

# M25 junction 10/A3 Wisley interchange

## TR010030

### 2.6 Crown land plans

Regulation 5(2)(n)  
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 improvement Development Consent Order 202[x ]

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### 2.6 CROWN LAND PLANS

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<b>Regulation Number:</b>	Regulation 5(2)(n)
<b>Planning Inspectorate Scheme Reference</b>	TR010030
<b>Application Document Reference</b>	TR010030/APP/2.6
<b>Author:</b>	M25 junction 10/A3 Wisley interchange project team, Highways England

<b>Version</b>	<b>Date</b>	<b>Status of Version</b>
Rev 4	1 March 2021	Response to Secretary of State's letter of 15 February 2021
Rev 3	03 July 2020	Deadline 11
Rev 2	01 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 Updated plans	5
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)(n) and Regulation 5(4) of The Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulations 2009 (as amended), which requires:
- '5(2)(n) where applicable, a plan with any accompanying information identifying any Crown 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)(n) 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 As this Plan 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.
- 1.1.6 The Crown Land Plans are submitted for approval and will be certified under article 45 of the DCO once the Order is made.
- 1.1.7 This suite of plans specifically identifies the 'Crown Interests' within the DCO boundary, including any freehold, leasehold, or third-party interests over other landowners' property. These interests may not be compulsorily acquired without agreement from the relevant Crown authority. This Scheme only has Crown Interests that are either interests benefitting the Secretary of State for Transport, or the Secretary of State for Environment, Food & Rural Affairs.



- 1.1.8 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 most sheets are not required and therefore gaps in the numbers are evident.
- 1.1.9 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 ~~45-46~~ of the DCO.

