

A46 Newark Bypass

TR010065/APP/2.2

2.2 Land Plans

APFP Regulation 5(2)(i)

Planning Act 2008

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

Volume 2

February 2025

Infrastructure Planning

Planning Act 2008

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

A46 Newark Bypass

Development Consent Order 202[]

2.2 Land Plans

Regulation Number:	Regulation 5(2)(i)
Planning Inspectorate Scheme Reference	TR010065
Application Document Reference	TR010065/APP/2.2
Author:	A46 Newark Bypass Project Team, National Highways

Version	Date	Status of Version
Rev 1	March 2024	DCO Application
Rev 2	February 2025	Deadline 6 Submission

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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 A46 Newark Bypass (the “Scheme”).
- 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 [AS-002] 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 These Plans are also being submitted under Regulation 5 (4) of the 2009 Regulations which states;
- “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 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 [REP5-002], Book of Reference [REP5-008], and Statement of Reasons [REP5-006].

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 7, 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 [AS-017],
 - b. the Special Category Land Plans [AS-018].
- 2.1.4 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 [REP5-008]. The first number relates to the sheet on which the plot is located while the second number is used to distinguish between the plots.
- 2.1.5 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 Different colouring is used on the plans to differentiate between land to be permanently acquired (shaded pink), land to be used temporarily and rights to be permanently acquired (shaded blue), land to be used temporarily (shaded green). The plans need to be read alongside the Statement of Reasons [REP5-006], the Book of Reference [REP5-008], and the draft Development Consent Order [REP5-002].
- 2.1.7 Land to be permanently acquired shaded pink on the Land Plans includes land required for carrying out permanent works in connection with the Scheme 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.

- 2.1.8 Land shaded blue on the Land Plans which is to be used temporarily (in accordance with article 40 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 Scheme 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.
- 2.1.9 Land over which temporary possession powers are sought is shaded green on the Land Plans.
- 2.1.10 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

Drawing Number	Drawing Title	Revision
HE551478-SKAG-LLO-CONWI_CONW-DR-VT-00009	LAND PLANS REGULATION 5(2)(i) KEY PLAN	C02
HE551478-SKAG-LLO-CONWI_CONW-DR-VT-00010	LAND PLANS REGULATION 5(2)(i) SHEET 1 OF 7	C02
HE551478-SKAG-LLO-CONWI_CONW-DR-VT-00011	LAND PLANS REGULATION 5(2)(i) SHEET 2 OF 7	C02
HE551478-SKAG-LLO-CONWI_CONW-DR-VT-00012	LAND PLANS REGULATION 5(2)(i) SHEET 3 OF 7	C02
HE551478-SKAG-LLO-CONWI_CONW-DR-VT-00013	LAND PLANS REGULATION 5(2)(i) SHEET 4 OF 7	C02
HE551478-SKAG-LLO-CONWI_CONW-DR-VT-00014	LAND PLANS REGULATION 5(2)(i) SHEET 5 OF 7	C01
HE551478-SKAG-LLO-CONWI_CONW-DR-VT-00015	LAND PLANS REGULATION 5(2)(i) SHEET 6 OF 7	C01
HE551478-SKAG-LLO-CONWI_CONW-DR-VT-00016	LAND PLANS REGULATION 5(2)(i) SHEET 7 OF 7	C01

4 Land Plans



NOTES

1. THIS PLAN SHOULD BE READ IN CONJUNCTION WITH THE CROWN LAND PLANS (TR010065/APP/2.11), SPECIAL CATEGORY LAND PLANS (TR010065/APP/2.12), BOOK OF REFERENCE (TR010065/APP/4.3), STATEMENT OF REASONS (TR010065/APP/4.1) AND THE DRAFT DCO (TR010065/APP/3.1).
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KEY TO SYMBOLS

(x/xx)	PLOT REFERENCE NUMBER (REFER TO BOOK OF REFERENCE)
[Pink Box]	LAND TO BE PERMANENTLY ACQUIRED
[Light Blue Box]	LAND TO BE USED TEMPORARILY AND RIGHTS TO BE PERMANENTLY ACQUIRED
[Light Green Box]	LAND TO BE USED TEMPORARILY
[Orange Box]	ACQUISITION OF AIRSPACE AND RIGHTS
[Purple Box]	TEMPORARY POSSESSION OF LAND AND AIRSPACE RIGHTS TO BE PERMANENTLY ACQUIRED
[Teal Box]	TEMPORARY POSSESSION OF LAND AND ACQUISITION OF AIRSPACE
[Yellow Box]	LAND NOT SUBJECT TO COMPULSORY ACQUISITION
[Red Line]	ORDER LIMITS
[Black Line]	DESIGN LAYOUT

C02	FEB 2025	DEADLINE 6 SUBMISSION	AL	JM	HF
REV.	DATE	AMENDMENT DETAILS	ORIG	CHK'D	APP'D

CLIENT
 national highways

PURPOSE OF ISSUE
 DEADLINE 6 SUBMISSION

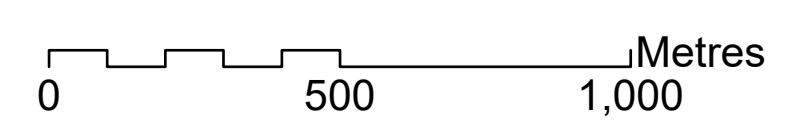
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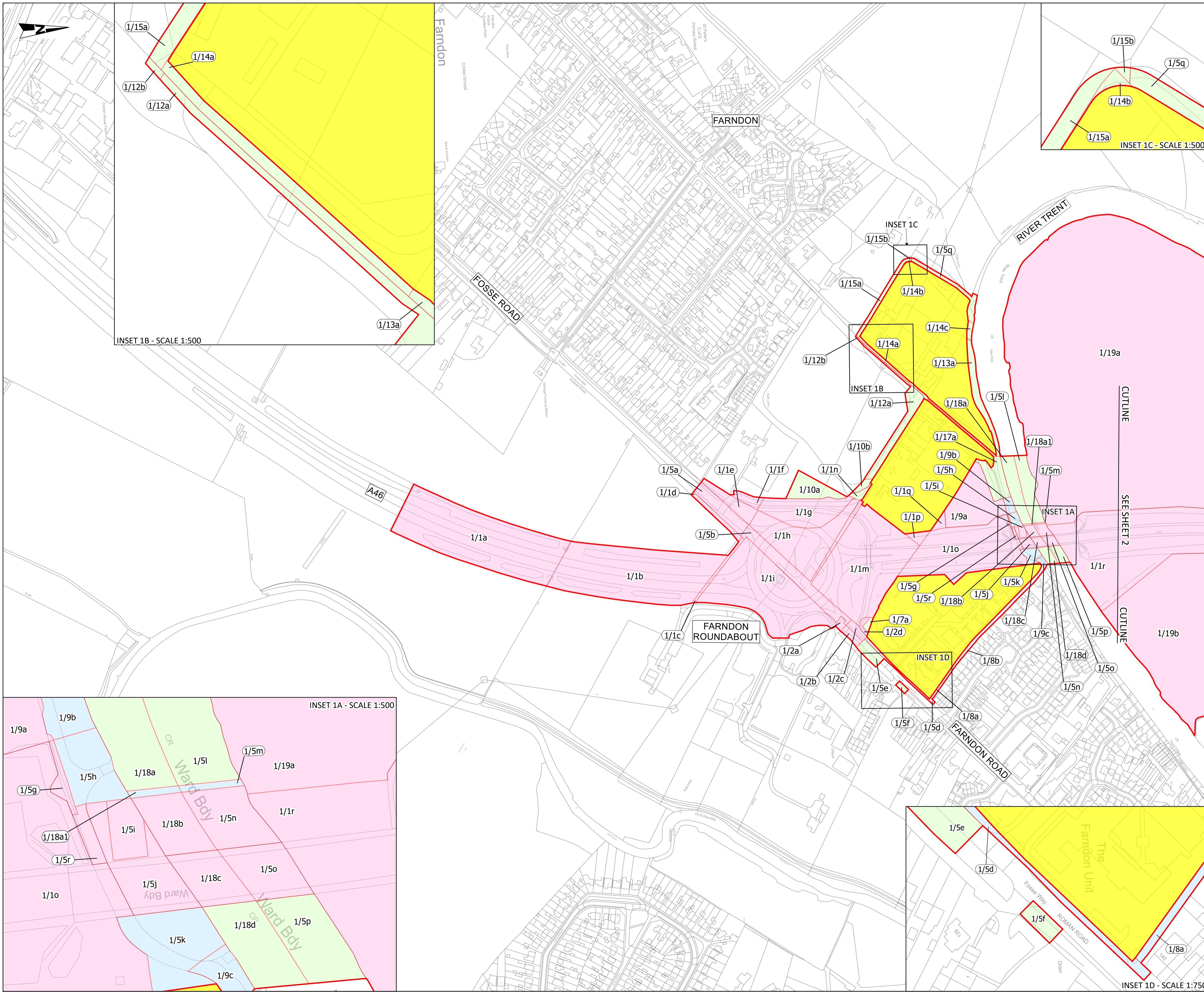
PROJECT TITLE
 A46 NEWARK BYPASS

