




# Consenting Infrastructure

Carter Jonas





The consenting of any infrastructure project can be a long and complicated process, and our experience is that no two clients' needs are the same. At Carter Jonas, our specialist teams can provide a clear strategy that takes your project from inception through to delivery, navigating the intricacies that each consenting regime can present along the way.

**Carter Jonas works across all infrastructure sectors including:**

- Energy
- Minerals & Waste Management
- Regeneration
- Telecommunications
- Transport
- Utilities

Having an informed and experienced consents partner is why our clients continue to work with us. We provide a tailored, end-to-end service, covering all aspects of the consenting process.

Whether it's Development Consent Orders (DCO), Transport and Works Act Orders (TWAO), Town and Country Planning Act (TCPA) applications, Hybrid Bills, Marine Licences, or Environmental Permitting – we believe each project requires a bespoke approach. Whatever your project needs or circumstances, we can work with you to ensure a successful outcome.



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**Across the infrastructure sectors, Carter Jonas can also offer the following services:**

- Agency & Investment
- Asset Management
- Compulsory Purchase Compensation
- Energy Brokerage
- Geospatial & Referencing
- Grid Consultancy
- Land Assembly & CPO



# Sponsorship

A project sponsor is critical to strategic planning, high project sustainability, and successful implementation of project objectives and realisation of project benefits.

Carter Jonas has vast experience of sponsoring infrastructure projects where third party land and consents are required, navigating clients through their own governance requirements, whether it be the GRIP process, PCF, or other project controls. The Sponsor ensures the delivery of the remitted benefits, in the most efficient and economical way, whilst also providing guidance and risk mitigation through the independent consents process to ensure the project gets the green light.

The main responsibilities and activities of a project sponsor include leading the project from a strategic viewpoint and working with project managers on a day-to-day basis to deliver successful infrastructure projects, balancing the needs of clients, and their clients (often central government), against what is required in order for a project to be consented.



## Case study

### Transpennine Route Upgrade (Network Rail)

Carter Jonas has been appointed by Network Rail as Senior Sponsor for the £1bn central section of the Transpennine Route Upgrade programme between Huddersfield and Westtown. In this location, a Transport and Works Act Order (TWAO) is required for circa 13km worth of enhancement works.

As Senior Sponsor, we are responsible for the successful submission of the TWAO and ensuring all required submission documents are submitted in accordance with the programme, aligned with the GRIP process and within all necessary governance and authority. This includes significant engagement with design, construction and environment project teams, and with reporting back to Network Rail and the Department for Transport.



# Consents management

We pride ourselves on providing commercially aware advice, taking account of an individual client's objectives and operating conditions.

Our consents team works across a diverse range of infrastructure projects, both large and small scale, from new

## Case study

### A47 Highway Schemes

Carter Jonas partnered with the design team, Sweco, to provide DCO management activities for four DCOs across the A47 in the East of England. Scope of works included:

- Management of the application checklist
- Programme management of DCO deliverables including production of numerous DCO submission documents
- Providing expert advice and guidance to all four DCO project teams

In addition to this, Carter Jonas provided full land referencing services, including the production of a Book of Reference and land plans across the four projects.

## Case study

### Werrington Grade Separation

Carter Jonas was instructed by Network Rail to promote a TWAO for a new rail line under the East Coast Mainline to improve capacity. We advised on various issues, including:

- Establishing whether a DCO or TWAO was the correct vehicle
- Review and impact analysis of previous activities
- Reputation management through extensive stakeholder and community engagement
- Successful coordination of application deliverables, which included an Option Selection Report, Needs Case and Environmental Statement and appearing as expert witness at TWA inquiry.

electricity lines, to roads, railways and water schemes. We provide a range of services throughout the lifecycle of a project.