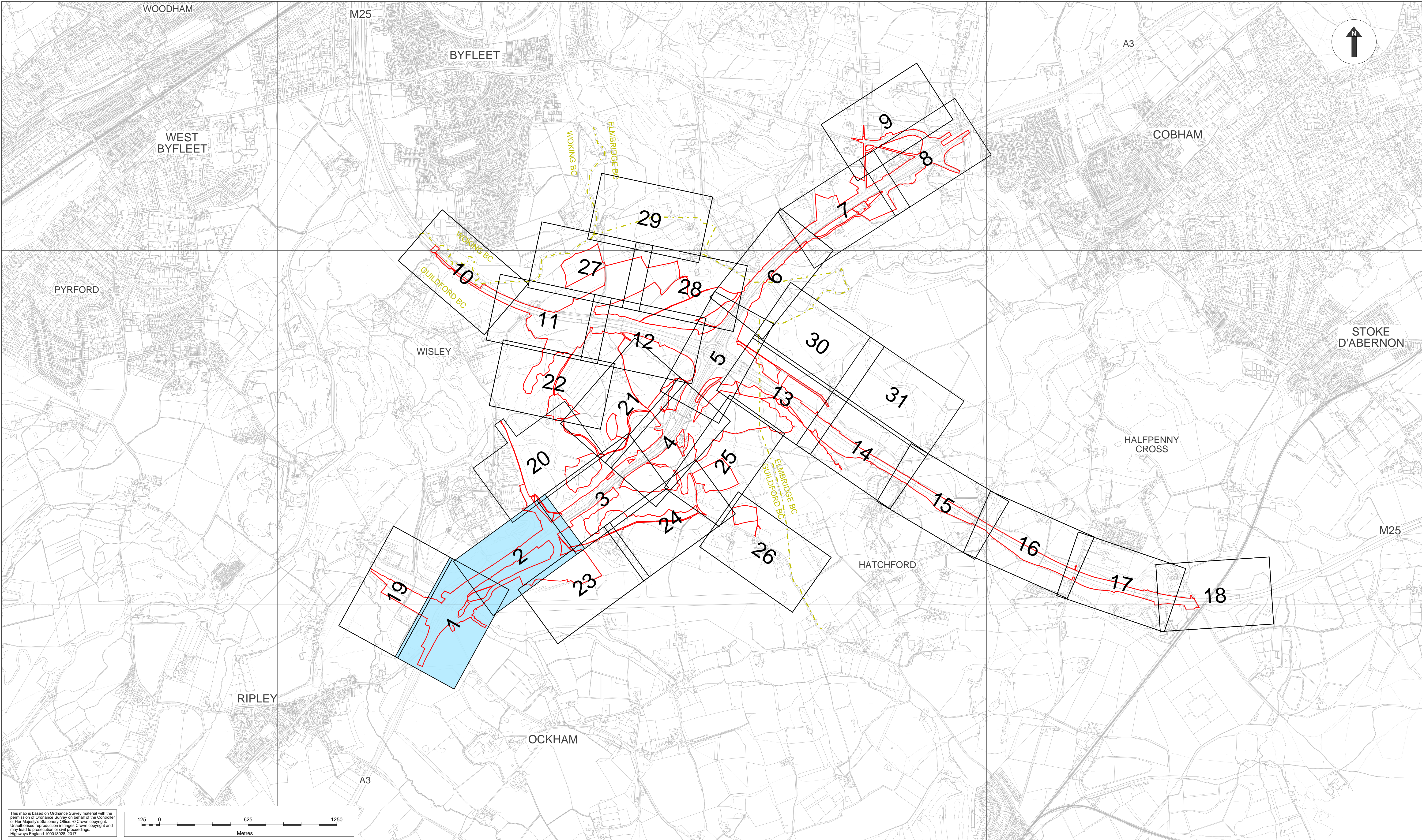
## 1.2 Updated plans

- 1.2.1 As a result of further diligent inquiry it has been established that Crown interests are no longer applicable to land parcels 2/27b, 7/27 and 7/28. As a consequence sheet 7 has been removed from these final consolidated plans.
- 1.2.2 The se Crown Land plans take into account the post-examination changes in replacement land requested by the Secretary of State.

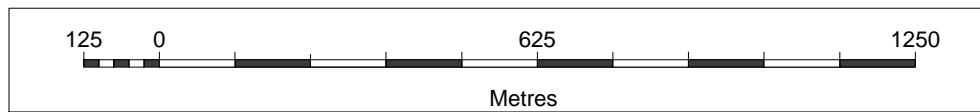
## 2. Schedule of Plans included in this application document

Document title	Document number	Revision
Crown Land Plans - Regulation 5(2)(n) - Key Plan	TR010030/APP/2.6	<del>6</del> <u>7</u>
Crown Land Plans - Regulation 5(2)(n) - Sheet 1 of 31	TR010030/APP/2.6	2
Crown Land Plans - Regulation 5(2)(n) - Sheet 2 of 31	TR010030/APP/2.6	4





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**Notes:**

1. This plan should be read in conjunction with application document TR010030/APP/2.2 Land Plans and document TR010030/APP/4.3 Book of Reference.

