

## M25 junction 10/A3 Wisley interchange TR010030 2.4 Streets, rights of way and access plans

Regulation 5(2)(k) Planning Act 2008

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



January 2022



#### Infrastructure Planning

### **Planning Act 2008**

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

### M25 junction 10/A3 Wisley interchange Development Consent Order 202[x]

#### 2.4 STREETS, RIGHTS OF WAY AND ACCESS PLANS

Regulation Number:		Regulation 5(2)(k)
Planning Inspectorate Scheme Reference		TR010030
Application Document Reference		TR010030/APP/2.4
Author:		M25 junction 10/A3 Wisley interchange project team, Highways England
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Rev 2	1 March 2021	Response to Secretary of State
Rev 1	May 2020	Submitted for Deadline 8
Rev 0	June 2019	Development Consent Order application



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#### 1. Introduction

#### 1.1 Introduction and purpose of this document

- 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 application 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)(k) and Regulation 5(4) of The Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulations 2009 (as amended), which require:
  - '5(2)(k) 'where applicable, a plan identifying any new or altered means of access, stopping up of streets or roads or any diversions, extinguishments or creation of rights of way or public rights of navigation.'
  - 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 The Streets, Rights of Way and Access Plans are submitted for approval and will be certified under article 46 of the DCO once the Order is made.
- 1.1.4 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 Schedules 3 and 4 of the draft DCO (application document reference TR010030/APP/3.1 (87)) which set out the classification of highways and public rights of way to be altered or created and which detail highways and public rights of way to be stopped-up, extinguished or created and private means of access to be altered.
- 1.1.5 A list of the DCO application documents and a detailed description of the Scheme are provided in the Introduction to the Application and Scheme Description document (application document reference APP-002).

## 1.2 Scope and format of the Streets, Rights of Way and Access Plans

1.2.1 The purpose of the Streets, Rights of Way and Access Plans is to show streets, roads and public rights of way that are to be stopped up, diverted or extinguished and new highways, including public rights of way to be created and their intended highway classification. The Plans also show private means of access to be stopped-up, extinguished or altered and the substitute means of access to



- be provided. The Streets, Rights of Way and Access Plans have been prepared having regard to best practice and advice provided by the Planning Inspectorate under Section 51 of the Planning Act 2008.
- 1.2.2 To ensure sufficient detail and clarity of information, the Plans have been prepared at a scale of 1:1,000. The Applicant has adopted a consistent approach to the sheet layouts for the Streets, Rights of Way and Access Plans, the Land Plans (application document reference TR010030/APP/2.2 (54)), the Works Plans (application document reference TR010030/APP/2.3 (43)) and the Scheme Layout Plans (application document reference TR010030/APP/2.8 (2) and TR010030/APP/2.8 (54)). This is to help interested parties understand the Scheme and the inter-relationship between the different sets of plans.
- 1.2.3 In accordance with Regulation 5(4) of The Infrastructure Planning (Applications: Prescribed Forms and Procedures) Regulations 2009 (as amended), a Key Plan (at a scale of 1:12,500) has been provided to aid navigation of the Streets, Rights of Way and Access Plans and to show how the different sheets are interrelated. The Scheme intersects the boundary between Guildford Borough Council and Elmbridge Borough Council in multiple locations close to M25 junction 10. For this reason, the sheet layout is organised to follow the A3 from south to north, the M25 from west to east and then the remainder of the surrounding area within the boundary of the DCO application.
- 1.2.4 The Streets, Rights of Way and Access Plans show the commencement and termination points described in Schedules 3 and 4 of the DCO (application document reference TR010030/APP/3.1(87)) and should be read in conjunction with those schedules. All unique point reference numbers and letters shown on the Plans correspond with the referencing used in DCO Schedules 3 and 4.
- 1.2.5 For clarity, the Plans show the classification of all highways within the DCO boundary, including existing highways where the classification is to remain unchanged from the current situation. The term 'stopped-up' is interpreted in its widest sense and thus the Plans indicate the full extent of any carriageway that will become redundant and removed as part of the Scheme as highway to be stopped-up. Other non-motorised user routes both within and outside of existing highway boundaries that will be extinguished are also shown on the plans. Where a private means of access will be extinguished, the Streets, Rights of Way and Access Plans show the full extent of the private access route that will become redundant as well as the specific point at which the relevant access from the Strategic Road Network will be closed.
- 1.2.6 The Scheme layout is shown on the Streets, Rights of Way and Access Plans for illustrative purposes to aid clarity and understanding of the information presented.
- 1.2.7 Articles 12 and 13 of the DCO (application document reference TR010030/APP/3.1\_(87)) provide for the construction and maintenance of new, altered or diverted streets and for the classification of roads. These plans should be read in conjunction with those articles because they indicate which highways will be the responsibility of the applicant and which highways will be maintained by and at the expense of the local highway authority from their completion according to the provisions of article 13 and schedule 3 of the draft DCO.
- 1.2.8 The Applicant has made every effort to ensure that there is consistency between the Streets, Rights of Way and Access Plans and other DCO application plans.



The description of works provided in Schedule 1 of the DCO (application document reference TR010030/APP/3.1 (87)) are detailed to facilitate ease of understanding when read alongside these Plans. It is however important to note that there are some instances where the commencement and termination points shown on the Plans (and the corresponding measurements provided in Schedules 3 and 4 of the DCO) will differ from the extents shown on the Works Plans (and the corresponding measurements provided in Schedule 1 of the DCO). This is because in some cases, features such as new public rights of way can be created without necessarily involving physical works on the ground, such as through upgrading the status of an existing permissive route to a public right of way or by upgrading an existing footpath that is already passable for horse riders to a bridleway. In addition, for the Works Plans and accompanying Schedule 1 of the DCO (application document references TR010030/APP/2.3 (43) and TR010030/APP/3.1 (87) respectively) features such as new nonmotorised user crossings may be described in some locations as comprising part of an adjacent highway work rather than forming part of a linear right of way work and thus commencement and termination points may differ slightly in places for this reason.

- 1.2.9 Existing permissive routes or public footpaths to be upgraded or reclassified are included within the DCO boundary. Unless otherwise required for purposes of access, either temporarily or permanently, the land forming part of these routes is shaded orange on the Land Plans (application document TR010030/APP/2.2 (54)) to confirm that it will not be subject to compulsory acquisition powers or subject to temporary possession.
- 1.2.10 Other permissive routes within the DCO boundary that will be affected by the Scheme are not shown as being formally stopped -up on the Streets, Rights of Way and Access Plans, as they do not constitute a highway for the purposes of the Highways Act 1980. However, details of where these routes will be effectively extinguished as a consequence of the Scheme are shown on the Scheme Layout Plans (application document reference TR010030/APP/2.8) for information. The Environmental Statement (chapter 13) (application document reference TR010030/APP/6.3) assesses whether any of these impacts are likely to give rise to significant environmental effects on people and communities.
- 1.2.11 These Streets, Rights of Way and Access Plans take into account the postexamination changes in replacement land requested by the Secretary of State.

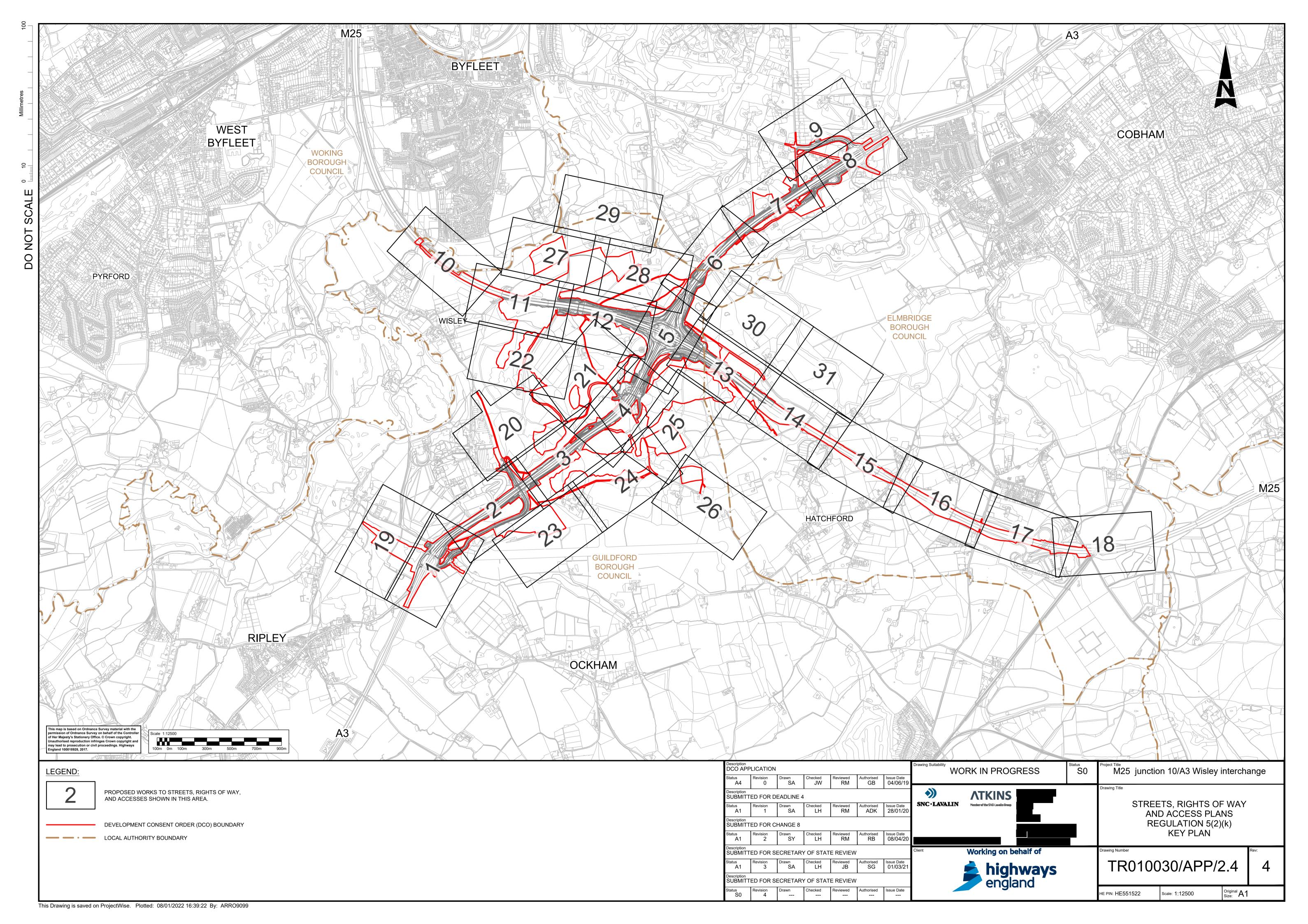


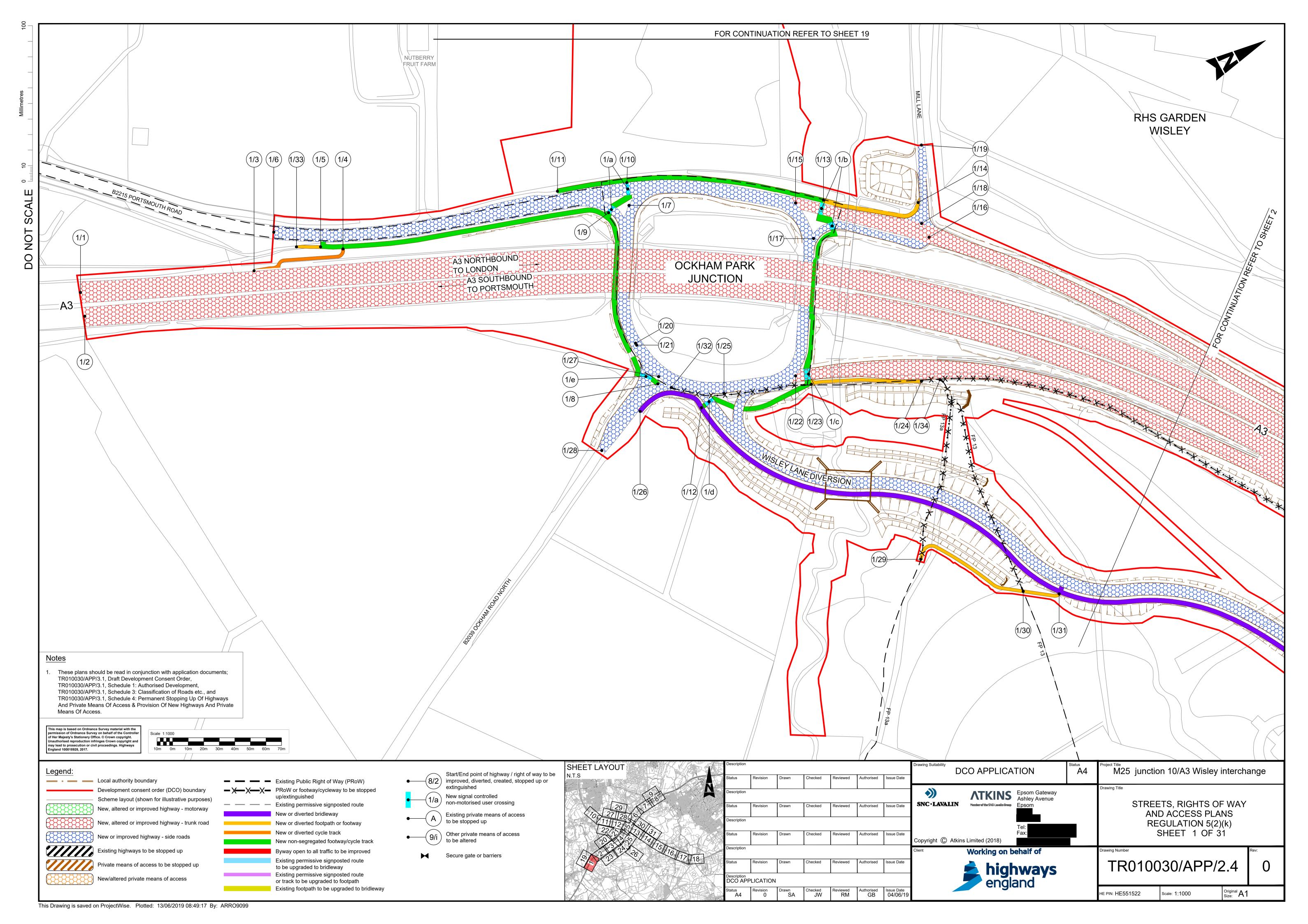
# 2. Schedule of Plans included in this application document

