

A46 Coventry Junctions (Walsgrave) Scheme Number: TR010066

2.2 Land Plans

Planning Act 2008

APFP Regulation 5(2)(i)

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

Volume 2

~~April~~ June 2025

Infrastructure Planning

Planning Act 2008

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

A46 Coventry Junctions (Walsgrave)
Development Consent Order 202[x]

LAND PLANS

Regulation Number	Regulation 5(2)(i)
Planning Inspectorate Scheme Reference	TR010066
Application Document Reference	TR010066/APP/2.2
Author	A46 Coventry Junctions (Walsgrave) Project Team, National Highways

Version	Date	Status of Version
Rev 0	November 2024	Application Issue
Rev 1	April 2025	Procedural Deadline A
<u>Rev 2</u>	<u>June 2025</u>	<u>Deadline 3</u>

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1. Introduction

1.1. Purpose of this document

- 1.1.1. These Land Plans (these “Plans”) relate to an Application made by National Highways (the “Applicant”) to the Secretary of State for Transport via the Planning Inspectorate (the “Inspectorate”) under the Planning Act 2008 (the “2008 Act”) for a Development Consent Order (DCO). If made, the DCO would grant consent for the A46 Coventry Junctions (Walsgrave) Scheme (the “Scheme”). A detailed description of the Scheme can be found in Chapter 2 (The Scheme) of the Environmental Statement (ES) (**TR010066/APP/6.1**).
- 1.1.2. These Plans are 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 (**TR010066/APP/1.3**) 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:
- 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 (**TR010066/APP/3.1**), Book of Reference (**TR010066/APP/4.3**), and Statement of Reasons (**TR010066/APP/4.1**).

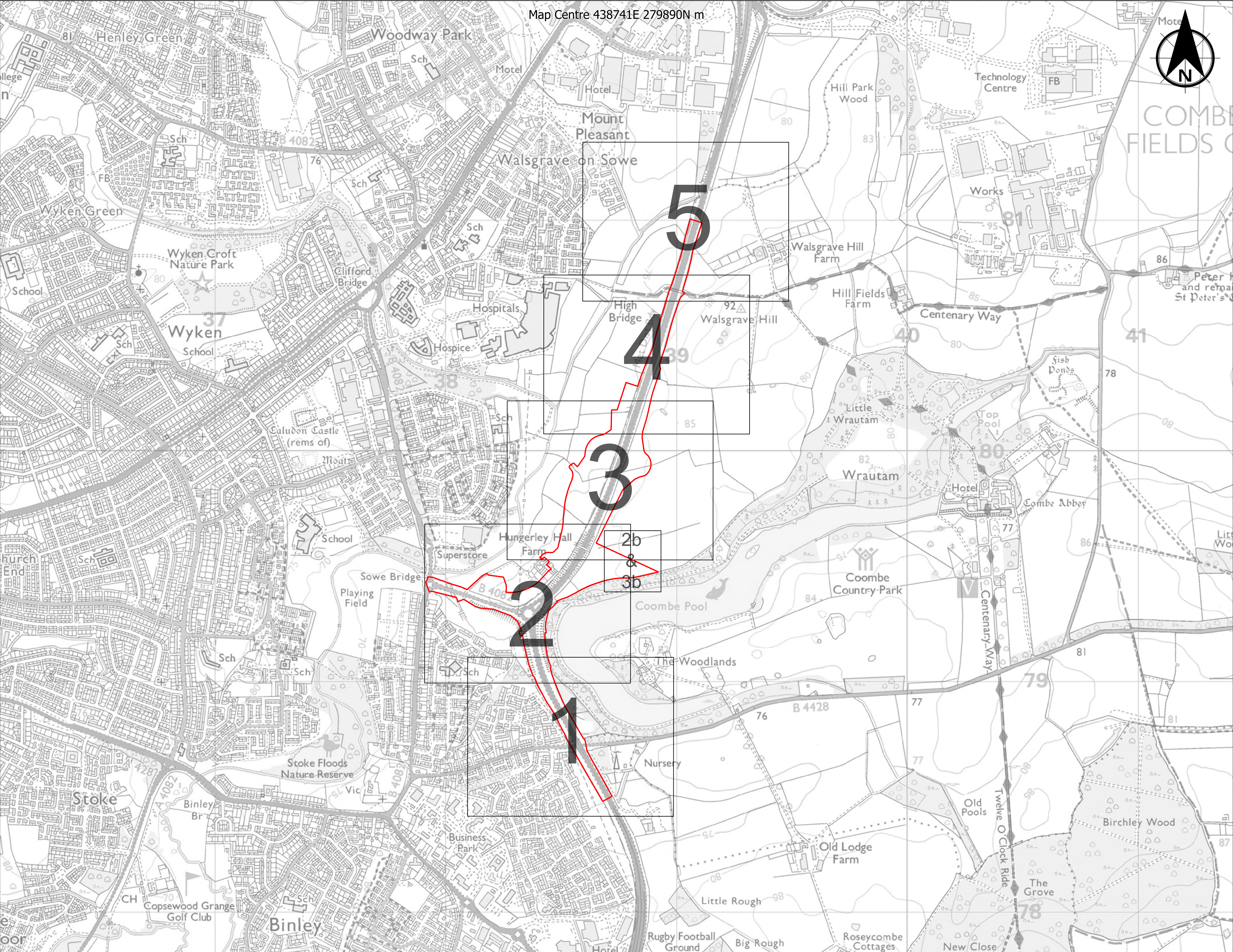
2. Scope and format of the Land Plans

- 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 5, 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. 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 (**TR010066/APP/4.3**). The first number relates to the sheet on which the plot is located while the second number is used to distinguish between the plots.
- 2.1.4. 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.
- 2.1.5. 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 (**TR010066/APP/4.1**), the Book of Reference (**TR010066/APP/4.3**), and the Draft DCO (**TR010065/APP/3.1**).
- 2.1.6. 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.
- 2.1.7. Land shaded blue on the Land Plans which is to be used temporarily (in accordance with articles 39 and 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.

