

Adran yr Economi a'r Seilwaith
Department for Economy and Infrastructure



Llywodraeth Cymru
Welsh Government

Appendices to Scheme Evidence Update

Ben Sibert, BEng CEng FICE MIStructE MCIHT

Welsh Government, Engineering Design

Document Reference: WG 1.5.8

Appendix A:

Bridge Protection Measures Layout: M4CaN-DJV-SBR-Z3_GEN-SK-CB-0051

Appendix B:

File Note M4CaN-DJV-LSI-Z3_GEN-FN-YL-0001 – Total ABP land required for the scheme.

Drawing M4CaN-DJV-LSI-ZG_GEN-DR-YL-1639 – ABP Land Area.

File Note

Project title	M4 Corridor around Newport	
cc	M4CaN	File reference M4CaN-DJV-LSI-Z3_GEN-FN-YL-0001
Prepared by	Geraint Jones/ Tom Edwards	Date 11 August 2017
Subject	ABP Land Requirements	

1. Introduction

The alignment of the proposed new M4 Corridor around Newport scheme would pass over the Newport docks (owned and operated by Associated British Ports (ABP)) and would include a junction and link road to the A48. The road would be on elevated viaduct structures over Newport Docks, with a cable stay bridge spanning the River Usk. This structure is known as the River Usk Crossing.

In order to construct the River Usk Crossing, the Docks Way Junction and Docks Way Link, the Welsh Government (WG) needs to purchase land, permanently and temporarily from ABP. The WG would also require permanent easements over some of ABP's land for maintenance of the highway assets. This land was shown in a draft Compulsory Purchase Order, published in March 2016.

This version (P02) of the note updates the previous version to take into account the land take proposed in the draft Supplementary (No. 3) CPO for the scheme. The analysis of the total ABP freehold & leasehold areas remain unchanged, but drawing M4CaN-DJV-LSI-ZG_GEN-DR-YL-1639 has been updated with minor amendments.

2. Land take requirements for the scheme over ABP's land.

In order to construct the proposed new motorway, the Welsh Government require land to be acquired from ABP via a Compulsory Purchase Order (CPO). A draft CPO was published on 24 March 2016. Since the publication of the draft CPO, further design development has resulted in a Supplementary (No. 3) CPO, which was published in May 2017. All design changes referred to in MOD2 in the previous version of this file note have been incorporated into the draft Supplementary (No. 3) CPO.

A further Supplementary (No. 4) CPO will also be issued in August 2017, which is accompanied by a Modification (MOD 77) to the Supplementary (No.3) CPO. This analysis has been prepared using the figures from the Supplementary No. 3 and No. 4 CPO's and represents the total land required to construct, operate and maintain the Scheme.

Table 1 below outlines the land designations based on the land within the draft supplementary CPOs 3 and 4 along with Modification MOD77.

File Note

11 August 2017

Table 1: Designation of land in draft CPOs

<u>Land designation</u>	<u>Acres</u>	<u>Hectares</u>	<u>Percentage of Total ABP Freehold (%)</u>	<u>Percentage of ABP's accessible land area (%)</u>
Total land take required during construction (accessible land)	85.9	34.8	12.41	19.1
Title to be purchased permanently by WG for Highway Operation & Maintenance (accessible land)	37.1	15	5.36	8.3
Title to be purchase permanently by WG for Highway Operation & Maintenance (within the dock)	1.7	0.6	0.25	n/a
Total S250 Rights required by WG for Highway Maintenance. (accessible land)	8.2	3.3	1.18	1.8
Total S250 Rights required by WG for Highway Maintenance (within the dock)	104.3	42.2	15.07	n/a
Essential Licence land to return to ABP (assuming total land designated in CPO is returned) (accessible land)	38.1	15.4	5.50	8.5
Essential Licence land to return to ABP (assuming total land designated in CPO is returned) (within the dock)	0.2	0.1	0.03	n/a
Essential Licence Land to be returned, of which WG would still require S250 Rights for Highway Maintenance (accessible land)	2.6	1	0.38	0.6
Essential Licence Land to be returned, of which WG would still require S250 Rights for Highway Maintenance (within the dock)	0.06	0.02	0.01	n/a

Based on the draft Supplementary No. 3 and 4 CPO and modification MOD77, the total land take required during construction would be 192.3 acres. That portion over ABP's accessible land covers 19.1% of ABP's accessible land area. 40.7 acres of accessible land would be returned to ABP post completion, however WG would still require a permanent S250 right over 2.6 acres of this accessible land. This gives a total **permanent land take** (title and easement) of **151.3 acres**, which is 21.9% of ABP's total land area.