DRAWING TITLE
 LAND PLANS
 REGULATION 5(2)(i)
 KEY PLAN

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DRAWING NUMBER	HE551478	ORIGINATOR	SKAG	VOLUME	LLO
LOCATION	CONWI_CONW	TYPE	DR	ROLE	VT
		NUMBER	00009	REVISION	C02

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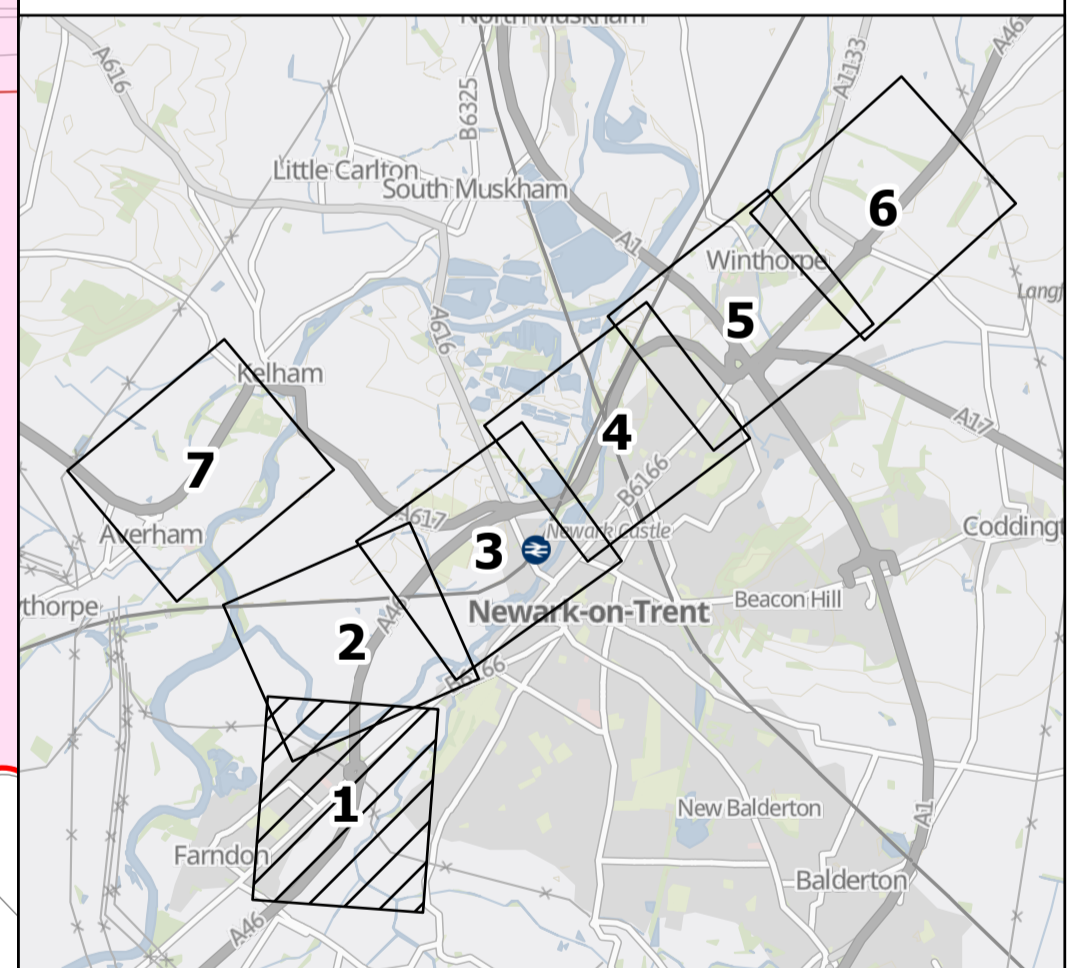
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- [Green Box] LAND TO BE USED TEMPORARILY
- [Yellow Box] LAND NOT SUBJECT TO COMPULSORY ACQUISITION
- [Red Line] ORDER LIMITS



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DEVELOPMENT CONSENT ORDER NUMBER: **TR010065**