- 2.1.8. Land over which temporary possession powers are sought is shaded green on the Land Plans.
- 2.1.9. Land within the existing highway boundaries is also included within the area shown to be permanently acquired under the Development Consent Order (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 Documents

Drawing Number	Drawing Title	Version
TR010066/APP/2.2	Land Plans – Key Plan	P01
TR010066/APP/2.2	Land Plans – Sheet 1 of 5	P01
TR010066/APP/2.2	Land Plans – Sheet 2 of 5	P02
TR010066/APP/2.2	Land Plans – Sheet 2A of 5	P01
TR010066/APP/2.2	Land Plans – Sheet 3 of 5	P02 ⁴
TR010066/APP/2.2	Land Plans – Sheet 3A, of 5	P02 ⁴
TR010066/APP/2.2	Land Plans – Sheet 4 of 5	P01
TR010066/APP/2.2	Land Plans – Sheet 5 of 5	P01



Map Centre 438741E 279890N m



NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.

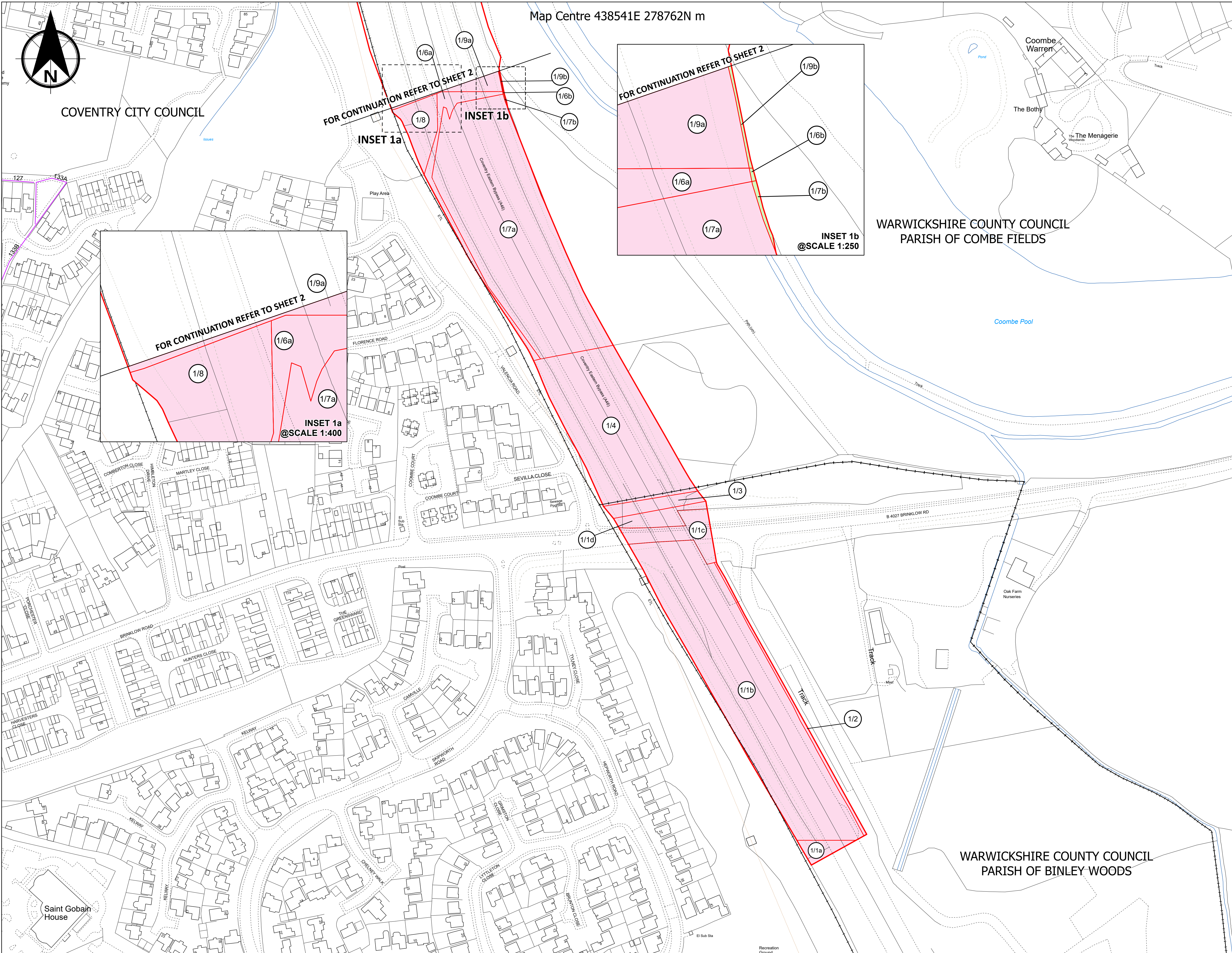
2. ALL EASEMENTS, SERVITUDES AND PRIVATE RIGHTS ARE PROPOSED TO BE EXTINGUISHED ON LAND, COLOURED PINK ON THESE LAND PLANS UNLESS STATED OTHERWISE IN THE BOOK OF REFERENCE. ALL EASEMENTS, SERVITUDES AND PRIVATE RIGHTS ARE PROPOSED TO BE EXTINGUISHED, SO FAR AS THEIR CONTINUED EXERCISE WOULD BE INCONSISTENT WITH THE EXERCISE OF THE RIGHTS AND RESTRICTIONS PROPOSED TO BE ACQUIRED BY THE UNDERTAKER ON LAND COLOURED BLUE ON THESE LAND PLANS UNLESS STATED OTHERWISE IN THE BOOK OF REFERENCE. ALL EASEMENTS, SERVITUDES AND PRIVATE RIGHTS ARE PROPOSED TO BE SUSPENDED WHILE THE UNDERTAKER IS IN TEMPORARY POSSESSION OF THE LAND COLOURED GREEN ON THESE LAND PLANS UNLESS STATED OTHERWISE IN THE BOOK OF REFERENCE.

3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTATION, IN PARTICULAR THE WORKS PLANS AND THE BOOK OF REFERENCE.

