



infrastructure and regeneration



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# COMPULSORY PURCHASE & CONSENTS



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[www.ardent-management.com](http://www.ardent-management.com)

# Compulsory Purchase and Consents

Ardent is the market leader in Land Assembly and Compulsory Purchase operating throughout the UK. We deliver a concept to completion service for major infrastructure projects and are the market leader in Development Consent Order (DCO) land advice, having delivered on over 46 DCO projects and over 20 Transport and Works Act Orders (TWAOs) across the UK.

To build the future, be it a shining pinnacle of regeneration, a cleaner and more efficient energy source, or a high-speed railway or roadway, you must understand land. At Ardent we understand the value of land from tenure, fiscal and human perspectives. For over 25 years Ardent has worked on behalf of private and public sector clients to successfully coordinate compulsory Purchase strategies that efficiently and effectively promote projects that cover a wide range of sectors. These projects include energy, renewable energy, highways, railways and ports. If you want to deliver the infrastructure of the future, start with our services, which include:

- Land strategy
- Management consultancy
- Project management
- Land referencing
- Data management and plan production
- Order promotion and production of application documents
- Land access
- Landowner engagement and consultation
- Land and works / Option agreements
- Expert witnesses, Hearings / Inquiries / Examinations
- Acquisitions / Exercise of powers
- Compensation



## DCO

MARKET LEADERS

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## LARGEST

## UK

BASED

## CPO

## TEAM

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## INTEGRATED

## SERVICE

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## OVER

# 25

## YEARS

## EXPERIENCE

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## COMMERCIAL

## AND RURAL

## SURVEYORS

## LAND STRATEGY, CONSULTANCY AND PROJECT MANAGEMENT EXCELLENCE

We pride ourselves on providing a quality comprehensive service grounded by a clear understanding of the client's objectives and constraints. Agreeing strategy ensures the effective and integrated delivery of the land elements of any project, and without land, you have no project. Project milestones are identified and delivered on time using our project management skills, providing clients with the clarity needed to make important decisions.

## OPTIONEERING, VALUATION AND MANAGING RISK

Our diligent referencing enables us to undertake land interest engagement. Alongside the identification of risks, our team of chartered surveyors can identify Special Category and Crown land and estimate the property cost to assist in optioneering and mitigating compensation liability.

## LAND REFERENCING, SURVEY ACCESS, CONSULTATION

We have an assiduous land referencing methodology, which we utilise for the creation of a comprehensive and structured stakeholder engagement strategy. This enables us to complete legally robust and comprehensive formal and informal consultation and negotiate survey access. Our detailed strategy reduces the risk of lengthy public inquiries and examinations, and ensures the acceptance of schemes by the Planning Inspectorate. We employ our strategy to efficiently manage our clients' time and money,



and to mitigate the risk of negative public relations which can damage reputations.

## AGREEMENTS

What sets Ardent's land agency team apart from all others is that we listen to stakeholders. This is what contributes to our experience across a range of acquisition strategies. Adhering to the strict requirements of attempting to acquire land and rights by agreement, our team can advise on, and implement, the appropriate strategy through private agreements to secure the land you need. We employ the information gained from these negotiations and discussions when finessing the development boundary, and we help refine the land take to minimise risk and costs.

## EXAMINATION AND INQUIRY

Our team has a wealth of experience, not only preparing for applications and examinations, but also in providing evidence and information throughout the process to ensure there is a compelling case in the public interest. From objector schedules to written representations and responses to questions, we are adept and proficient in providing all of the necessary information in support of the examination. Our team have experience of being the property expert at over 10 DCO examinations to date.

## IMPLEMENTATION

Ardent's consenting team has considerable experience in the implementation of consented Powers, whether this be through the exercise of an Option Agreement, General Vesting Declaration (GVD) or Notice to Treat (NTT). Drawing from our team's well of knowledge, we are able to ensure the most efficient method is implemented, resulting in land delivered on budget and to programme.