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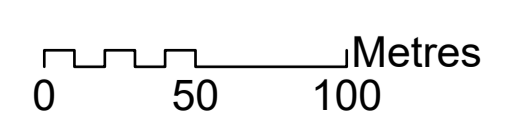
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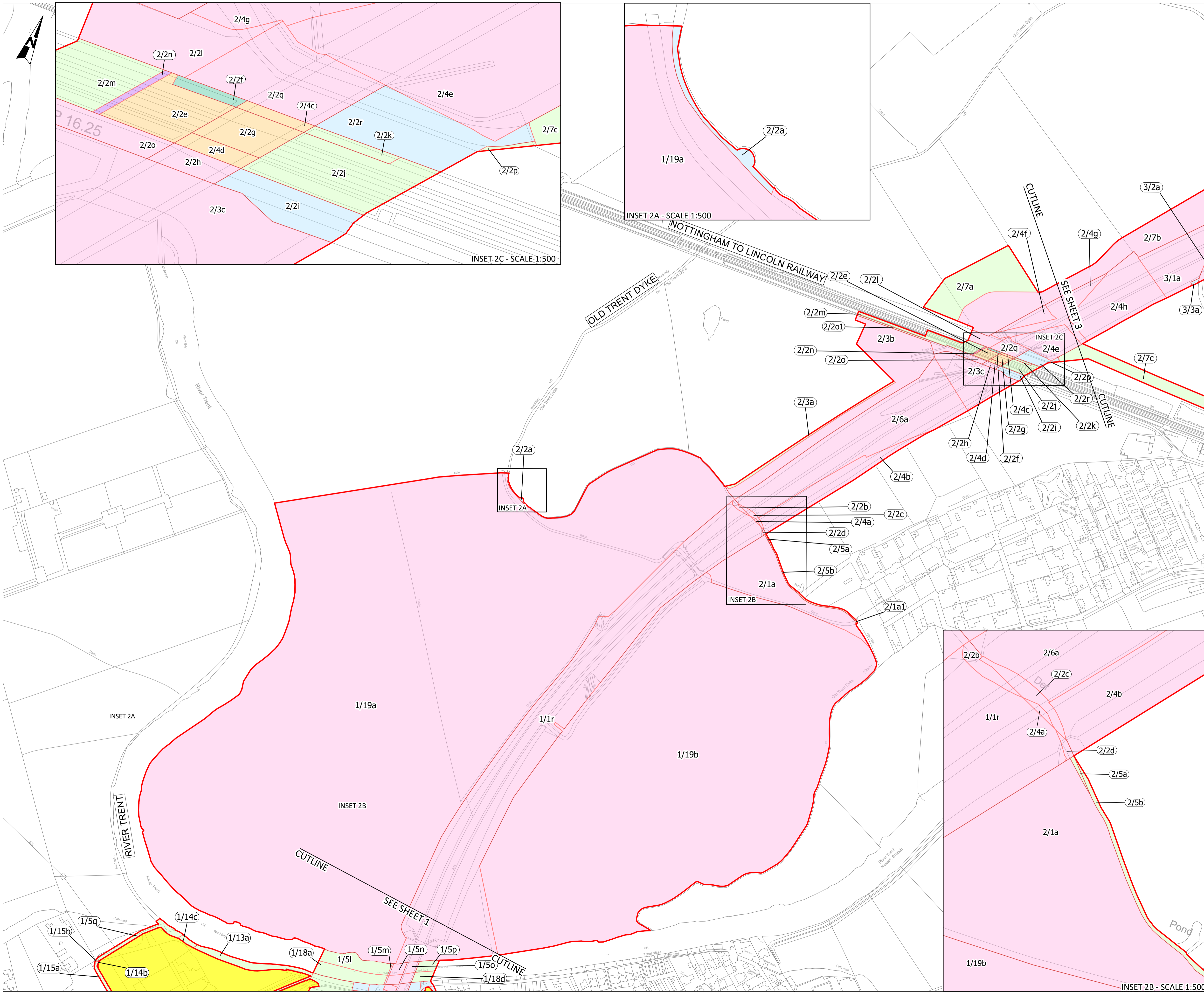
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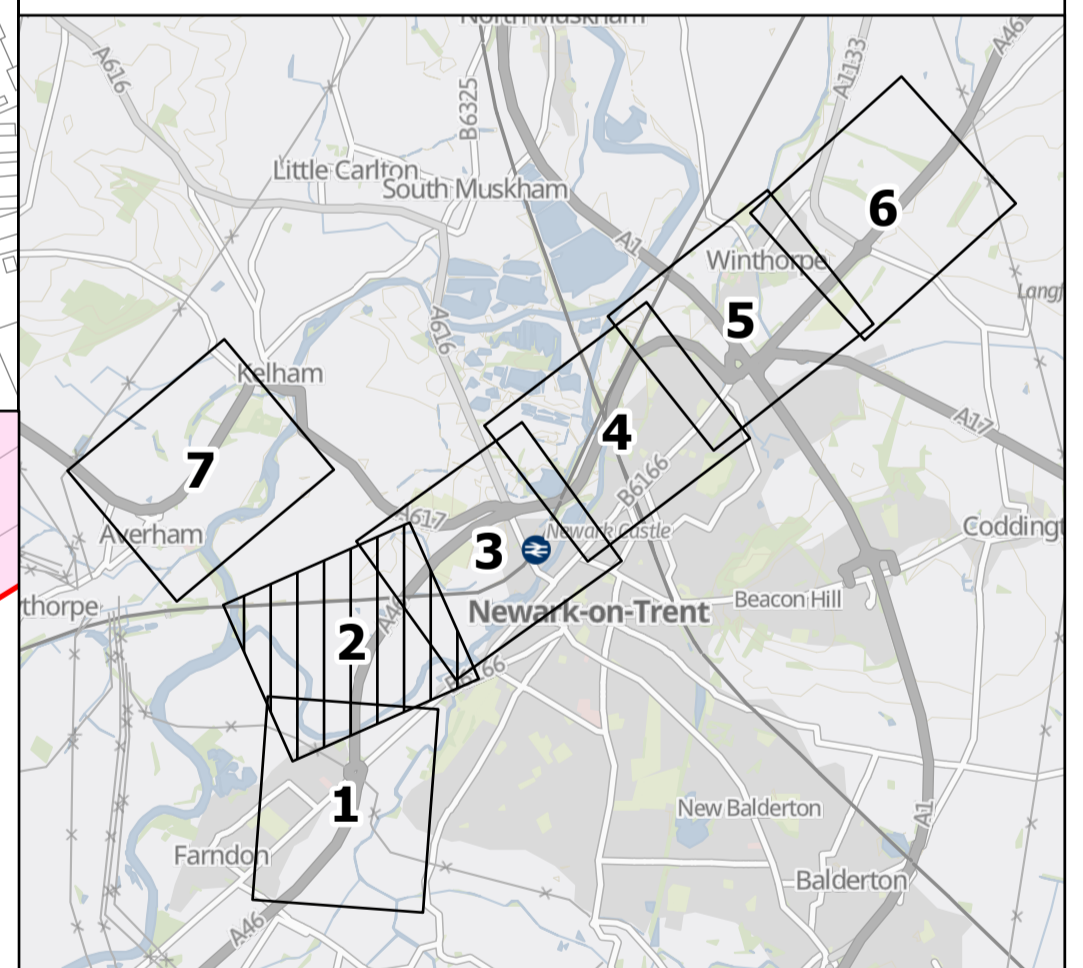
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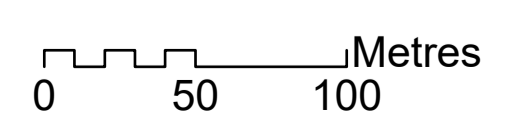
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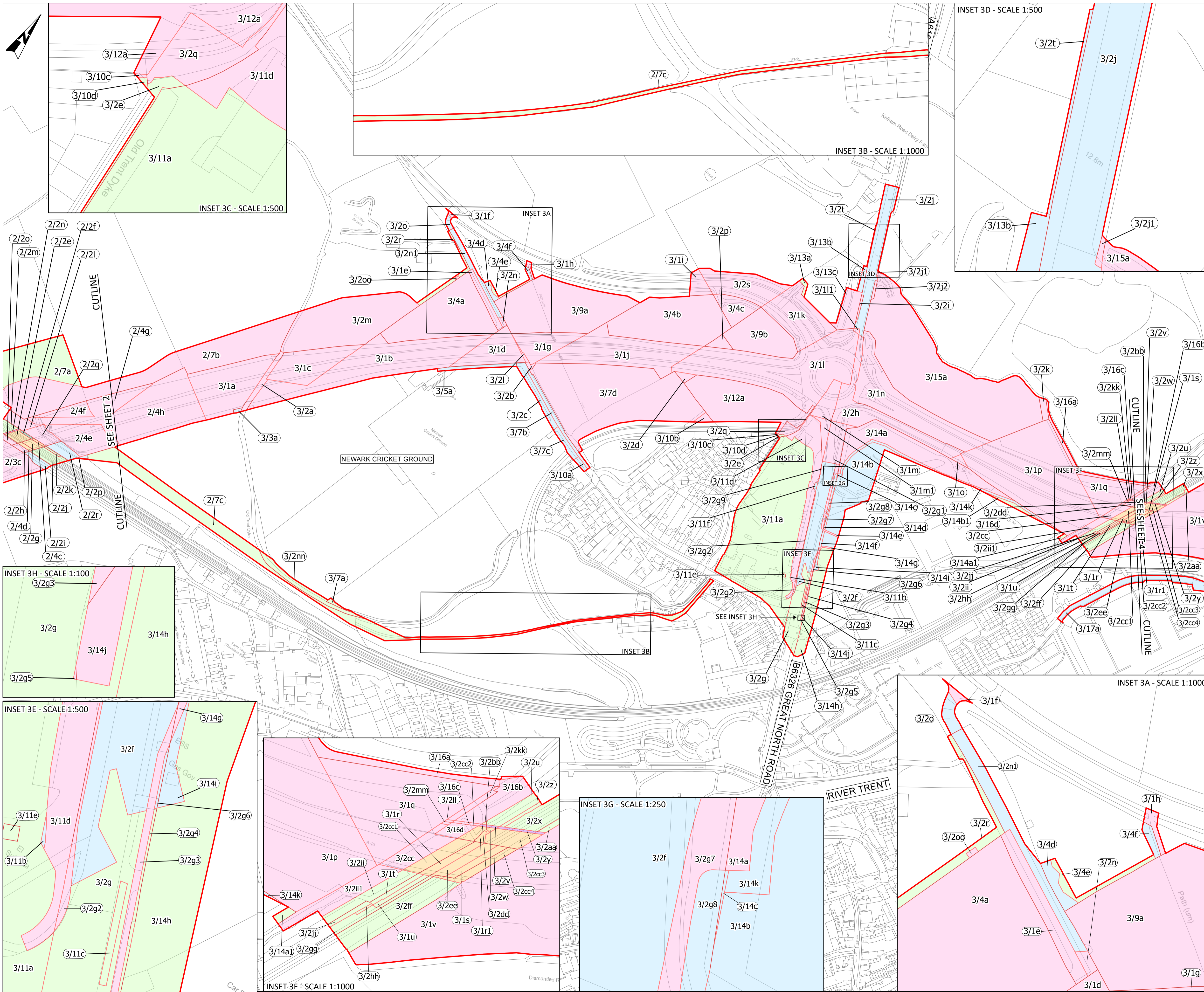
