

# Capability Statement Land Referencing



TERRAQUEST

TerraQuest Land Referencing Team

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**TERRAQUEST**  
DATA SOLUTIONS

# The Company

Formed in 1972 TerraQuest is one of the UK's oldest and largest multi-disciplinary business support companies specialising in land and planning services.

TerraQuest is an Ordnance Survey business partner, is G-Cloud accredited and custodian of the national Planning Portal, having been appointed by MHCLG in 2015. TerraQuest has over 250 personnel, approx. 100 of which are actively involved in delivering the land referencing service.

A successful consenting strategy for infrastructure schemes is reliant on securing the relevant powers to acquire the necessary legal interests in land. Effective acquisition of land is critical to the reduction of both cost and risk to schemes requiring compulsory purchase.

The management of risk and more importantly knowing where risks can lie and understanding the impacts on land acquisition is key to the successful delivery of the land referencing service. This understanding only comes with experience and the ability to identify and mitigate risk early before it impacts on the acquisition process and ultimately construction saving time and cost.

Technical quality is of paramount importance for TerraQuest and as such the Land Referencing and data processing procedures that have been developed have Quality Control and Quality Assurance running through from commencement to completion.

Specialising in land and planning services has required the development of processes and proprietary systems specifically designed to collect and manage large volumes of land and property information.

The land referencing service identifies landowners and occupiers within a specified area usually defined by a redline. This information is utilised to produce prescribed schedules and plans to support the consultation process or applications under statutory procedures including Compulsory Purchase Orders (CPO) and Development Consent Orders (DCO), Parliamentary Bills applications under the Planning Act, Transport and Works Act, Town and Country Planning.

Our experience extends across all sectors including road, rail, energy, regeneration, renewables, utilities, etc. We have worked on many of the country's largest infrastructure schemes involving rural and urban environments.

These include HS2, Crossrail, Heathrow, EDF Hinkley Point, Scottish Power transmission lines, Highways England road schemes, National Grid network upgrades, Tram schemes, Station upgrades, London Underground and Overground upgrades and Local Authority housing and regeneration schemes.

TerraQuest works very closely with key stakeholders especially legal, environmental and engineering consultants to ensure the interdependencies between each discipline are fully understood and as a result costs are controlled without compromising diligence and best practice.

TerraQuest is the UK's most technologically innovative company in the processing and management of land and property information. Our solutions can address every aspect of land acquisition, including Site Access, Consultation, Submission, Examination, Public Inquiry and Land Registration.



# System Overview

Land Acquisition and Recording System (LARS)

TerraQuest manages all referencing information within its proprietary Land Acquisition and Recording System (LARS) this includes:

- Land Parcels
- Interests
- Parties
- Addresses
- Titles
- Site Reference

LARS is a geospatial solution enabling spatial data to be fully integrated with database records and electronic documents. The spatial extents of each Land Parcel and Title are digitised in LARS to maintain full referential integrity between data records. Land parcel areas are automatically calculated from the spatial extents, and the database attributed accordingly.

The system also supports the recording of public footpaths, bridleways, cycle tracks, byways and any other rights of way. The system maintains a full audit log of site visits and both telephone and written enquiries are updated on a continual basis.

All incoming documents (e.g. Official Copies, Filed Plans, Land Interest Questionnaires, Confirmation Schedules etc) are scanned and linked to the core record within LARS.