Legend

- PROPOSED SCHEME BOUNDARY
- 1 SHEET NUMBER

Revision 1	By SC AP		08/11/2024	P01
Revision Details	By	Check	Date	Suffix
Purpose of Issue: DCO APPLICATION				
Client: National Highways				
 national highways				
Development Consent Order Number: TR010066				
Project Title: A46 COVENTRY JUNCTIONS (WALSGRAVE)				
Development Consent Order Drawing Number: TR010066/APP/2.2				
Drawing Title: LAND PLANS REGULATION 5(2)(i) KEY PLAN				
Designed: -	Drawn: SC	Checked: AP	Date: 08/11/2024	
Internal Project Number: J0072785-24-00e		Suitability: DCO Application		
Scale @ A3: 1:7,500		Zone: Whole Site		
		Rev: P01		
 Meters				



NOTES:

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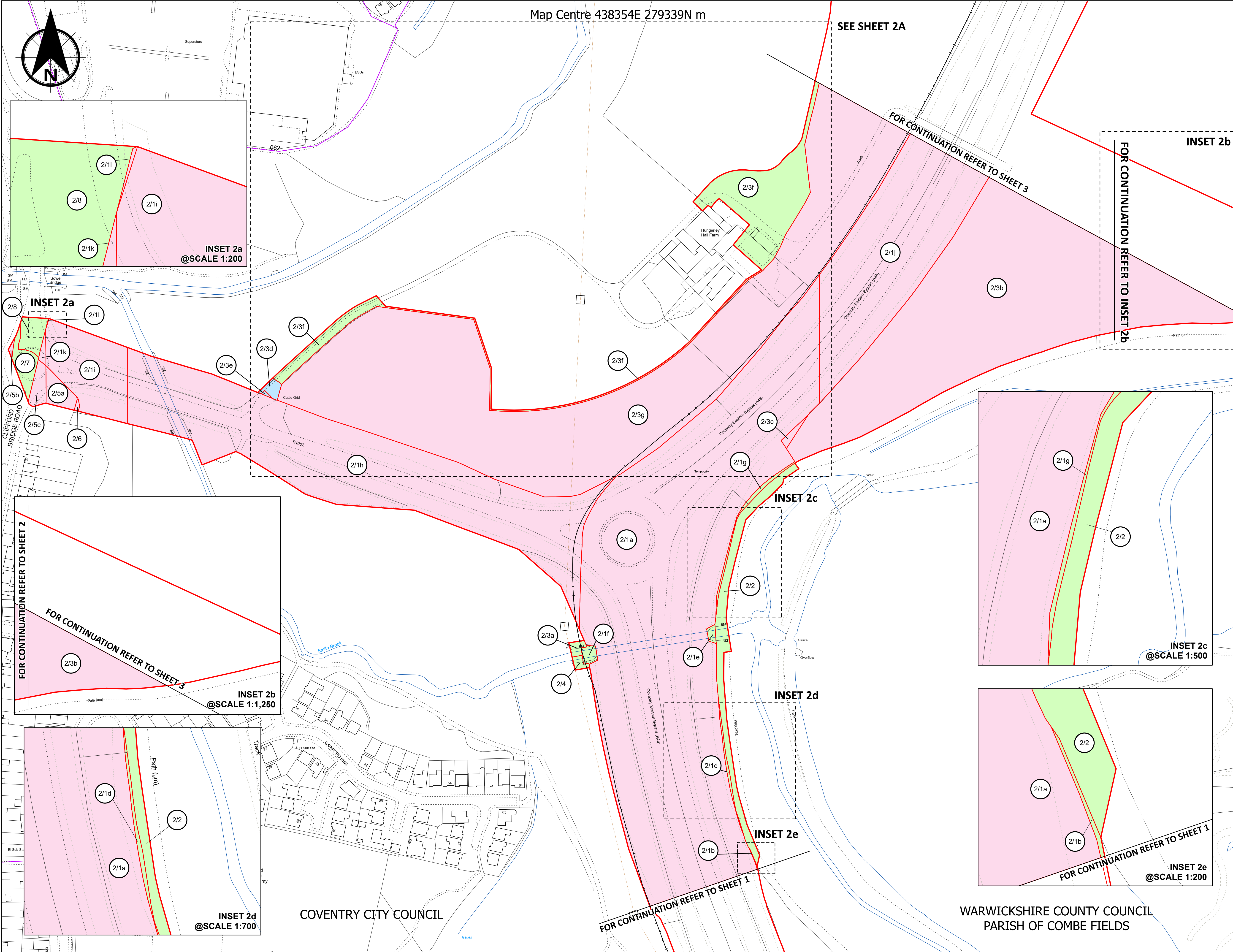
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Legend

- DRAFT ORDER LIMITS
- EXISTING PUBLIC RIGHTS OF WAY (ENGLAND)
- PLOT REFERENCE NUMBER
- LOCAL AUTHORITY BOUNDARY
- LAND TO BE USED TEMPORARILY AND RIGHTS TO BE ACQUIRED PERMANENTLY
- LAND TO BE ACQUIRED PERMANENTLY
- LAND TO BE USED TEMPORARILY

Revision 1	By SC	LE	08/11/2024	P01
Revision Details	By Check	Date	Suffix	
Purpose of Issue: DCO APPLICATION				
Client: National Highways 				
Development Consent Order Number: TR010066				
Project Title: A46 COVENTRY JUNCTIONS (WALSGRAVE)				
Development Consent Order Drawing Number: TR010066/APP/2.2				
Drawing Title: LAND PLANS REGULATION 5(2)(i) SHEET 1 OF 5				
Designed: --	Drawn: SC	Checked: LE	Date: 08/11/2024	
Internal Project Number: J0072785-24-01e		Suitability: DCO Application		
Scale @ A3: 1:1,250		Zone: Whole Site		
		Rev: P01		



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- DRAFT ORDER LIMITS
- EXISTING PUBLIC RIGHTS OF WAY (ENGLAND)
- PLOT REFERENCE NUMBER
- LOCAL AUTHORITY BOUNDARY
- LAND TO BE USED TEMPORARILY AND RIGHTS TO BE ACQUIRED PERMANENTLY
- LAND TO BE ACQUIRED PERMANENTLY
- LAND TO BE USED TEMPORARILY