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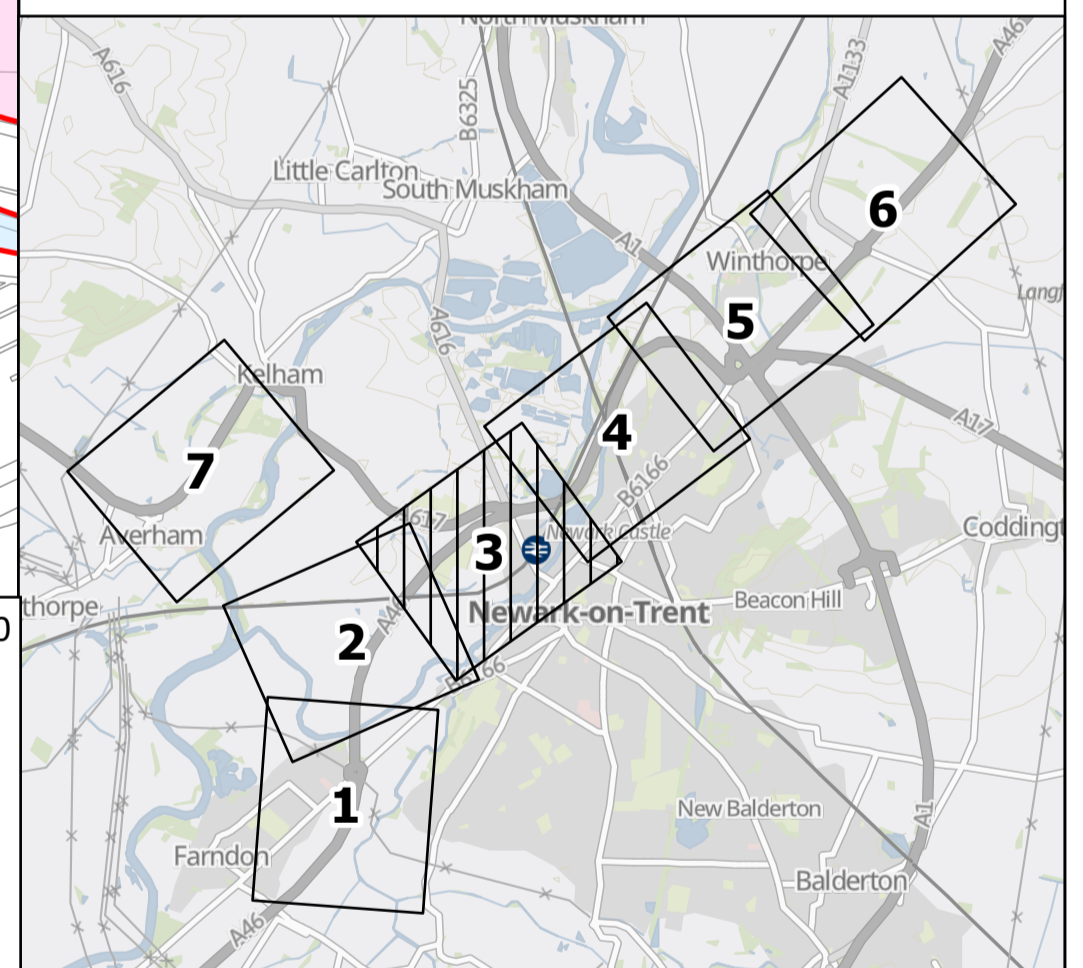
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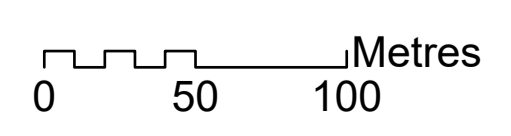
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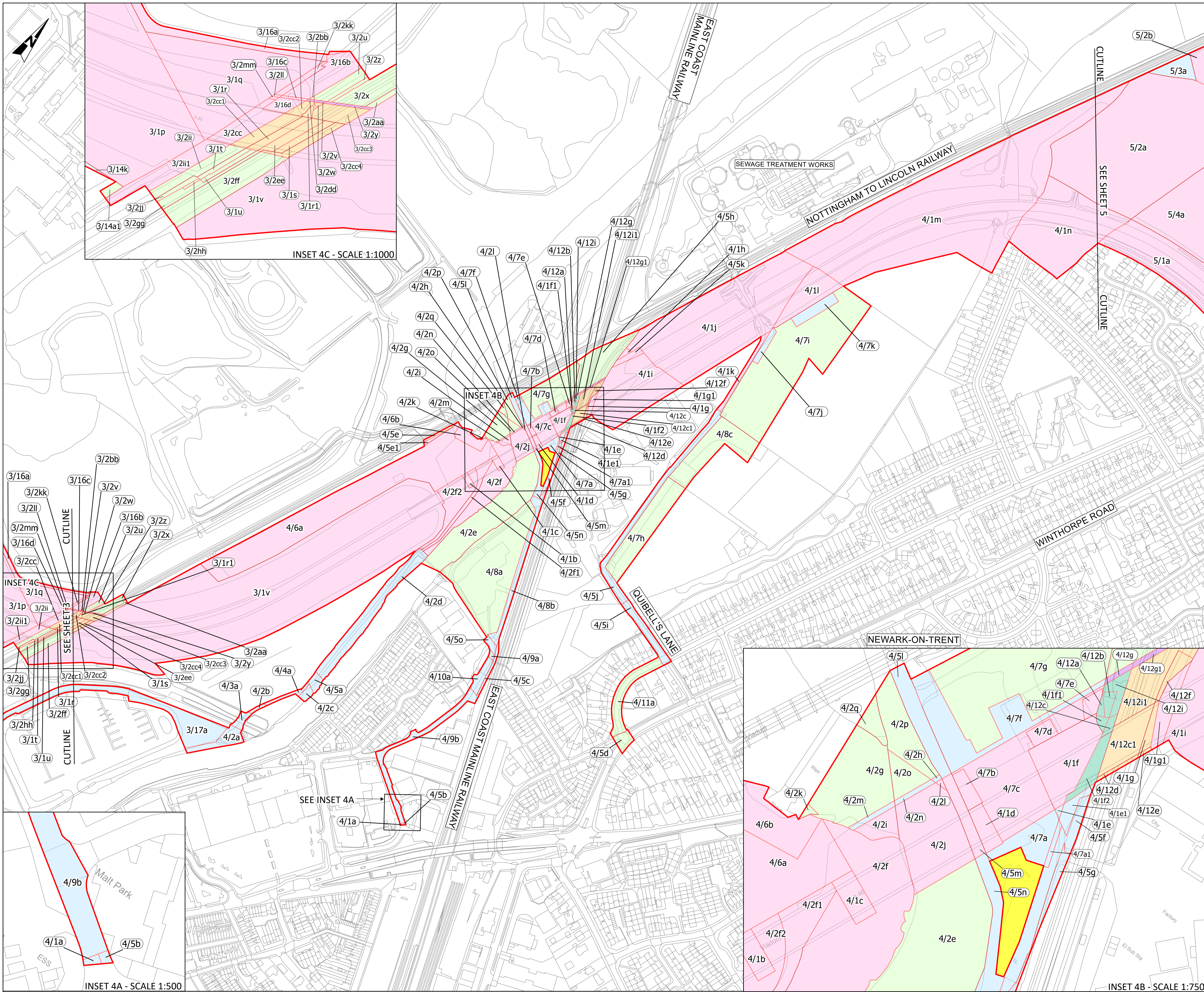
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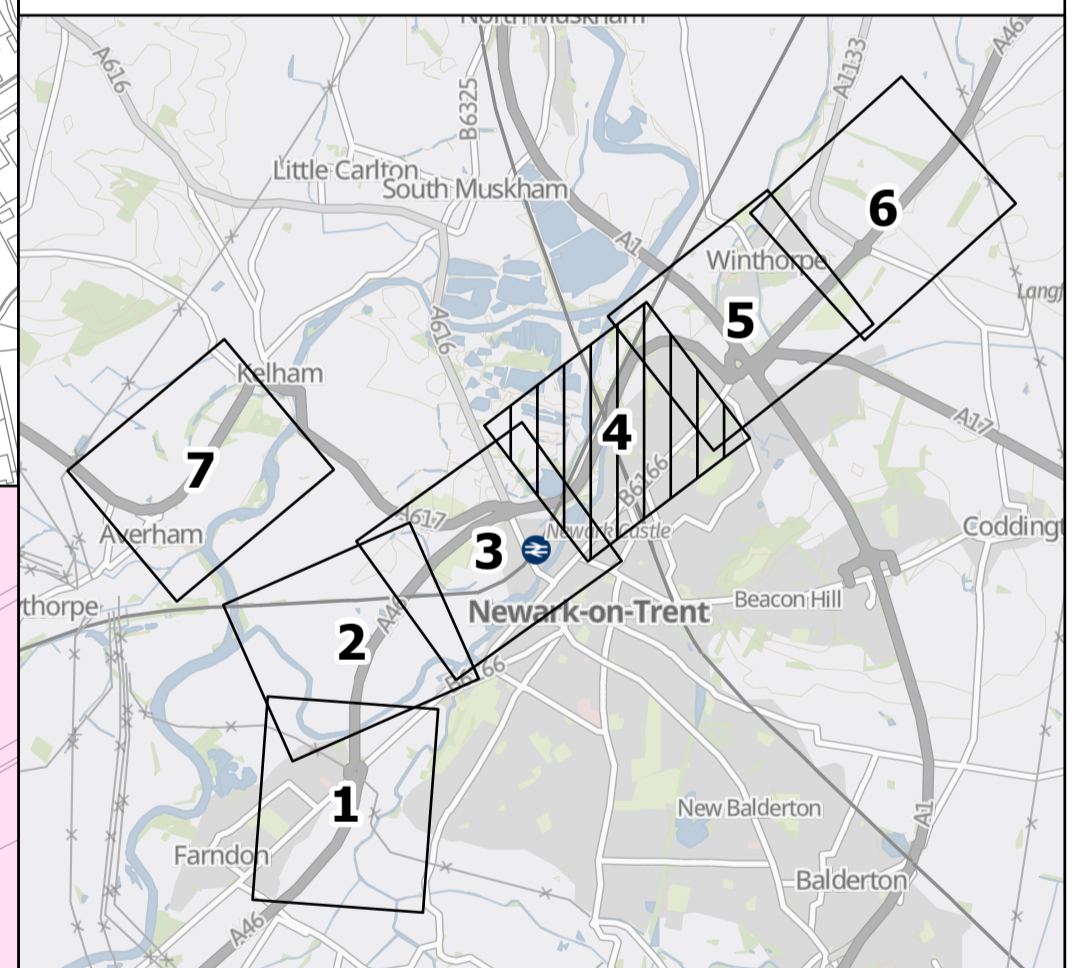
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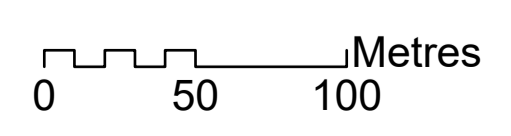