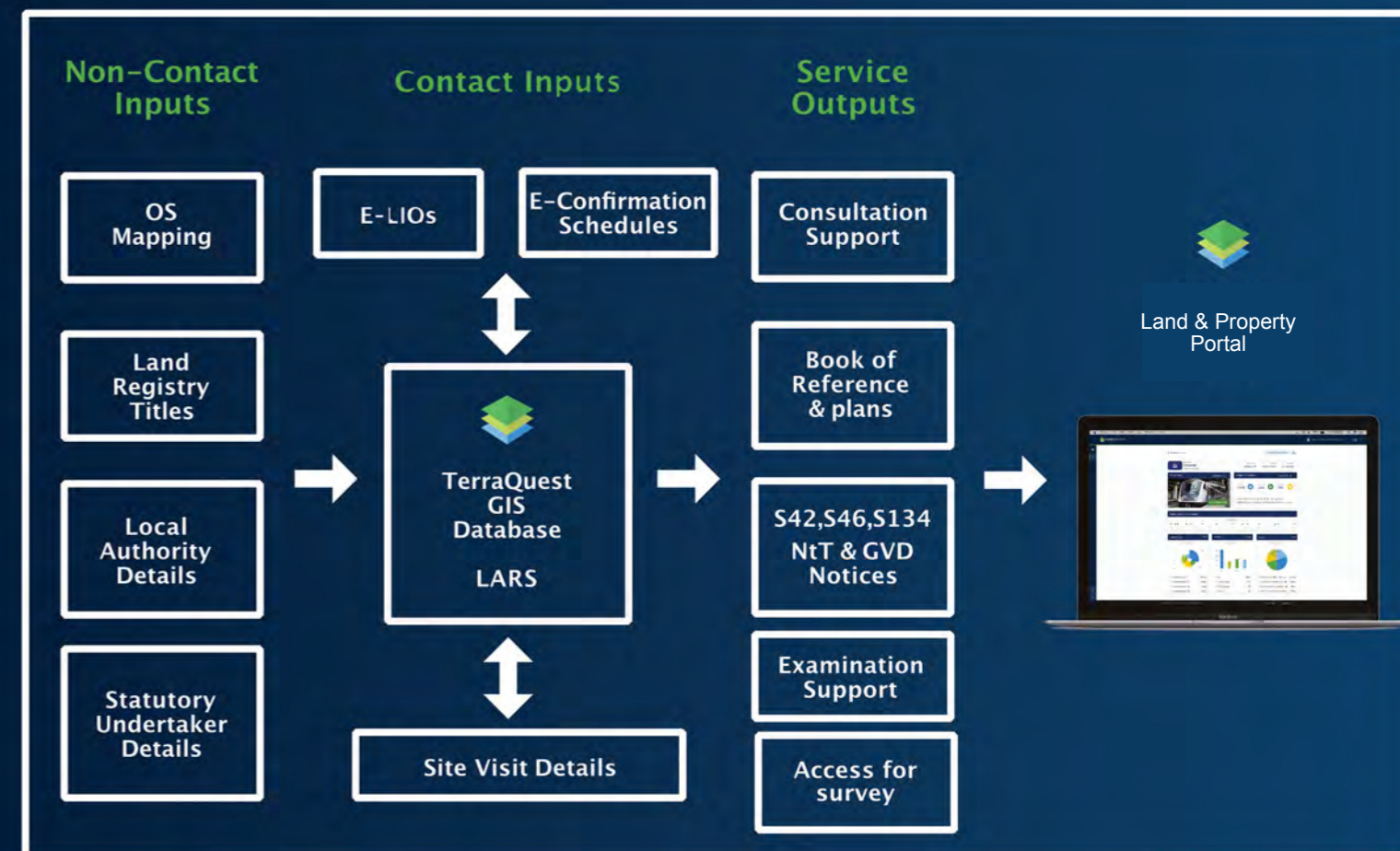
The Book of Reference (Schedules), plans and notices are produced via an automatic process from LARS.

The same details are then made available online to client-approved stakeholders through a dedicated Land & Property portal.

# CPO Process Overview

Stage	Output
Desktop Referencing	Land Registry Documentation; Draft Land Referencing Schedule and Maps
Contact Referencing	2 <sup>nd</sup> Draft CPO Schedule and Maps; enquiry evidence
Preparation of Order Schedule and Map	Final CPO Schedule and Maps; information required for Statement of Reasons; Notices of Making the Order (Incl. Site Notices); Proof of Service; Statutory Compliance File
Preparation for Public Inquiry	Public Inquiry Portal; witness statements
Confirmation	Notices of Confirmation (incl. Site Notices); Proof of Service
Compulsory Acquisition/Acquisition by Agreement	GVD Plans and individual plot plans for each party;

# DataFlow



# TerraQuest Structure

TerraQuest has in place a robust system of governance, which reduces the risks and maximises the opportunities for positive project delivery. From our experience, communication, monitoring and proactive planning is key to successful governance with a clearly defined approach designed and agreed by all parties, effectively implemented, provides the governance framework for all parties to work within.

TerraQuest's experience of providing data services to many organisations will provide stakeholders with a detailed understanding of the requirements, continuity of service and proactive support.

