

# **A46 Newark Bypass**

## **TR010065/APP/2.2**

### **2.2 Final Land Plans**

APFP Regulation 5(2)(i)

Planning Act 2008

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

Volume 2

April 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 Final 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
Rev 3	April 2025	Deadline 8 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 **[REP7-006]**, Book of Reference **[REP6-008]**, and Statement of Reasons **[REP7-012]**.



## 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 **[REP7-004]**.
- 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 **[REP6-008]**. 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 **[REP7-012]**, the Book of Reference **[REP6-008]**, and the draft Development Consent Order **[REP7-006]**.
- 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.

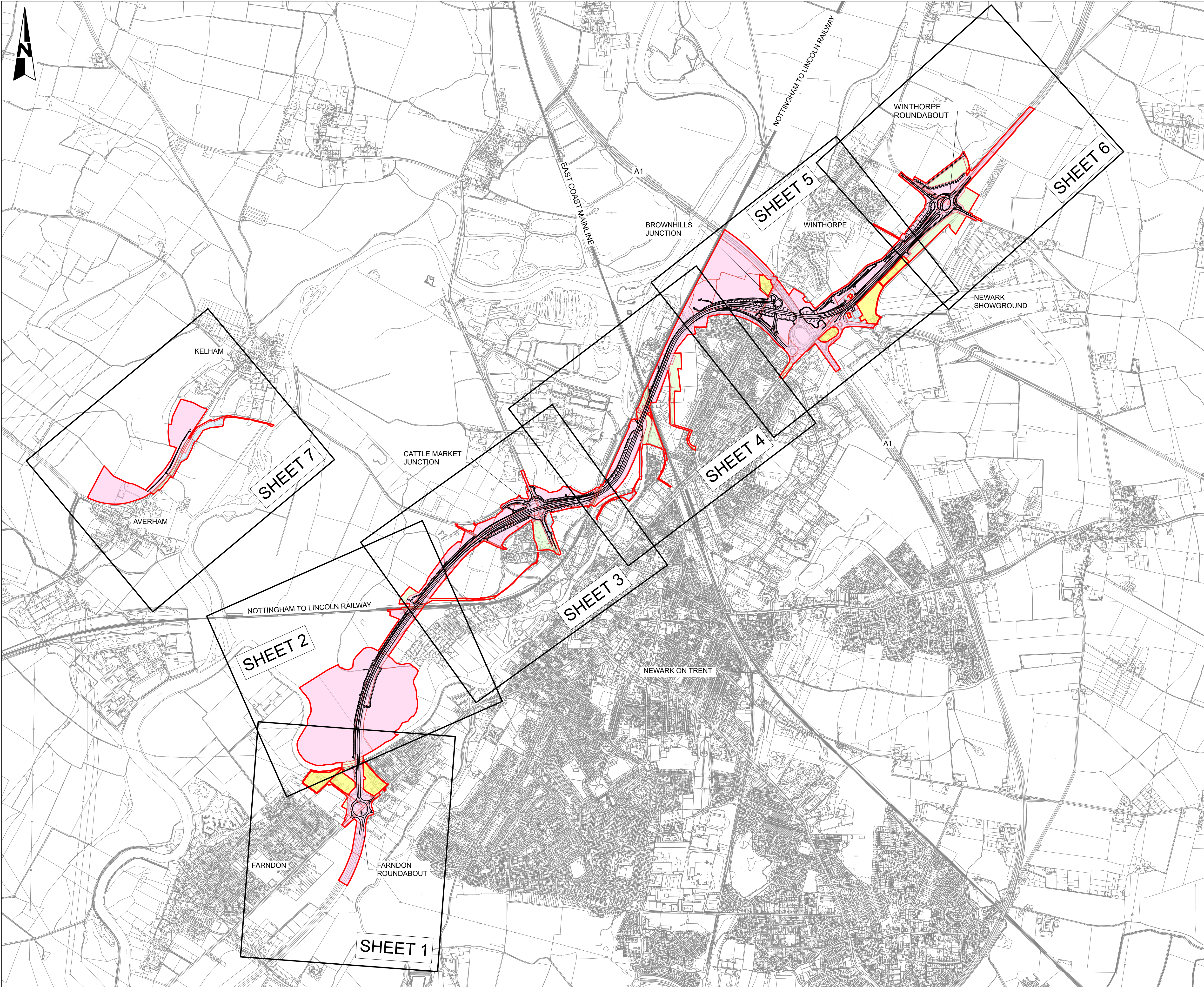
### 3 Schedule of Plans included in this application document