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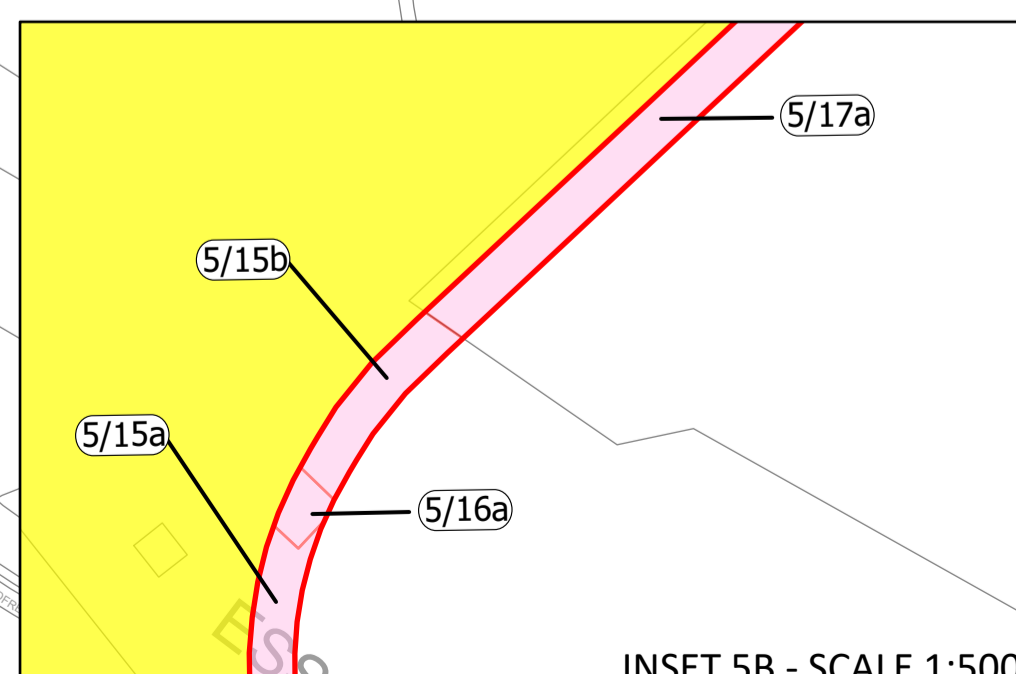
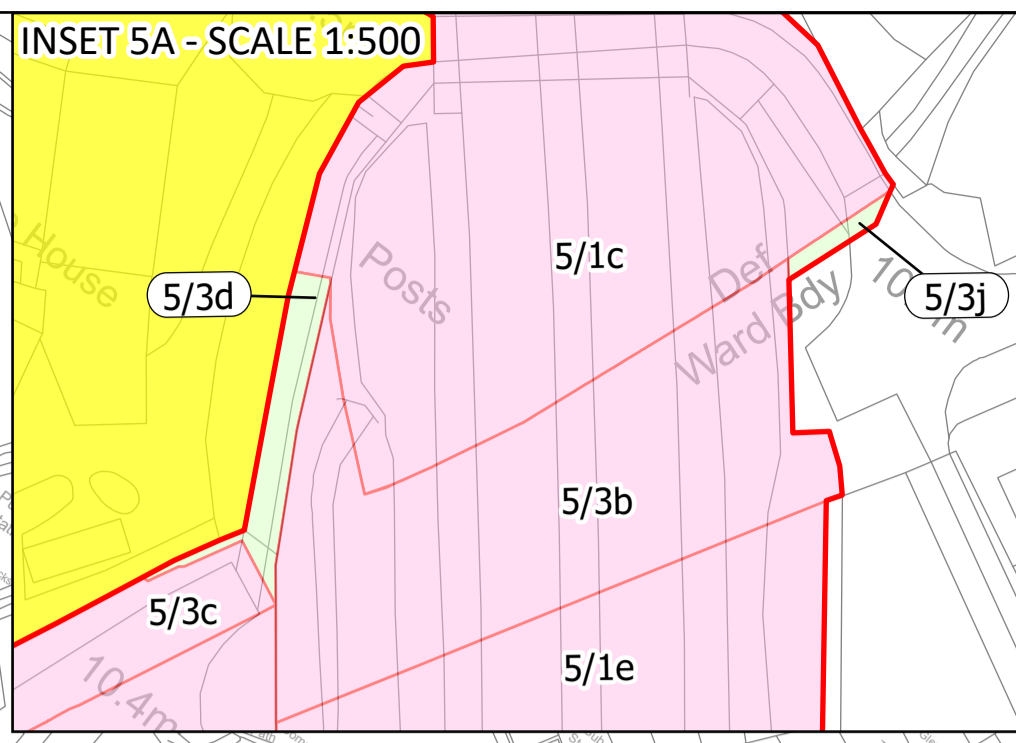
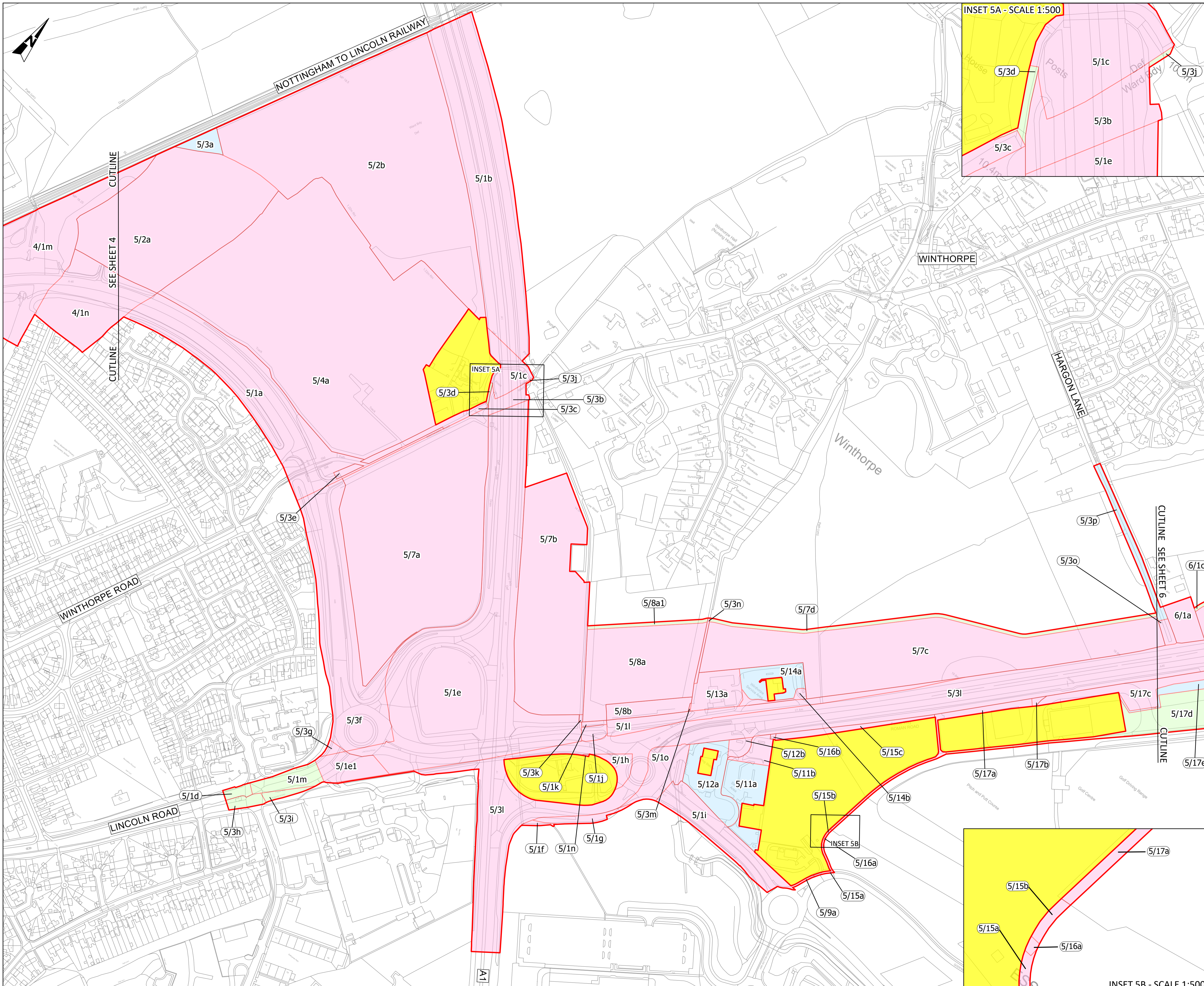
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LAND PLANS REGULATION 5(2)(i) SHEET 4 OF 7					
ORIGINAL SIZE	A1	SCALE	1:2,500		
DRAWING NUMBER	HE 551478	ORIGINATOR	SKAG	VOLUME	LL0
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LOCATION	CONWI_CONW	DR	VT	00013	NUMBER