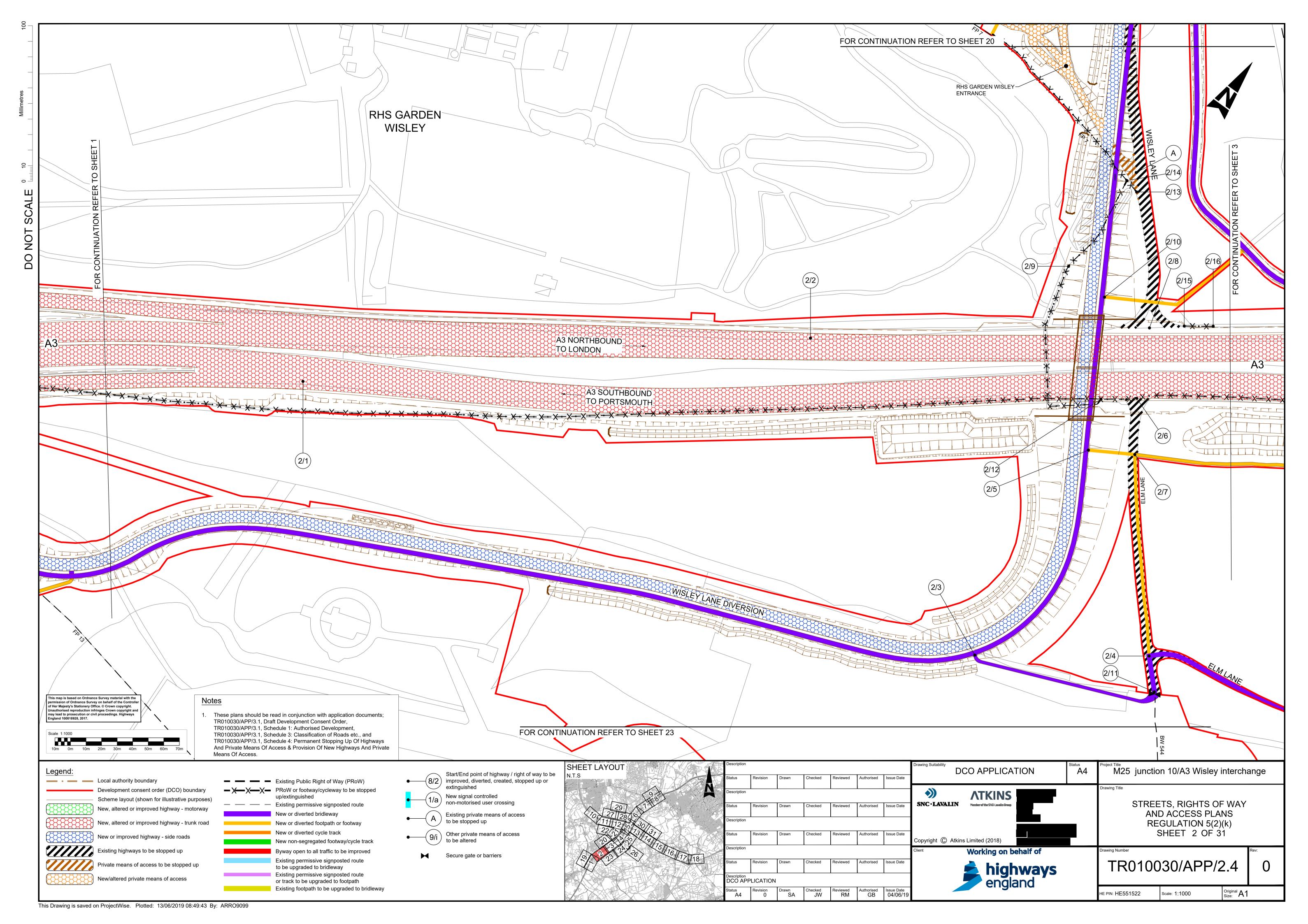
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Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Key Plan	TR010030/APP/2.4	<u>43</u>
Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 1 of 31	TR010030/APP/2.4	0
Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 2 of 31	TR010030/APP/2.4	0
Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 3 of 31	TR010030/APP/2.4	0
Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 4 of 31	TR010030/APP/2.4	1
Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 5 of 31	TR010030/APP/2.4	0
Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 6 of 31	TR010030/APP/2.4	1
Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 7 of 31	TR010030/APP/2.4	0
Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 8 of 31	TR010030/APP/2.4	1
Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 9 of 31	TR010030/APP/2.4	1
Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 10 of 31	TR010030/APP/2.4	0
Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 11 of 31	TR010030/APP/2.4	0
Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 12 of 31	TR010030/APP/2.4	1
Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 13 of 31	TR010030/APP/2.4	1
Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 14 of 31	TR010030/APP/2.4	1
Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 15 of 31	TR010030/APP/2.4	0
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Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 19 of 31	TR010030/APP/2.4	0
Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 20 of 31	TR010030/APP/2.4	0

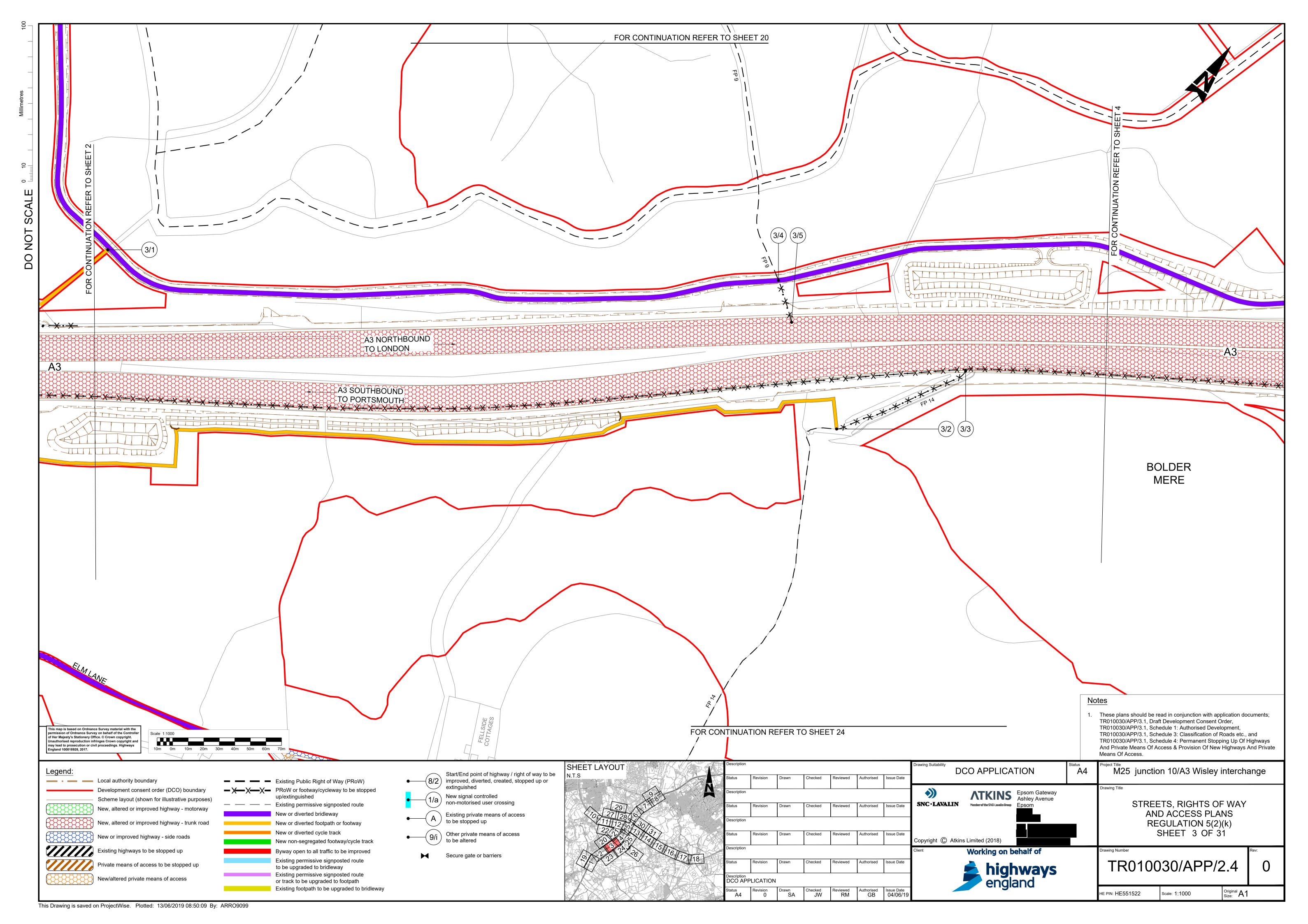


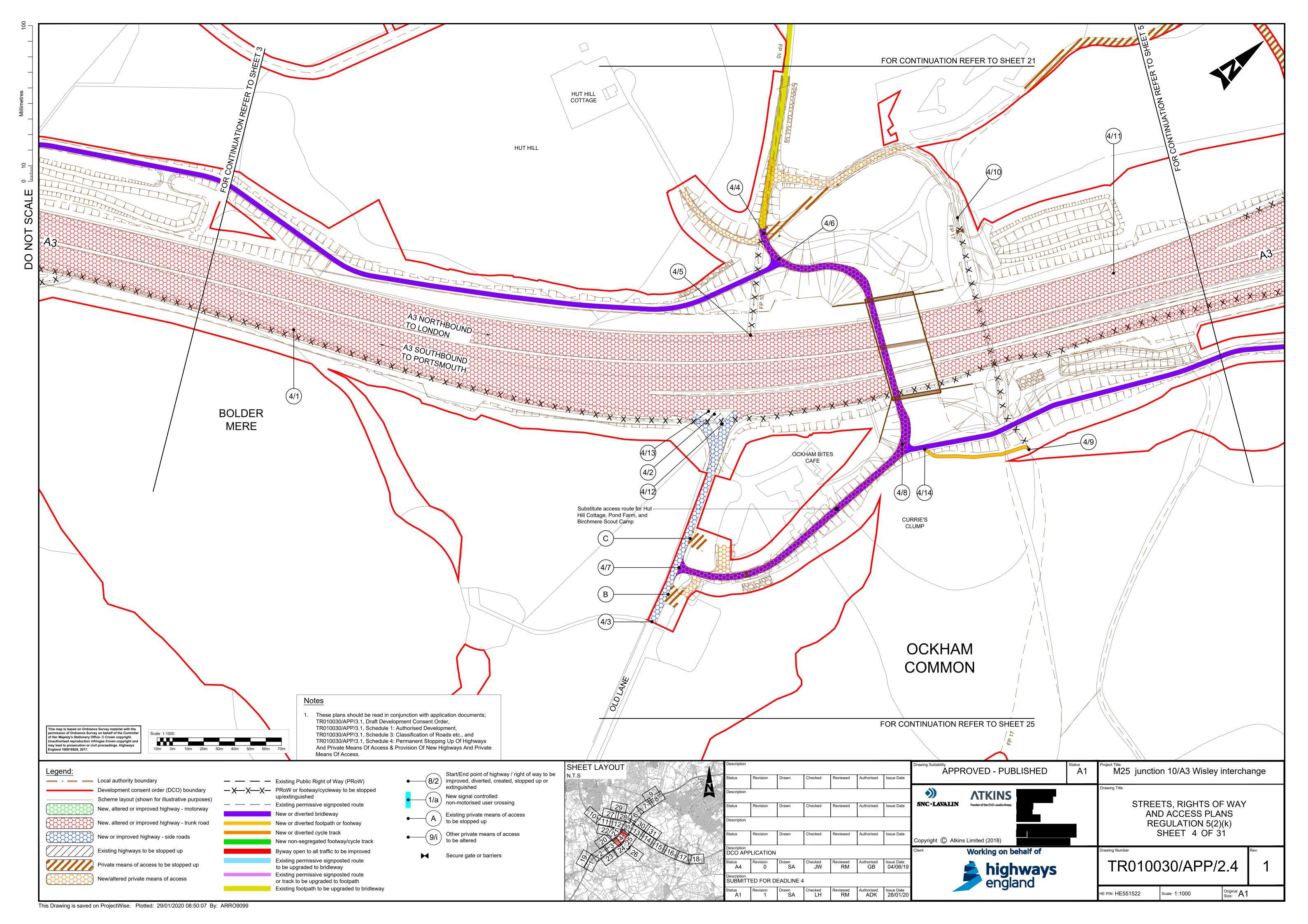
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Document title	Document number	Revision
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Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 22 of 31	TR010030/APP/2.4	0
Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 23 of 31	TR010030/APP/2.4	0
Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 24 of 31	TR010030/APP/2.4	2
Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 25 of 31	TR010030/APP/2.4	2
Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 26 of 31	TR010030/APP/2.4	1
Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 27 of 31	TR010030/APP/2.4	1
Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 28 of 31	TR010030/APP/2.4	<u>2</u> 4
Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 29 of 31 (sheet no longer in use)	TR010030/APP/2.4	1
Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 30 of 31 (sheet no longer in use)	TR010030/APP/2.4	1
Streets, Rights of Way and Access Plans – Regulation 5(2)(k) – Sheet 31 of 31 (sheet no longer in use)	TR010030/APP/2.4	0