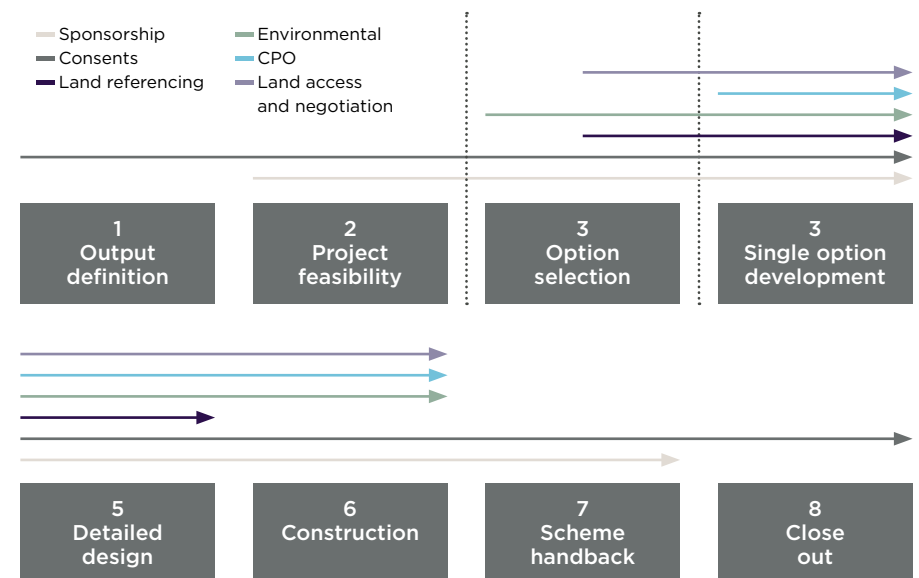
Within the consents team, we provide a specific service across all infrastructure sectors:

- Sponsorship
- Consents management
- Project management
- Advice on and development of consenting strategies
- Stakeholder management
- Planning and managing of public consultations
- Preparation for and management of examination, inquiries and hearings

- Expert witness
- Discharge of consent requirements
- Strategic advice when dealing with infrastructure providers

Consents management is often about guiding project teams through legislative requirements, helping to inform design and construction choices and ensuring that the key people and skills are in place to deliver a successful outcome.

We embed ourselves seamlessly within clients' project teams to ensure that consents are delivered on time and to budget, whilst efficiently managing risk to the project.





# Stakeholder & community engagement

We believe good stakeholder management and engagement with the right people and organisations, at the right time, is key to a successful outcome. A lack, or fear, of this engagement, at the appropriate time, is a critical risk to projects, particularly when proposing large scale infrastructure where impacts on third parties can be significant.

Each project requires its own individual strategy taking into account national and local political landscapes and cultures, as well as statutory requirements, client objectives and programme. Building trust is crucial.

Tailoring our approach to the requirements of the project, we use a wide range of proven and innovative techniques to ensure the full involvement of all statutory stakeholders and those with an interest in the project. Managed efficiently and correctly documented, this builds trust and delivers meaningful feedback at the appropriate stages of a project's development, reducing risk and expediting decisions. Our

team is experienced with all facets of stakeholder management, from technical statutory consultation through to full formal public consultation events.

## Our offering:

- Identification and understanding of all stakeholders (statutory and non-statutory)
- Approach tailored to specific requirements, ensuring consistency and enhancing client reputation with stakeholders
- Organising and managing the engagement process
- Facilitation of workshops and meetings
- Use of best practice and innovative techniques, including digital solutions
- Monitoring the process and the feedback, and so providing invaluable information and evidence as the project evolves

The Carter Jonas consents team often acts as a 'stakeholder voice' within the project team and, wherever possible, identifies potential issues in advance, in order to manage and mitigate project risk.

## Case study

### North Wales Electricity Infrastructure

Carter Jonas worked on consultation and engagement required for over 45km of overhead electricity infrastructure, 10km of high voltage underground cables and associated infrastructure.

We developed innovative strategies to engage with hard-to-reach and sometimes isolated rural communities as well as urban areas, numerous local authorities and statutory stakeholders across North Wales.

The team put on over 50 public exhibitions in a variety of locations, with materials tailored to each location, and managed all responses. The level and quality of feedback enabled a smooth delivery of the project.

## Case study

### East Coast Main Line (ECML) Connectivity

Carter Jonas developed consultation and engagement strategies for a portfolio of projects along the ECML to improve capacity and decrease journey times, involving level crossing closures, new rail line, station modifications and rail passing places.

We were responsible for implementing all engagement, including meetings and workshops with MPs, local councillors, statutory stakeholders, and non-statutory members, and all public exhibitions and information events.

The feedback influenced the design of the project and the impact it had on the local community.