- 3.1.1 The revision numbers in the below table reflect the revision numbers shown on each of the sheets of the Land Plans for the Deadline 8 submission. As can be seen from the below table the revision numbers have not progressed in a consecutive order. This is due to an error the Applicant has just become aware of regarding the revision numbers shown on the individual sheets of the Land Plans submitted at Deadline 6 [REP6-002]. Please note that other than this Deadline 8, the only other time the Land Plans were updated during Examination was Deadline 6 [REP6-002]. This is the case, even though some of the Land Plans are stated to be Revision C04, as explained below.
- 3.1.2 When submitted with the application each sheet of the Land Plans was given a revision number of C02. However, when the Land Plans were updated at Deadline 6 [REP6-002], instead of starting at C02 the revision numbers reverted back to C01, which meant that those sheets that did not change were noted as revision C01 and those sheets that did change were noted as revision C02.
- 3.1.3 This was an error in the revision numbers only and does not indicate an error with the drawings themselves. As set out in the table below you will see that the mistake in the number made at Deadline 6 [REP6-002] has been corrected, which means that those sheets with a C04 revision were amended at Deadline 6 [REP6-002] and now at Deadline 8 and those sheets with a revision of C03 were only updated at Deadline 6 [REP6-002]. Finally, any sheets with a revision of C02 have not changed since the submission of the Land Plans with the original application [AS-004].

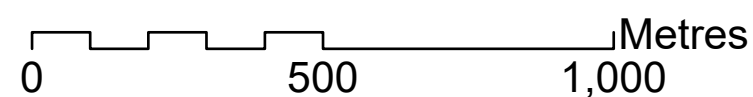
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HE551478-SKAG-LLO-CONWI_CONW-DR-VT-00010	LAND PLANS REGULATION 5(2)(i) SHEET 1 OF 7	C03
HE551478-SKAG-LLO-CONWI_CONW-DR-VT-00011	LAND PLANS REGULATION 5(2)(i) SHEET 2 OF 7	C04
HE551478-SKAG-LLO-CONWI_CONW-DR-VT-00012	LAND PLANS REGULATION 5(2)(i) SHEET 3 OF 7	C04
HE551478-SKAG-LLO-CONWI_CONW-DR-VT-00013	LAND PLANS REGULATION 5(2)(i) SHEET 4 OF 7	C04
HE551478-SKAG-LLO-CONWI_CONW-DR-VT-00014	LAND PLANS REGULATION 5(2)(i) SHEET 5 OF 7	C02
HE551478-SKAG-LLO-CONWI_CONW-DR-VT-00015	LAND PLANS REGULATION 5(2)(i) SHEET 6 OF 7	C02
HE551478-SKAG-LLO-CONWI_CONW-DR-VT-00016	LAND PLANS REGULATION 5(2)(i) SHEET 7 OF 7	C02