In between the foundation title plots and beneath the projected area of the bridge deck above, the land is provided as title with the intention to offer back suitable lesser interest in or rights to the land should the Welsh Government and the landowner agree a suitable covenant to control the use of the land beneath the bridge. The reason for this approach to the draft CPO is to minimise the land required and disruption from ABP and its tenants and to manage the interests of the Welsh Government and the travelling public in respect of safety, fire and security risks

File Note

11 August 2017

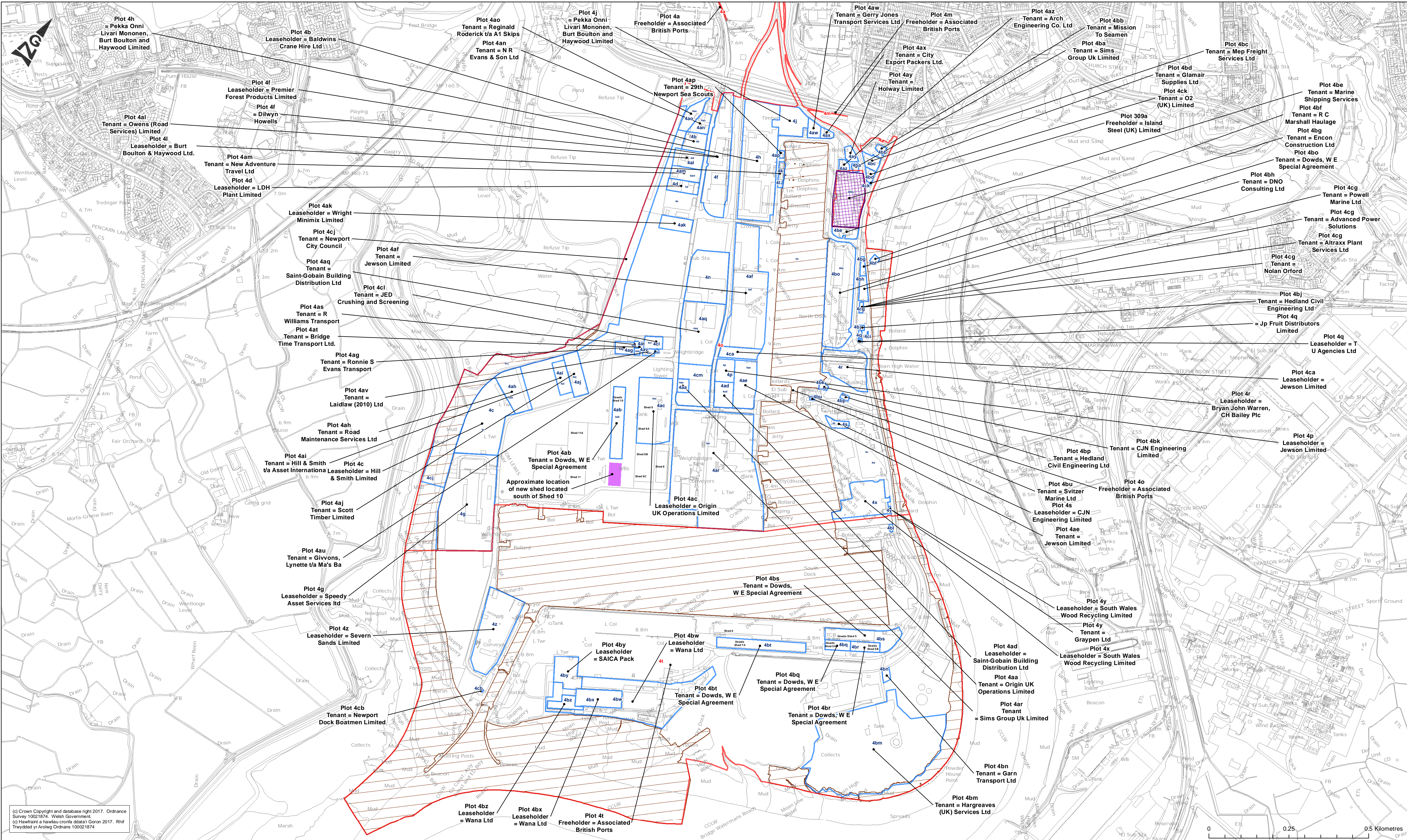
arising from land based operations beneath the bridge, and to ensure that the Welsh Government has access available beneath the bridge for inspection and maintenance. Should this lesser requirement be agreed, the total permanent title acquired from ABP by the WG would reduce.

3. Attachments

M4CaN-DJV-LSI-ZG_GEN-DR-YL-1639 – Land Ownership Associated with ABP Plot: Land Area

DOCUMENT CHECKING

	Prepared by	Checked by	Approved by
Name	Geraint Jones/ Tom Edwards	Ben Sibert	Ben Sibert
Signature	 Recoverable Signature X 	 Recoverable Signature X 	 Recoverable Signature X 
	Tom Edwards Land and Orders Lead Signed by: tom.edwards@arup.com	Ben Sibert Design Project Manager Signed by: Ben Sibert	Ben Sibert Design Project Manager Signed by: Ben Sibert



<div>LEGEND</div> <div><div></div>Freehold boundary</div> <div><div></div>Leaseholder/Tenancy Boundaries</div> <div><div></div>Approximate area of water and inaccessible areas excluded from ABP freehold assessed by the Welsh Government (November 2016)</div> <div><div></div>Island Steel Freehold excluded from Area calculations</div>
