

## LRS - EARLY STAGE LAND REFERENCING SERVICES FOR MAJOR INFRASTRUCTURE PROJECTS



A critical part of any infrastructure, regeneration or development scheme requiring statutory authorisations, such as planning consent, lands and/or works powers, is a detailed and accurate understanding of the land, its existing use, services, constraints and interests.

This is often a complex and intricate process, requiring specialist experience in desktop & on-site research, and output to allow optimal interpretation with sufficient understanding and clarity.

Our services provide clear and detailed plans and schedules of the necessary information (which are forward compatible with statutory prescribed formats) and which the acquiring authority, developer, lawyers, valuers, surveyors and other consultants can use.

Over 30 years of providing land referencing services for major transport and infrastructure schemes has brought an unrivalled experience and understanding of land registration, land law and procedural issues, and our team have typically provided advice and guidance resulting in reduced risk and significant time/cost savings for our clients.

### OUR EXPERIENCE

#### Land Referencing Projects:

- Preesall Underground Gas Storage and Infrastructure DCO
- Lancashire CC – Heysham to M6 Motorway Link
- Heathrow Airport Terminal 5
- Perry Oaks/Iver Sewerage schemes - Thames Water
- 2012 Olympic Games - Lower Lea Valley
- West Coast Main Line Modernisation scheme
- Wembley Park Stadium & Estate Access Corridors
- Cardiff Bay Barrage and Waterside Park - CBDC
- Midland Metro Tram - WMPTE
- City of Edinburgh Rapid Transit

#### Experience in:

- Development Consent Orders
- Compulsory Purchase Orders (Planning, Housing, Highways, Airports, Water Industry, Local Government, etc, Acts)
- Works and Lands powers (Private/Hybrid Parliamentary Bills, Transport & Works Act Orders and Scottish Provisional Orders & Bills)
- Acquisitions (General Vesting Declaration and the service of Notices to Treat/of Entry)
- Housing Stock Transfers, Title registration, Land Terrier production, Deed cataloguing, indexing & audits

### OUR SERVICE

- **Desktop research** and **site surveys** (with or without contact) to identify problems & issues to support early stage decision-making.
- **Title & utilities research** and **site inspection/occupier interview** resulting in **referencing plans** and **schedules**, to support pre-application submissions and establish lines of communications with affected parties.
- **Consultation letters**, property **questionnaires** and service of statutory **requisitions** for information - in large quantities as necessary.
- Preparation of **Order maps**, deposited plans, **schedules** of qualifying interests/**Books of Reference** & supporting documentation.
- **Service & certification** of formal personal, hand-delivered and **on-site notices**, accurately and auditable, to comply with all statutory requirements (including maintenance of site notices).
- Making/laying & submission of **Compulsory Purchase/Vesting Orders** & Bills, and supporting documents (e.g. open space/road closure plans, etc).
- **Collation of claims**, supporting **Public Local Inquiries** and **Lands Tribunal** cases, Acquisitions by agreement, **GVD** and **Notice to Treat**.