



Land Referencing

Land Referencing is a critical process in the planning and execution of regeneration and infrastructure schemes. It involves identifying, recording, and mapping land ownership, usage, and other related data within the area affected by a proposed scheme. This process is a foundational element of successful project management and complies with the regulations of a Development Consent Order (DCO), Compulsory Purchase Order (CPO) & Transport and Works Act Order (TWAO).

Why you need us

Without clear identification of land ownership, disputes may arise over who is entitled to compensation for land acquisition or usage. Land referencing ensures that rightful owners are identified, and appropriate compensation is provided, reducing the risk of legal disputes and project delays. It also helps identify environmentally sensitive areas, protected lands, and other critical natural resources. By integrating this information into project planning, development schemes can be done in a way that minimises environmental impact, ensuring more sustainable outcomes.



SLC Property

How we can help you

Whether working on a housing regeneration, highway improvement, railway infrastructure or utilities and renewable project, we can help you with your land referencing requirements:



Accurate identification of Land Ownership and Boundaries – We can identify the rightful owners of the land affected by a proposed scheme, clarifying ownership boundaries, and recognise any restrictions in place that could hinder the acquisition and redevelopment of land. This is crucial for avoiding legal disputes and ensuring fair compensation to landowners with the often requirement of land acquisition or use, whether temporarily or permanently.



Planning and Design Optimisation – We provide digital mapping services to both inform the land strategy and then assist in negotiations with landowners. Our GIS team is also conversant with using drawing software packages to identify the most suitable route for a new highway, railway, pipeline etc. highlighting environmentally sensitive areas or areas of high population density.



Diligent Enquiries – Our team uses a variety of land searches and subscriptions to validate stakeholder information. Furthermore, we obtain additional information through the serving of Section 16 'Requisition for Information' (RFI) forms and notices. By undertaking this process, we collate all necessary information presentable in legal documentation whilst providing auditable history of all correspondence and communication.



Stakeholder Engagement and Communication – We give effective communication with stakeholders, including landowners, residents, businesses, and government agencies throughout the project lifecycle. As a result, we can provide a clear picture of affected stakeholders, enabling targeted communication and engagement. It helps in building trust, managing expectations, and addressing any concerns raised.



Legal Compliance and Due Diligence – Projects must comply with local, regional, and national land laws and regulations. We ensure that all legal aspects are addressed, such as zoning laws, land use restrictions, and rights of way. This process aids in performing due diligence, which is essential for obtaining necessary permits and approvals from relevant authorities.

Blyth Relief Road

Successfully identified all land interests affected by the proposed highway scheme, submitting detailed reporting to the client whilst providing regular communication with stakeholders throughout the project lifecycle. Assisting the negotiations of land acquisition and agreeing heads of terms for the sale of the land.

Hexham to Corbridge

Produced tailored land ownership reports for an active travel route to assist the client with land assembly, risk management and land acquisition.



Get in touch

Need help with land referencing and mapping and developing an engagement strategy for the ownership of land associated with your project? Contact us to find out how we can help your project.

Jamal Samaoli

Head of Land Referencing & GIS

Phone

07884 653602

Email

jamal.samaoli@slcproperty.co.uk