## **4 Land Plans**





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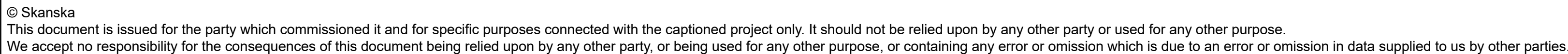
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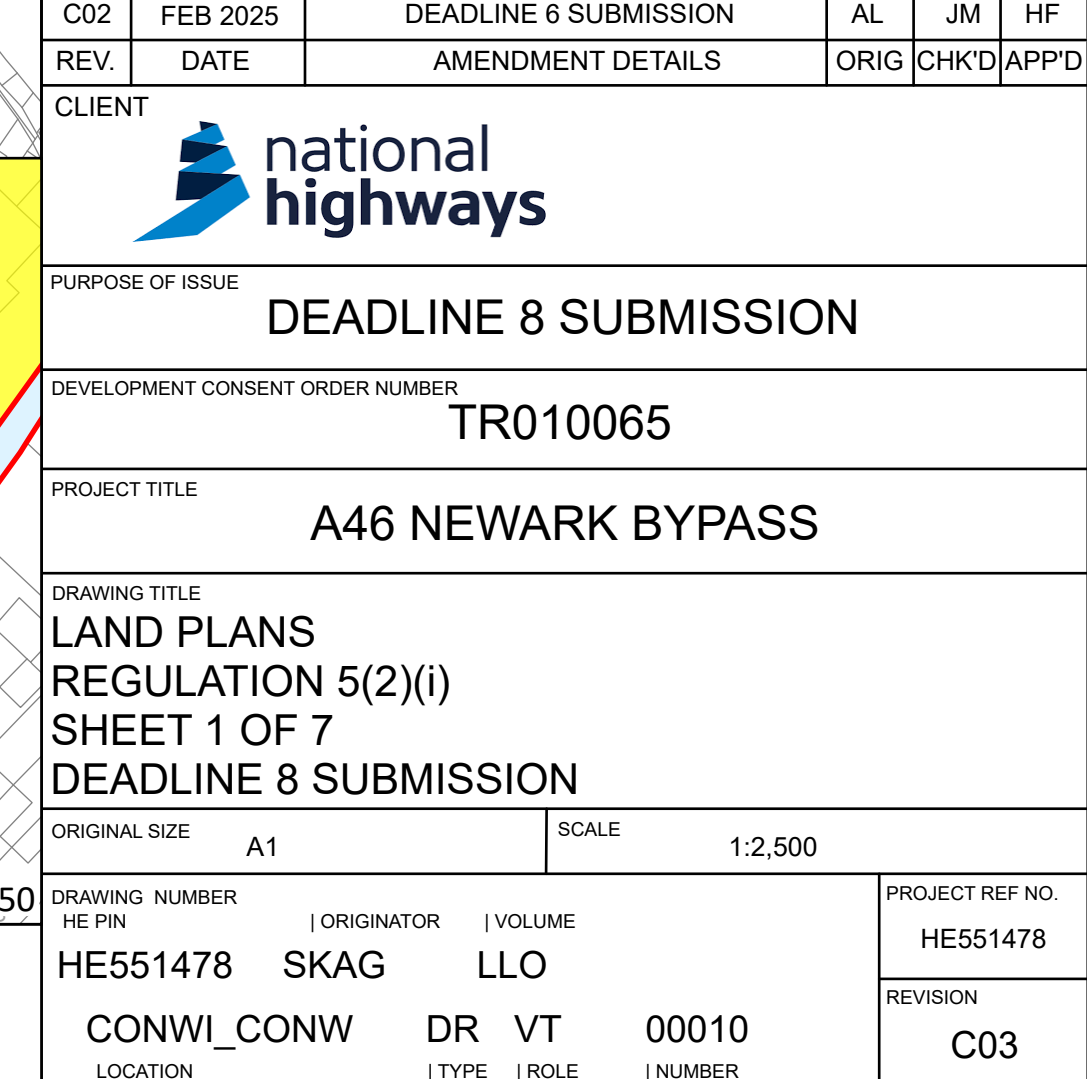
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	LAND TO BE USED TEMPORARILY
	ACQUISITION OF AIRSPACE RIGHTS
	TEMPORARY POSSESSION OF LAND AND ACQUISITION OF AIRSPACE RIGHTS
	LAND NOT SUBJECT TO COMPULSORY ACQUISITION
	ORDER LIMITS
	DESIGN LAYOUT

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CLIENT						
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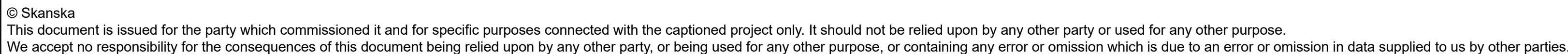
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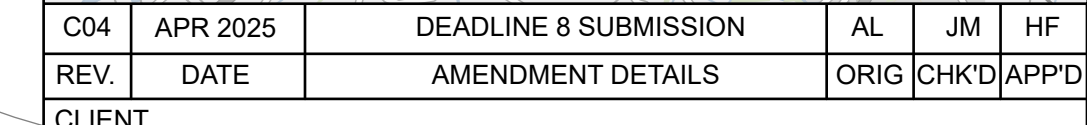