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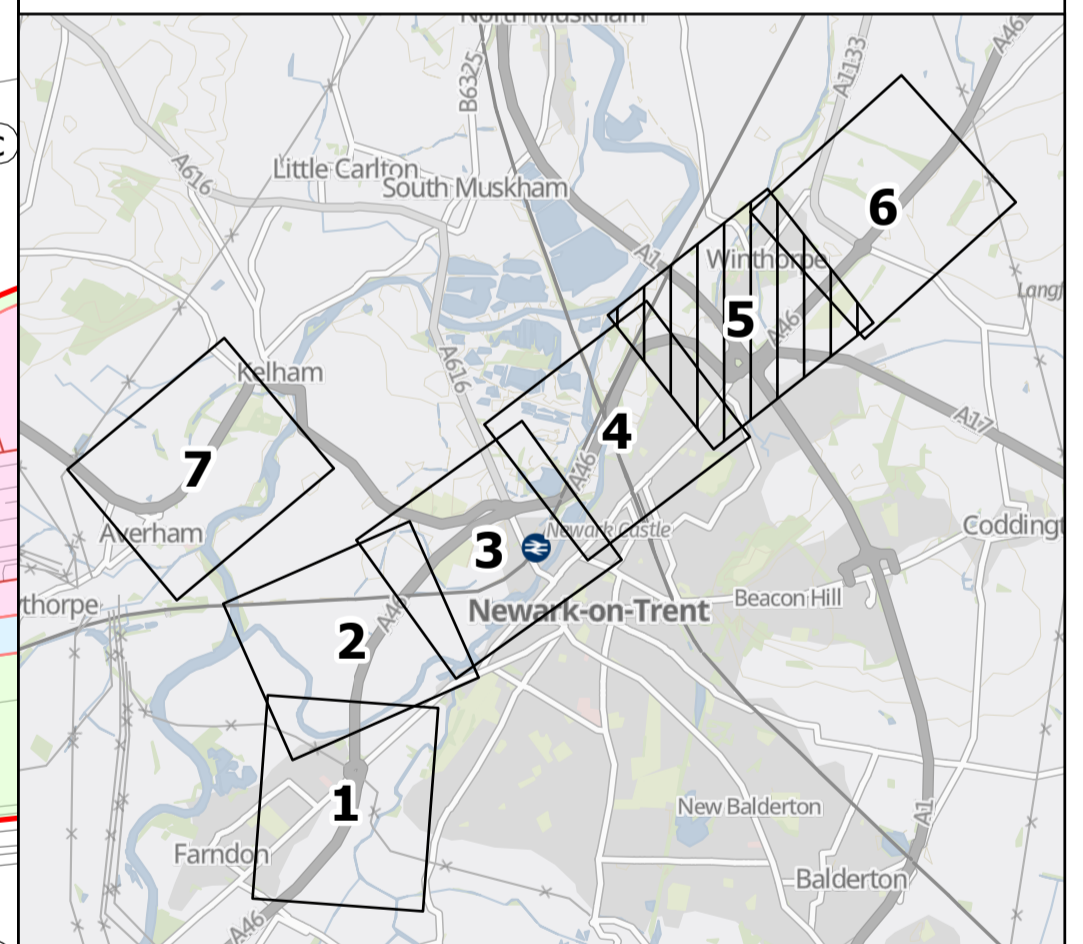
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KEY TO SYMBOLS