## Resourcing Projects

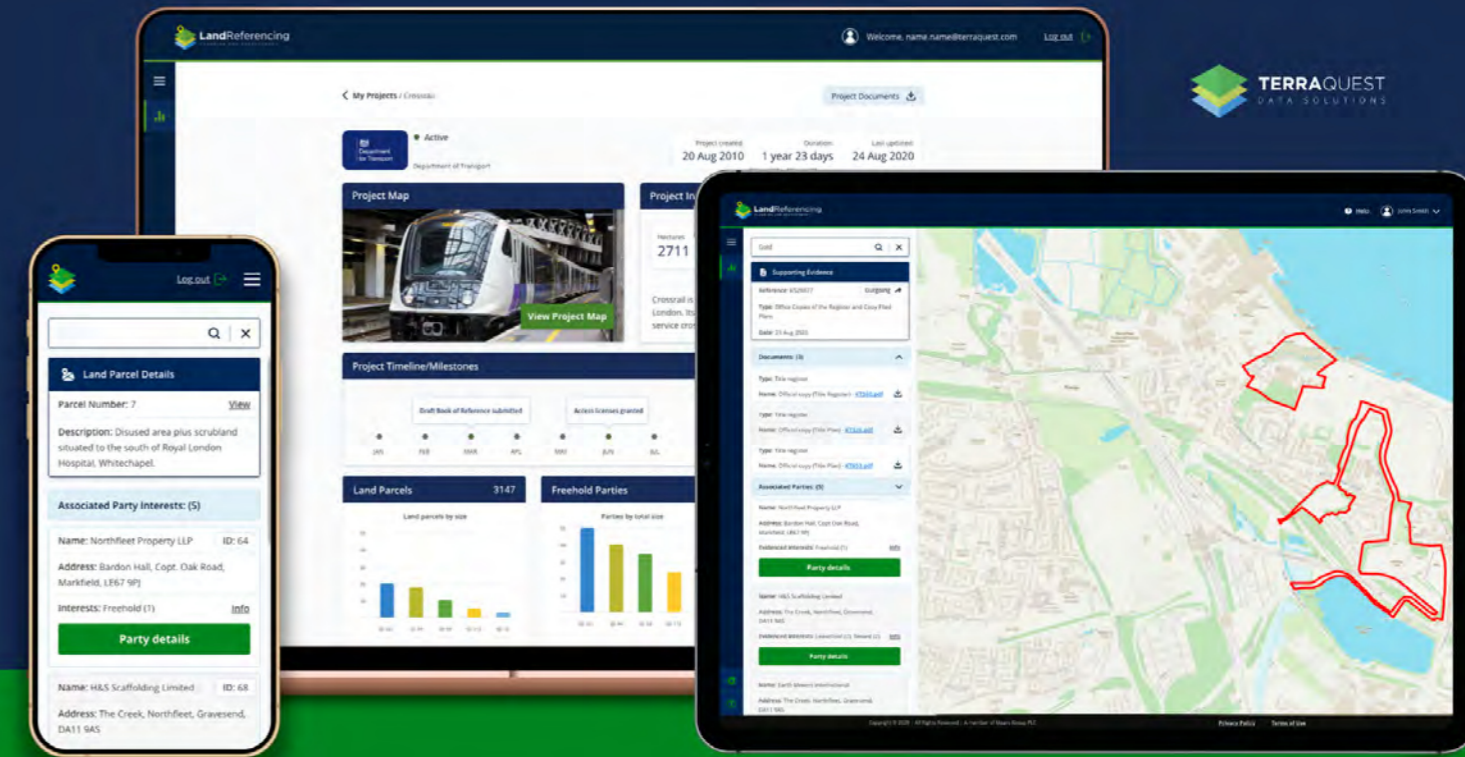
Each project is assigned a core team of key personnel that are named typically Programme Manager, Interface Manager and Technical and Project Managers, with the remaining resources drawn from a multi-skilled resource pool. The advantage of this approach is that it provides flexibility as projects requirements fluctuate.

TerraQuest personnel offer a complementary mix of highly relevant technical and business skills including:

- Membership of the Compulsory Purchase Association (CPA)
- Membership of the Association of Geographical Information (AGI)
- PRINCE II accredited project managers (including MIPM)
- Chartered Land Surveyors (MRICS)
- Chartered Town Planners (MRTPI)
- Software developers and GIS and database specialists

## Create Efficiencies & Reduce Risk with Integrated Geo-Data

### Land and Property Portal by TerraQuest



Cloud-based solution offering access to the latest land data  
Anywhere, Anytime, Any Device

Built on GIS principles TerraQuest's Portal offers Secure access to source documents, communications and outputs including Book of Reference and Land Plans.

- **Single Portal to manage multiple projects.**
- **Integrated across existing TerraQuest solutions**
- **Cloud based solution offering the latest data on any device.**
- **TerraQuest Secure on all imported and exported data sets.**
- **Dashboards and real-time data.**

# TerraQuest Projects

TerraQuest is regularly appointed to major projects demanding experience, expertise and proven systems with the capacity and capability.

However we are geared to undertake both the largest and smallest of land referencing projects as the same quality principles are applied to each.

