

# Lower Thames Crossing

## 2.3 Crown Land Plans Volume A (Key Plan) (Clean version)

APFP Regulation 5(2)(n)

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

Volume 2

**DATE: September 2023**  
**DEADLINE: 4**

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| 1.0     | 31 October 2022   | DCO Application  |
| 2.0     | 20 December 2022  | Response to advice provided under section 51 of the Planning Act 2008 by the Planning Inspectorate |
| 3.0     | 18 July 2023      | Deadline 1   |
| 4.0     | 24 August 2023    | Deadline 3   |
| 5.0     | 19 September 2023 | Deadline 4   |

# Lower Thames Crossing

## 2.3 Crown Land Plans Volume A (Key Plan) (Clean version)

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# 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)(n) of the Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulations 2009, which requires:
- 5(2)(n) “where applicable, a plan with any accompanying information identifying any Crown 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 For the avoidance of doubt, any land held by the Applicant no longer constitutes Crown Land. A transfer scheme made pursuant to the Infrastructure Act 2015 states that the “Highways Agency Designated Undertaking” which is defined as the property and rights which were held for the purposes of Relevant Highway Agency Purposes (activities carried out by the Highways Agency or those which concerned functions relating to the highways) is transferred to the Applicant. This includes, for example, all highways in England previously under the jurisdiction of the Highways Agency unless they have been specifically excluded. As the Applicant is not a government department nor does it hold said interests on trust, these plots are not considered Crown Land (as per section 227 of the Planning Act 2008).
- 1.1.7 The Crown Estate has confirmed that they do not consider land subject to escheat to constitute Crown Land for the purposes of the Planning Act 2008.
- 1.1.8 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 Crown Land Plans

- 2.1.1 To ensure sufficient detail and clarity of information, the Crown 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.
- 2.1.2 The Applicant has adopted the same consistent approach for the Crown Land Plans as has been used for the:
- a. Land Plans (Application Document 2.2),
  - 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).
- 2.1.3 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.
- 2.1.4 Each plot of land shown on the Crown Land Plan has been 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 Crown Land Plan sheet on which the plot is located while the second number is used to distinguish between the plots.
- 2.1.5 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.
- 2.1.6 Land shaded in pink with blue hatching indicates Crown Land that is known or presumed to be a land interest of the Secretary of State for Transport which is to be permanently acquired.
- 2.1.7 Land shaded in green with blue hatching indicates Crown Land that is known or presumed to be a land interest of the Secretary of State for Transport which is to be temporarily acquired.
- 2.1.8 Land shaded in blue with blue hatching includes Crown Land that is known or presumed to be a land interest of the Secretary of State for Transport that is to be used temporarily and over which rights are to be acquired and includes land

belonging to a third party where there will be a continuing need to re-enter the land after completion of the works.

- 2.1.9 Land shaded in pink with green hatching indicates Crown Land that is known or presumed to be a land interest of the Secretary of State for Environment, Food and Rural Affairs which is to be permanently acquired.
- 2.1.10 Land shaded in green with green hatching indicates Crown Land that is known or presumed to be a land interest of the Secretary of State for Environment, Food and Rural Affairs which is to be temporarily acquired.
- 2.1.11 Land shaded in blue with green hatching indicates Crown Land that is known or presumed to be a land interest of the Secretary of State for Environment, Food and Rural Affairs which is to be used temporarily and over which rights are to be acquired.
- 2.1.12 Land shaded in pink with purple hatching indicates Crown Land that is known or presumed to be a land interest of The Crown Estate (bona vacantia) which is to be permanently acquired.
- 2.1.13 Land shaded in green with purple hatching indicates Crown Land that is known or presumed to be a land interest of The Crown Estate (bona vacantia) which is to be temporarily acquired.
- 2.1.14 Land shaded in blue with purple hatching indicates Crown Land that is known or presumed to be a land interest of The Crown Estate (bona vacantia) which is to be used temporarily and over which rights are to be acquired.
- 2.1.15 Land shaded in pink with dark red hatching indicates Crown Land that is known or presumed to be a land interest of The Duchy of Lancaster (bona vacantia) which is to be permanently acquired.
- 2.1.16 Land shaded in green with dark red hatching indicates Crown Land that is known or presumed to be a land interest of The Duchy of Lancaster (bona vacantia) which is to be temporarily acquired.
- 2.1.17 Land shaded in blue with dark red hatching indicates Crown Land that is known or presumed to be a land interest of The Duchy of Lancaster (bona vacantia) which is to be used temporarily and over which rights are to be acquired.
- 2.1.18 Land shaded in pink with orange hatching indicates Crown Land that is known or presumed to be a land interest of the Secretary of State for Health and Social Care which is to be permanently acquired.
- 2.1.19 Land shaded in green with orange hatching indicates Crown Land that is known or presumed to be a land interest of the Secretary of State for Health and Social Care which is to be temporarily acquired.
- 2.1.20 Land shaded in blue with orange hatching indicates Crown Land that is known or presumed to be a land interest of the Secretary of State for Health and Social Care which is to be used temporarily and over which rights are to be acquired.
- 2.1.21 Land shaded in pink with green and blue cross-hatching indicates Crown Land that is known or presumed to be a land interest of the Secretary of State for Environment, Food and Rural Affairs and the Secretary of State for Transport that is to be permanently acquired.