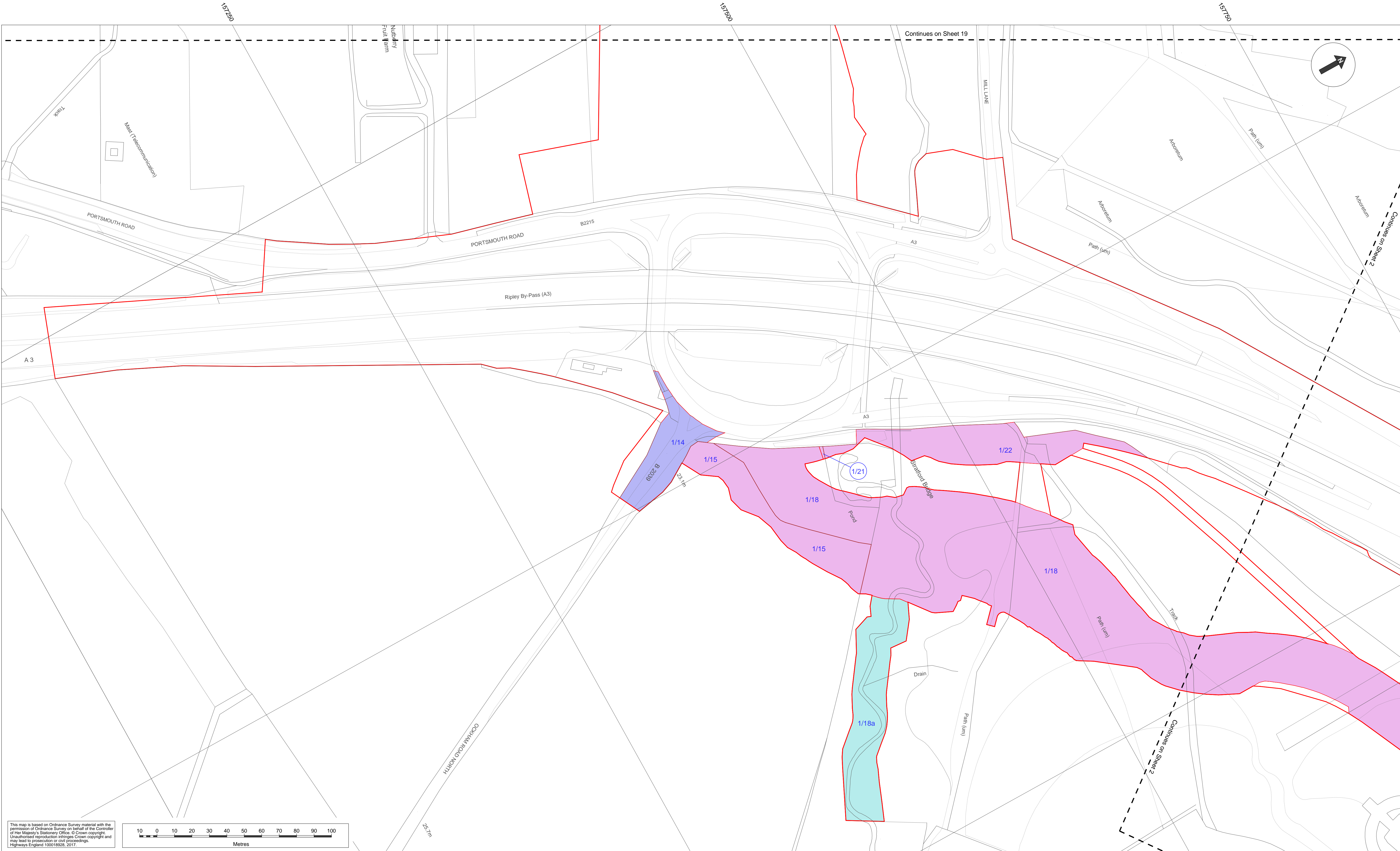
**Legend:**

- 1** Illustration of the edge of sheet and number of each sheet, containing Crown Interest land
- 1** Illustration of the edge of sheet and number of each sheet, not containing Crown Interest land
- Development Consent Order (DCO) boundary
- - - Local Authority boundary

Description							
SUBMITTED FOR DEADLINE 4							
Status	Revision	Draw	Checked	Reviewed	Authorised	Issue Date	
A1	2.0	RGU	LFA	AMU	GB0	07/02/2020	
Description							
SUBMITTED FOR DEADLINE 5A							
Status	Revision	Draw	Checked	Reviewed	Authorised	Issue Date	
A1	3.0	JHE	SHE	AMU	GB0	07/02/2020	
Description							
SUBMITTED FOR PROPOSED CHANGES							
Status	Revision	Draw	Checked	Reviewed	Authorised	Issue Date	
A1	5.0	JHE	SHE	AMU	GB0	06/04/2020	
Description							
SUBMITTED FOR DEADLINE 8							
Status	Revision	Draw	Checked	Reviewed	Authorised	Issue Date	
A1	6.0	DCO	CAS	AMU	GB0	01/05/2020	
Description							
SUBMITTED FOR DEADLINE 8							
Status	Revision	Draw	Checked	Reviewed	Authorised	Issue Date	
A1	7.0	AMH	RCL	AME	SGA	25/02/2021	

Drawing Suitability:		Status:	Project Title:	
APPROVED - PUBLISHED		A1	M25 Junction10/A3 Wisley Interchange	
Created by:		Drawing Title:		
<div><div>TerraQuest Solutions Limited Quayside Tower 252-260 Broad Street Birmingham B1 2HF</div><div>TerraQuest DATA SOLUTIONS</div></div> <div><div>w: <a href="http://www.terraquest.co.uk">www.terraquest.co.uk</a> e: <a href="mailto:info@terraquest.co.uk">info@terraquest.co.uk</a></div></div>		CROWN LAND PLANS REGULATION 5(2)(n)  KEY PLAN		
Client:		Drawing Number:		Rev:
<div><div>Working on behalf of</div><div>highways england</div></div>		TR010030/APP/2.6		7.0
		HE Pin: HE551522	Scale: 1:12,500	Original Size: A1





