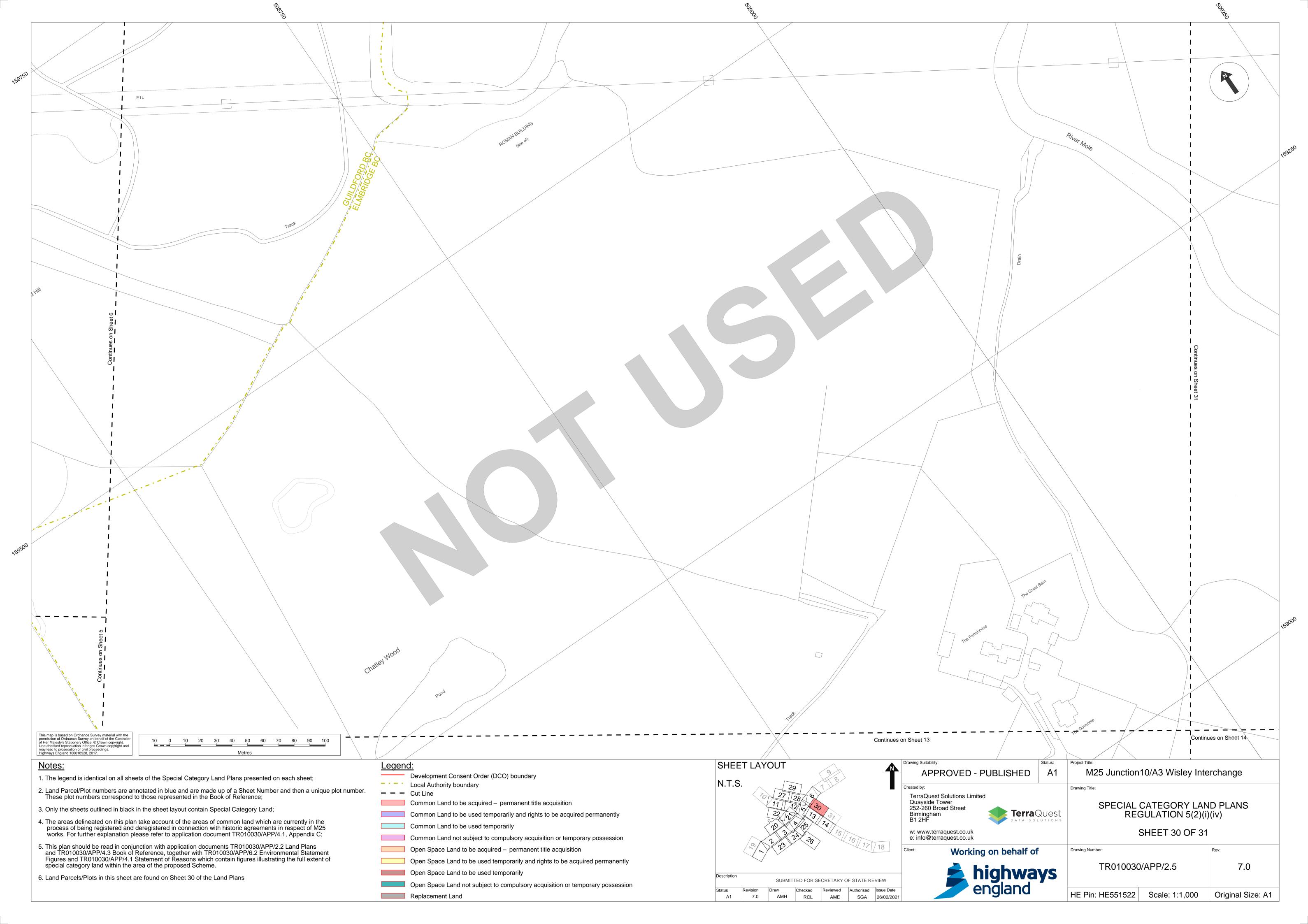


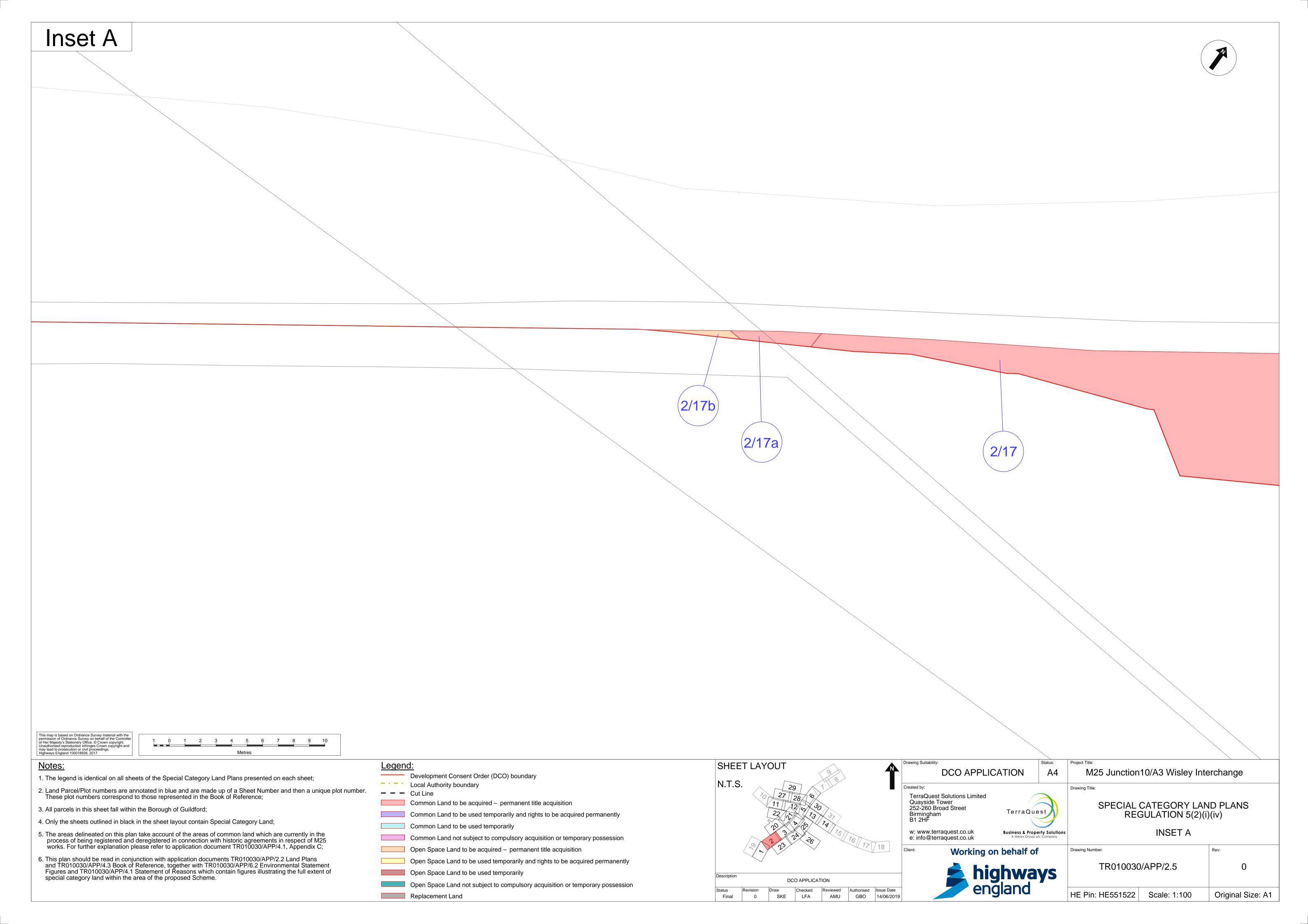