## Typical CPO Schemes

TerraQuest is currently involved in many of the UK's large scale regeneration schemes examples of which include developments for Ebbsfleet Development Corporation, Meridian Water in the London Borough of Enfield, Bexley, Wandsworth and many other London Boroughs

Client	Scheme
<b>Birmingham CC</b>	Paradise Circus CPO
<b>Cheshire East Council</b>	Crewe Station Hub
<b>Ebbsfleet Development Corp</b>	Grove Road CPO
<b>LB Barnet</b>	Brent Cross CPO
<b>LB Brent</b>	South Kilburn Regeneration CPO
<b>LB Harrow</b>	Grange Farm Estate
<b>LB Enfield</b>	Meridian Water
<b>LB Bexley</b>	Erith TownCentre
<b>LB Thurrock</b>	Purfleet Regeneration
<b>Torbay DC</b>	Crossways Regeneration
<b>Portsmouth CC</b>	Northern Quarter CPO
<b>Hereford CC</b>	Edgar Street Regeneration CPO
<b>Nuneaton &amp; Bedworth Council</b>	Camp Hill Regeneration
<b>Elephant &amp; Castle Properties</b>	Elephant & Castle Redevelopment
<b>LB Wandsworth</b>	Alton & W instanley Estates Regeneration

# Strategic Infrastructure Schemes

Client	Scheme	Legislative Regime
EDF Energy	Hinkley Point C Nuclear Station	DCO
EDF Energy	Sizewell C Nuclear Power Station	DCO
NuGen	Moorside Nuclear Power Station	DCO
Scottish Power	North W ales Grid Connection	DCO
Scottish Power	Mid W ales Grid Connection	DCO
Scottish Power	North Shropshire Reinforcement	DCO
Capture Power	White Rose Carbon Capture	DCO
Stag Energy	Hirwaun Gas-Fired Power Station	DCO
Stag Energy	Progress Gas-Fired Power Station	DCO
Stag Energy	Abergelli Gas-Fired Power Station	DCO
Stag Energy	Millbrook Gas-Fired Power Station	DCO
Alternative Energy	Boston Energy from Waste Plant	DCO
CTRL	Channel Tunnel Rail Link	hybrid Bill
HS2 Phase 1	London Metropolitan area	hybrid Bill
HS2 Phase 1	West Midlands Metropolitan area	hybrid Bill
Crossrail 1	Central London Section	hybrid Bill
Crossrail 2	Central and South London	hybrid Bill
Ashfield Land	Rail Central Rail Freight Interchange	DCO
Four Ashes	West Midlands Rail Interchange	DCO
Tritax Symmetry	Hinckley Rail Freight Interchange	DCO
Oxford Rail Freight	Oxfordshire Rail Freight Interchange	DCO
Sirius Minerals	York Potash - Teesside Harbour	DCO
Highways England	A14 Cambridge to Huntingdon	DCO
Highways England	M25 Junction 28 upgrade	DCO
Highways England	M25 Junction 10 upgrade	DCO
Highways England	M25 Junction 25 upgrade	DCO
Highways England	A46 upgrade	DCO

# Resource Capacity

TerraQuest has approximately 250 staff delivering various property-related services, including land referencing which is TerraQuest's core business activity. Our teams are located at the head office in Birmingham and offices in Bristol and Belfast.

TerraQuest has over 100 land referencing personnel and is therefore able to deploy from its extensive and available resources and respond to urgent ad-hoc requests that may arise thus mitigating risk to the programme.