**Notes:**

- The legend is identical on all sheets of the Crown Land Plans and therefore not all items detailed in the legend are represented on each sheet;
- Land Parcel/Plot numbers are annotated in blue and are made up of a Sheet Number and then a unique plot number. These plot numbers correspond to those represented in the Book of Reference;
- All parcels in this sheet fall within the Borough of Guildford;
- Only the sheets outlined in black in the sheet layout contain Crown Interests;
- Secretary of State for Environment, Food and Rural Affairs has been referred to as DEFRA for the purpose of these Crown Land Plans;
- Secretary of State for Transport has been referred to as DFT for the purpose of these Crown Land Plans;
- This plan should be read in conjunction with application document TR010030/APP/2.2 Land Plans and document TR010030/APP/4.3 Book of Reference.
- Land Parcels/Plots in this sheet are found on Sheet 1 of the Land Plans

**Legend:**

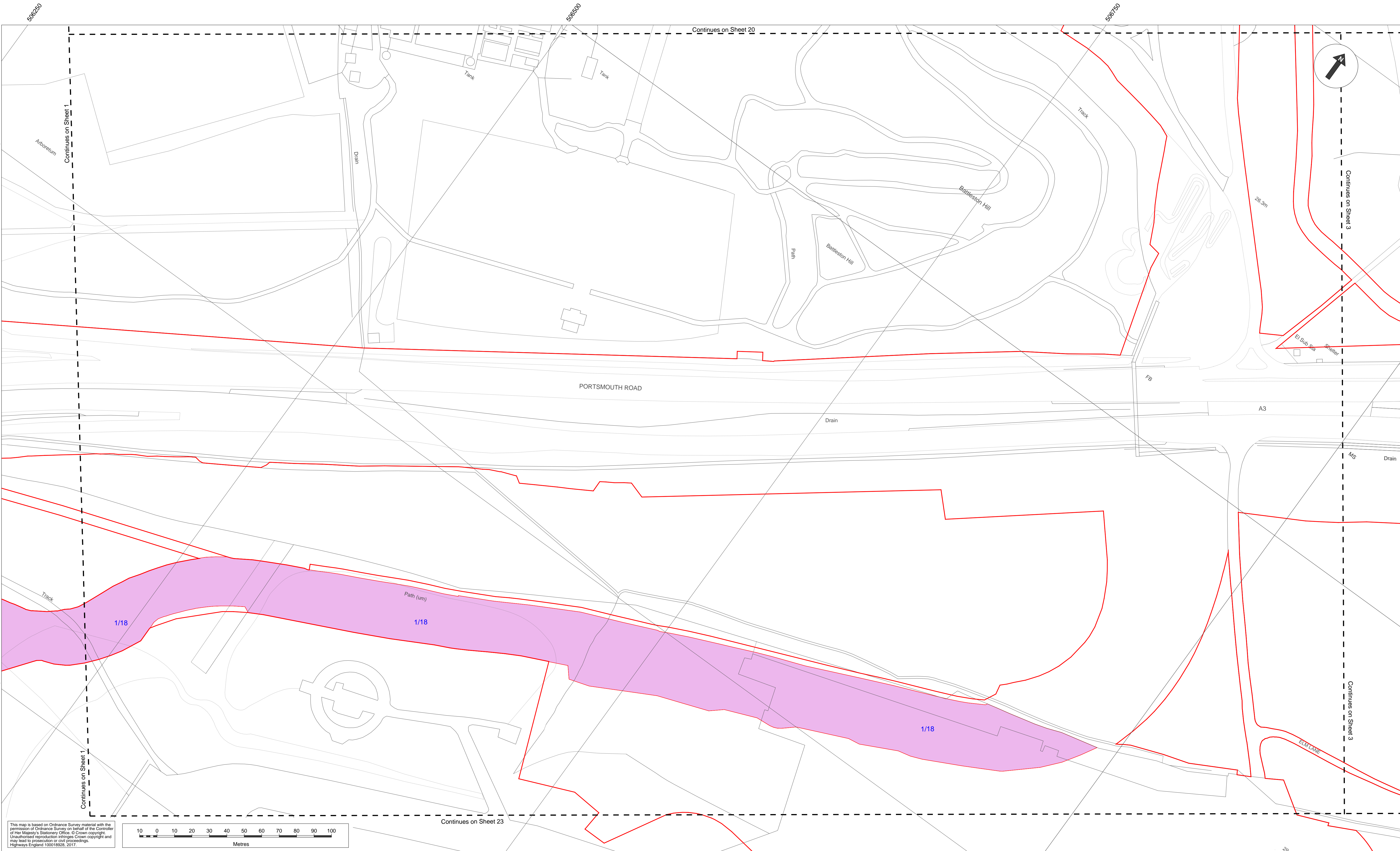
- Development Consent Order (DCO) boundary
- Local Authority boundary
- Cut Line
- Crown Land to be acquired – permanent title acquisition (DEFRA)
- Crown Land to be used temporarily and rights to be acquired permanently (DEFRA)
- Crown Land to be used temporarily (DEFRA)
- Crown Land to be acquired – permanent title acquisition (DFT)
- Crown Land to be used temporarily (DFT)