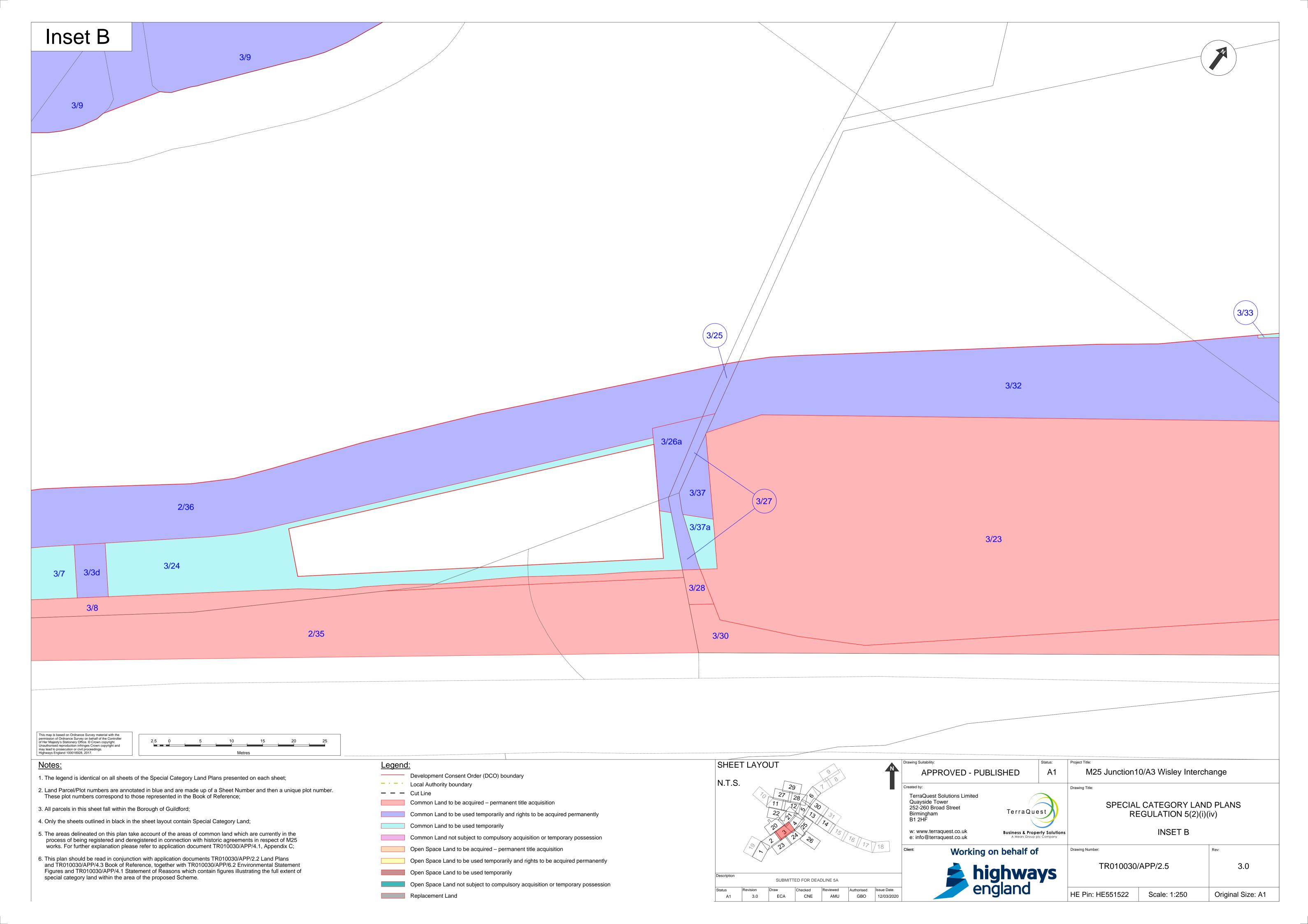


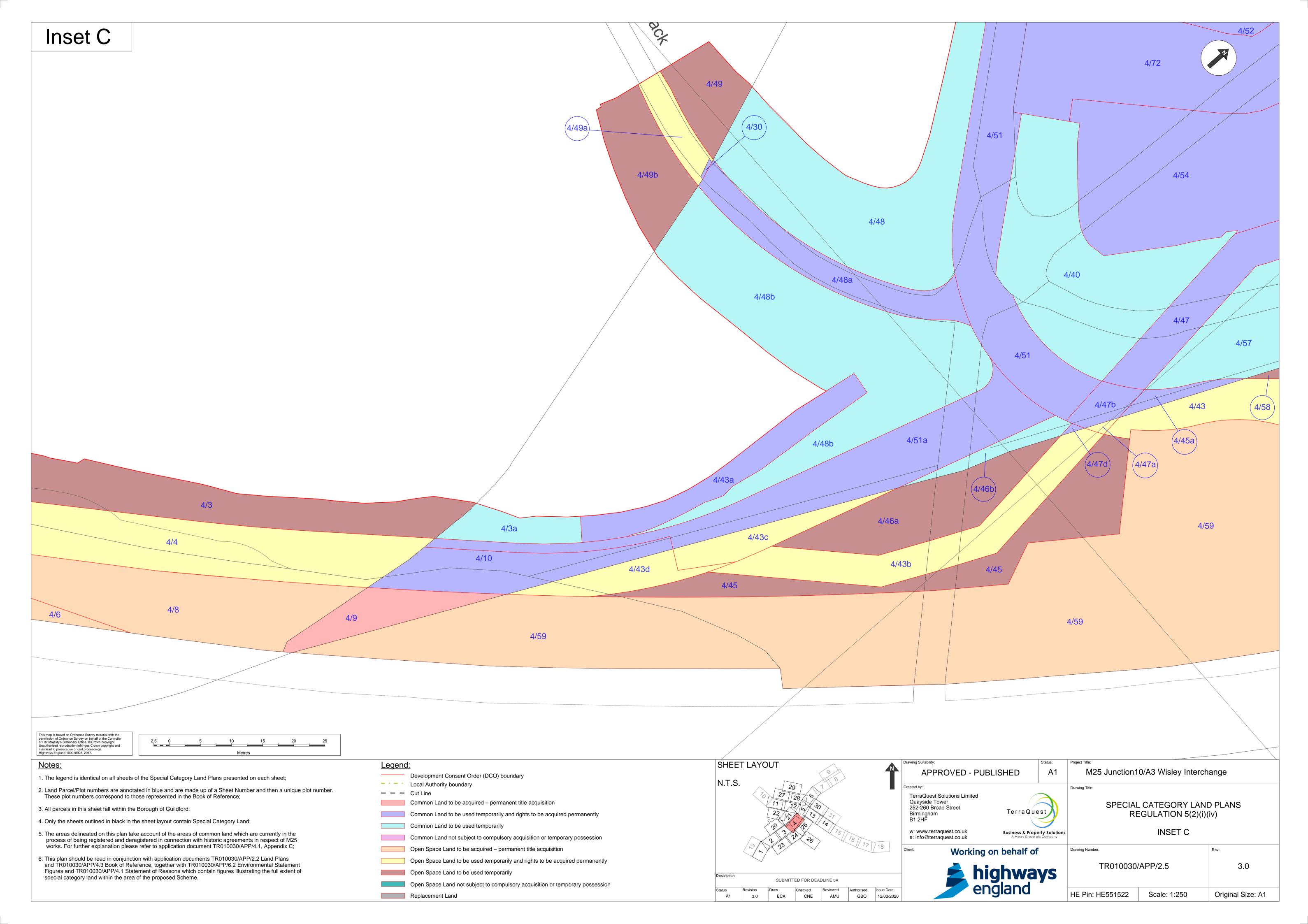


