

Lower Thames Crossing

2.2 Land Plans Volume A (Key Plan) (Clean version)

APFP Regulation 5(2)(i)

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

Volume 2

DATE: December 2022

Planning Inspectorate Scheme Ref: TR010032
Application Document Ref: TR010032/APP/2.2

VERSION: 2.0

Revision History

Version	Date	Submitted at
1.0	31 October 2022	DCO Application
2.0	19 December 2022	Response to advice provided under section 51 of the Planning Act 2008 by the Planning Inspectorate

Lower Thames Crossing

2.2 Land Plans

List of contents

	Page number
1 Introduction	2
1.1 Purpose of this document	2
2 Scope and format of the Land Plans	3
3 Schedule of Plans included in this application document	5

1 Introduction

1.1 Purpose of this document

- 1.1.1 National Highways (the Applicant) has submitted an application under section 37 of the Planning Act 2008 for an order to grant development consent for the A122 Lower Thames Crossing (the Project)
- 1.1.2 This document is part of a suite of documents which accompanies the application to grant development consent. A full description of all the Application Documents is provided in the Introduction to the Application (Application Document 1.3) which also accompanies the application.
- 1.1.3 This document is included in the application to comply with Regulation 5(2)(i) and Regulation 5(4) of the Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulations 2009 (“the 2009 Regulations”), which requires:
- a. 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.’*
- 1.1.4 Regulation 5(4) requires that ‘Where a plan comprises three or more separate sheets a key plan must be provided *showing the relationship between the different sheets*’.
- 1.1.5 Accordingly, a key plan is submitted as part of the application to identify the location of the Project in its wider geographical context.
- 1.1.6 As this document is part of the application documentation it should be read alongside, and is informed by, the other application documents. In particular, the plans should be read alongside the draft Order (Application Document Reference 3.1), Book of Reference (Application Document Reference 4.2), and Statement of Reasons (Application Document Reference 4.1).
- 1.1.7 In this plan set “the Order limits” means the limits of land to be acquired or used permanently or temporarily within which the authorised development may be carried out (see article 2 of the Order).

2 Scope and format of the Land Plans

- 2.1.1 The purpose of the Land Plans is to identify any land over which it is proposed to exercise powers of compulsory acquisition or any right to use land. The Land Plans have been prepared having regard to the 'Planning Act 2008 Guidance related to procedures for the compulsory acquisition of land' published by the Department for Communities and Local Government in September 2013 and to advice provided by the Planning Inspectorate under Section 51 of the Planning Act 2008.
- 2.1.2 To ensure sufficient detail and clarity of information, the Land Plans, sheets 1 to 49, have been prepared at a scale of 1:2,500. The key plan uses a smaller scale than that prescribed in Regulation 5(3) of the 2009 Regulations but only so that the Project can be represented in a single sheet plan.
- 2.1.3 The Applicant has adopted the same consistent approach for the Land Plans as has been used for the:
- a. the Crown Land Plans (Application Document 2.3),
 - b. the Special Category Land Plans (Application Document 2.4),
 - c. the General Arrangement (Application Document 2.5),
 - d. the Works Plans (Application Document 2.6),
 - e. the Rights of Way and Access Plans (Application Document 2.7),
 - f. the Streets Subject to Temporary Restrictions of Use (Application Document 2.8),
 - g. the Traffic Regulation Measures (Application Document 2.10),
 - h. the Drainage Plans (Application Document 2.16).
- 2.1.4 The sheet layouts are the same for each of the aforementioned sets. This is intended to help interested parties understand the inter-relationship between the different sets of plans and to help illustrate the design of the Project more clearly.
- 2.1.5 Each plot of land shown on the Land Plans has been clearly delineated and given a unique reference, which corresponds with the referencing or plot numbering used in the Book of Reference (Application Document 4.2). The first number relates to the sheet on which the plot is located while the second number is used to distinguish between the plots.
- 2.1.6 In accordance with good practice, the plots have generally been numbered from west to east on each sheet following the sheet numbering system. The Order Limits are depicted on the Land Plans with a thicker red line to ensure that they are clearly distinguishable from the red lines used to depict plot boundaries.