- 2.1.22 Land shaded in green with green and blue cross-hatching indicates Crown Land that is known or presumed to be a land interest of the Secretary of State for Environment, Food and Rural Affairs and the Secretary of State for Transport that is to be temporarily acquired.
- 2.1.23 Land shaded in blue with green and blue cross-hatching indicates Crown Land that is known or presumed to be a land interest of the Secretary of State for Environment, Food and Rural Affairs and the Secretary of State for Transport that is to be used temporarily and over which rights are to be acquired.
- 2.1.24 Land shaded in green with blue and purple cross-hatching indicates Crown Land that is known or presumed to be a land interest of the Secretary of State for Transport and The Crown Estate (bona vacantia) that is to be temporarily acquired.
- 2.1.25 Land shaded in pink with green and orange cross-hatching indicates Crown Land that is known or presumed to be a land interest of the Secretary of State for Environment, Food and Rural Affairs and the Secretary of State for Health and Social Care that is to be permanently acquired.
- 2.1.26 The Crown Land Plans have been updated to reflect any Land Registry, Order Limit or land use changes. If these updates have resulted in a geometry change, the original plot number has been deleted and replaced with a new plot number or numbers.
- 2.1.27 These Land Plans have been updated for Deadline 4 to reflect any Land Registry and to include the proposed changes MRC01 and MRC03 following the procedural decision made by the Examining Authority [[PD-031](#)] resulting in Order Limits and land use update. If these updates have resulted in a geometry change, the original plot number has been deleted and replaced with a new plot number or numbers.