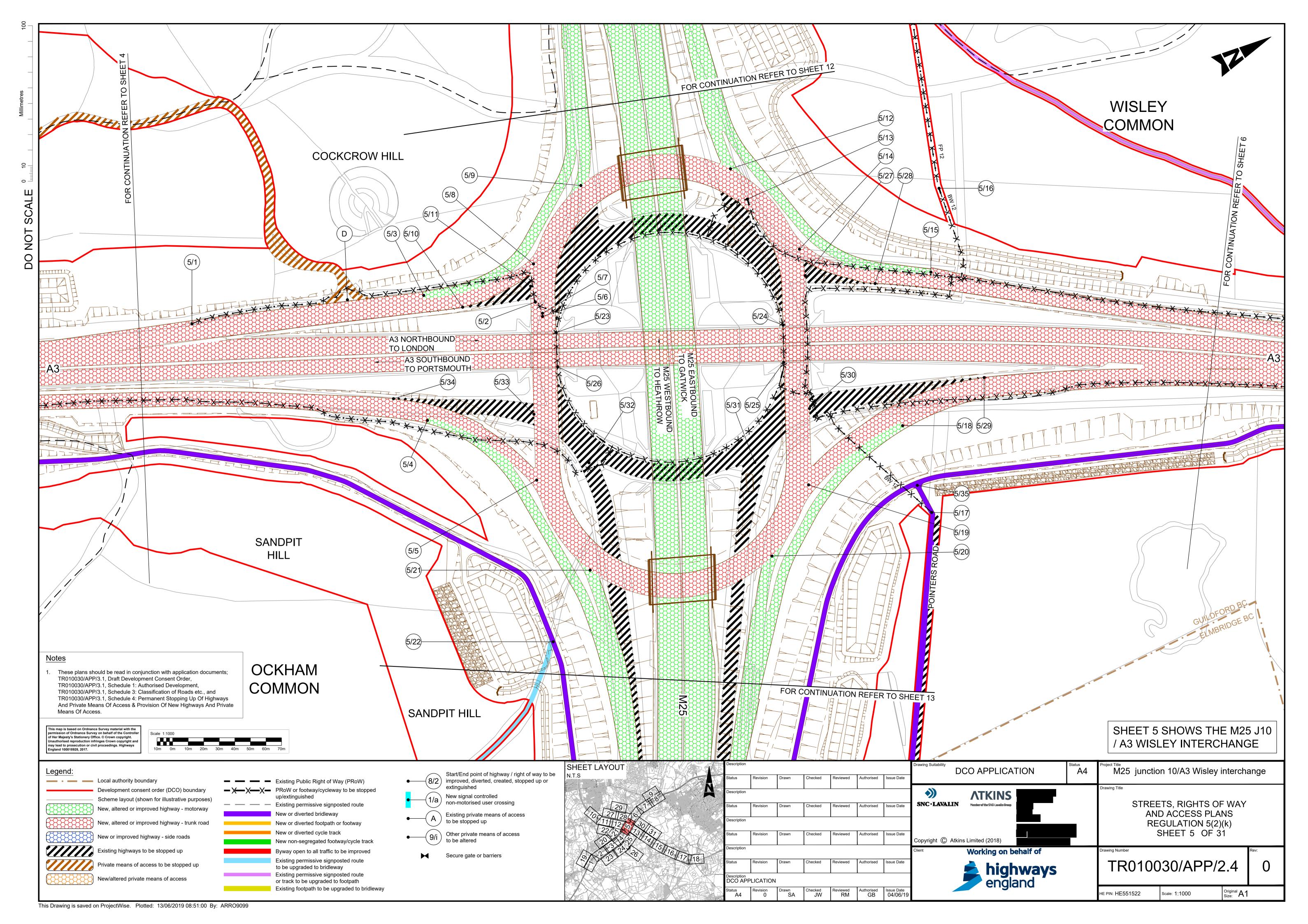


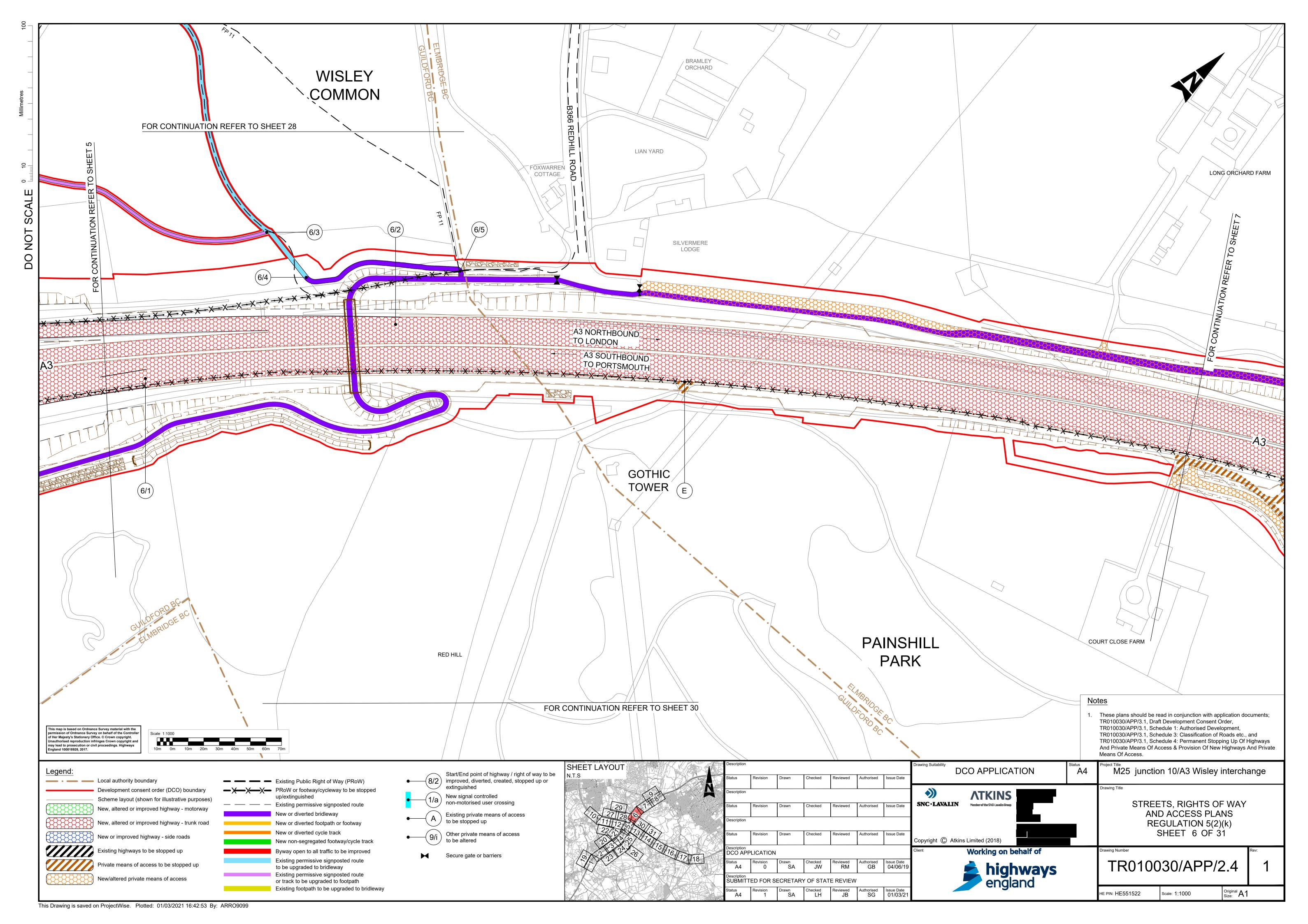


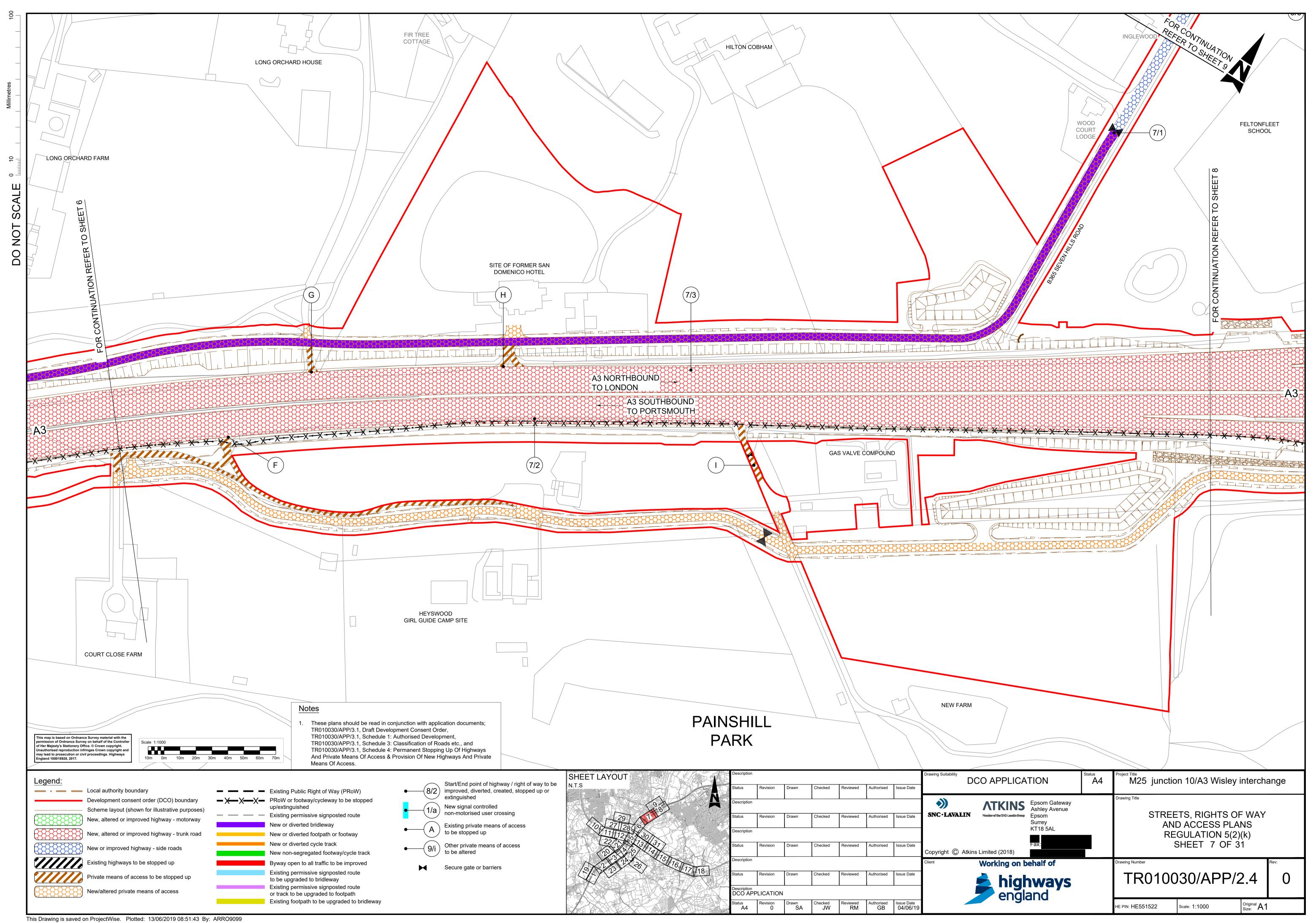


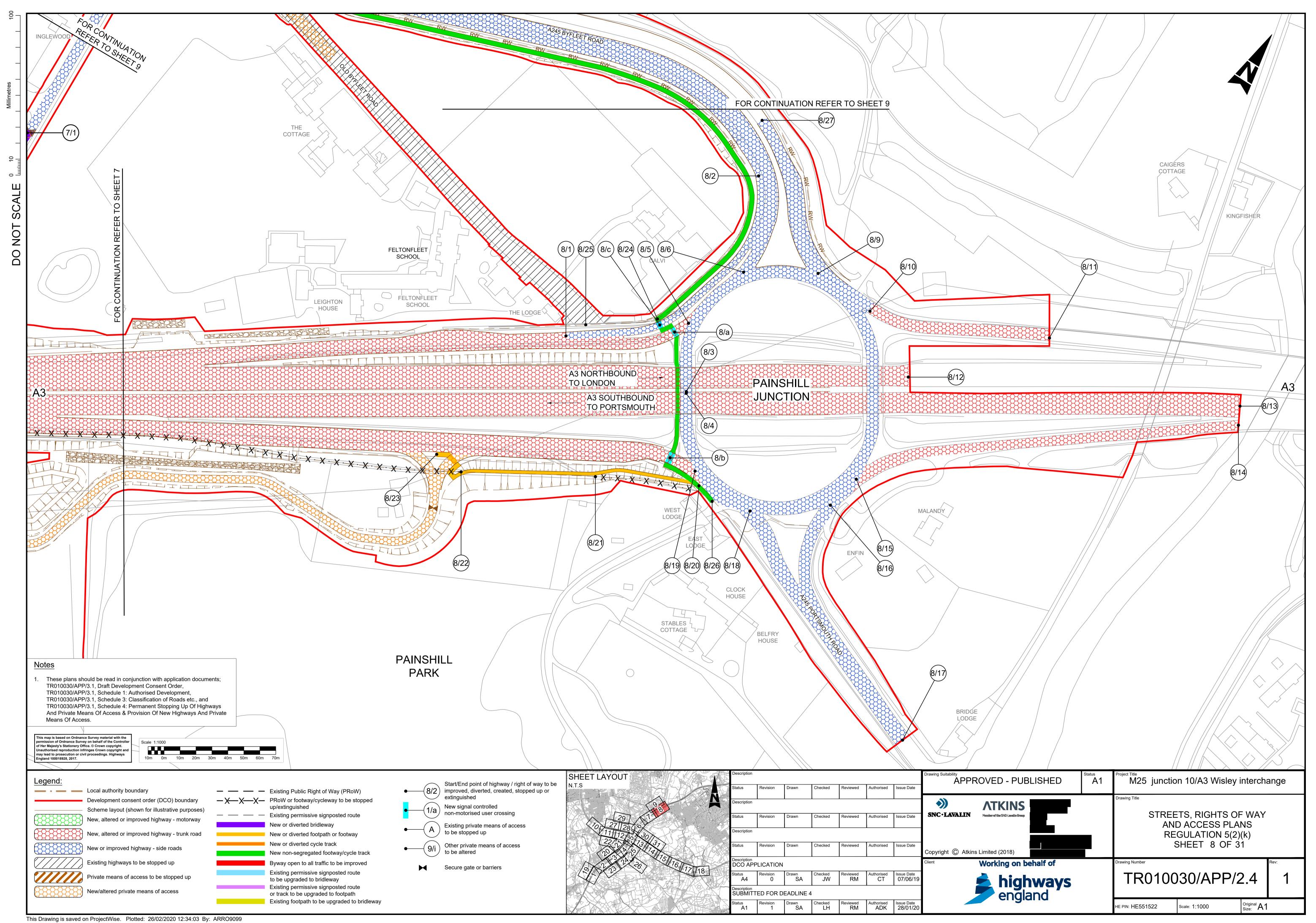


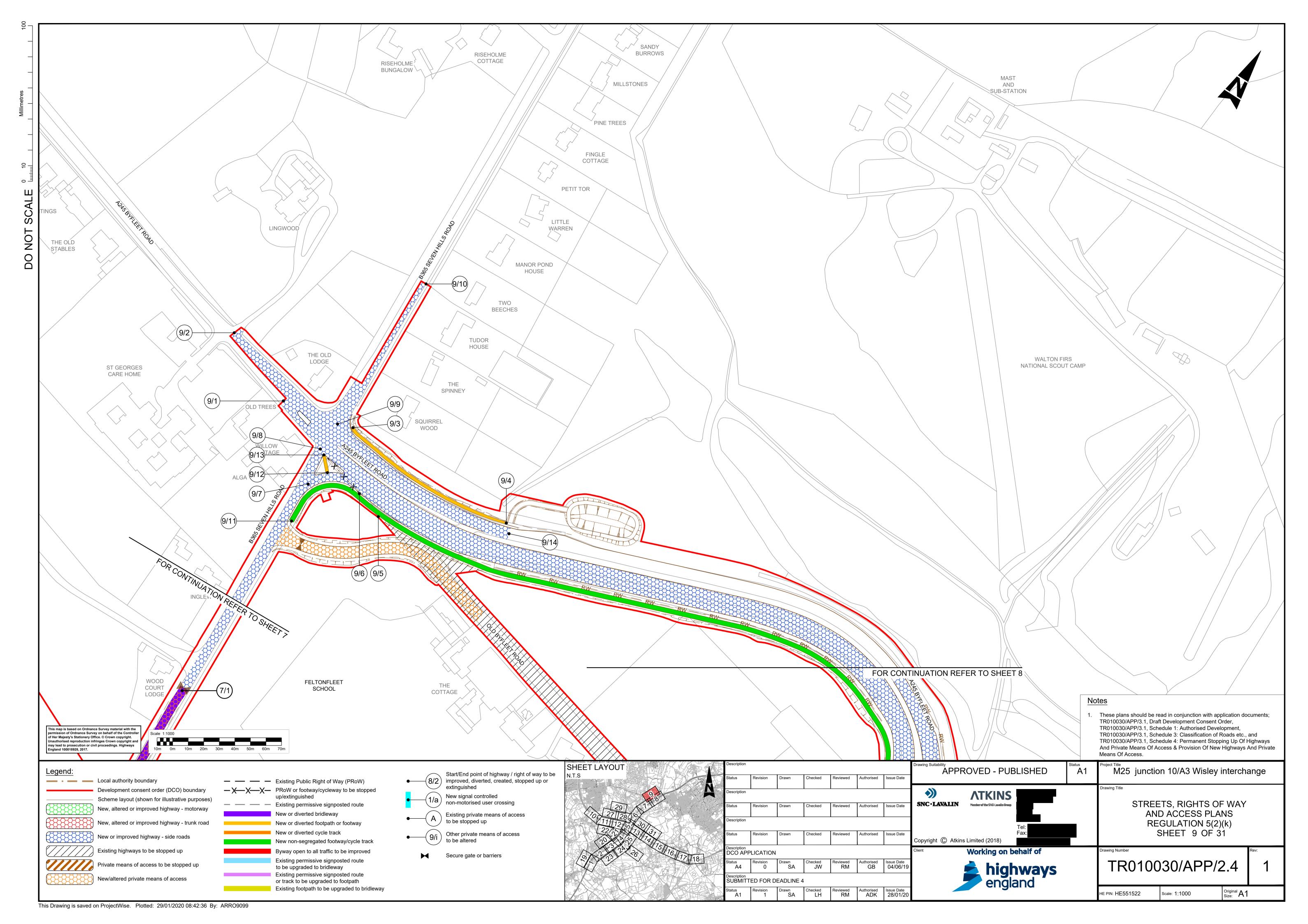