- 2.1.7 Different colouring is used on the plans to differentiate between permanent acquisition of land (shaded pink), permanent acquisition of subsoil and rights (shaded yellow), temporary possession of land (shaded green), temporary possession of land with permanent acquisition of rights (shaded blue) and permanent acquisition of subsoil and rights and temporary possession of land at surface (shaded orange). The plans need to be read alongside the Statement of Reasons (Application Document 4.1), the Book of Reference (Application Document 4.2), and the draft Order and Schedules 8, 10 and 11 to that Order in particular (Application Document 3.1).
- 2.1.8 Permanent acquisition of land shaded pink on the Land Plans includes land required for carrying out permanent works in connection with the Project and for which the Applicant will be directly responsible once completed or is land that needs to be acquired from a third party in connection with the provision of a substitute means of access.
- 2.1.9 Permanent acquisition of subsoil and rights (including restrictive covenants) shaded yellow on the Land Plans includes subsoil to be permanently acquired (particularly for the operation and protection of the tunnel sections).
- 2.1.10 Land over which temporary possession powers are sought is shaded green on the Land Plans.
- 2.1.11 Land shaded blue on the Land Plans which is to be used temporarily (in accordance with articles 35 and 36 of the draft Order) and over which rights (including restrictive covenants) are to be acquired. This includes land belonging to a third party where there will be a continuing need to re-enter the land after completion of the works, such as for access for the Applicant to maintain and operate the Project or for the imposition of other required third party rights. In addition statutory undertakers will require rights to access and maintain their assets which are to be diverted. . The permanent rights (and restrictive covenants) in connection with this land are set out in Schedule 8 to the draft Order.
- 2.1.12 Permanent acquisition of subsoil and rights (including restrictive covenants) and temporary possession of land at surface that is shaded orange on the Land Plans includes subsoil to be permanently acquired for development of the tunnel sections and temporary possession of land at surface in connection with the authorised works.
- 2.1.13 Land within the existing highway boundaries is also included within the area shown to be permanently acquired under the DCO. Whilst some of this land is already in the Applicant's ownership, this approach is used to extinguish any outstanding rights and interests not corrected previously or to provide for any unknown interest emerging in the future.

3 Schedule of Plans included in this application document

Document Title	Document Number	Revision
LAND PLANS REGULATION 5(2)(i) KEY PLAN	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 1 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 2 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 3 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 4 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 5 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 6 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 7 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 8 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 9 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 10 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 11 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 12 OF 49	TR010032/APP/2.2	P02

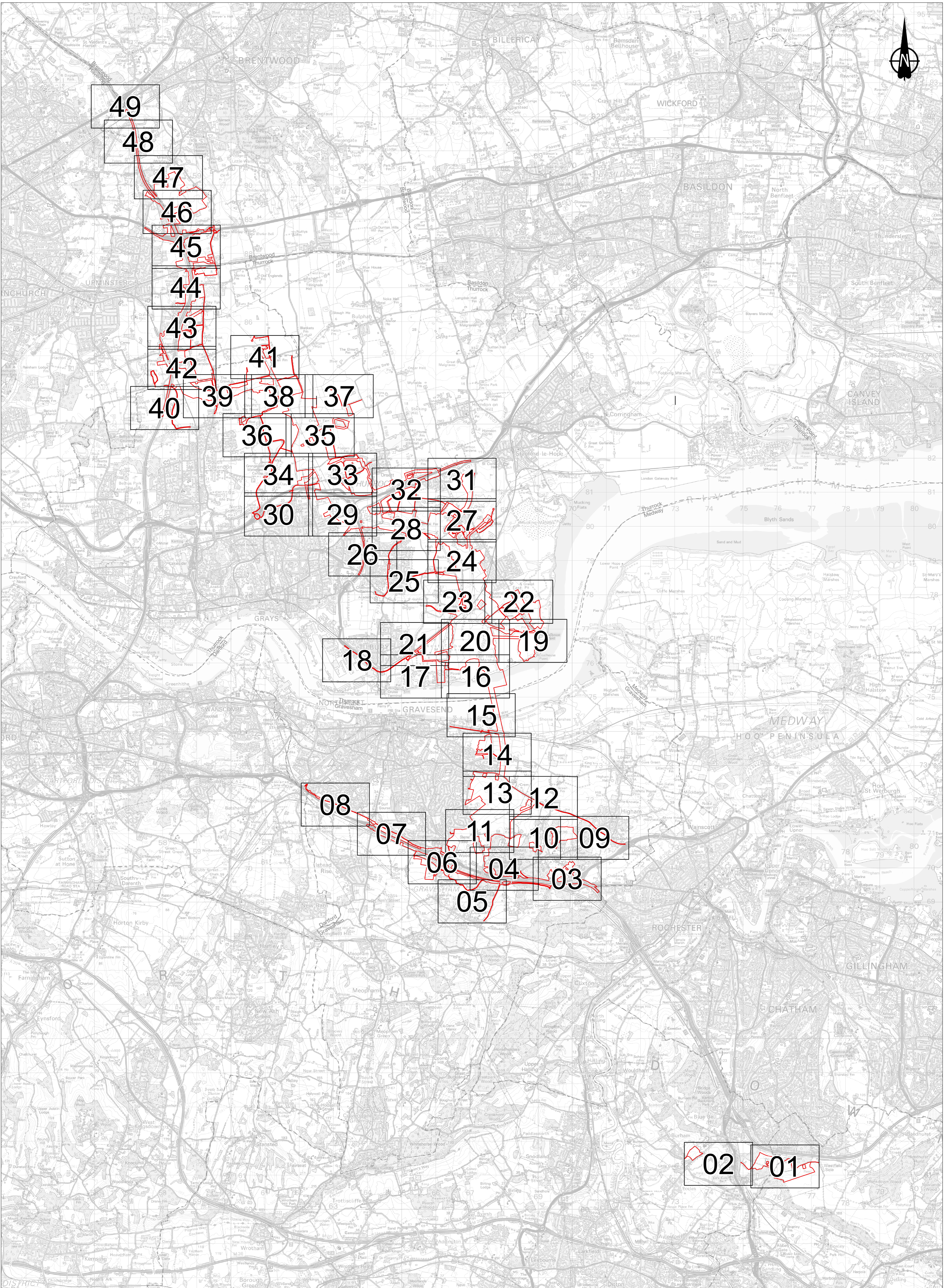
Document Title	Document Number	Revision
LAND PLANS REGULATION 5(2)(i) SHEET 13 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 14 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 15 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 16 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 17 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 18 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 19 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 20 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 21 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 22 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 23 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 24 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 25 OF 49	TR010032/APP/2.2	P02