# Technology Lead Referencing

# Project Management & Quality

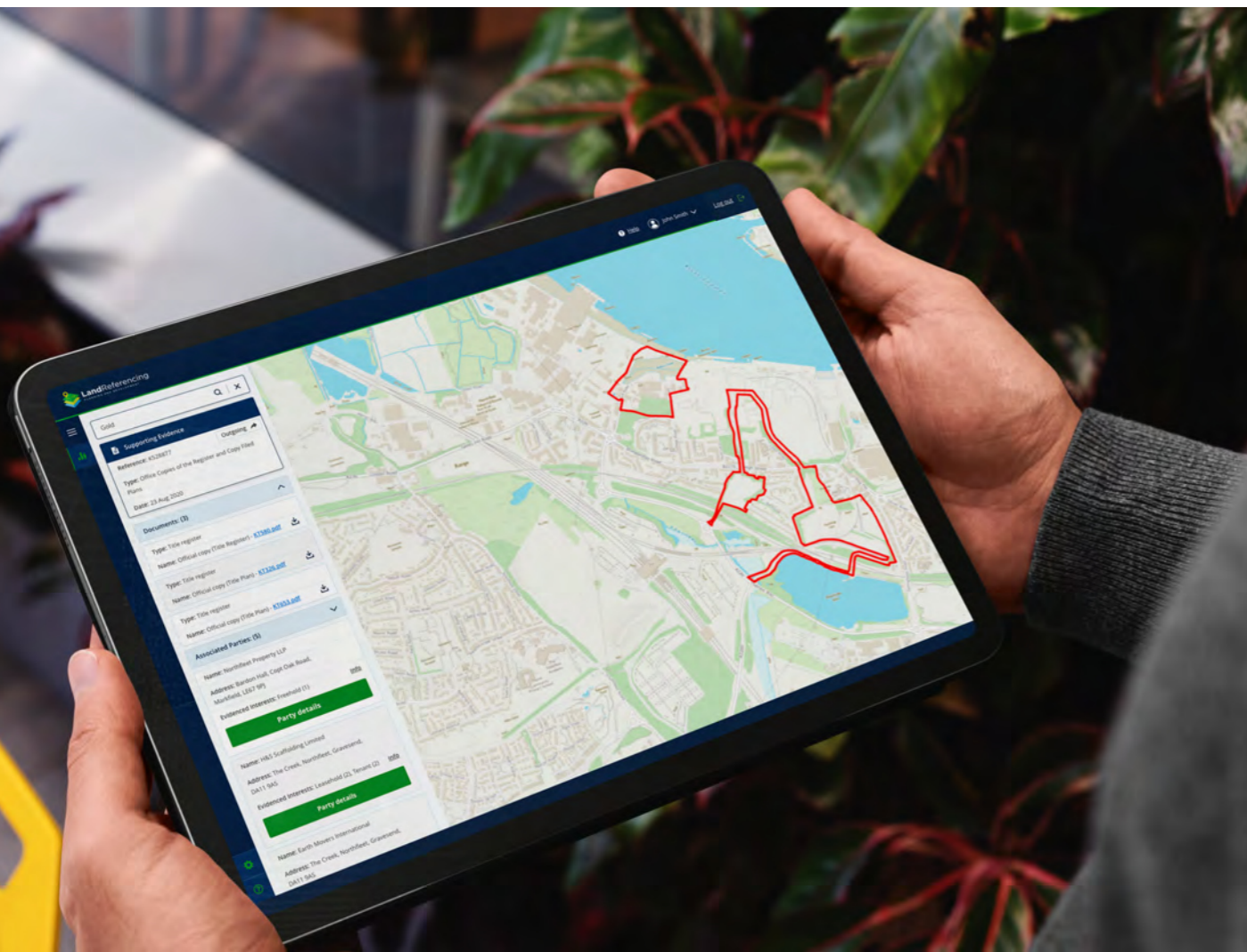
TerraQuest operates a certified Quality Management System (QMS) which has been maintained since 1991 complying with the requirements of ISO 9001:2008 for the following scope:

“The provision of process support and improvement services, including consultancy, service implementation and management, processing and management of data.”

TerraQuest has implemented the QMS throughout all sectors of the company with operations conducted in accordance with, measured and audited against the requirements of all pertinent legislation and relevant industry guidance, standards and best practice, including:

- ISO9001:2015
- OHSAS18001:2007
- ISO14001:2015
- ISO27001:2013

All projects are managed using Prince2, government's recommended project management method. Coupled with the Quality Management System (QMS) (continuously accredited by BSI to ISO9001 since 1991), TerraQuest offers its clients a highly controlled and quality assured approach to land referencing.



# Working Together

Much of TerraQuest business comes from referrals and repeat business.

We are proud to be acknowledged by our clients for having delivered the very best land referencing service.

The consequences of not undertaking a diligent and quality assured service as part of the land acquisition process can be extremely costly in terms of time, money and reputation.

‘As lead legal advisors on projects, we have worked closely with TerraQuest on land referencing, title examination, compulsory purchase orders ... and related activities. The team is extremely professional, knowledgeable and demonstrate an ability to work flexibly and efficiently in a demanding multi-disciplinary team environment’.

Pinsent Masons

“You have made some demanding deadlines possible and less stressful. We are all really grateful and you have been a brilliant consultant!!

Stag Energy

“I wish to thank the TerraQuest team for the hard work and expertise that have gone to making the projects acquisition programme a success. You can be justifiably proud of what you have achieved.”

Crossrail

“TerraQuest has worked with us on two DCOs, both of which are long linear schemes and have led the lands process from the start, diligently working through records to ensure our statutory consultation was robust. In addition the TerraQuest team compiled the Book of Reference, feeding into the Statement of Reasons and produced both Land and Works Plans”

Scottish Power





# Capability Statement

## Land Referencing

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