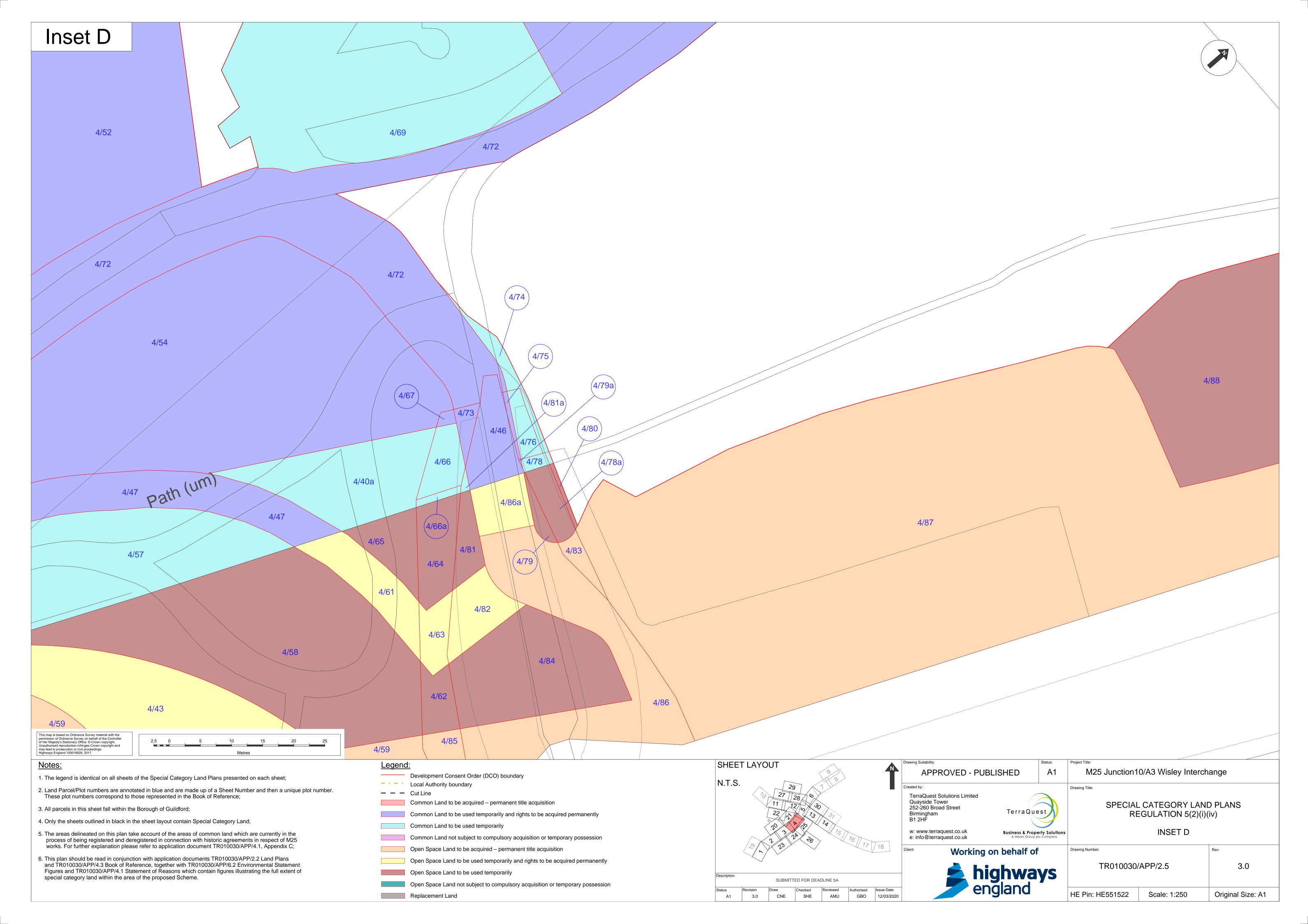