### 3 Schedule of Plans included in this application

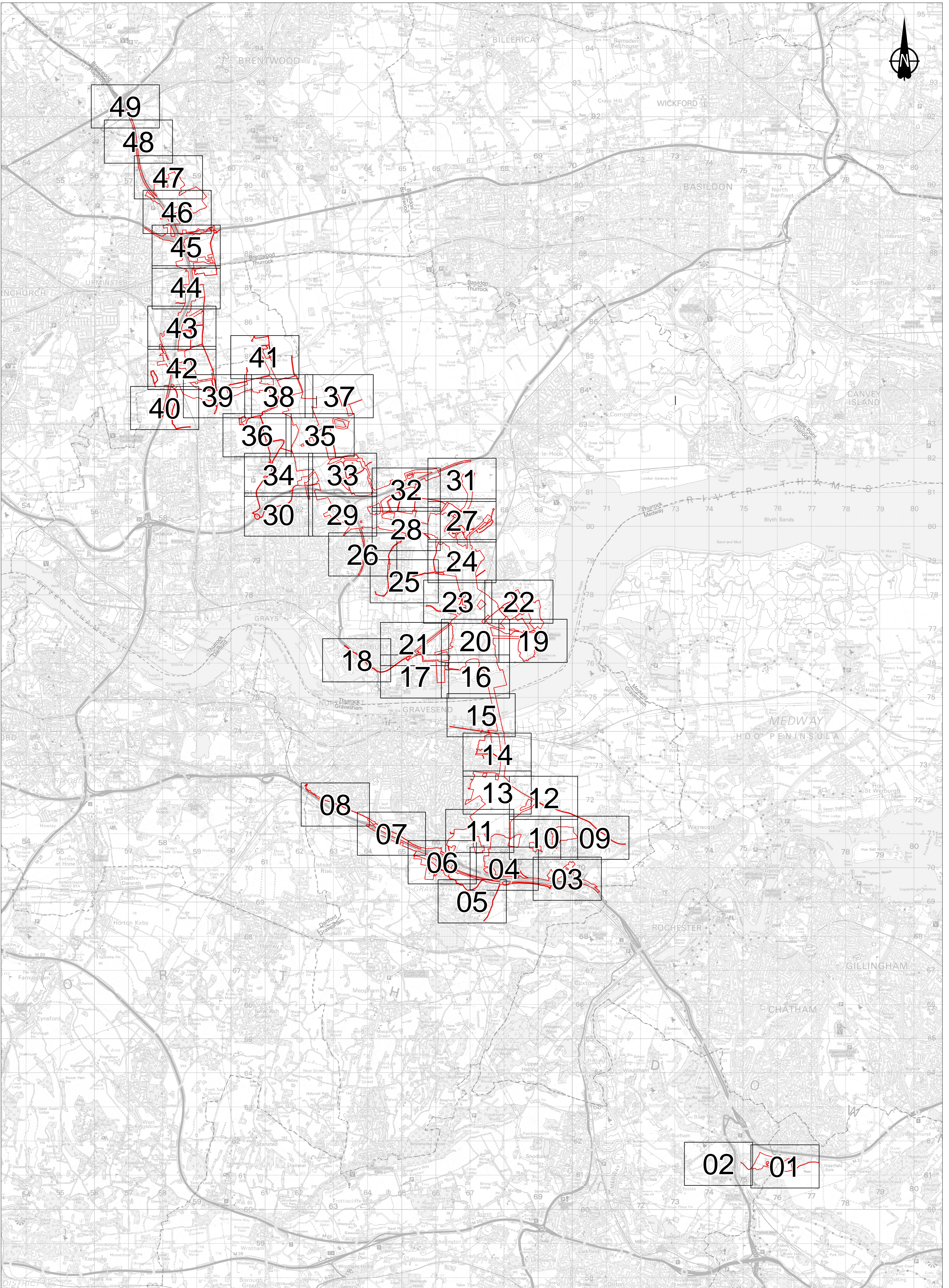
| Document Title   | Document Number  | Revision |
|--|------------------|----------|
| CROWN LAND PLANS<br>REGULATION 5(2)(n)<br>KEY PLAN       | TR010032/APP/2.3 | P05      |
| CROWN LAND PLANS<br>REGULATION 5(2)(n)<br>SHEET 1 OF 49  | TR010032/APP/2.3 | P05      |
| CROWN LAND PLANS<br>REGULATION 5(2)(n)<br>SHEET 2 OF 49  | TR010032/APP/2.3 | P05      |
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| CROWN LAND PLANS<br>REGULATION 5(2)(n)<br>SHEET 6 OF 49  | TR010032/APP/2.3 | P05      |
| CROWN LAND PLANS<br>REGULATION 5(2)(n)<br>SHEET 7 OF 49  | TR010032/APP/2.3 | P05      |
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| Document Title   | Document Number  | Revision |
|--|------------------|----------|
| CROWN LAND PLANS<br>REGULATION 5(2)(n)<br>SHEET 13 OF 49 | TR010032/APP/2.3 | P05      |
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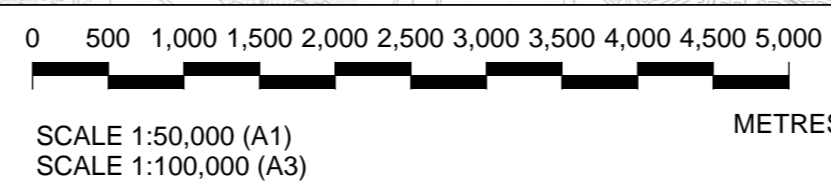
| Document Title   | Document Number  | Revision |
|--|------------------|----------|
| CROWN LAND PLANS<br>REGULATION 5(2)(n)<br>SHEET 26 OF 49 | TR010032/APP/2.3 | P05      |
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| Document Title   | Document Number  | Revision |
|--|------------------|----------|
| CROWN LAND PLANS<br>REGULATION 5(2)(n)<br>SHEET 39 OF 49 | TR010032/APP/2.3 | P05      |
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**Legend**  
 Order Limits  
 Local Authority Boundary



|     |        |            |                                     |       |       |        |
|-----|--------|------------|-------------------------------------|-------|-------|--------|
| P05 | S8     | 05/09/2023 | Deadline 4                          | LS    | CH    | TG     |
| P04 | S8     | 02/08/2023 | Deadline 3                          | LS    | CH    | TG     |
| P03 | S8     | 26/05/2023 | Rule 6 Letter: Land Registry Update | LS    | CH    | TG     |
| P02 | S1     | 14/12/2022 | Issued for Information              | LS    | AA    | TG     |
| P01 | S1     | 03/10/2022 | Issued for Information              | LS    | AA    | TG     |
| Rev | Status | Rev. Date  | Purpose of revision                 | Drawn | Chk'd | Appr'd |

Client  
 national highways  
 Project  
**LOWER THAMES CROSSING**

|                             |   |               |          |          |     |
|-----------------------------|---|---------------|----------|----------|-----|
| Status                      | DCO Application                                     | Original Size | A1       | Revision | P05 |
| Application Document Number | TR010032/APP/2.3                                    | Scale         | 1:50,000 |          |     |
| Drawing Title               | <b>CROWN LAND PLANS REGULATION 5(2)(n) KEY PLAN</b> |               |          |          |     |
| Drawing Number              | HE540039-CJV-BOP-ZZZ_BD000000_-DR-BL-30000          |               |          |          |     |

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