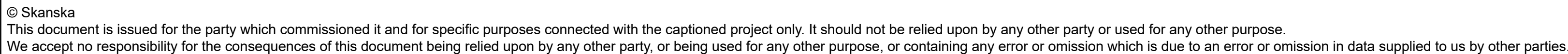









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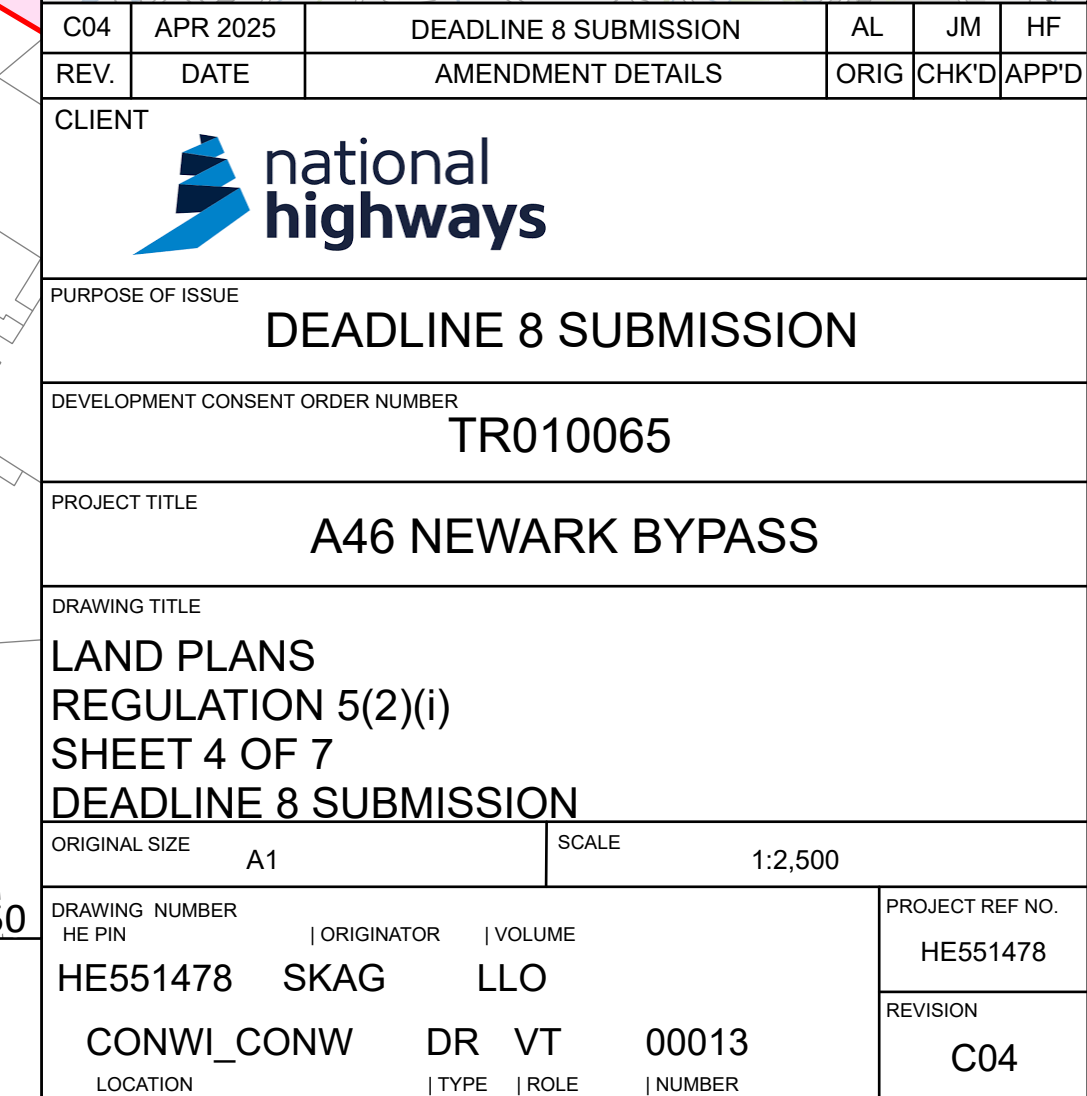