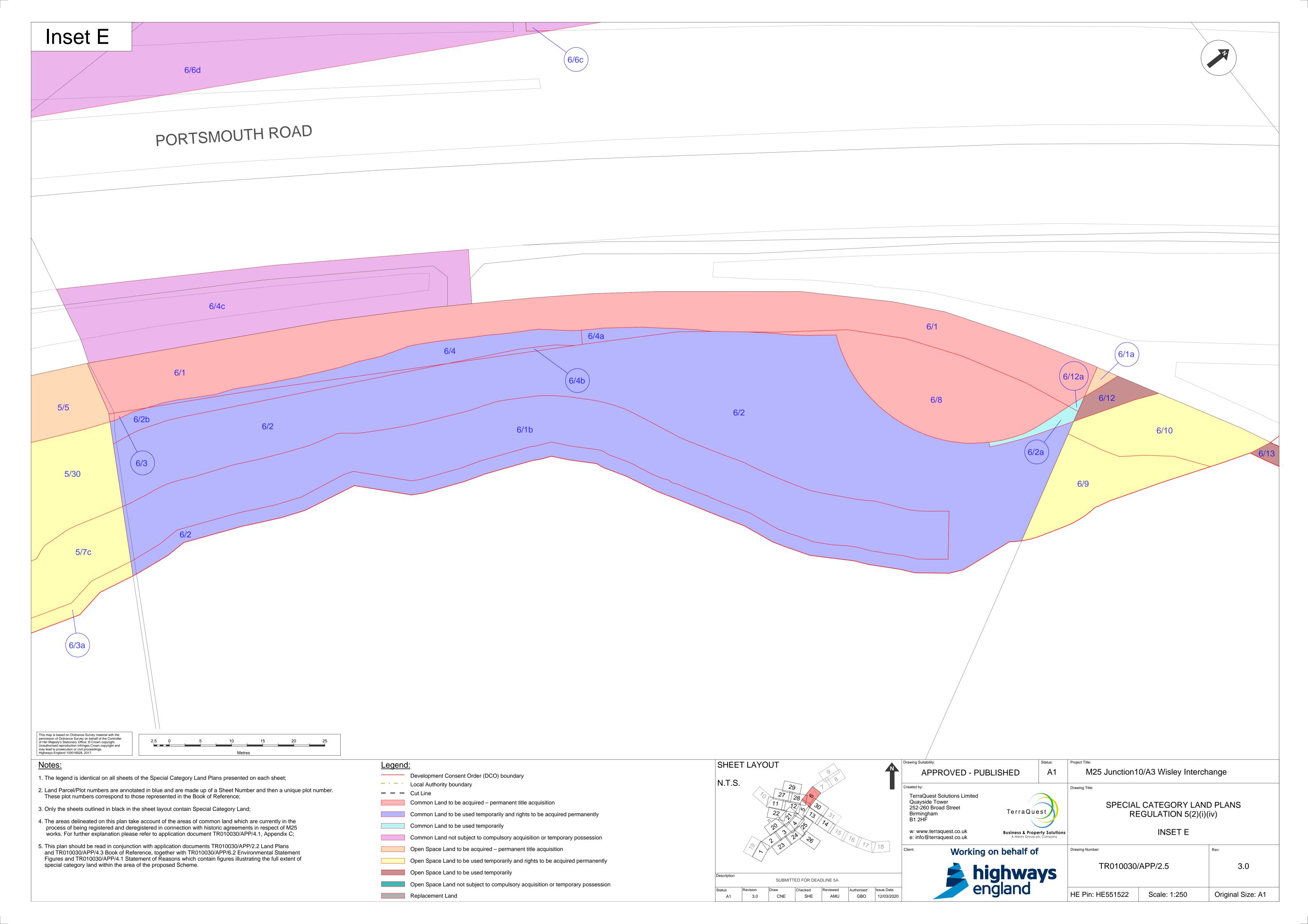


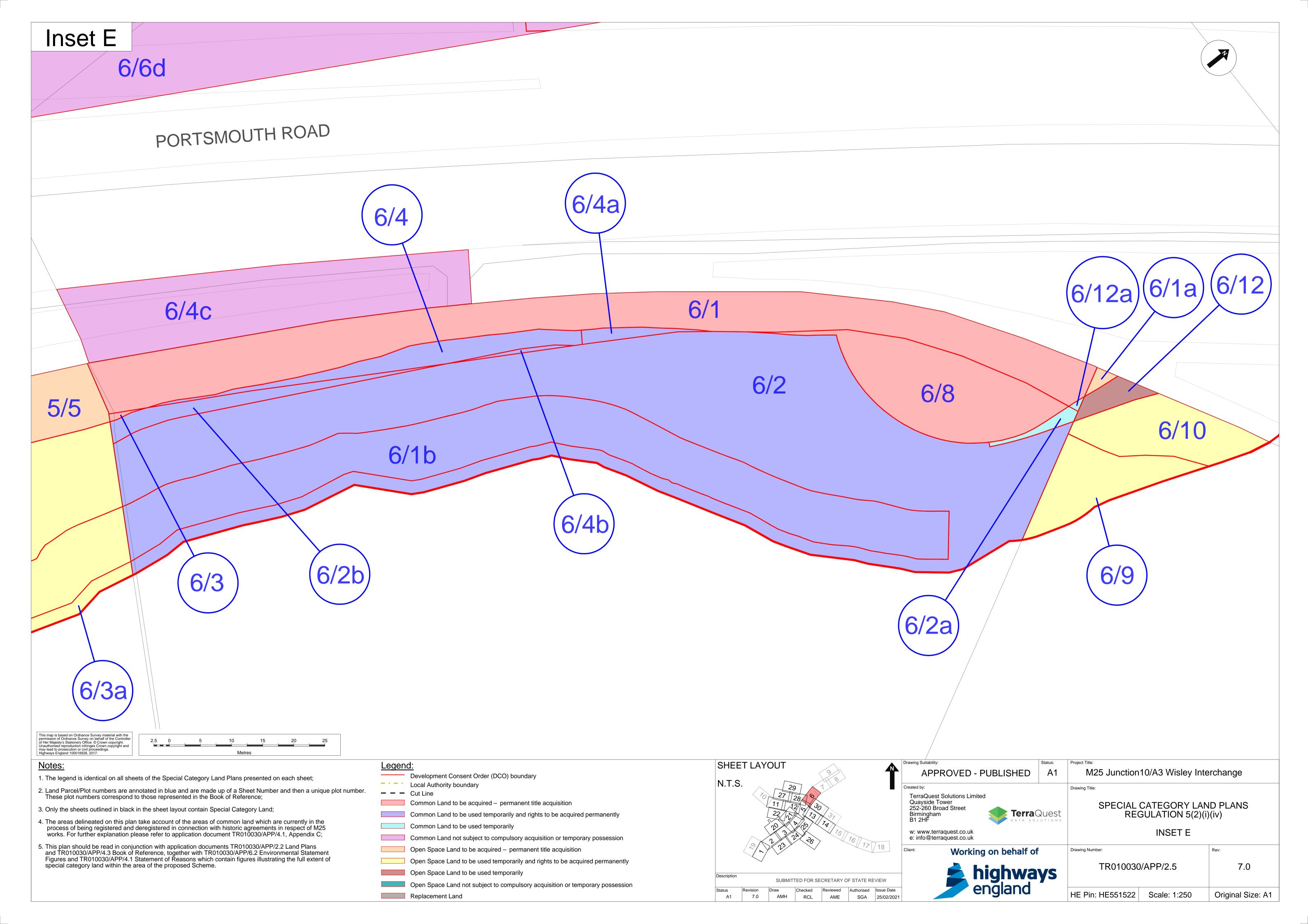