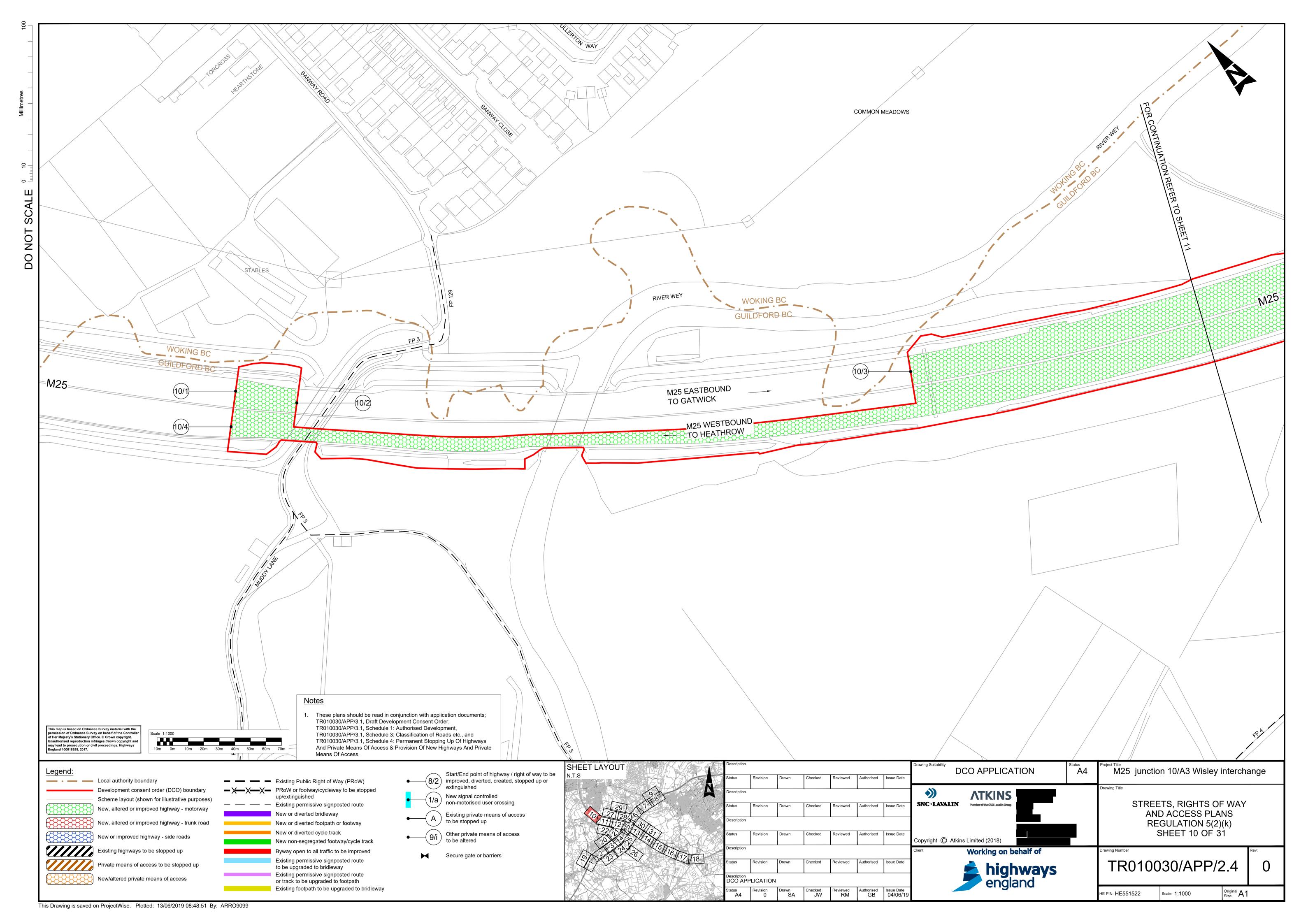


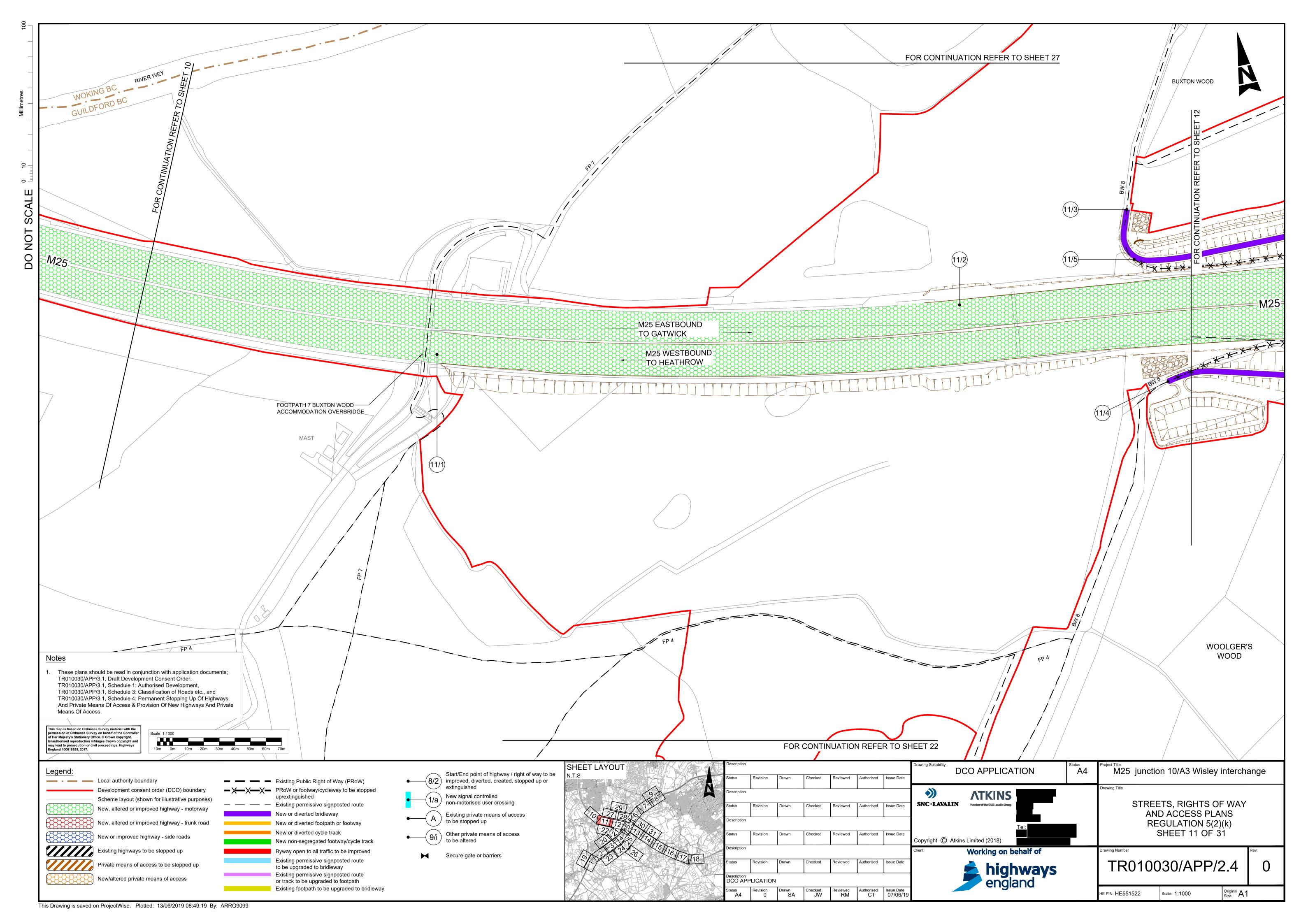


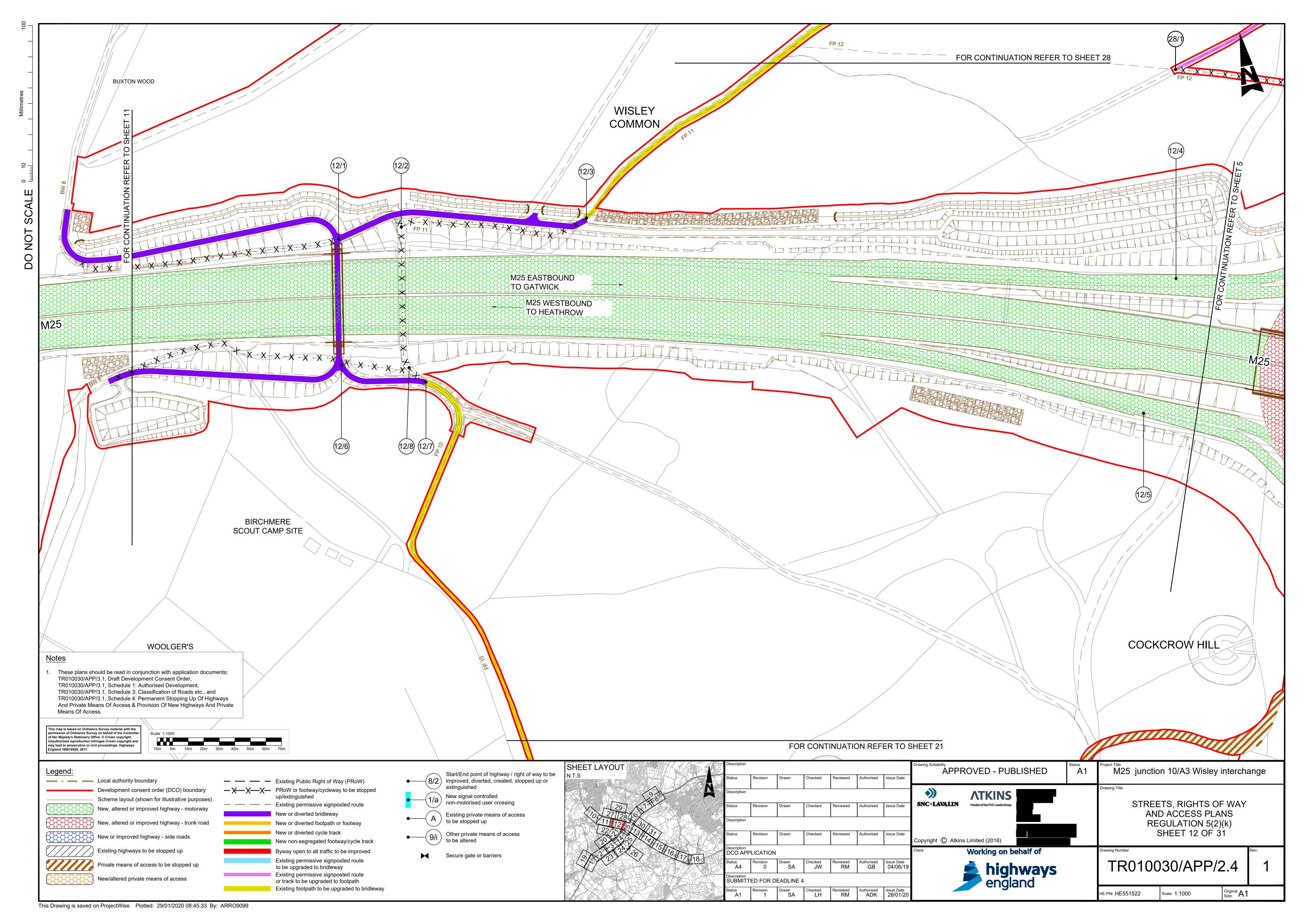


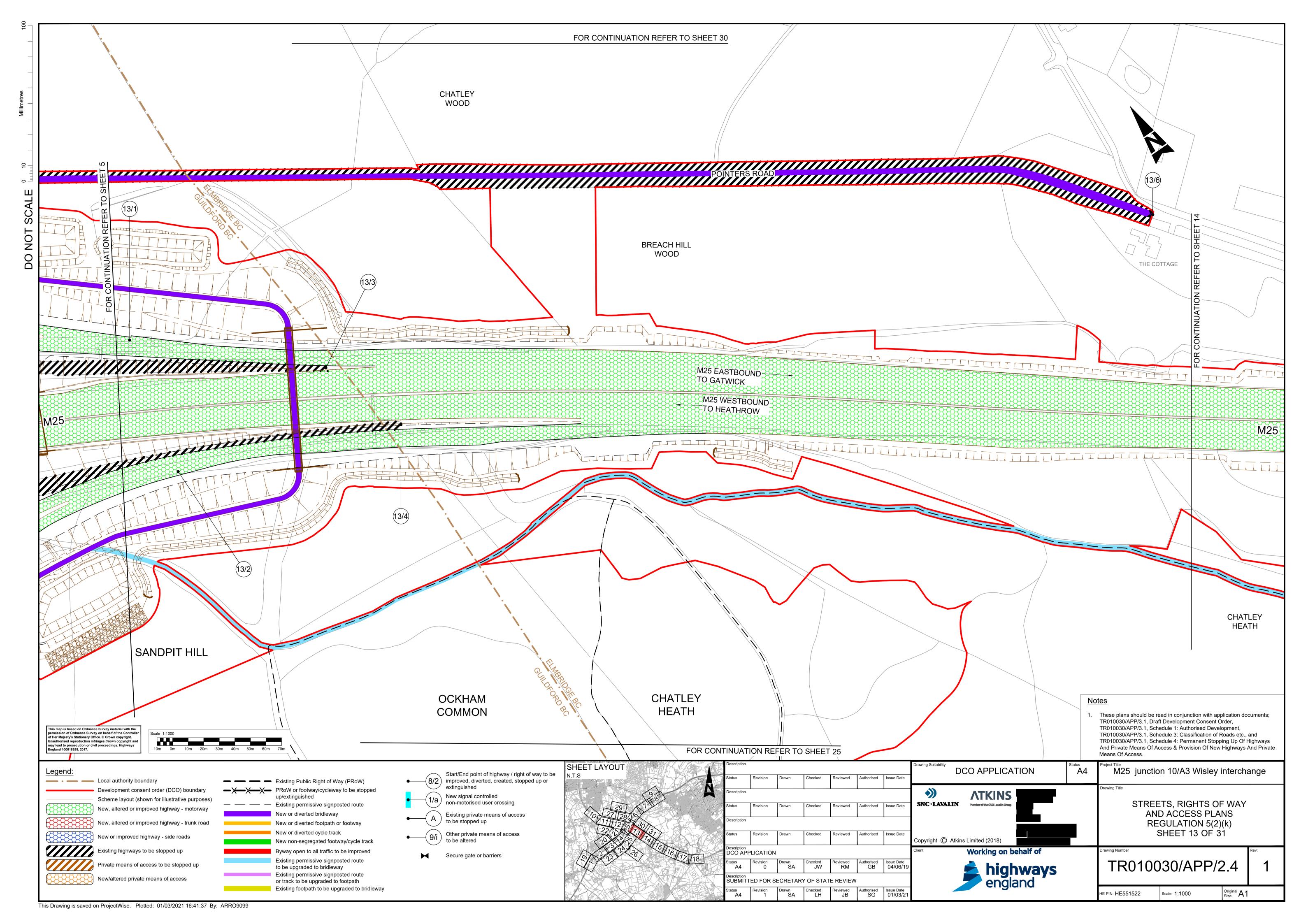


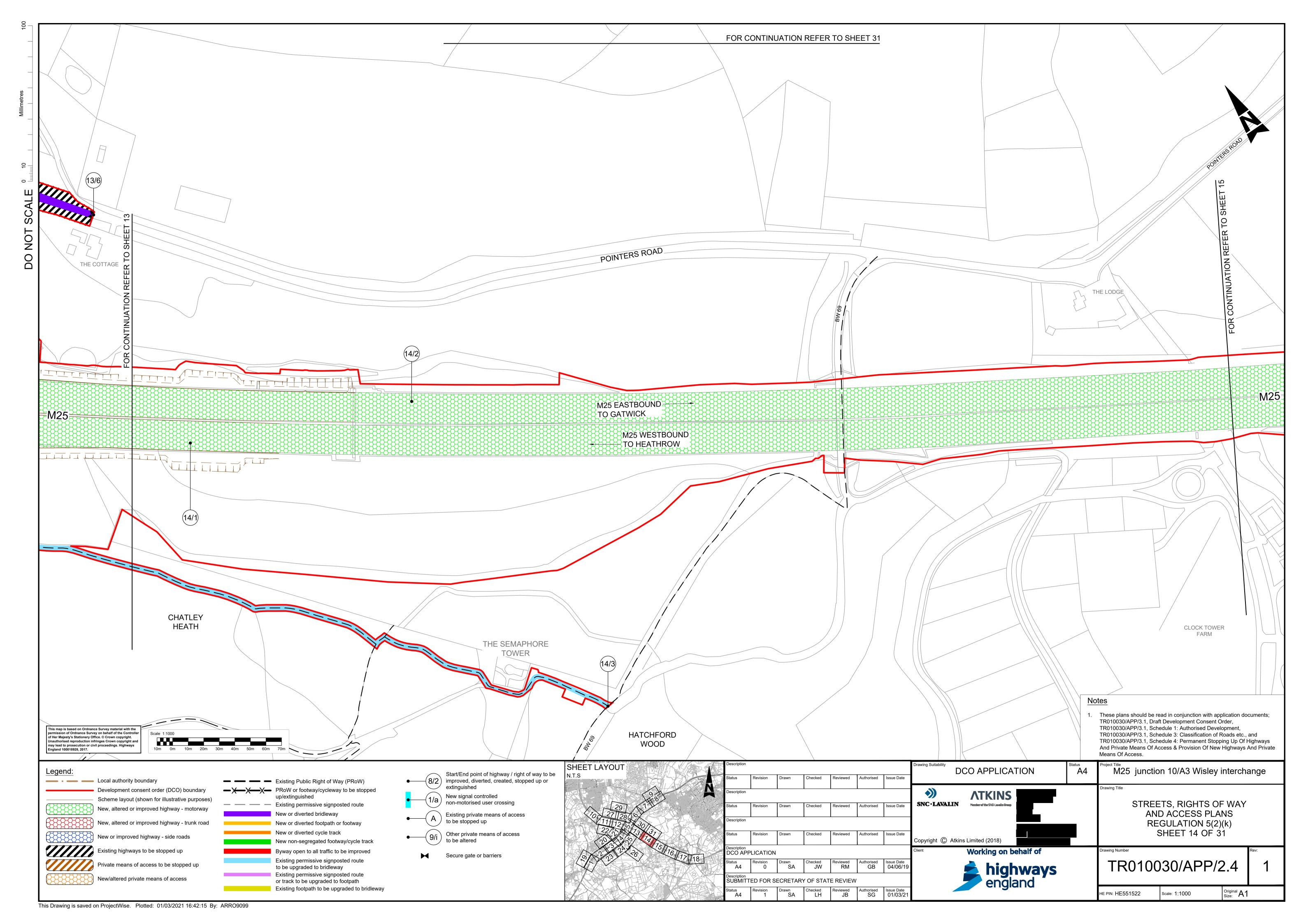