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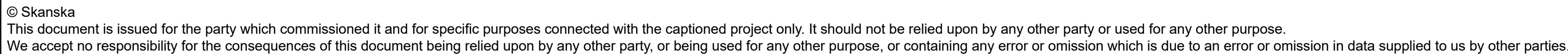








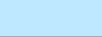

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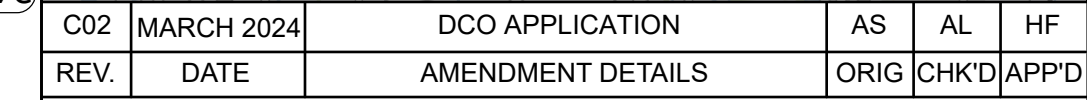







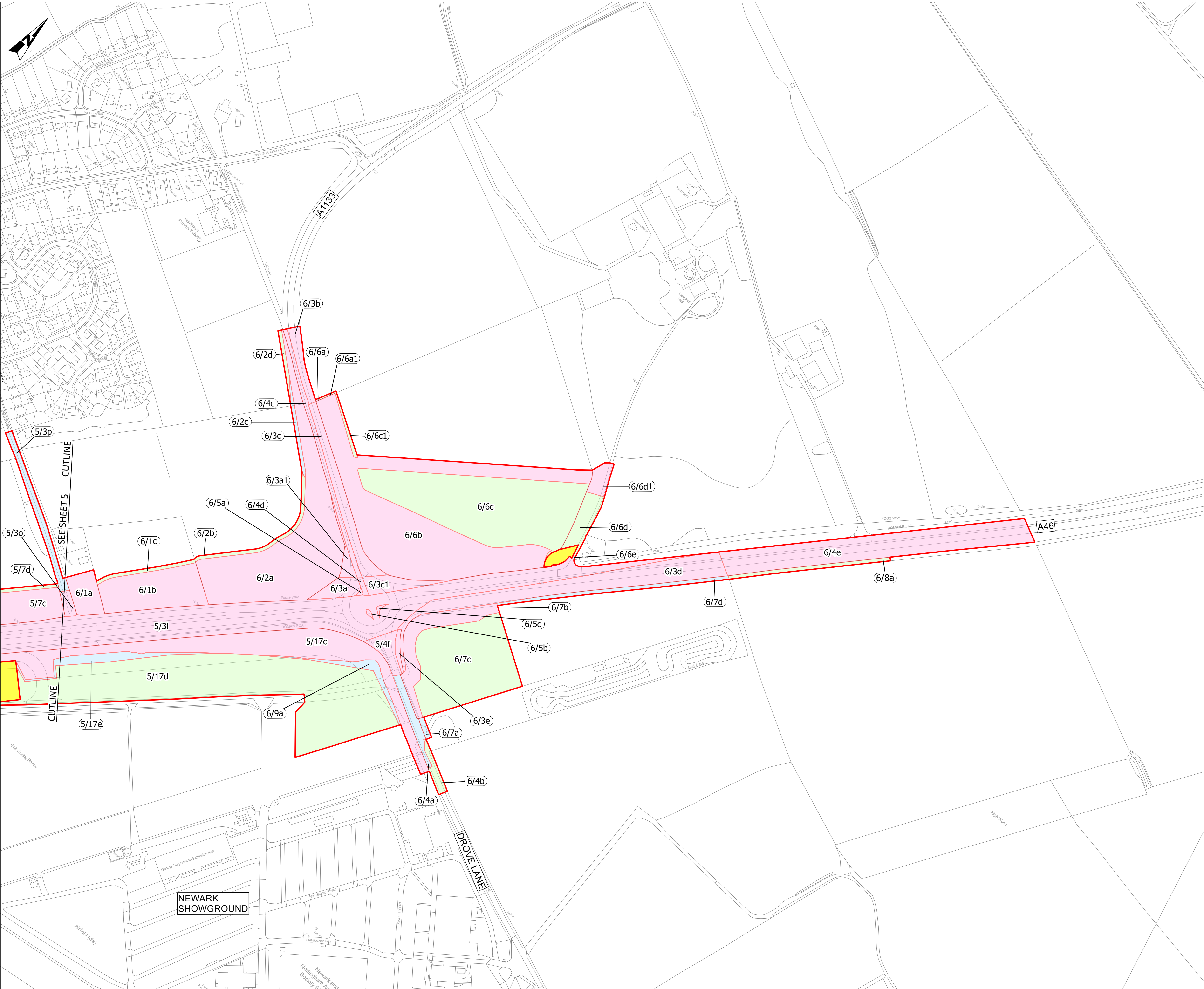
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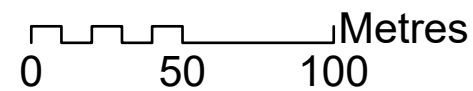