Revision 2	By RL AS	23/04/2025	P02
Revision 1	By SC LE	08/11/2024	P01
Revision Details	By Check	Date	Suffix

Purpose of Issue: DCO APPLICATION

Client: National Highways

Development Consent Order Number: TR010066

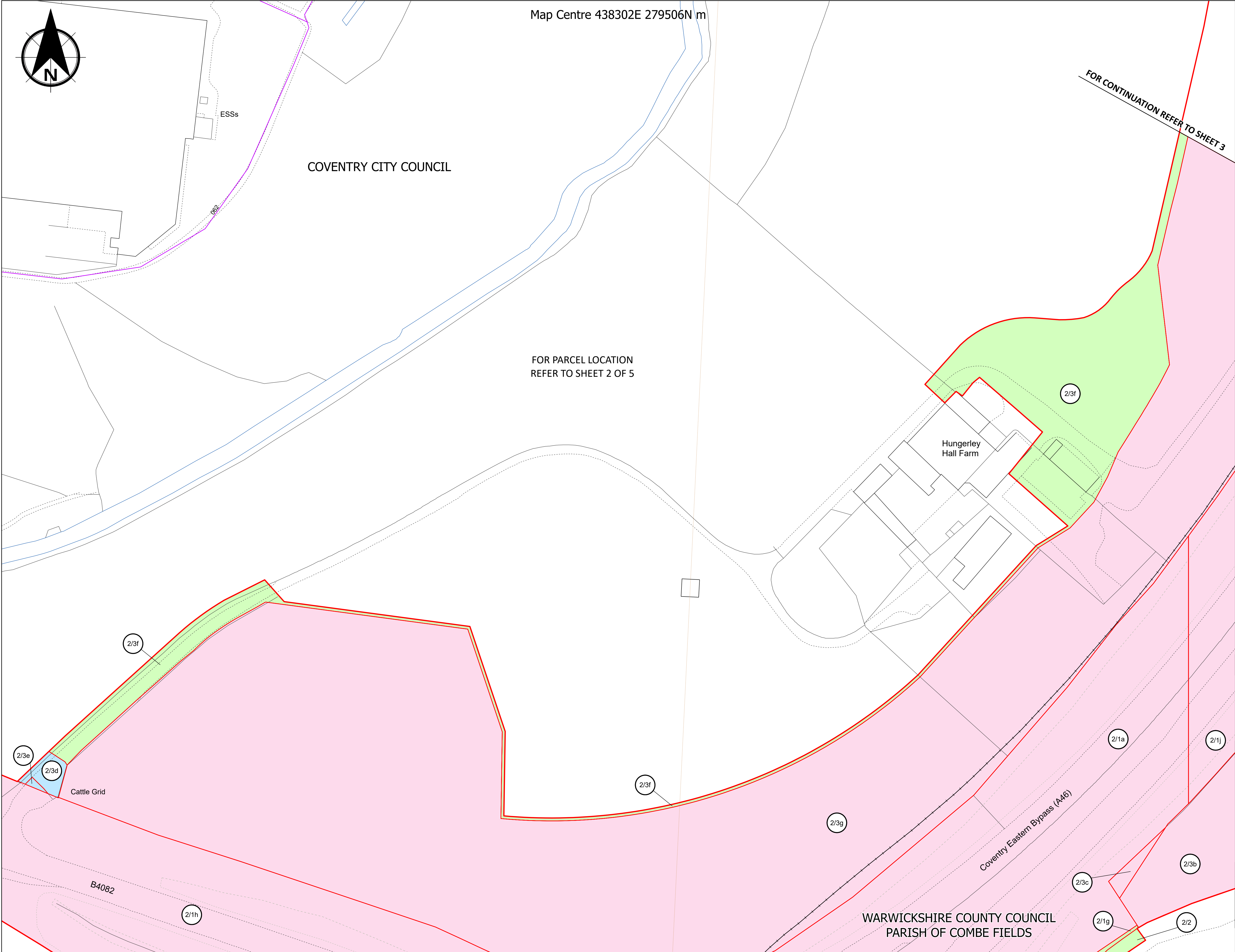
Project Title: A46 COVENTRY JUNCTIONS (WALSGRAVE)

Development Consent Order Drawing Number: TR010066/APP/2.2

Drawing Title: LAND PLANS REGULATION 5(2)(i) SHEET 2 OF 5

Designed: --	Drawn: RL	Checked: AS	Date: 24/04/2025
Internal Project Number: J0072785-24-021	Suitability: DCO Application		
Scale @ A3: 1:1,250	Zone: Whole Site		
Rev: P02			

0 10 20 40 60 80 Meters



Map Centre 438302E 279506N m

COVENTRY CITY COUNCIL

FOR PARCEL LOCATION
REFER TO SHEET 2 OF 5

Hungerley
Hall Farm

Cattle Grid

B4082

Coventry Eastern Bypass (A46)

WARWICKSHIRE COUNTY COUNCIL
PARISH OF COMBE FIELDS

NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.