	PLOT REFERENCE NUMBER (REFER TO BOOK OF REFERENCE)
	LAND TO BE PERMANENTLY ACQUIRED
	LAND TO BE USED TEMPORARILY AND RIGHTS TO BE PERMANENTLY ACQUIRED
	LAND TO BE USED TEMPORARILY
	LAND NOT SUBJECT TO COMPULSORY ACQUISITION
	ORDER LIMITS



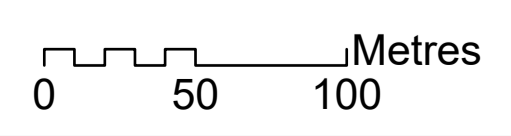
C01	MARCH 2024	FOR SUBMISSION	AS	AL	HF
REV.	DATE	AMENDMENT DETAILS	ORIG	CHK'D	APP'D

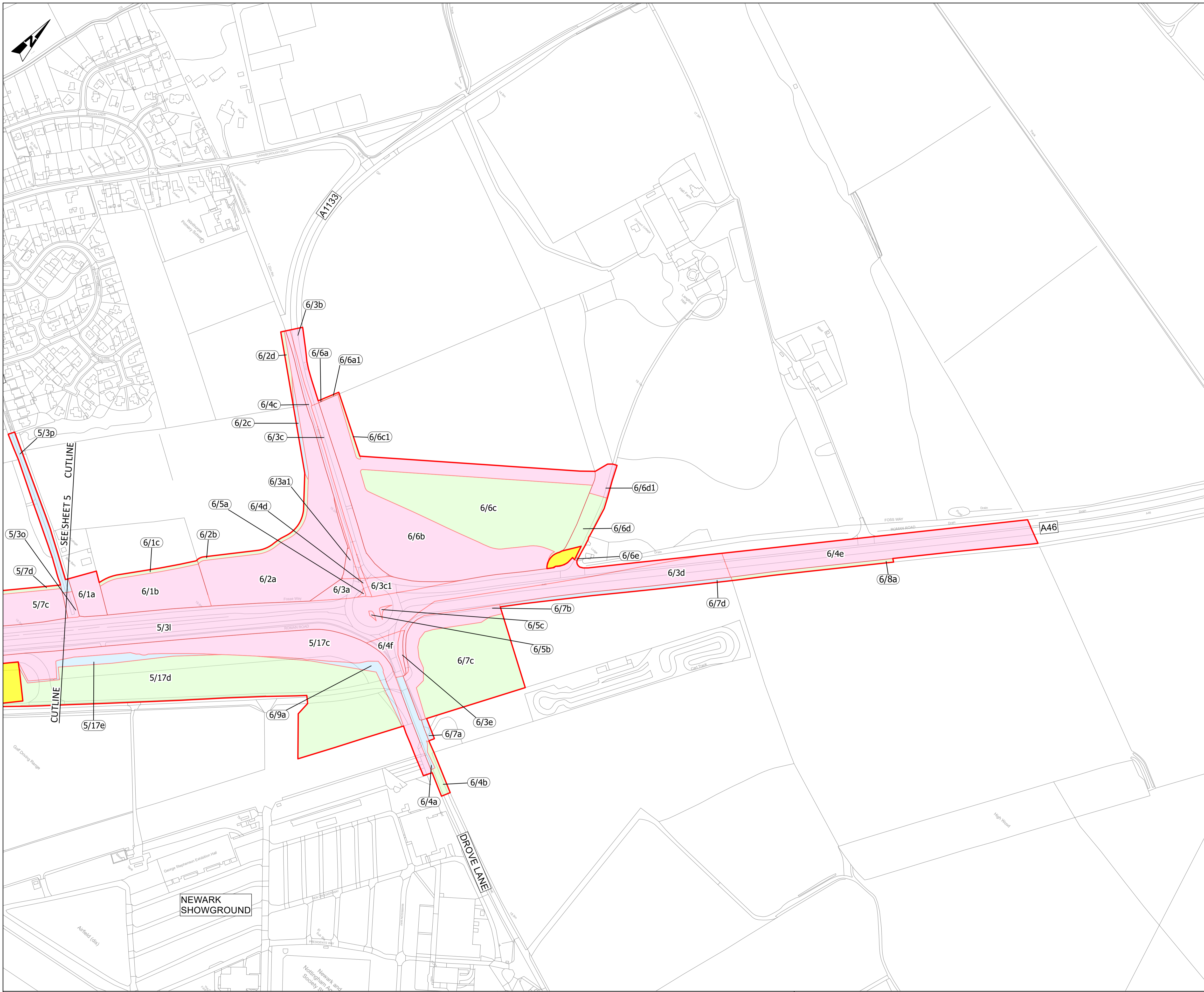


PURPOSE OF ISSUE: DCO APPLICATION
 DEVELOPMENT CONSENT ORDER NUMBER: TR010065
 PROJECT TITLE: A46 NEWARK BYPASS
 DRAWING TITLE: LAND PLANS REGULATION 5(2)(i) SHEET 5 OF 7

ORIGINAL SIZE: A1	SCALE: 1:2,500	PROJECT REF NO.: HE551478
DRAWING NUMBER: HE551478	ORIGINATOR: SKAG	VOLUME: LLO
LOCATION: CONWI_CONW	TYPE: DR	ROLE: VT
	NUMBER: 00014	REVISION: C01

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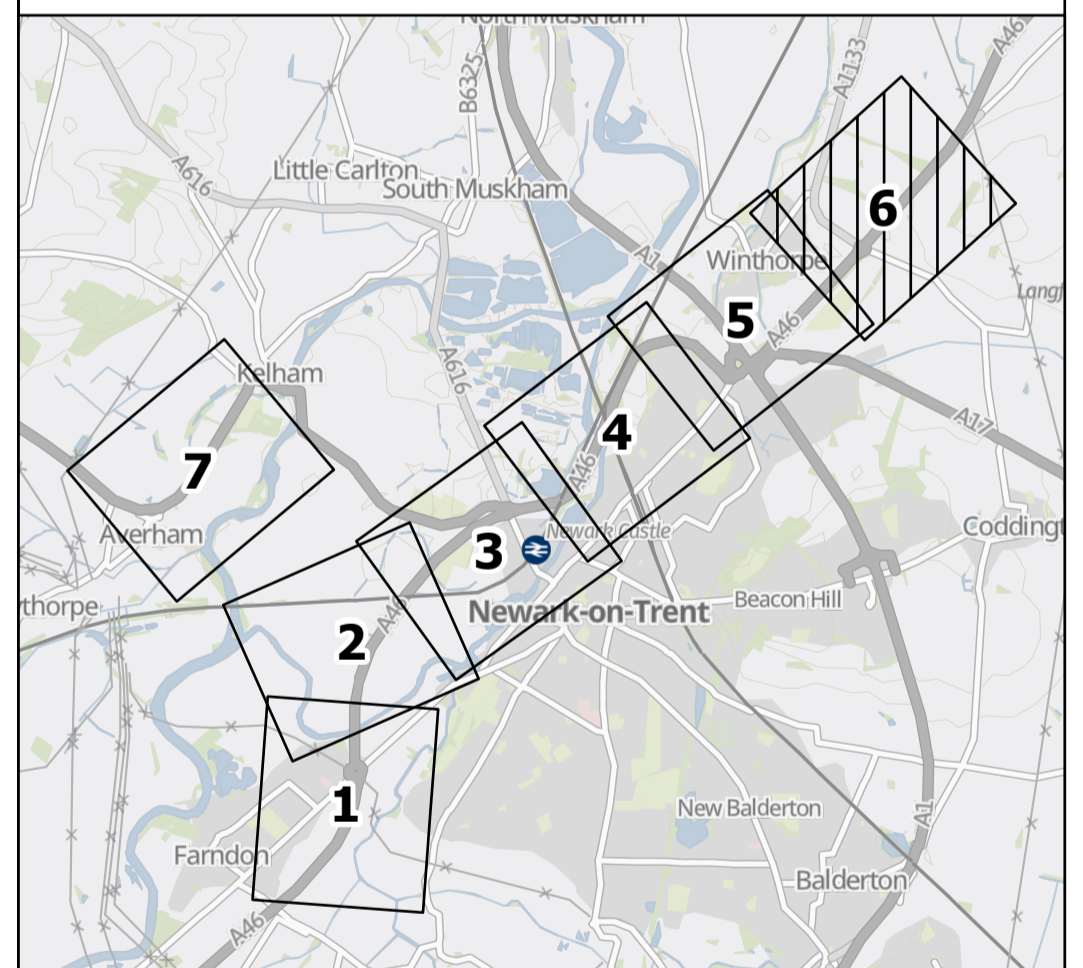
NOTES

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	ORDER LIMITS



C01	MARCH 2024	DCO SUBMISSION	AS	AL	HF
REV.	DATE	AMENDMENT DETAILS	ORIG	CHK'D	APP'D

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PURPOSE OF ISSUE: **DCO APPLICATION**