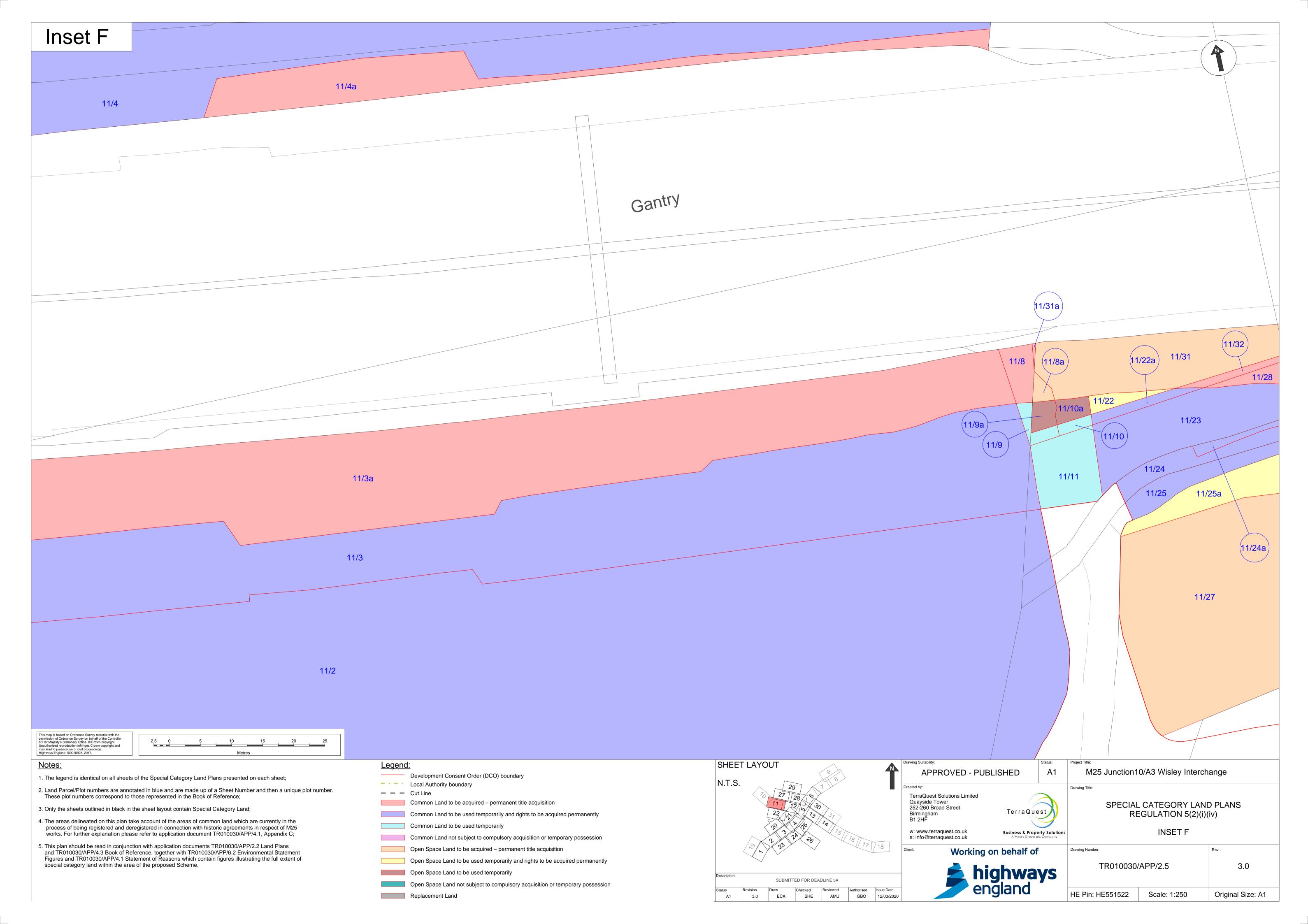


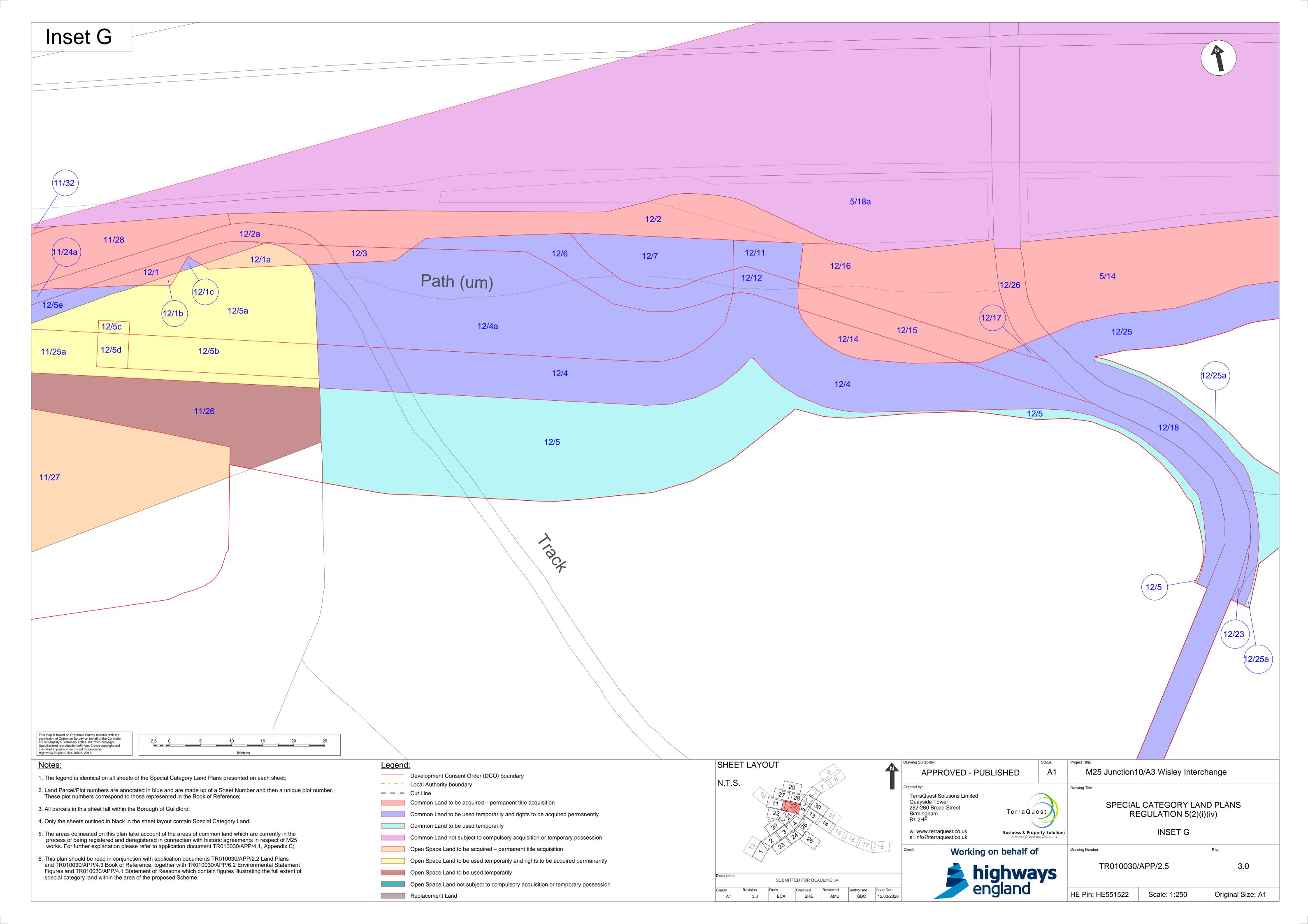