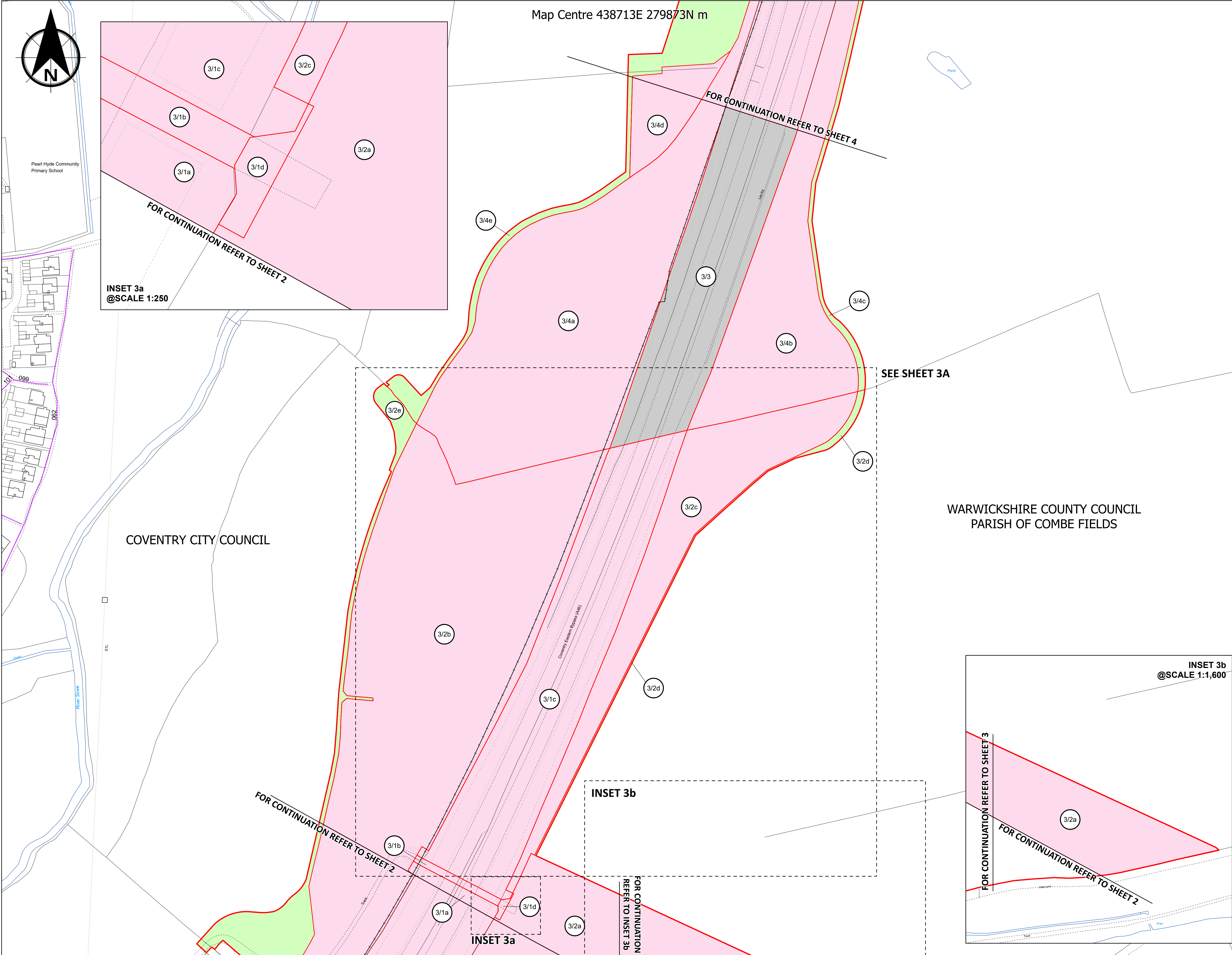
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- PLOT REFERENCE NUMBER
- LOCAL AUTHORITY BOUNDARY
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- LAND TO BE ACQUIRED PERMANENTLY
- LAND TO BE USED TEMPORARILY

Revision 1		By SC	AP	22/10/2024	P01
Revision Details		By	Check	Date	Suffix
Purpose of Issue: DCO APPLICATION					
Client: National Highways 					
Development Consent Order Number: TR010066					
Project Title: A46 COVENTRY JUNCTIONS (WALSGRAVE)					
Development Consent Order Drawing Number: TR010066/APP/2.2					
Drawing Title: LAND PLANS REGULATION 5(2)(i) SHEET 2A					
Designed:	Drawn: SC	Checked: AP	Date: 22/10/2024		
Internal Project Number: J0072785-24-02A-e		Suitability: DCO Application			
Scale @ A3: 1:500		Zone: Whole Site			
		Rev: P01			
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INSET 3a
@SCALE 1:250

INSET 3b

INSET 3b
@SCALE 1:1,600

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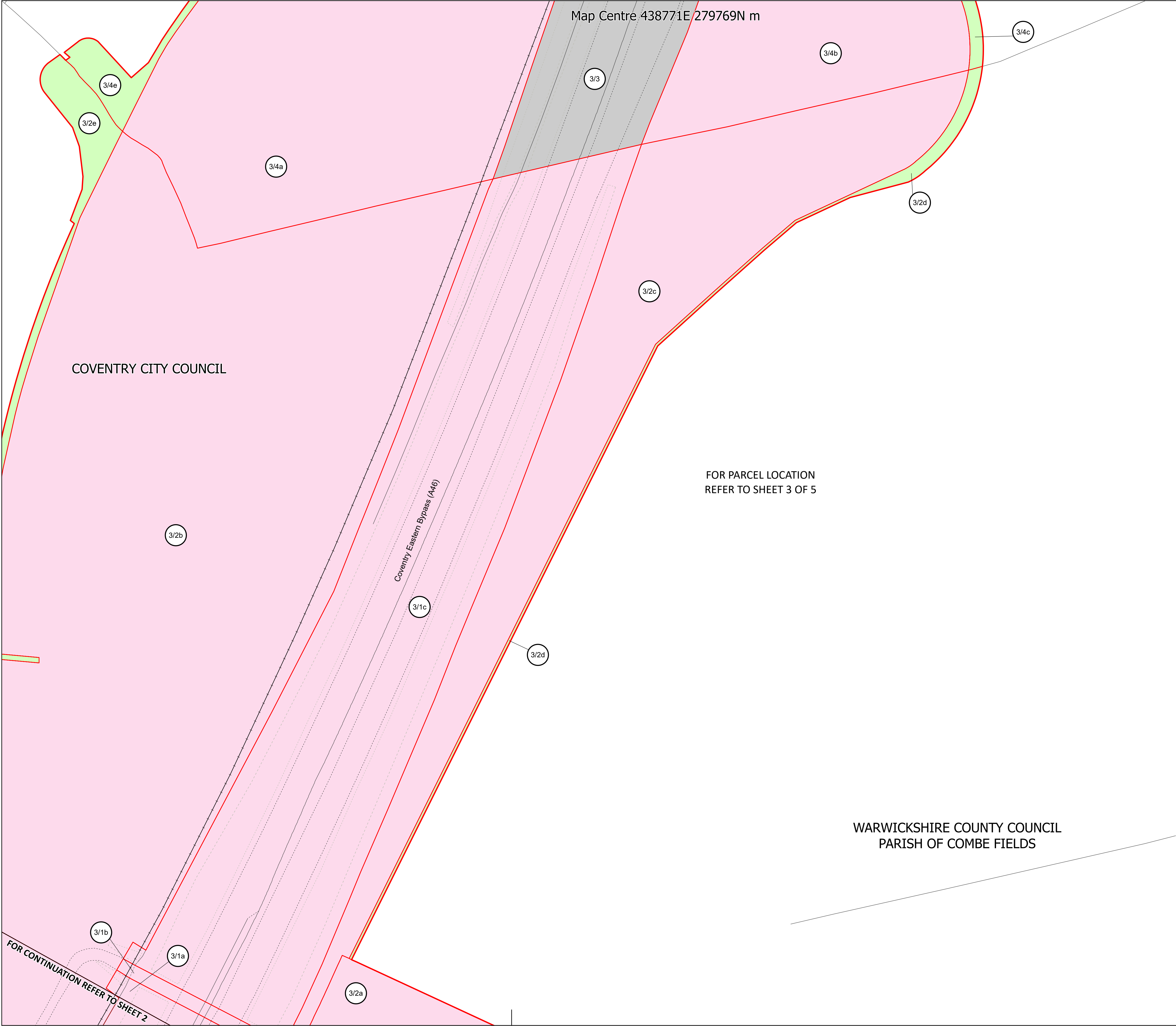
Legend