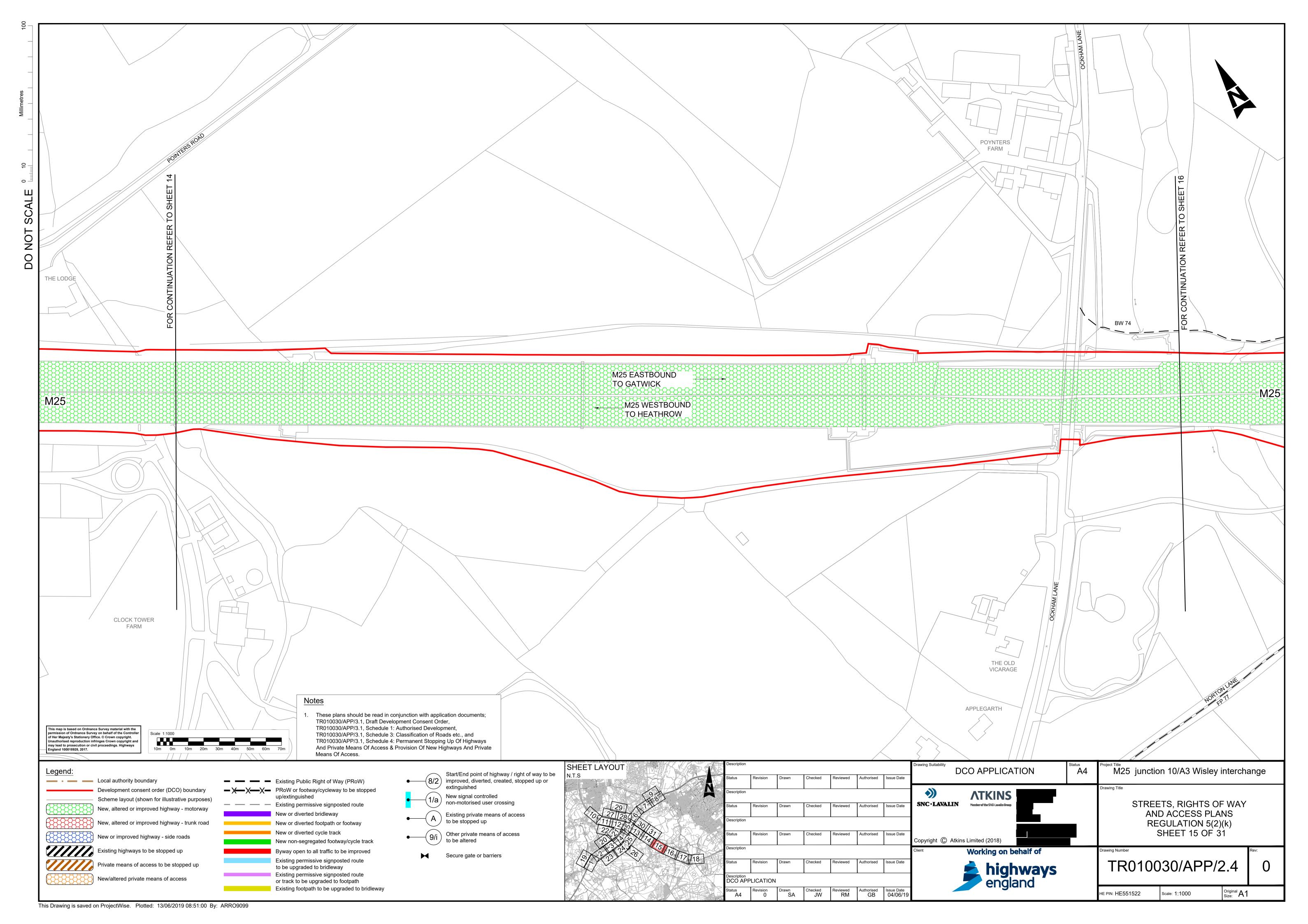


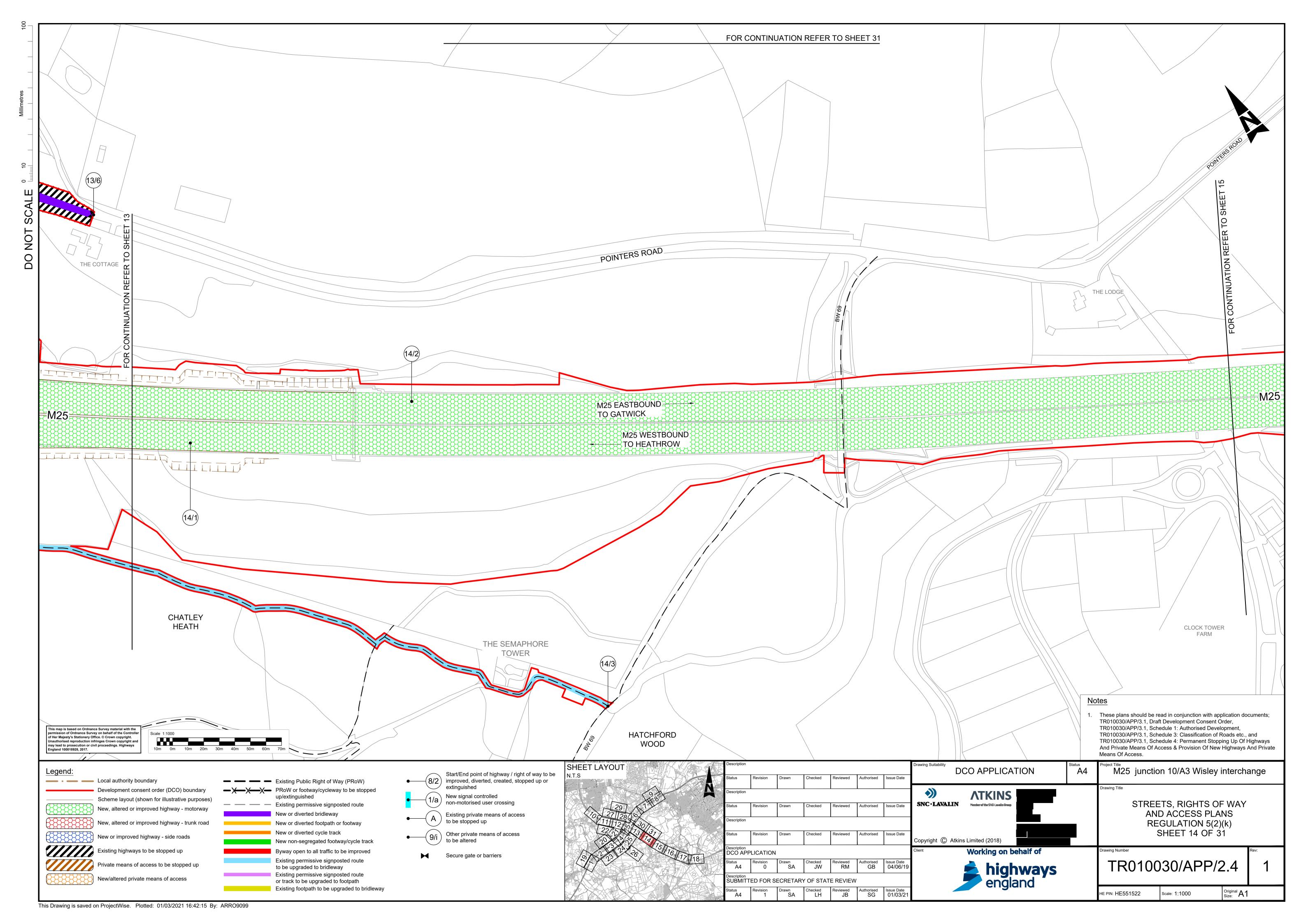


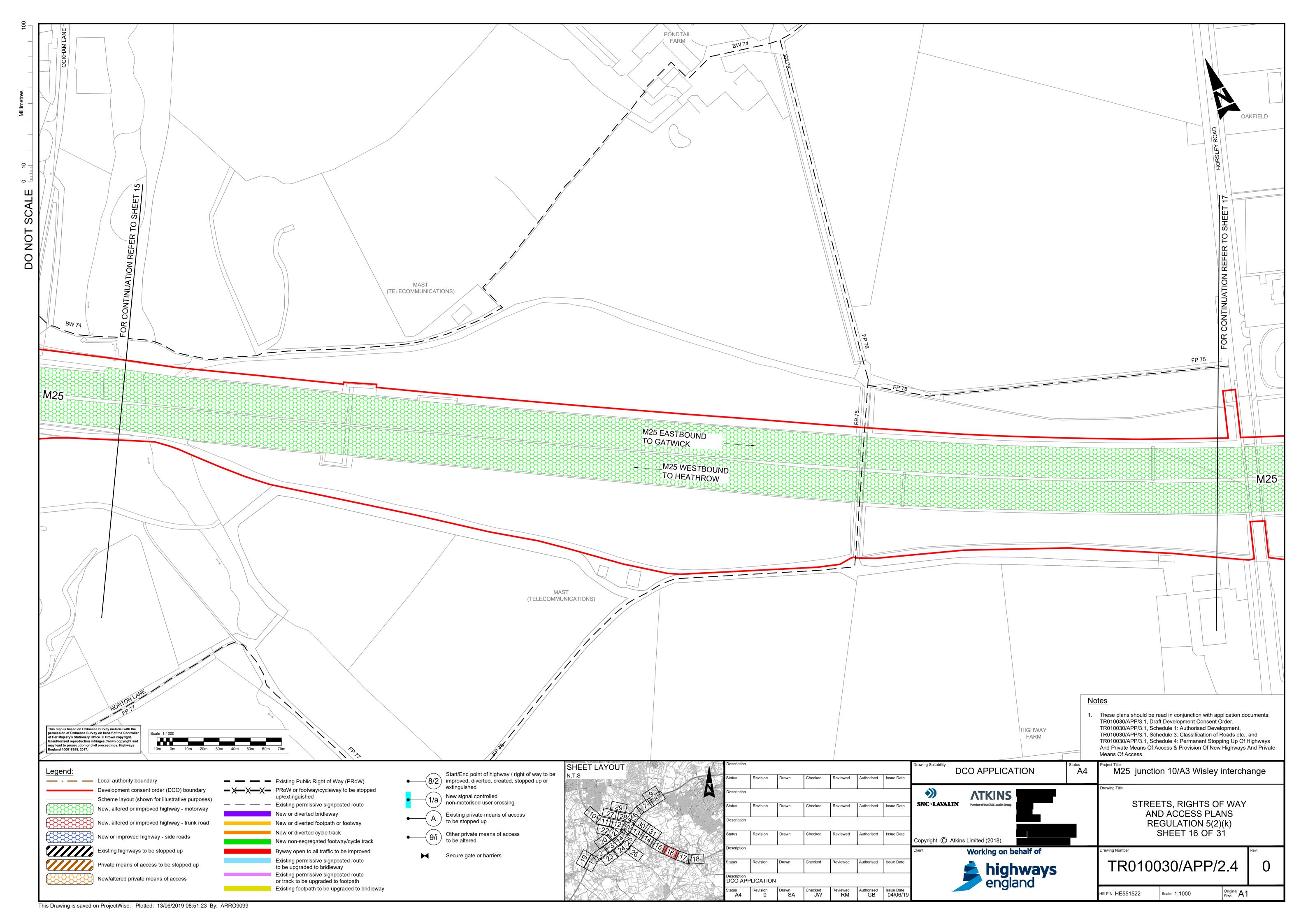


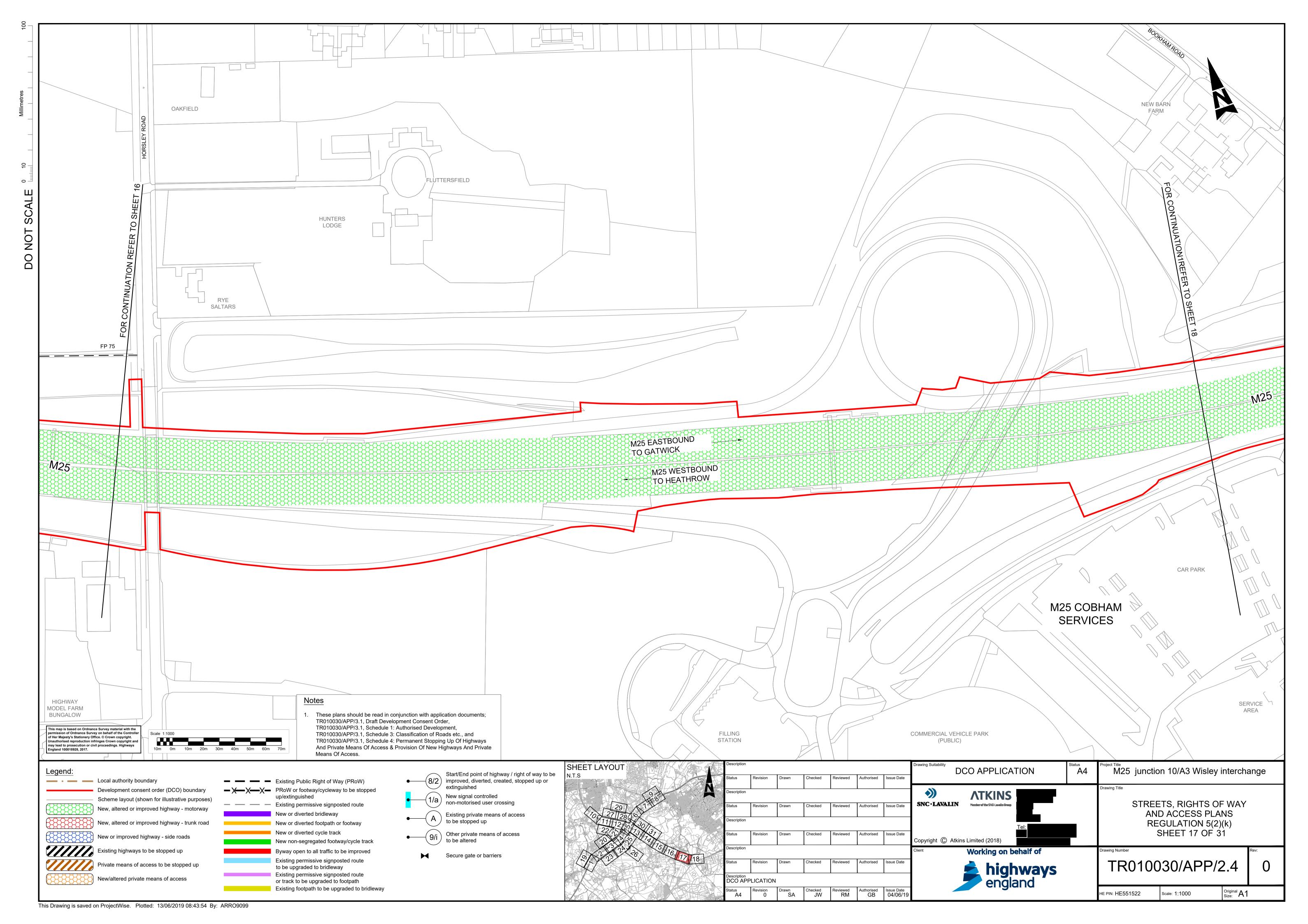


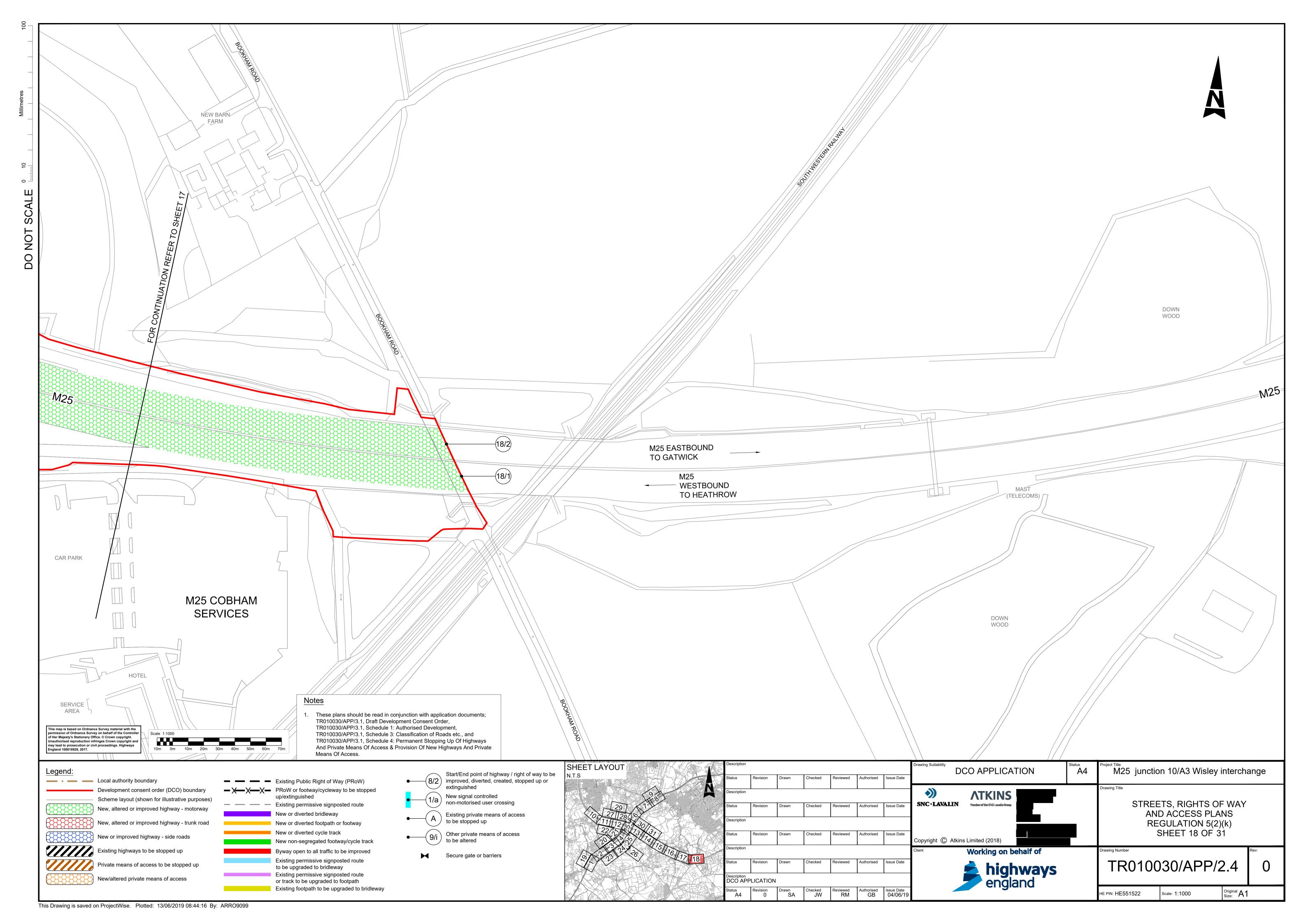