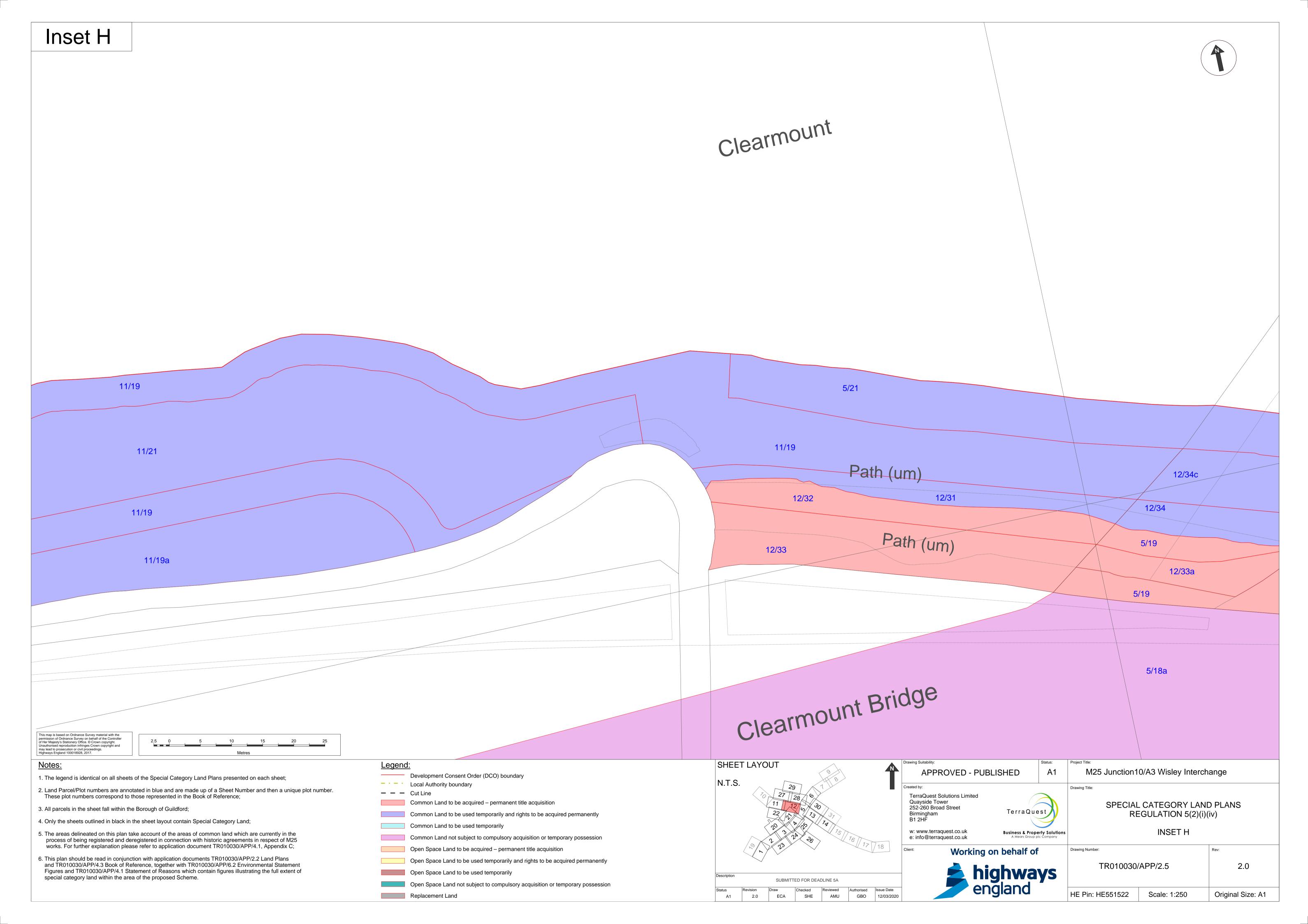


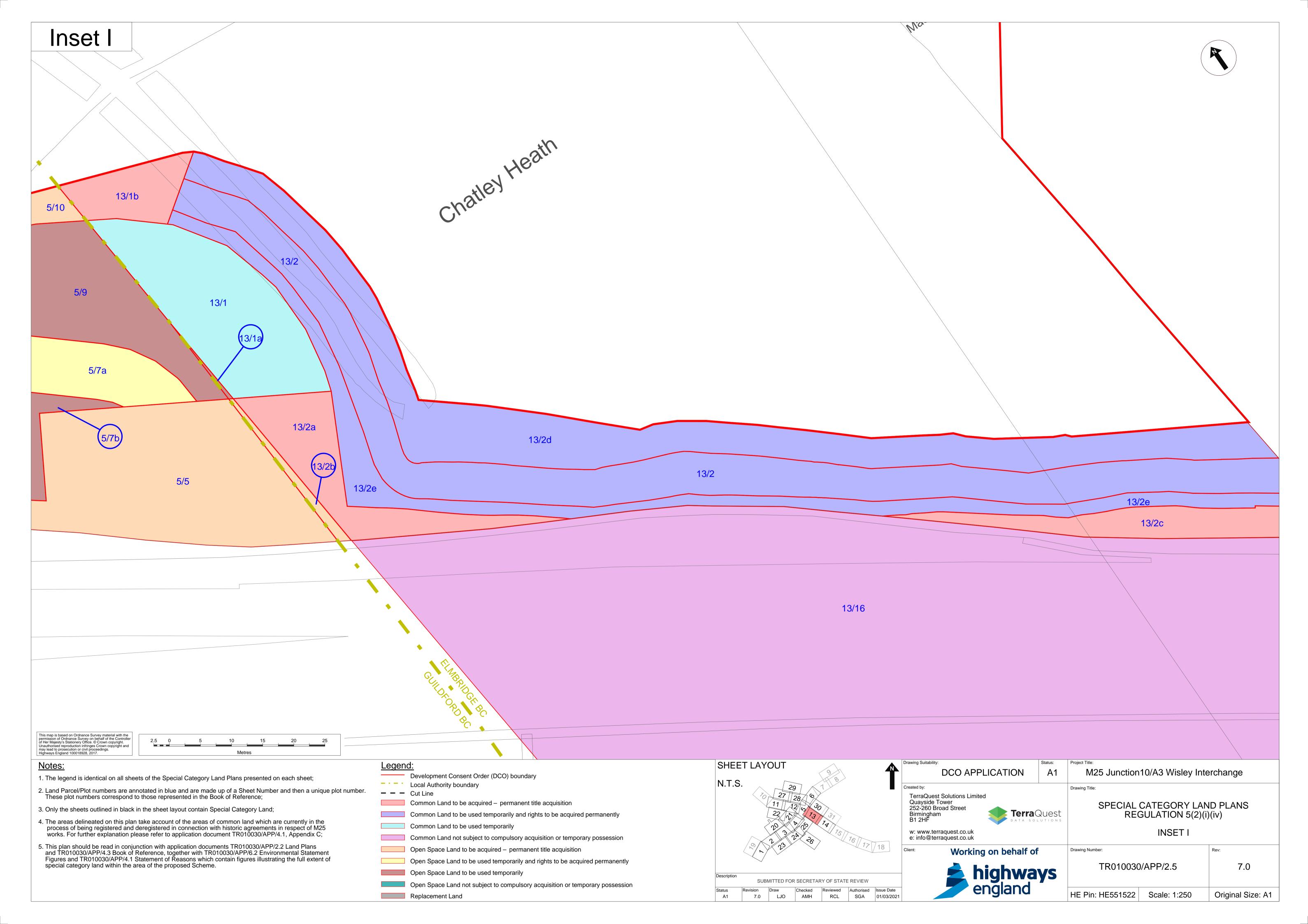