**SHEET LAYOUT**

N.T.S.

Drawing Suitability:		Status:	Project Title:			
APPROVED - PUBLISHED		A1	M25 Junction10/A3 Wisley Interchange			
Created by:		Drawing Title:				
TerraQuest Solutions Limited Quayside Tower 252-260 Broad Street Birmingham B1 2HF		CROWN LAND PLANS REGULATION 5(2)(n) SHEET 1 OF 31				
w: <a href="http://www.terraquest.co.uk">www.terraquest.co.uk</a> e: <a href="mailto:info@terraquest.co.uk">info@terraquest.co.uk</a>		Drawing Number:				
Client:		TR010030/APP/2.6		Rev:		
Working on behalf of				2.0		
		HE Pin: HE551522		Original Size: A1		
Description		SUBMITTED FOR DEADLINE 8				
Status	Revision	Draw	Checked	Reviewed	Authorised	Issue Date
A1	2.0	RJM	LFA	AMU	GBO	28/04/2020





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100

0

10

20

30

40

50

60

70

80

90

Metres

- Notes:**
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  - All parcels in this sheet fall within the Borough of Guildford;
  - Only the sheets outlined in black in the sheet layout contain Crown Interests;
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  - Secretary of State for Transport has been referred to as DFT for the purpose of these Crown Land Plans;
  - This plan should be read in conjunction with application document TR010030/APP/2.2 Land Plans and document TR010030/APP/4.3 Book of Reference.
  - Land Parcels/Plots in this sheet are found on Sheet 2 of the Land Plans

**Legend:**

- Development Consent Order (DCO) boundary
- Local Authority boundary
- Cut Line
- Crown Land to be acquired – permanent title acquisition (DEFRA)
- Crown Land to be used temporarily and rights to be acquired permanently (DEFRA)
- Crown Land to be used temporarily (DEFRA)
- Crown Land to be acquired – permanent title acquisition (DFT)
- Crown Land to be used temporarily (DFT)

**SHEET LAYOUT**  
N.T.S.

Description						
SUBMITTED FOR DEADLINE 11						
Status	Revision	Draw	Checked	Reviewed	Authorised	Issue Date
A1	4.0	LFA	AGE	AMU	GBO	01/07/2020

Drawing Suitability: <b>APPROVED - PUBLISHED</b>	Status: <b>A1</b>	Project Title: <b>M25 Junction10/A3 Wisley Interchange</b>	
Created by: TerraQuest Solutions Limited Quayside Tower 252-260 Broad Street Birmingham B1 2HF w: <a href="http://www.terraquest.co.uk">www.terraquest.co.uk</a> e: <a href="mailto:info@terraquest.co.uk">info@terraquest.co.uk</a>		Drawing Title: <b>CROWN LAND PLANS REGULATION 5(2)(n) SHEET 2 OF 31</b>	
Client: <b>Working on behalf of highways england</b>		Drawing Number: <b>TR010030/APP/2.6</b>	Rev: <b>4.0</b>
HE Pin: HE551522		Scale: 1:1,000	Original Size: A1

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