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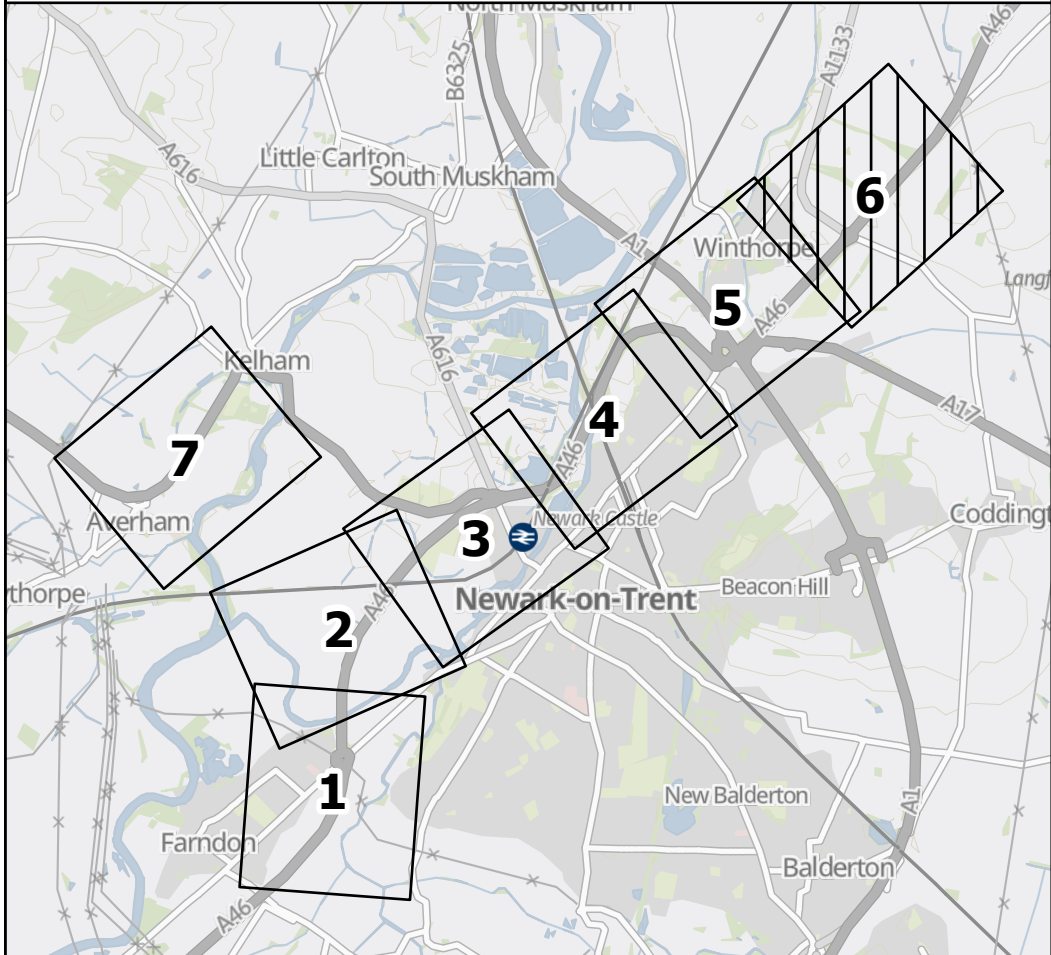