- DRAFT ORDER LIMITS
- EXISTING PUBLIC RIGHTS OF WAY (ENGLAND)
- PLOT REFERENCE NUMBER
- LOCAL AUTHORITY BOUNDARY

Land Take

- LAND TO BE USED TEMPORARILY AND RIGHTS TO BE ACQUIRED PERMANENTLY
- LAND TO BE ACQUIRED PERMANENTLY
- LAND TO BE USED TEMPORARILY
- NO POWERS BEING SOUGHT

Revision 1	By SC	LE	08/11/2024	P01
Revision 2	By SG	RL	20/06/2025	P02
Revision Details	By	Check	Date	Suffix
Purpose of Issue: DCO APPLICATION - DEADLINE 3				
Client: National Highways 				
Development Consent Order Number: TR010066				
Project Title: A46 COVENTRY JUNCTIONS (WALSGRAVE)				
Development Consent Order Drawing Number: TR010066/APP/2.2				
Drawing Title: LAND PLANS REGULATION 5(2)(i) SHEET 3 OF 5				
Designed: SG	Drawn: SG	Checked: RL	Date: 20/06/2025	
Internal Project Number: J0072785-24-03h		Suitability: DCO Submission		
Scale @ A3: 1:1,250		Zone: Whole Site		
		Rev: P02		
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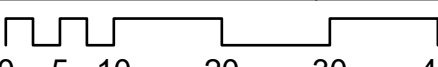
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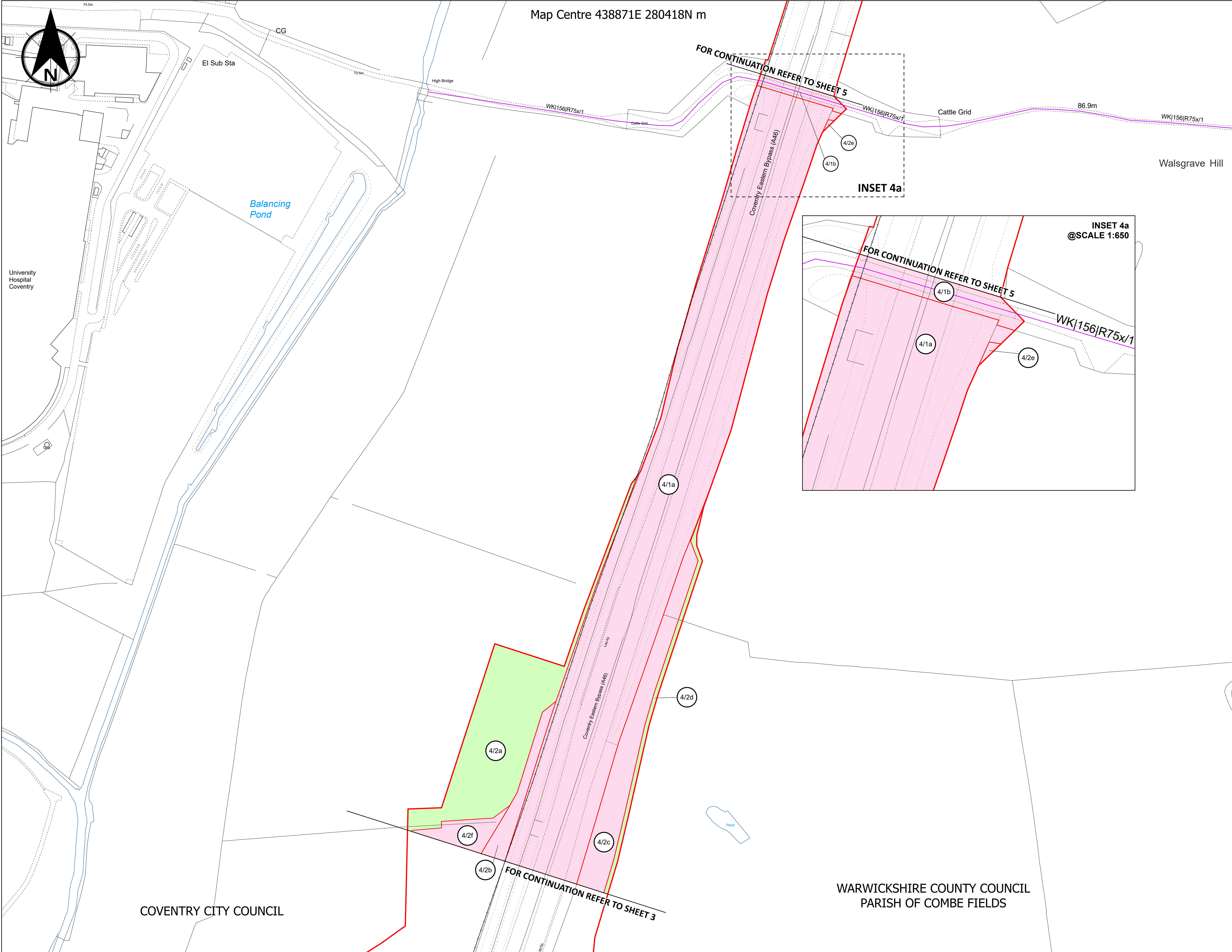
Legend