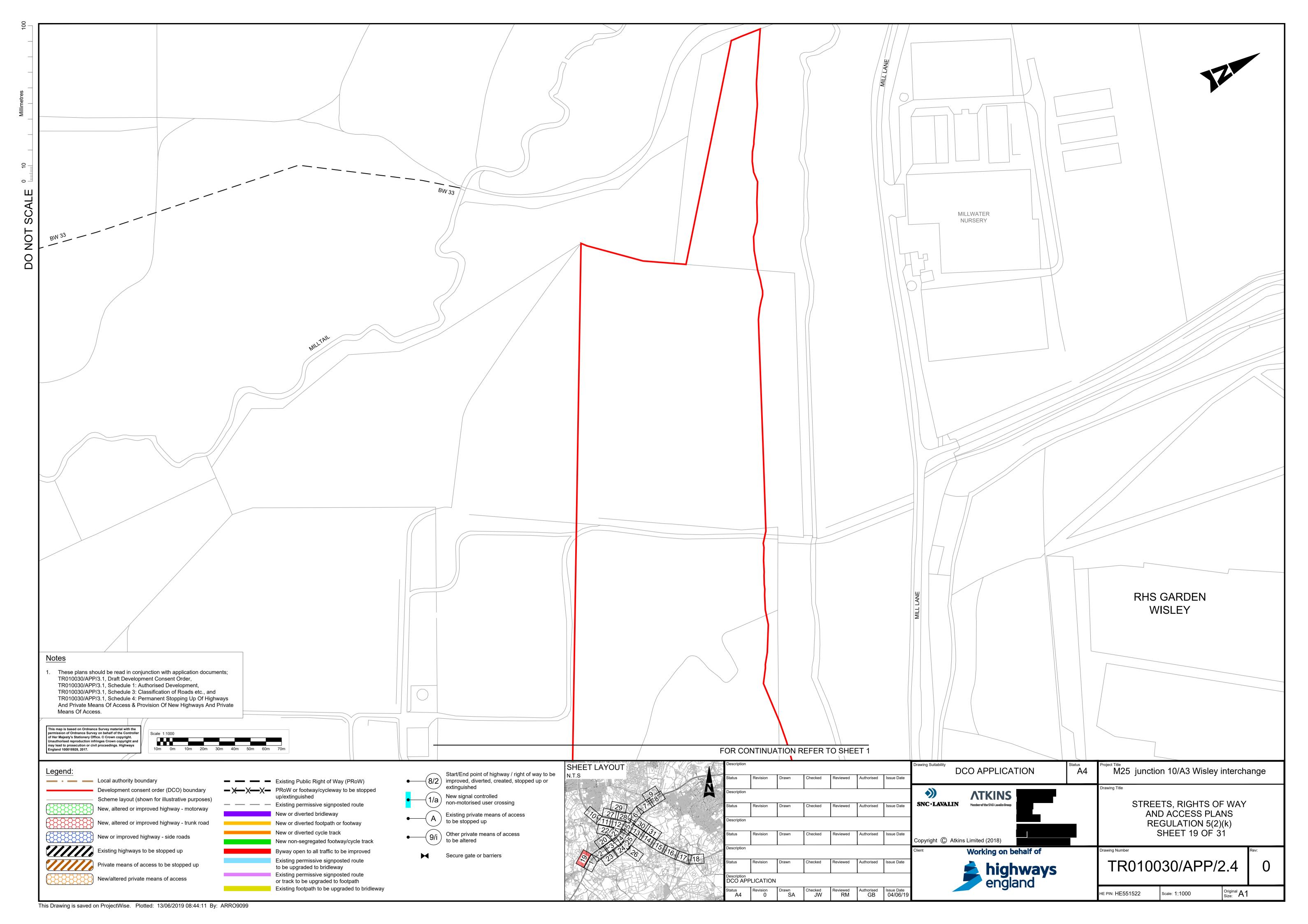


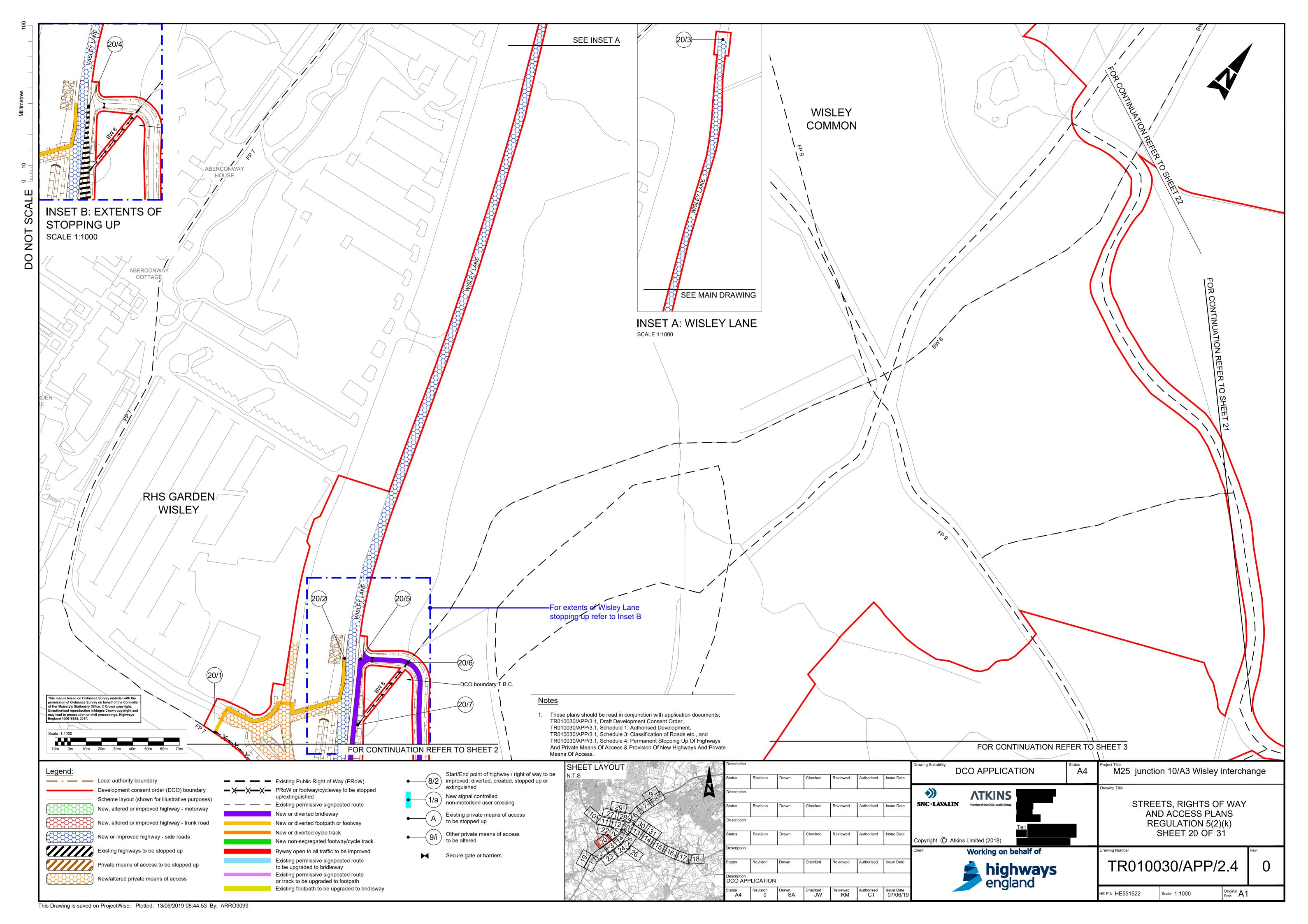


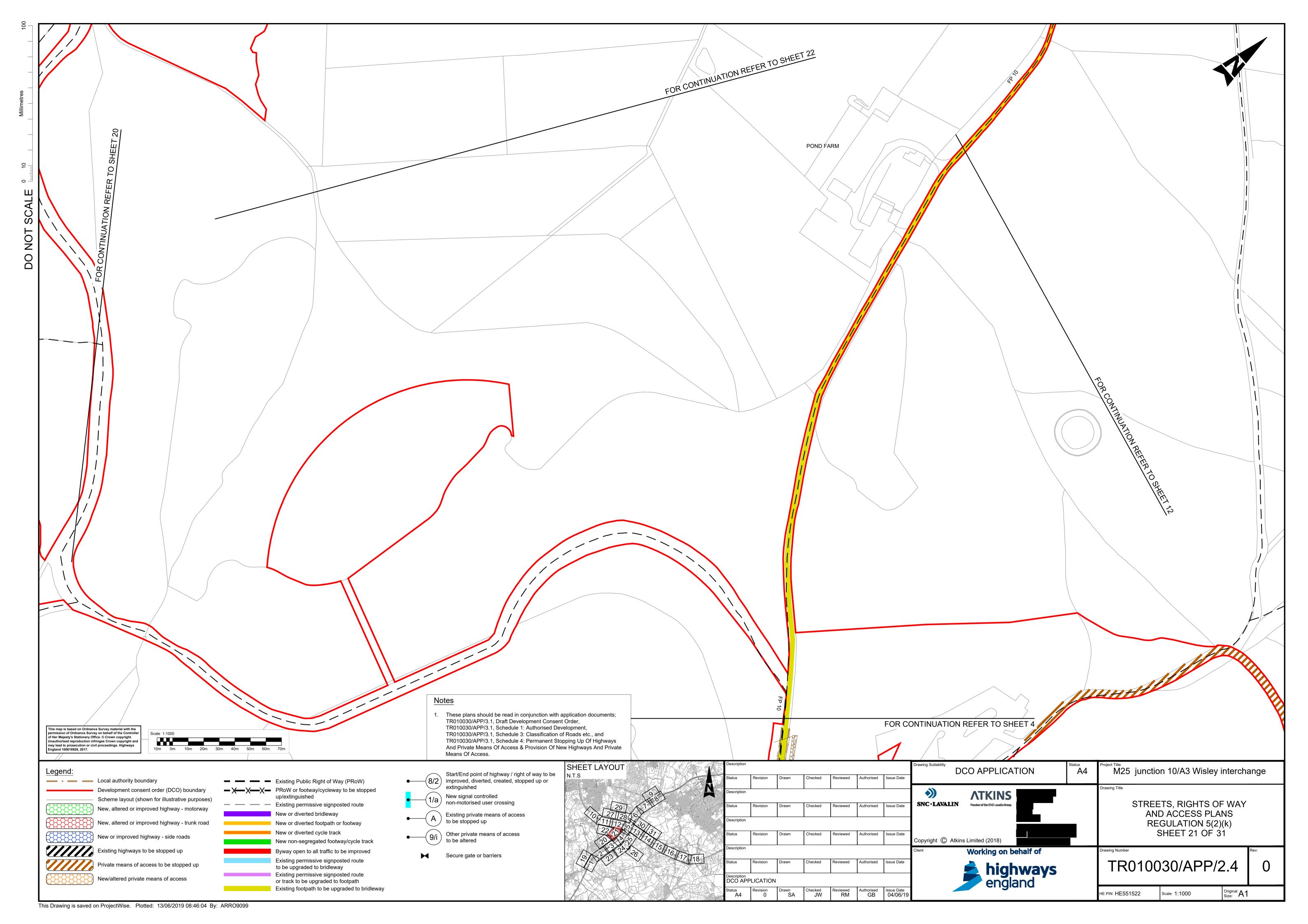


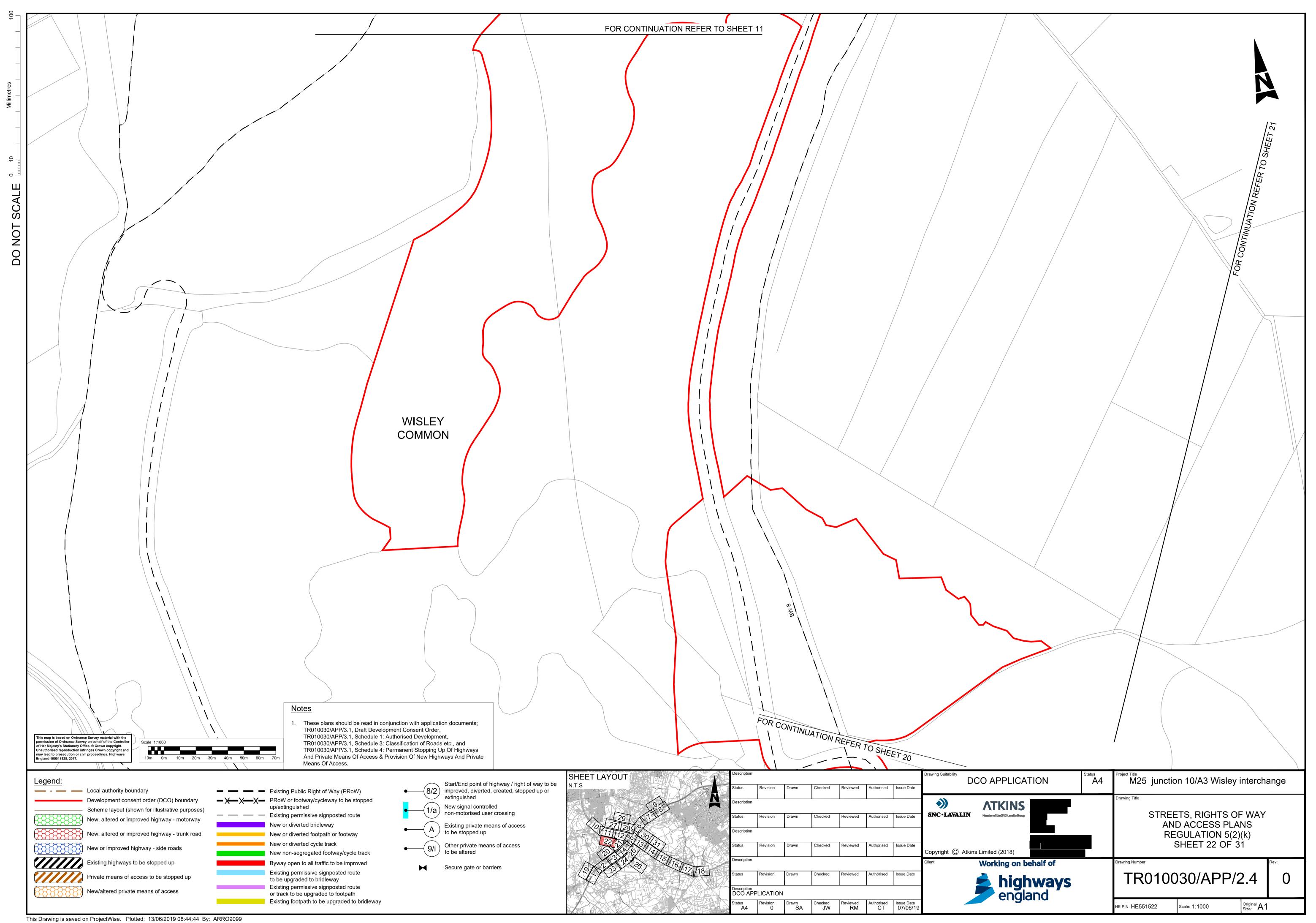


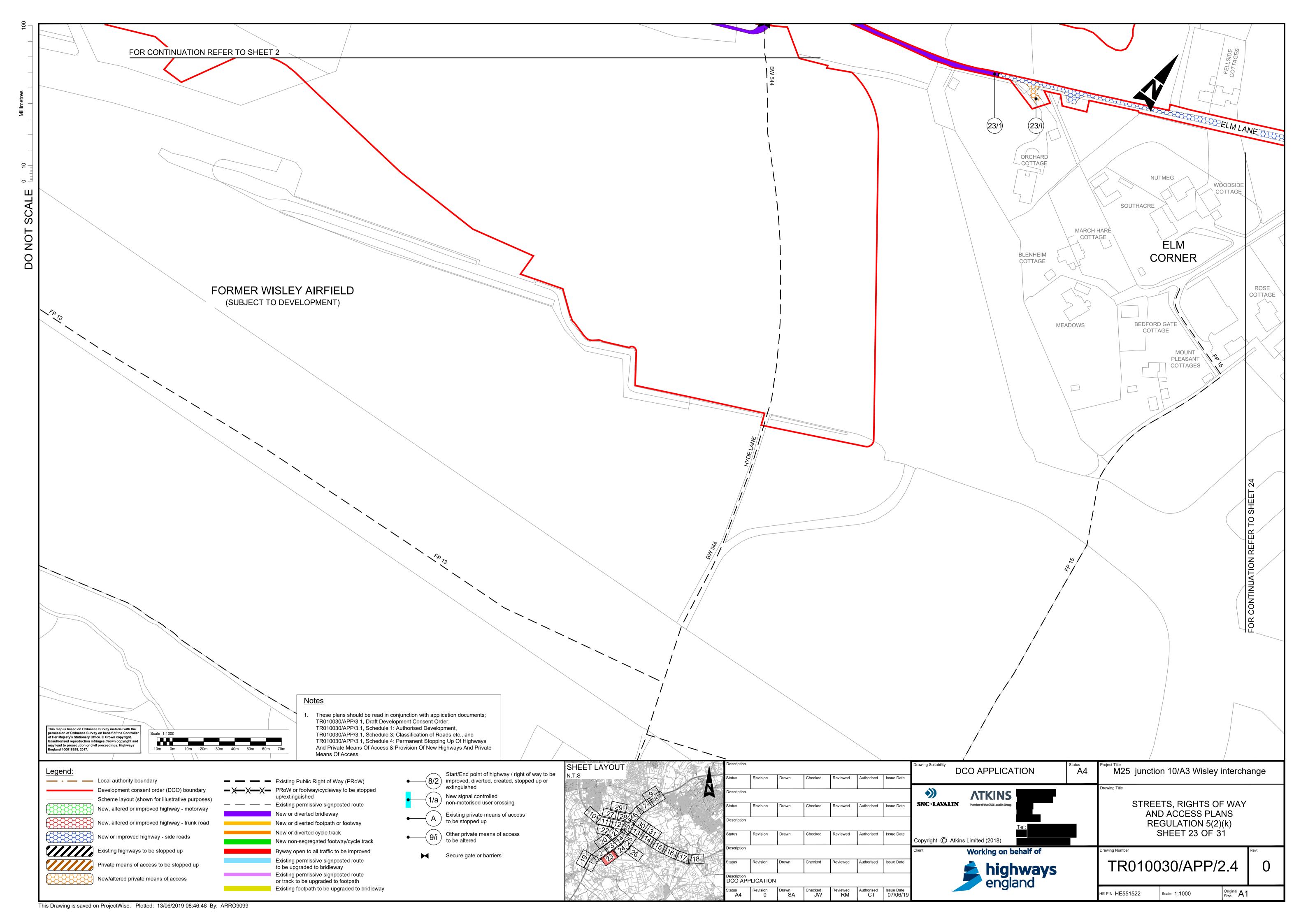