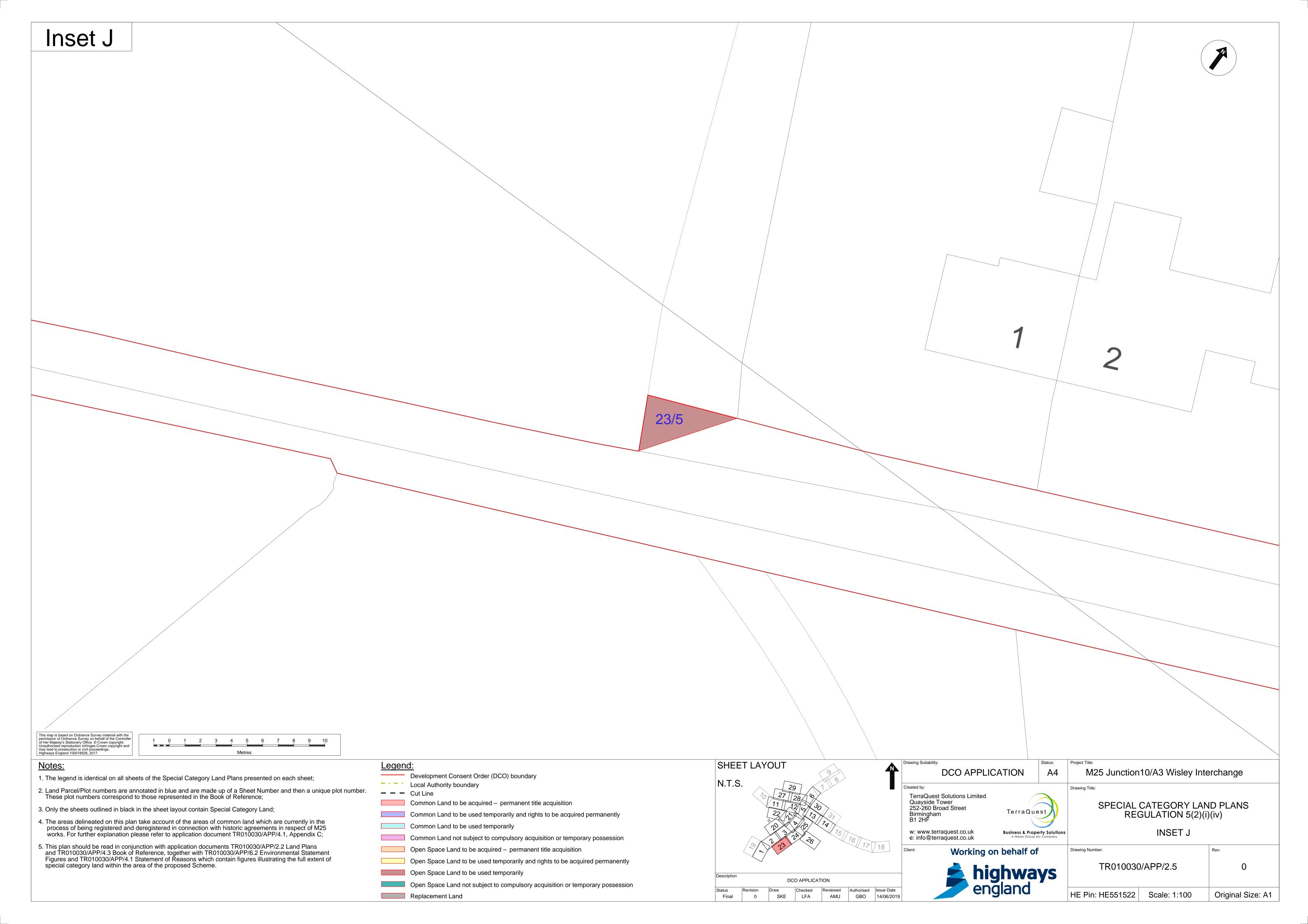


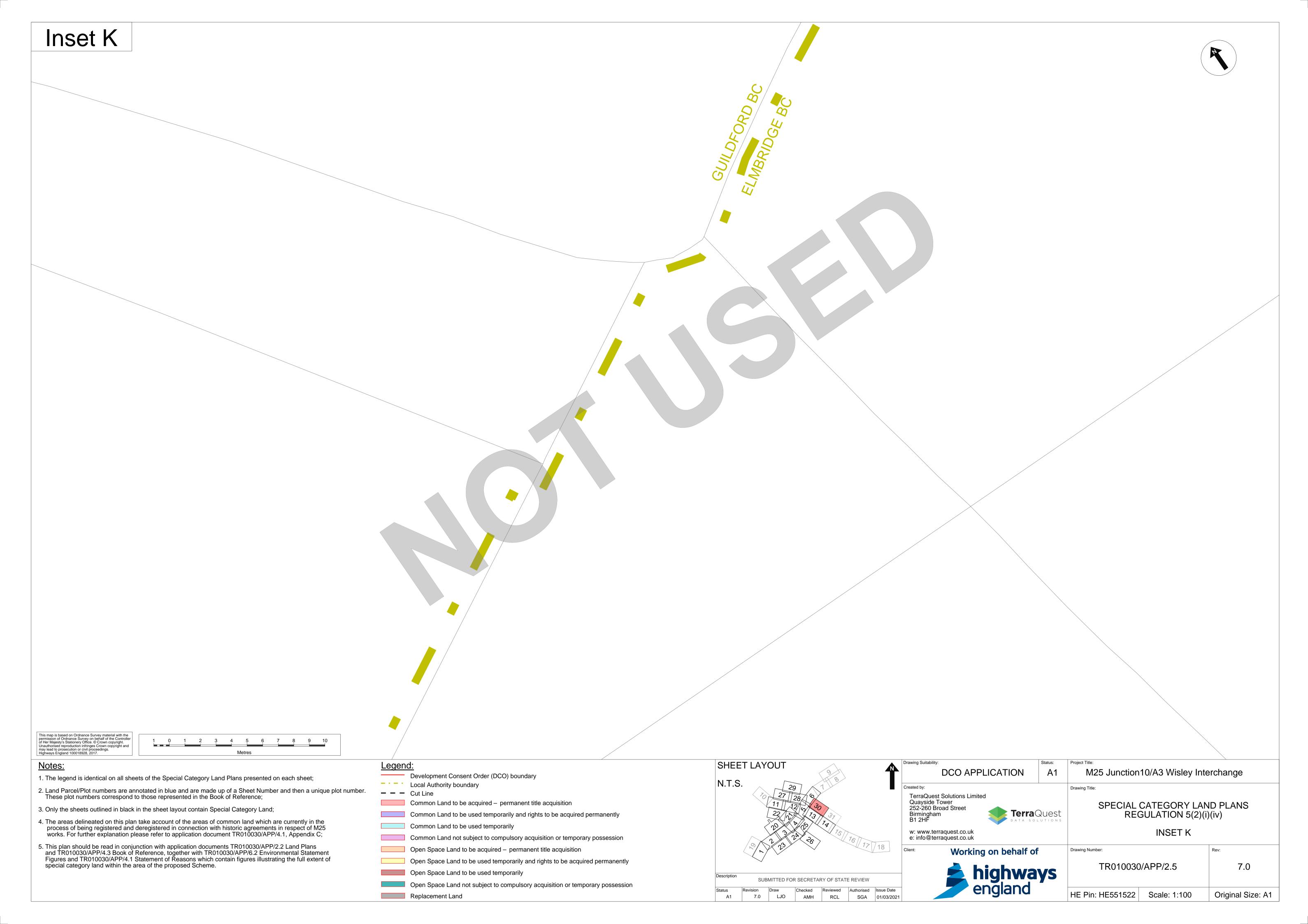












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