Document Title	Document Number	Revision
LAND PLANS REGULATION 5(2)(i) SHEET 26 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 27 OF 49	TR010032/APP/2.2	P02

Document Title	Document Number	Revision
LAND PLANS REGULATION 5(2)(i) SHEET 28 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 29 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 30 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 31 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 32 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 33 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 34 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 35 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 36 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 37 OF 49	TR010032/APP/2.2	P02

Document Title	Document Number	Revision
LAND PLANS REGULATION 5(2)(i) SHEET 38 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 39 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 40 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 41 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 42 OF 49	TR010032/APP/2.2	P02

Document Title	Document Number	Revision
LAND PLANS REGULATION 5(2)(i) SHEET 43 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 44 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 45 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 46 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 47 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 48 OF 49	TR010032/APP/2.2	P02
LAND PLANS REGULATION 5(2)(i) SHEET 49 OF 49	TR010032/APP/2.2	P02

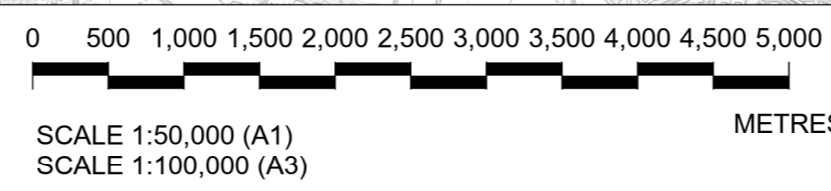



Crown copyright material is reproduced with the permission of Land Registry under delegated authority from the Controller of HMSO. This material was last updated in July 2022 and may not be copied, distributed, sold or published without the formal permission of Land Registry. Contains Ordnance Survey data. © Crown copyright and database rights 2022. Ordnance Survey 100030649

Rev	Status	Rev. Date	Purpose of revision	Drawn	Chk'd	Appr'd
P02	S1	14/12/2022	Issued for Information	LS	AA	TG
P01	S1	03/10/2022	Issued for Information	LS	AA	TG

Legend

- Order Limits
- Local Authority Boundary



Client

 Project
LOWER THAMES CROSSING

Status	DCO Application	Original Size	A1	Revision	P02
Application Document Number	TR010032/APP/2.2	Scale	1:50,000		
Drawing Title	LAND PLANS REGULATION 5(2)(i) KEY PLAN				
Drawing Number	HE450039-CJV-BOP-ZZZ_BD000000_-DR-BL-20000				

If you need help accessing this or any other National Highways information, please call **0300 123 5000** and we will help you.

© Crown copyright 2022.

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

Mapping (where present): © Crown copyright and database rights 2022 OS 100030649. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

If you have any enquiries about this publication email info@nationalhighways.co.uk or call **0300 123 5000***.

*Calls to 03 numbers cost no more than a national rate call to an 01 or 02 number and must count towards any inclusive minutes in the same way as 01 and 02 calls.

These rules apply to calls from any type of line including mobile, BT, other fixed line or payphone. Calls may be recorded or monitored.

Printed on paper from well-managed forests and other controlled sources when issued directly by National Highways.

Registered office Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ

National Highways Company Limited registered in England and Wales number 09346363