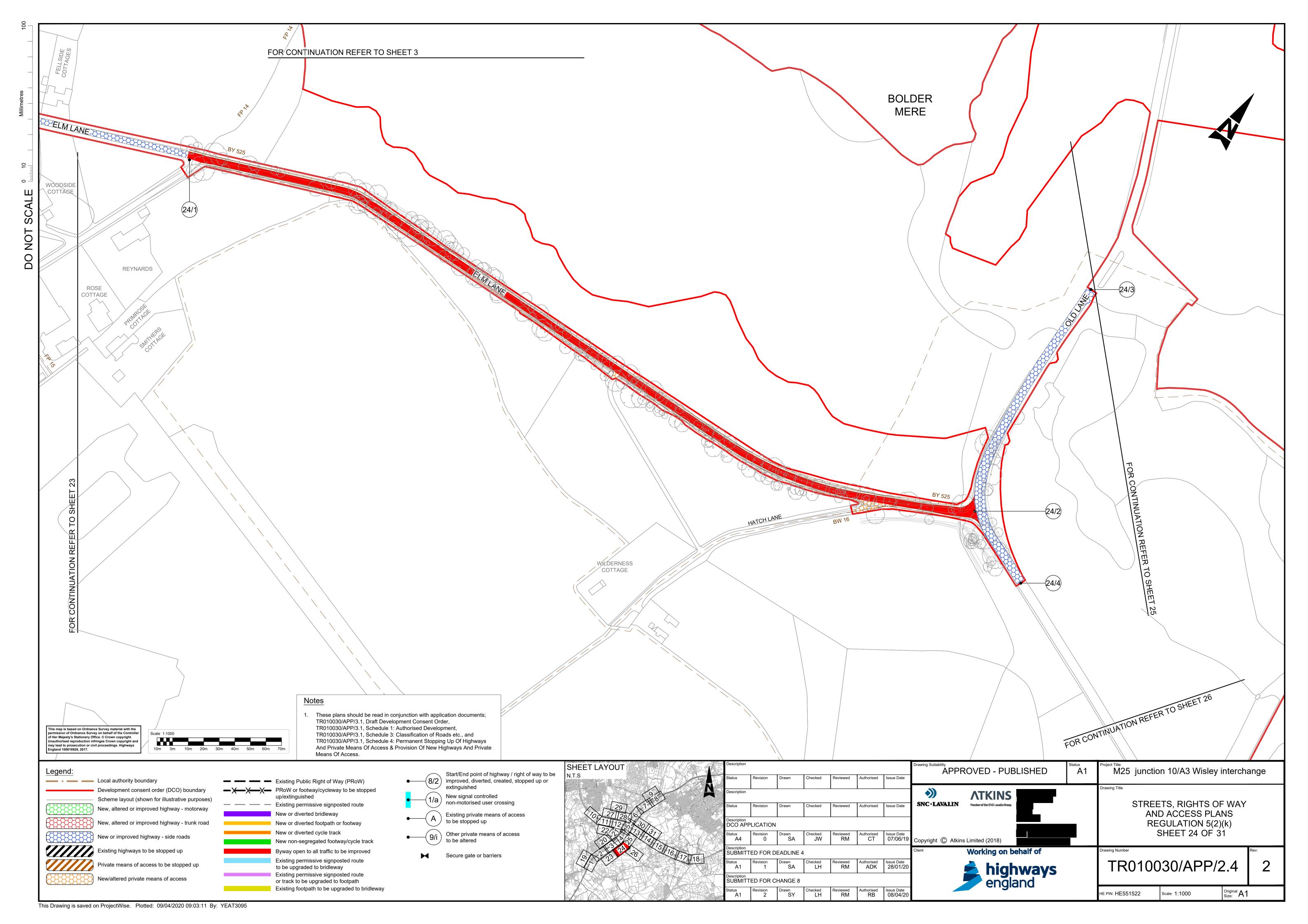


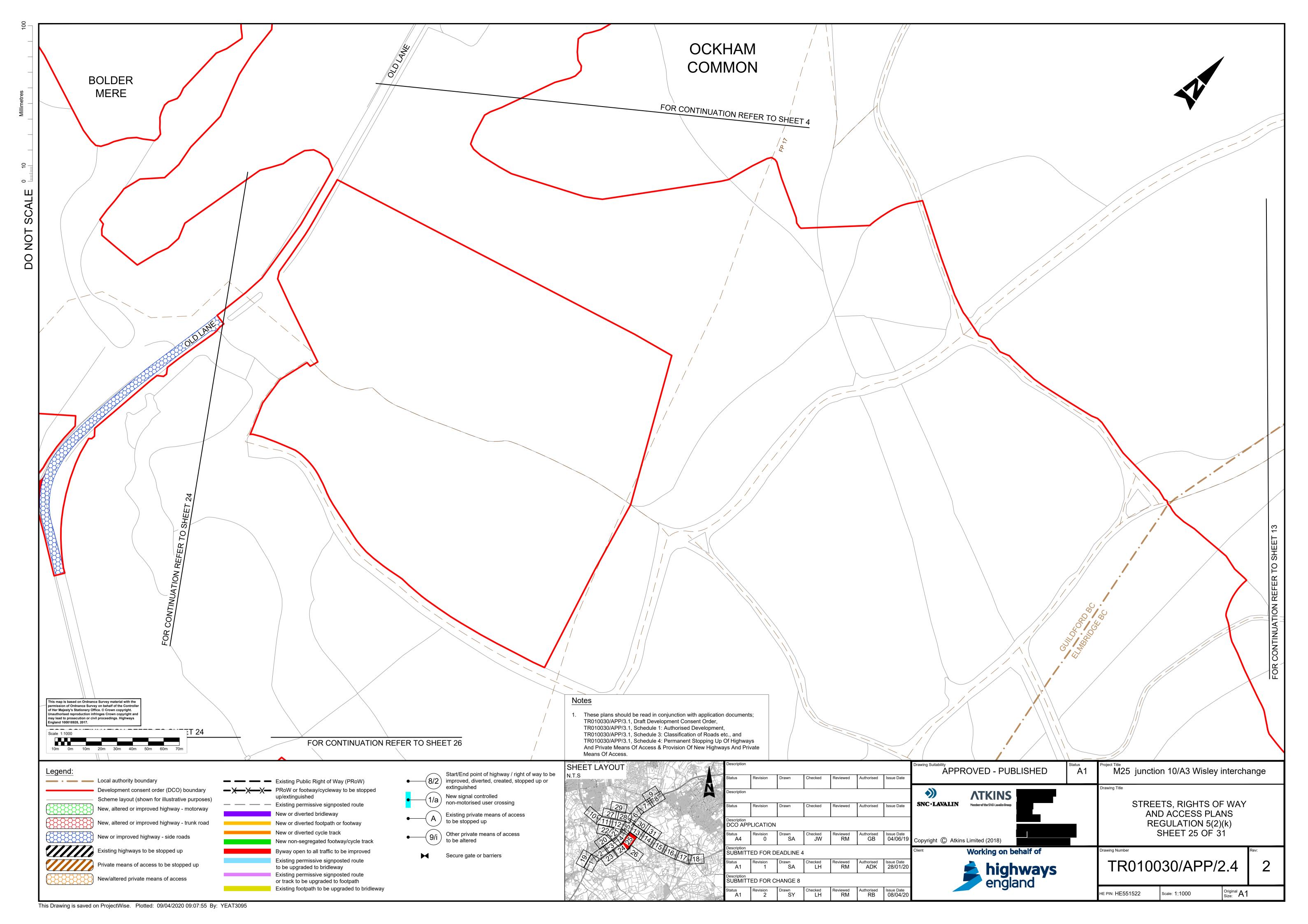


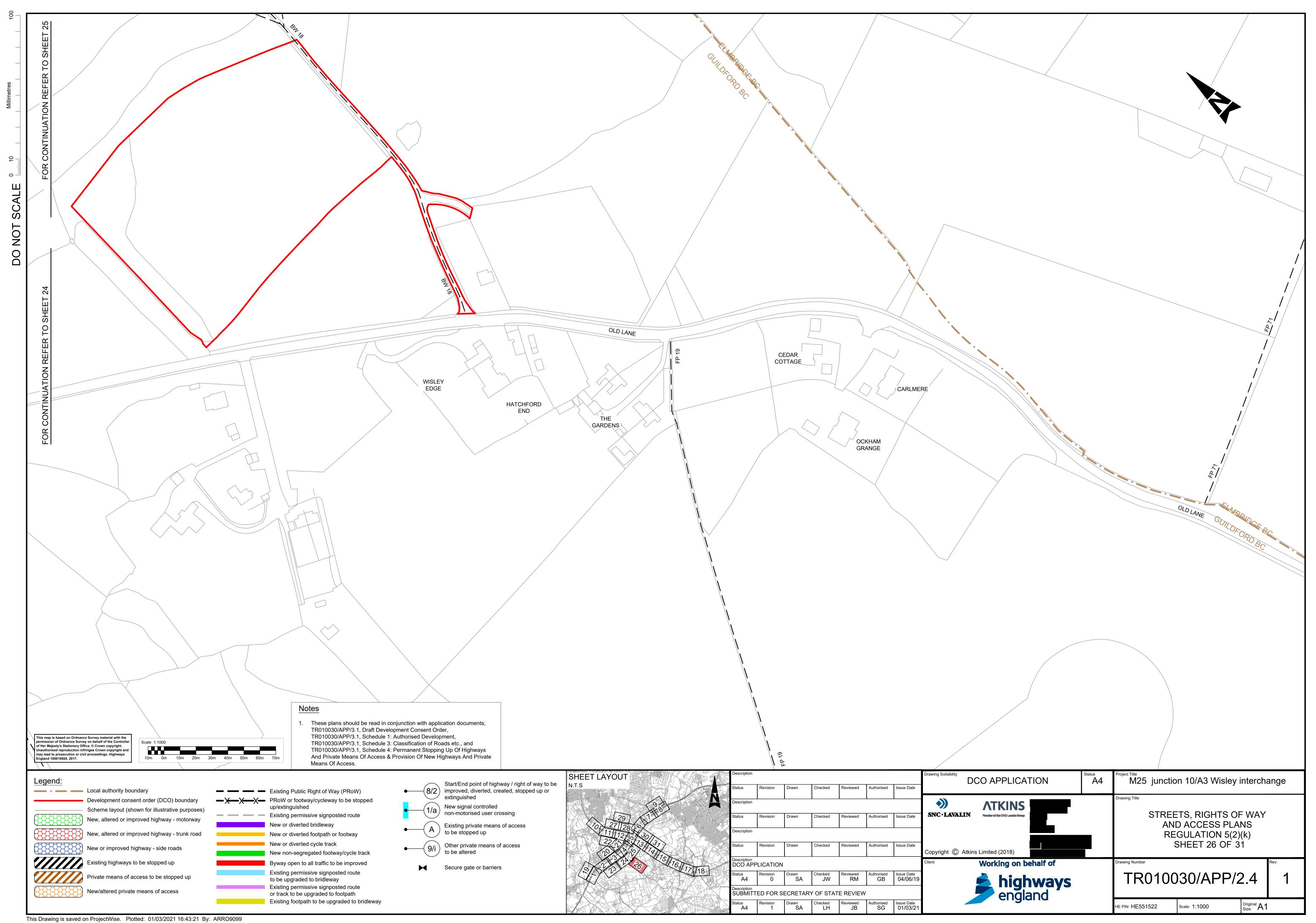


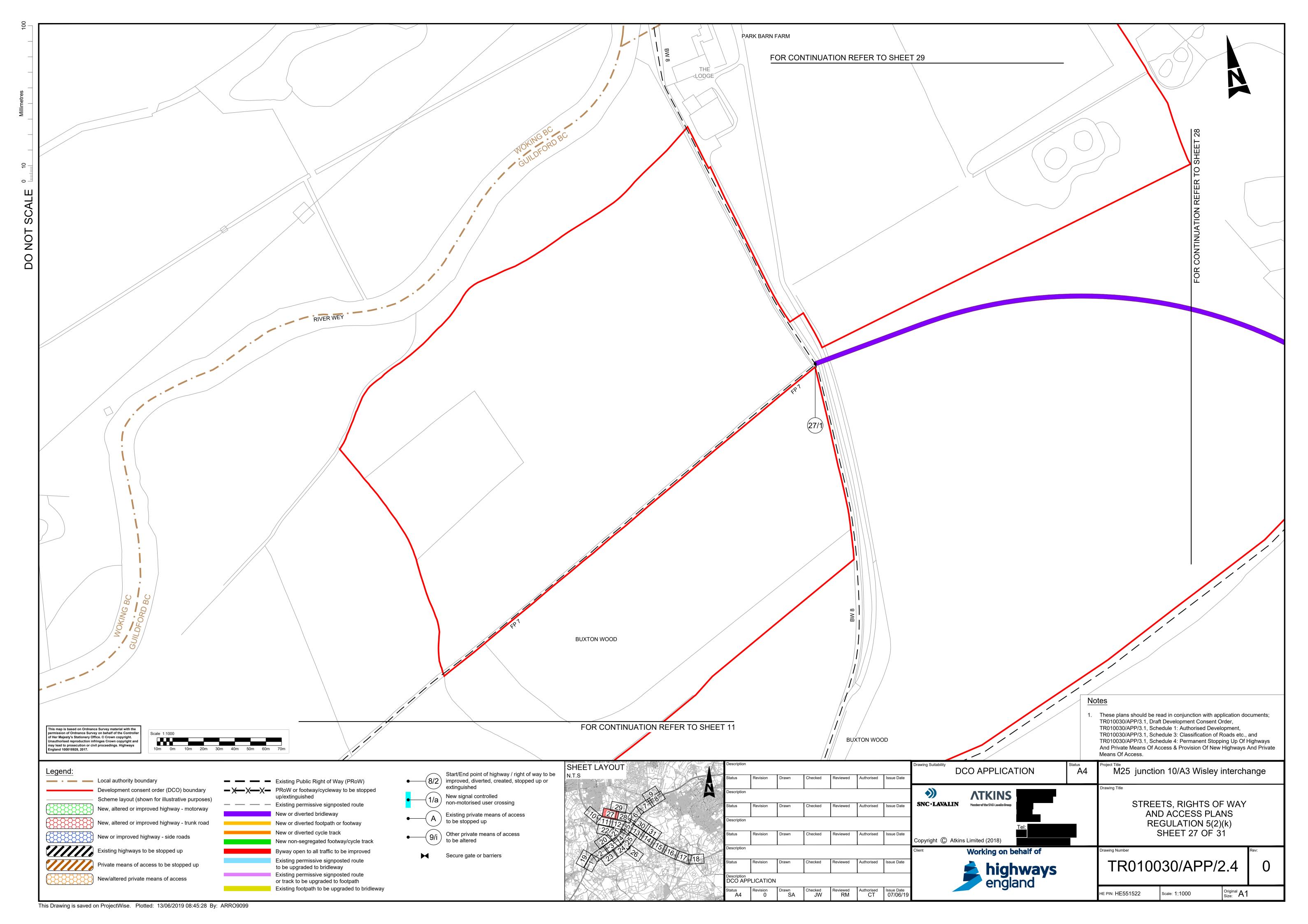


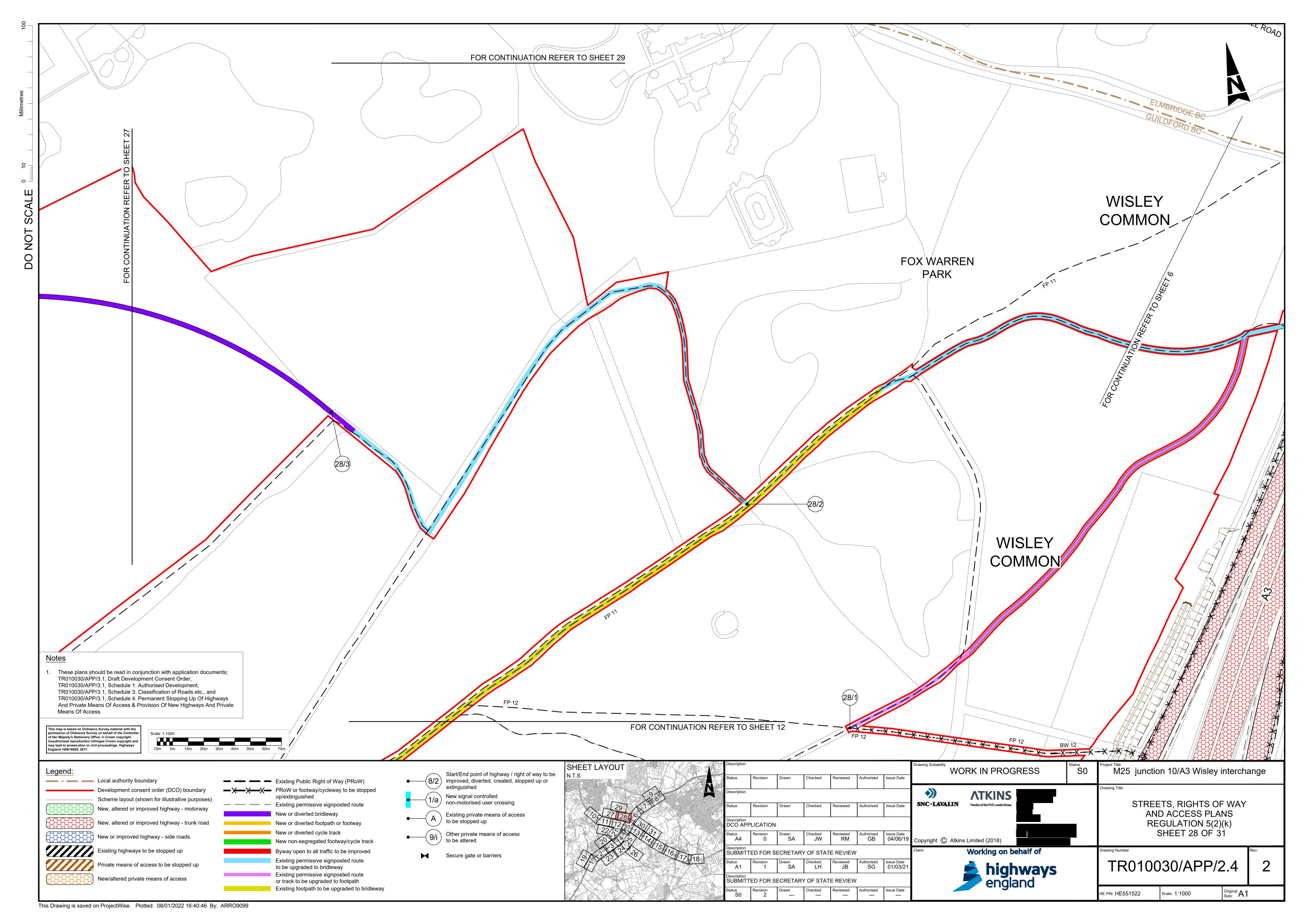


