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LAND REFERENCING

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Land Referencing and Data Delivery

Ardent is the market leader in land referencing, operating throughout the UK. Ardent delivers a quality service for major infrastructure projects and is the market leader in Development Consent Order (DCO) land referencing, having delivered on over 45 DCO projects.

Ardent has unrivalled experience in delivering complex and detailed land referencing projects, identifying all land interests with a potential 'relevant claim' for compensation. Our dedicated UK-wide team of Land Referencers are highly skilled in interpreting Land Registry and other key tools, ensuring diligent inquiry. Ardent's team is made up of specialists in the production of statutory documents, including the Book of Reference and Land Plans (Order plans).

Land referencing is a critical initial foundation stage in the project life cycle, providing a base of data on which a number of services can be delivered. These include survey access, engagement/consultation, risk identification and the property cost estimate. We see land referencing as an integral part of scheme delivery and we place great emphasis on this element, as well as offering a unique conception to completion service encompassing all aspects of land assembly. Underpinning our land referencing is our diligent approach to managing data, through GIS, CAD, ATLAS and the use of innovative mobile technology.

Our services include:

- Application of a robust land referencing methodology to demonstrate diligent/reasonable enquiry ahead of public consultation and application submission
- Request for Information (RFI) and Land Interest Questionnaires (LIQs)
- Complex Land Registry title interpretation
- Land data management
- Production of statutory compliant Books of Reference and Compulsory Purchase Order Schedules
- Land Plans, Order Plans, Deposited Plans and Rights of Way Plans
- Securing land access for surveys
- Statutory acquisition notices such as Notices to Treat, Notices of Entry, Notices of Intention and General Vesting Declarations
- Reporting of notice returns
- Preparation, placing and monitoring of site notices using mobile technology
- Land referencing experts at hearings or public inquiries
- Bespoke plans for land and works agreements
- Consultation and landowner engagement services
- Support through the optioneering process



DCO MARKET LEADERS

BESPOKE REFERENCING DATABASE



INTEGRATED SERVICE



OVER 25 YEARS EXPERIENCE



CAD & GIS



ASSISTING THE CONSULTATION PROCESS

Our land referencing methodology plays a crucial role in ensuring that a comprehensive, structured stakeholder engagement and legally robust consultation takes place, resulting in the acceptance of schemes by the Planning Inspectorate. Regardless of the statutory process, undertaking a comprehensive consultation ahead of application submission can reduce the risk of a lengthy public inquiry/hearing (saving time and money) and also the risk of damaging public relations and a client's reputation. Our clients recognise the invaluable contribution we make to the scheme consultation and development as a direct result of our approach. Through on-site referencing, our highly experienced land referencers are trained to professionally represent the client, the scheme and Ardent, empathetically interviewing affected stakeholders to understand any issues pertaining to the land.

NOTICE SERVING

Notice serving is a requirement throughout all statutory application procedures, and we have experience of producing them in all relevant forms. Ardent has varied and comprehensive experience of preparing and issuing acquisition notices, e.g. general vesting declarations and notices to treat/enter. We use our innovative mobile technology to capture information at source, providing benefits such as improved accuracy, consistency and cost saving.

GIS/CAD SERVICES

Complimentary to our land referencing services is our highly skilled team of GIS and CAD technicians. Our experienced team has delivered a vast range of statutory plans across numerous applications along with ancillary plans to support agreements, land acquisition and reporting survey access. Adapting their approach, layout and design to meet client requirements, our flexibility across GIS and CAD ensures we consistently meet expectations.



ATLAS AND ONLINE REFERENCING

Ardent's purpose-built database, ATLAS, is helping Ardent to push the boundaries of technological advancement and drive our service to the forefront of the industry. Through robust data management, ATLAS assists to reduce risk and cost, while seeking to increase data security and compliance with GDPR.

Our online Request for Information (RFI) form reduces our carbon footprint and paper trail through an environmentally friendly and modern approach to data collection and verification. This method of data collection vastly increases response rates and quality of the data received.