DEVELOPMENT CONSENT ORDER NUMBER: **TR010065**

PROJECT TITLE: **A46 NEWARK BYPASS**

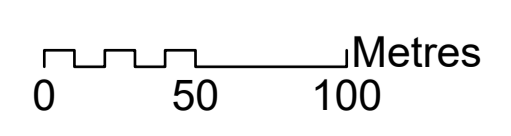
DRAWING TITLE: **LAND PLANS
REGULATION 5(2)(i)
SHEET 6 OF 7**

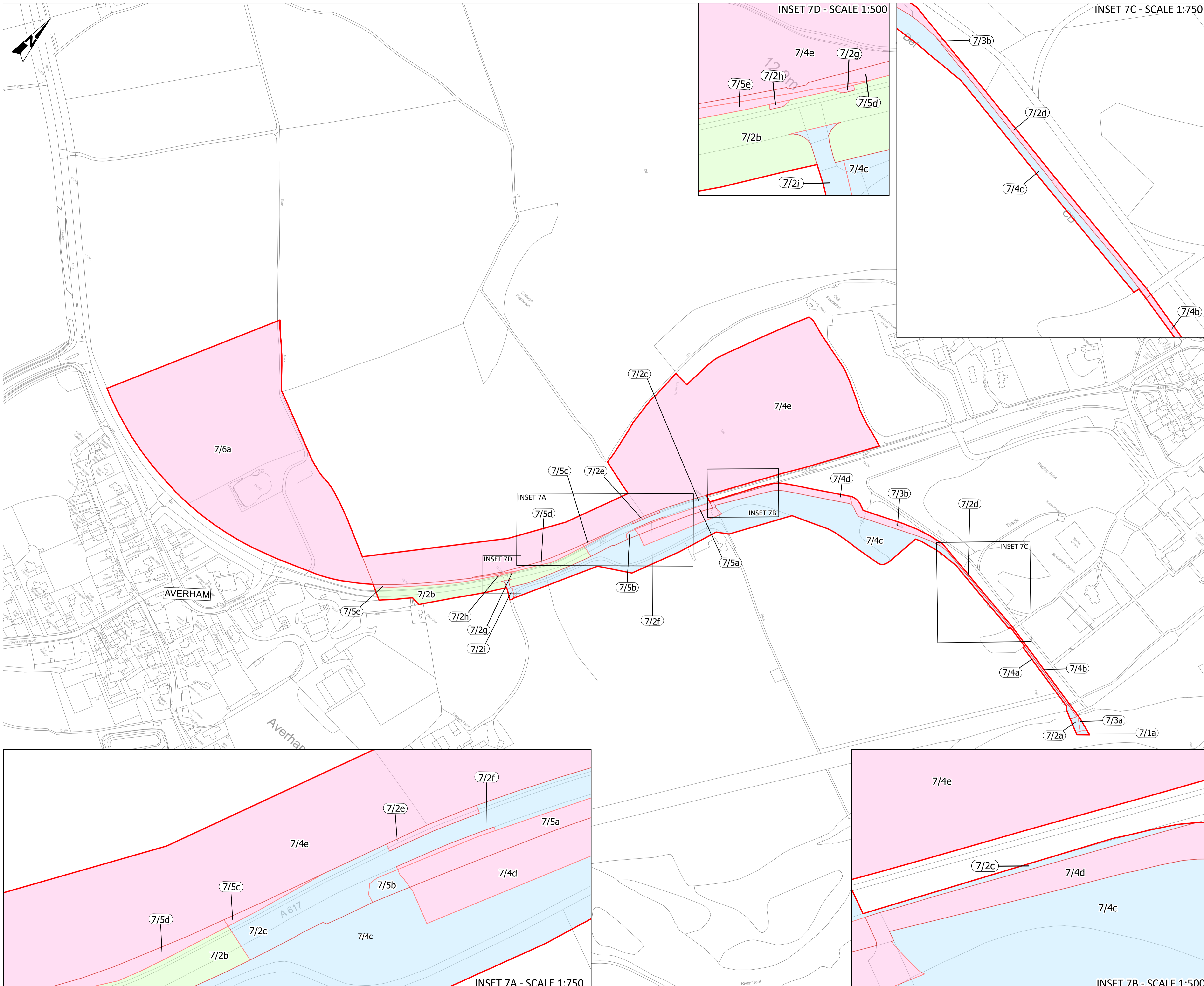
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DRAWING NUMBER: HE551478 | ORIGINATOR: SKAG | VOLUME: LLO | PROJECT REF NO: HE551478

LOCATION: CONWI_CONW | TYPE: DR | ROLE: VT | NUMBER: 00015 | REVISION: C01

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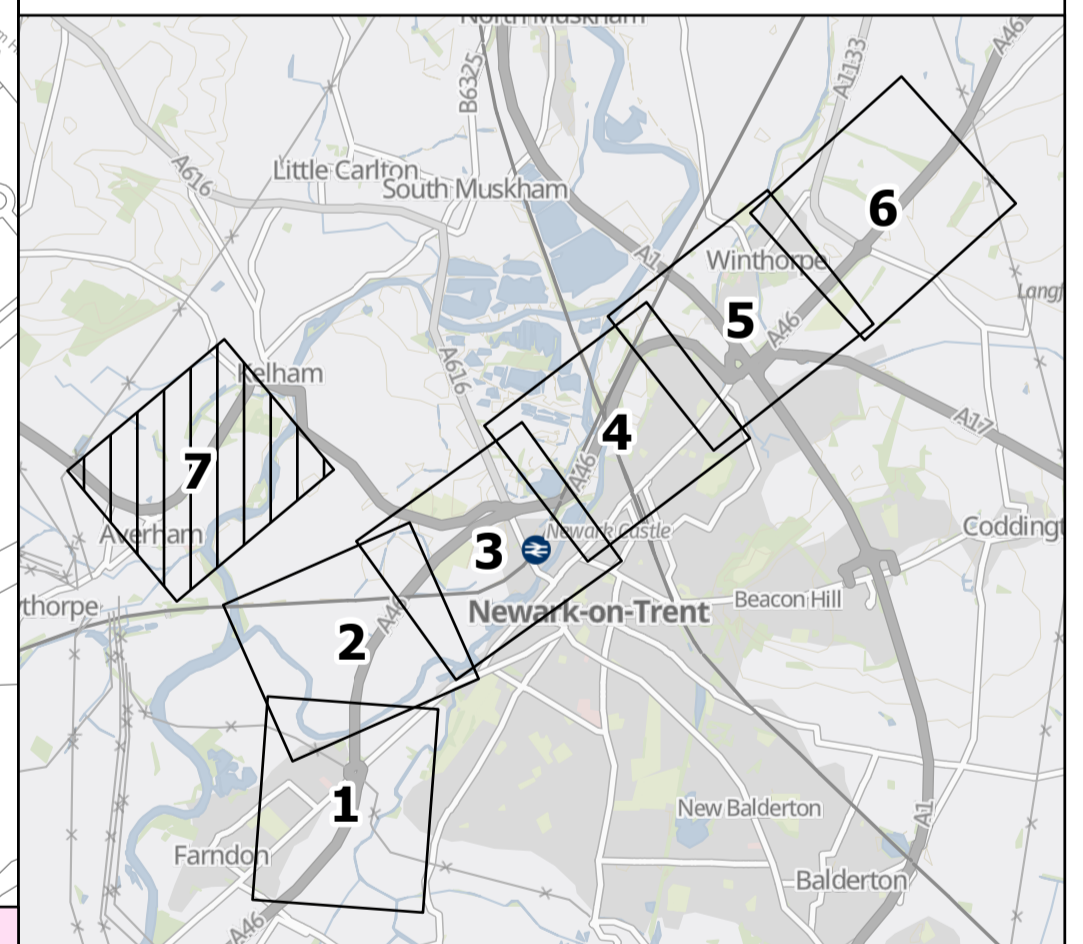
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C01	MARCH 2024	DCO SUBMISSION	AS	AL	HF
REV.	DATE	AMENDMENT DETAILS	ORIG	CHK'D	APP'D
CLIENT					
		national highways			
PURPOSE OF ISSUE					
DCO APPLICATION					
DEVELOPMENT CONSENT ORDER NUMBER					
TR010065					
PROJECT TITLE					
A46 NEWARK BYPASS					
DRAWING TITLE					
LAND PLANS REGULATION 5(2)(i) SHEET 7 OF 7					
ORIGINAL SIZE		SCALE			
A1		1:2,500			
DRAWING NUMBER		ORIGINATOR		VOLUME	
HE551478		SKAG		LLO	
LOCATION		TYPE		NUMBER	
CONWI_CONW		DR VT		00016	
PROJECT REF NO.					
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