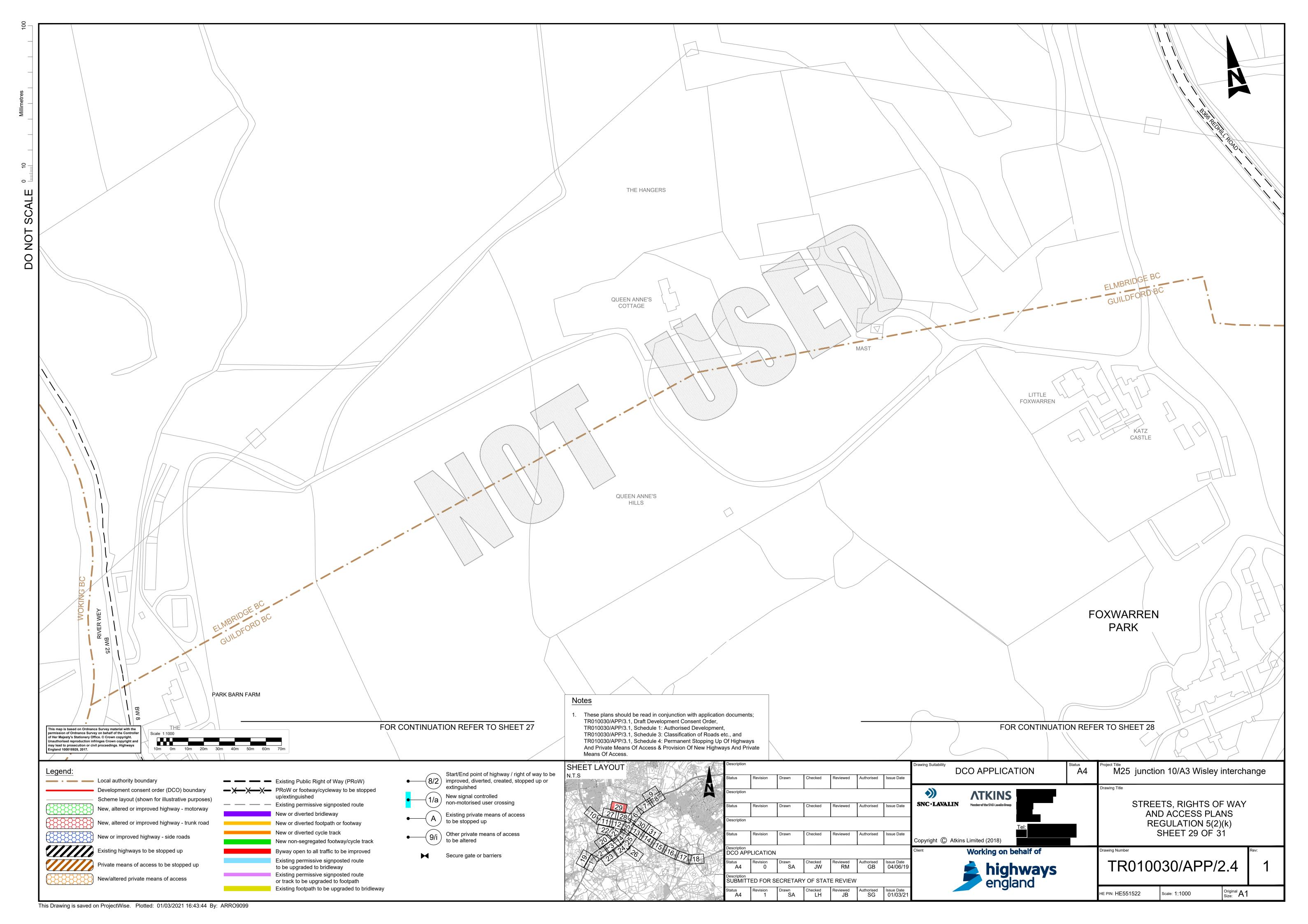


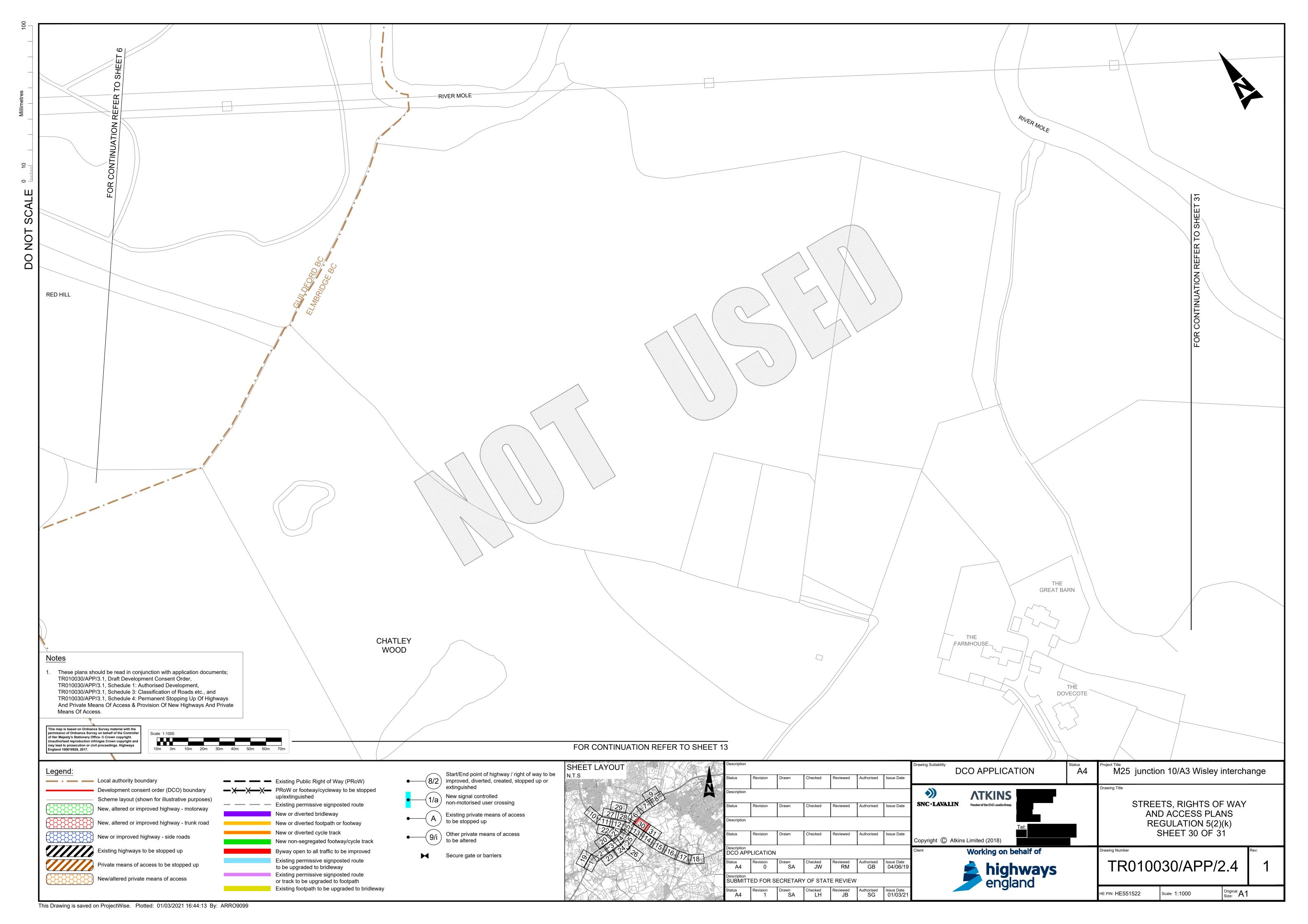


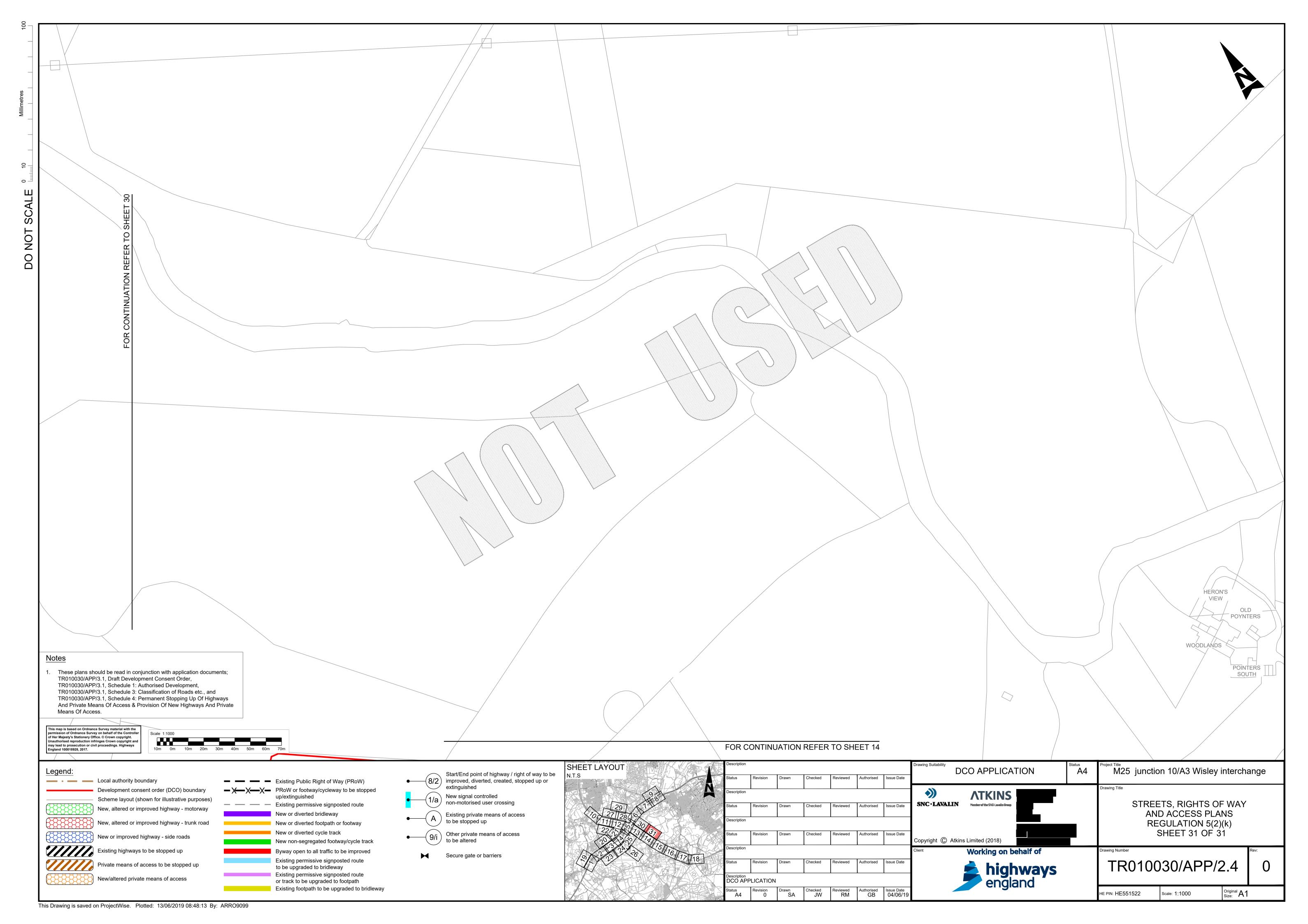












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