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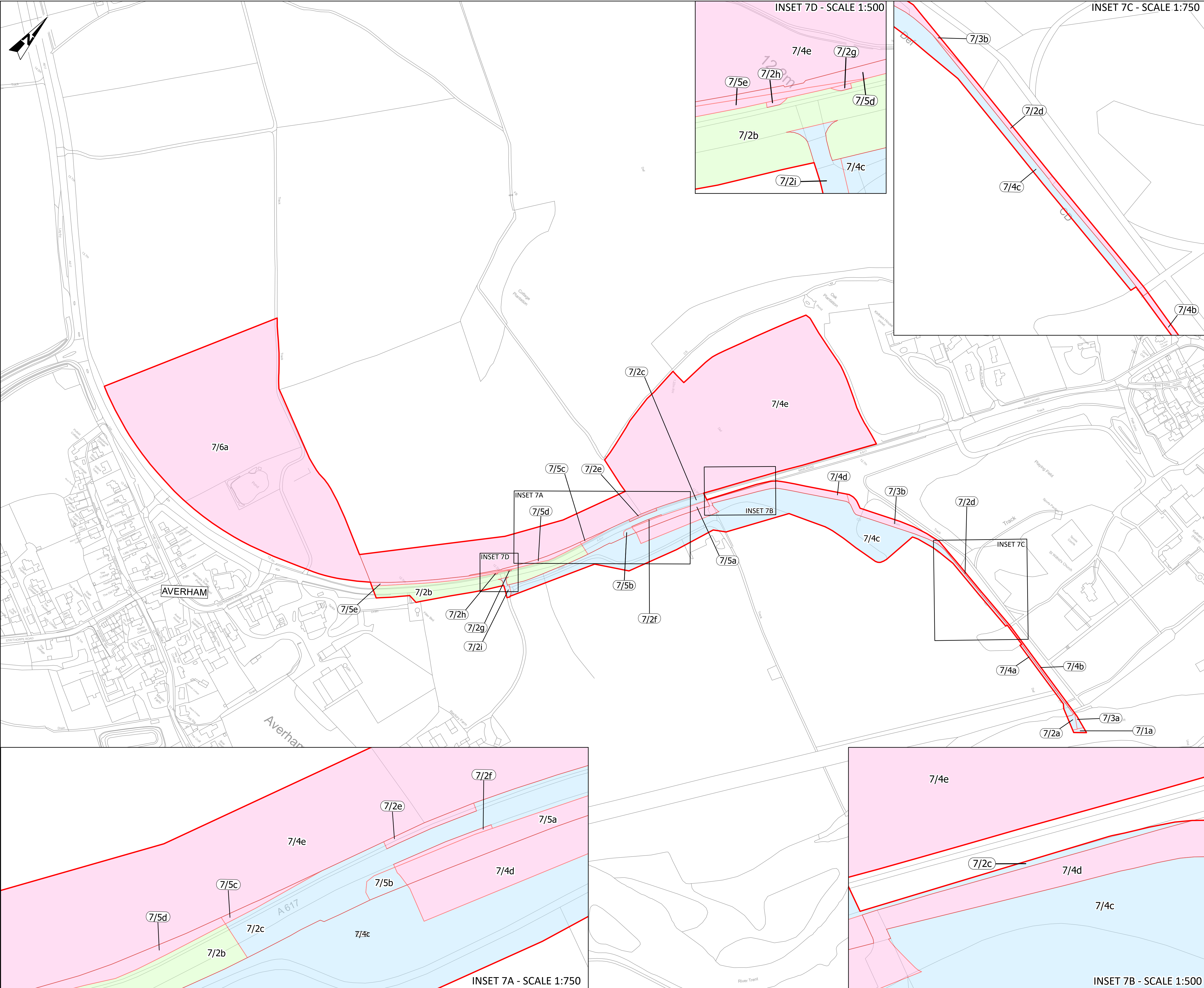
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DEADLINE 8 SUBMISSION					
DEVELOPMENT CONSENT ORDER NUMBER					
TR010065					
PROJECT TITLE					
A46 NEWARK BYPASS					
DRAWING TITLE					
LAND PLANS					
REGULATION 5(2)(i)					
SHEET 6 OF 7					
DEADLINE 8 SUBMISSION					
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LOCATION	CONWI_CONW	TYPE	DR	ROLE	VT
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REVISION					C02