- DRAFT ORDER LIMITS
- EXISTING PUBLIC RIGHTS OF WAY (ENGLAND)
- PLOT REFERENCE NUMBER
- LOCAL AUTHORITY BOUNDARY

Land Take

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- LAND TO BE ACQUIRED PERMANENTLY
- LAND TO BE USED TEMPORARILY
- NO POWERS BEING SOUGHT

Revision 1		By SG LE	08/11/2024	P01
Revision 2		By SG RL	24/06/2025	P02
Revision Details		By Check	Date	Suffix
Purpose of Issue: DCO APPLICATION - DEADLINE 3				
Client: National Highways 				
Development Consent Order Number: TR010066				
Project Title: A46 COVENTRY JUNCTIONS (WALSGRAVE)				
Development Consent Order Drawing Number: TR010066/APP/2.2				
Drawing Title: LAND PLANS REGULATION 5(2)(i) SHEET 3A				
Designed: SG	Drawn: SG	Checked: RL	Date: 24/06/2025	
Internal Project Number: J0072785-24-03A-I		Suitability: DCO Application		
Scale @ A3: 1:700		Zone: Whole Site		
		Rev: P02		
 Meters				



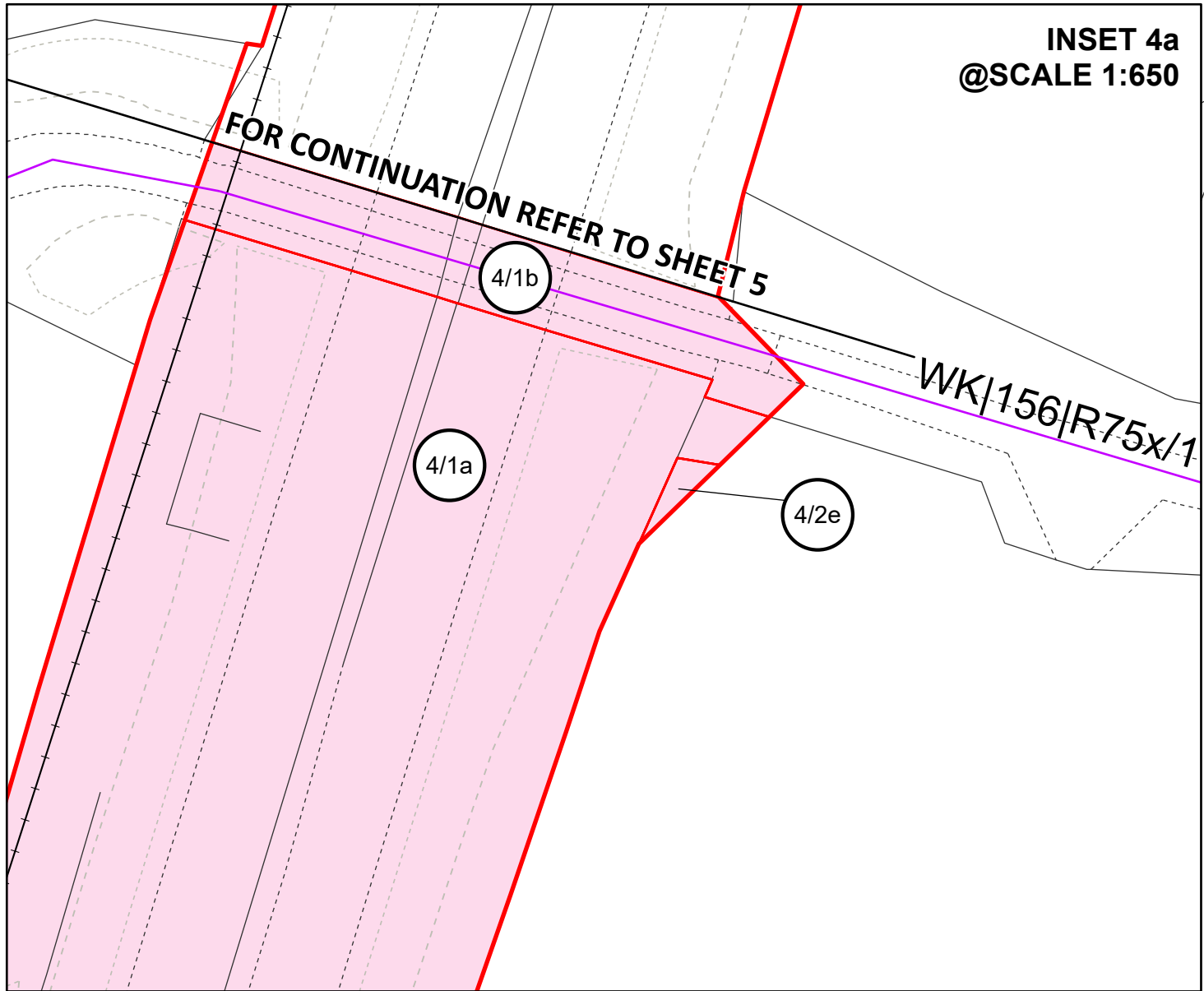
NOTES:

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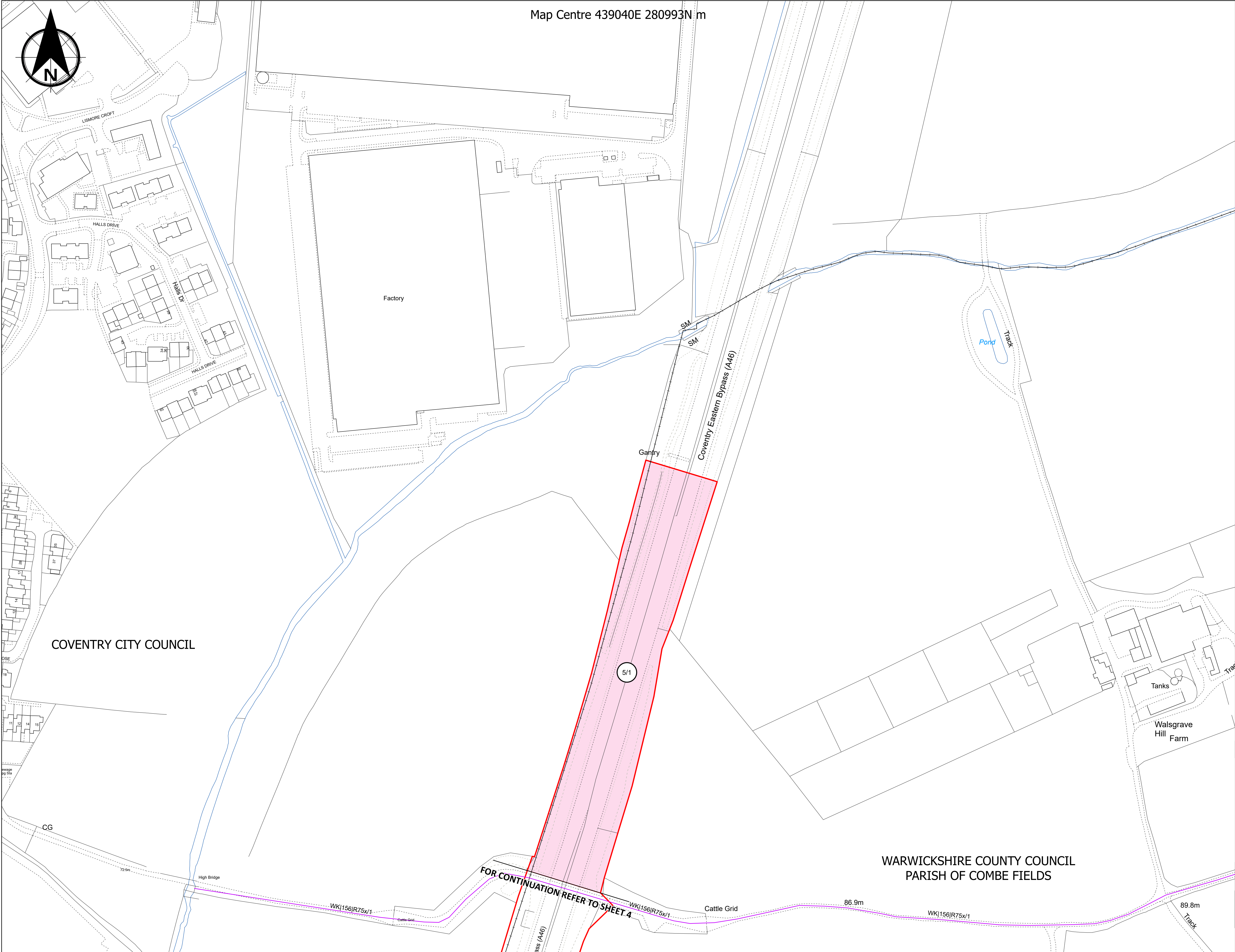
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- Legend**
- DRAFT ORDER LIMITS
 - EXISTING PUBLIC RIGHTS OF WAY (ENGLAND)
 - PLOT REFERENCE NUMBER
 - LOCAL AUTHORITY BOUNDARY
 - LAND TO BE USED TEMPORARILY AND RIGHTS TO BE ACQUIRED PERMANENTLY
 - LAND TO BE ACQUIRED PERMANENTLY
 - LAND TO BE USED TEMPORARILY



Revision 1	By SC	LE	08/11/2024	P01
Revision Details	By	Check	Date	Suffix
Purpose of Issue: DCO APPLICATION				
Client: National Highways 				
Development Consent Order Number: TR010066				
Project Title: A46 COVENTRY JUNCTIONS (WALSGRAVE)				
Development Consent Order Drawing Number: TR010066/APP/2.2				
Drawing Title: LAND PLANS REGULATION 5(2)(i) SHEET 4 OF 5				
Designed: -	Drawn: SC	Checked: LE	Date: 08/11/2024	
Internal Project Number: J0072785-24-04e		Suitability: DCO Application		
Scale @ A3: 1:1,250		Zone: Whole Site		
		Rev: P01		
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Legend

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- EXISTING PUBLIC RIGHTS OF WAY (ENGLAND)
- PLOT REFERENCE NUMBER
- LOCAL AUTHORITY BOUNDARY
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- LAND TO BE USED TEMPORARILY

COVENTRY CITY COUNCIL

WARWICKSHIRE COUNTY COUNCIL
PARISH OF COMBE FIELDS

Revision 1	By SC	AP	23/10/2024	P01
Revision Details	By	Check	Date	Suffix
Purpose of Issue: DCO APPLICATION				
Client: National Highways 				
Development Consent Order Number: TR010066				
Project Title: A46 COVENTRY JUNCTIONS (WALSGRAVE)				
Development Consent Order Drawing Number: TR010066/APP/2.2				
Drawing Title: LAND PLANS REGULATION 5(2)(i) SHEET 5 OF 5				
Designed: --	Drawn: SC	Checked: AP	Date: 23/10/2024	
Internal Project Number: J0072785-24-05d		Suitability: DCO Application		
Scale @ A3: 1:1,250		Zone: Whole Site		
		Rev: P01		