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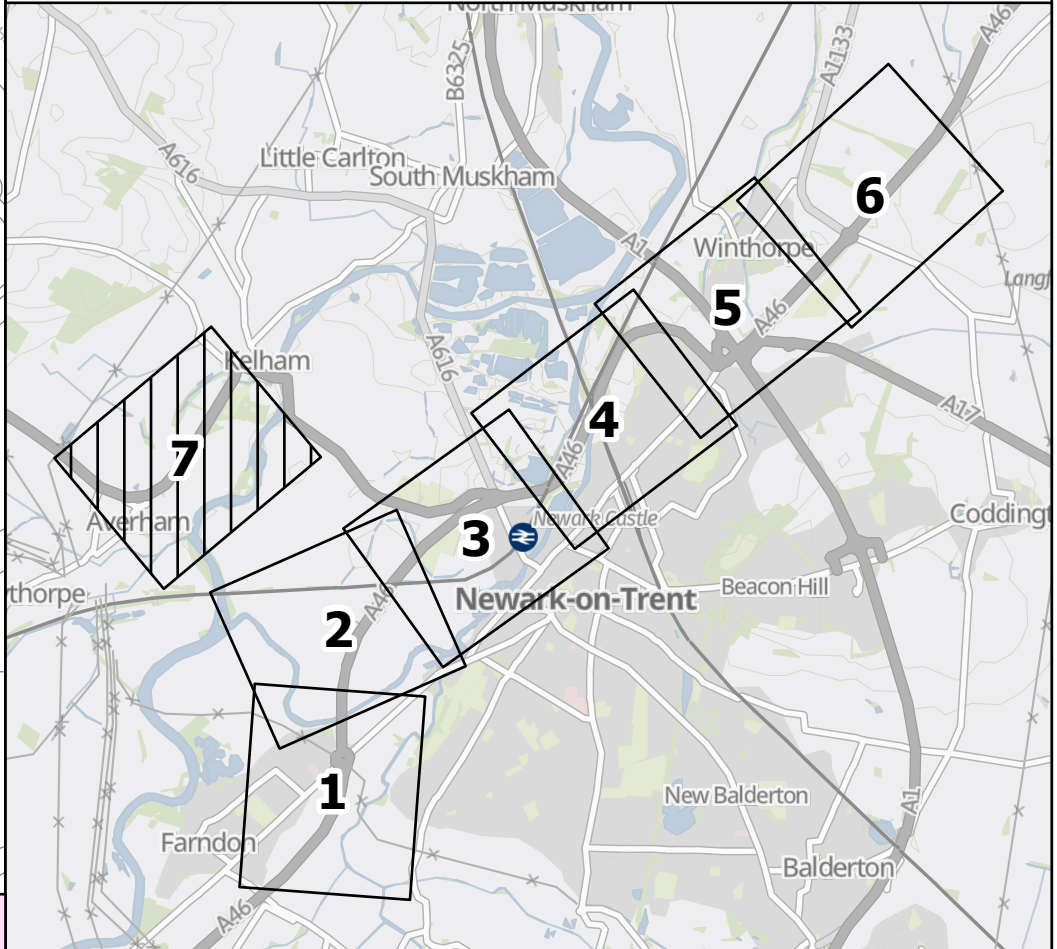
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TR010065					
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A46 NEWARK BYPASS					
DRAWING TITLE					
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SHEET 7 OF 7					
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