### Case study

#### Western Rail access to Heathrow

Network Rail is promoting a new rail link to Heathrow Airport, which would provide direct rail access from Reading and the West of England directly into the airport, rather than passengers having to change in Central London.

Carter Jonas is instructed on behalf of Network Rail to lead the promotion of a Development Consent Order (DCO) required to authorise the construction and operation of the project. We are providing detailed land referencing advice to enable Network Rail to carry out public consultations on the various scheme options and we have also entered into numerous land access agreements with landowners for ecological and engineering surveys required for the development of the scheme.

We are currently preparing DCO documents including the Book of Reference and Land Plans. We are also providing valuation and strategic acquisition advice.

## Land Referencing

We believe that our client-focused approach is invaluable, ensuring that we continue to deliver land referencing services of the highest quality.

Our specialists can advise promoters on all aspects of land acquisition arising on major projects from inception through to project delivery. The team oversees document production, access to land for surveys, acquisition, land assembly and expert witness services across a wide range of infrastructure projects using Compulsory Purchase powers within the various forms of legislation.

We have assembled a network of experienced professionals across the UK who can advise on the land and property issues arising from major infrastructure and energy projects.

Using our integrated GIS systems, we can process large quantities of data effectively and efficiently with online and immediate data recording, as well as being Ordnance Survey and HM Land Registry partners.

Using our best practice referencing methodology, our dedicated and experienced team uses non-contact and contact enquiries to produce the required outputs with the necessary due diligence. They can advise on all aspects of land assembly and compulsory purchase, leading to the service of notices for regeneration, transport and energy projects.





## Land assembly & compulsory purchase

Assembling land and rights is a fundamental part of delivering infrastructure and regeneration.

Our comprehensive approach to land assembly enables us to manage the process, from project inception to completion of works and settlement of compensation claims.

By providing our clients with initial acquisition strategies and carrying these forward, we are able to provide a consistent service throughout, and can advise from an early stage on building a robust case for compulsory purchase as a back stop to negotiations and providing

budget estimates of compensation liability.

Our experience and specialist expertise enable us to reduce risk, shorten programmes and ultimately reduce cost.

### Our offering:

- Advising on the compulsory purchase powers available within CPO, DCO and TWAO, and the strategy for implementing them
- Negotiating acquisitions by private treaty
- Advising on the contractual agreements between acquiring authorities and their development partners
- Project management of the compulsory purchase process and associated activities such as highways orders, appropriation of land and dealing with special categories

of land such as statutory undertakers, open space and village greens

- Compensation estimates
- Drafting documents in support of the CPO, including CPO maps and schedules, Books of Reference, Statement of Reasons and Statement of Case
- Negotiating with statutory objectors
- Preparing and giving evidence at CPO inquiries and hearings
- Advising on the possession procedure and implementation of powers
- Settling compensation claims, if necessary by reference to the Upper Tribunal (Lands Chamber)

### Case study

#### Peckham Rye Gateway – London Borough of Southwark

Carter Jonas has provided strategic CPO, valuation and acquisition advice to the Council since 2014, including the use of CPO powers under the Town and Country Planning Act 1990. The scheme is regenerating a neglected area of Peckham directly outside the Grade II Listed station building and facing Rye Lane.

The development will provide a new square, public realm and new retail and leisure units to support the continued growth of this vibrant part of South London. Carter Jonas led on landowner negotiations and acquired a number of key interests early on in the process. This had the impact of reducing the number of objections to the scheme and the Public Inquiry concluded in two days. Carter Jonas is retained to support the implementation of CPO powers, including the use of GVD notices and will deal with any compensation claims.



# Environment

Due to the scale, nature and legislative framework for infrastructure projects, Environmental Impact Assessments (EIAs) are almost always required by determining authorities for major schemes. The studies are frequently compiled by multi-disciplinary design companies, often also instructed to complete the design and/or construction for projects.

Carter Jonas has the experience and expertise to provide both a co-ordination role and, where required, an independent level of quality control to ensure a robust Environmental Statement is produced to support the necessary project consents, whilst always having regard to the project requirements and benefits realisation.

Beginning the EIA process at the earliest opportunity can inform the design and feasibility of a project and bring benefits to the consenting process and project programme.

Our team has managed Environmental Impact Assessments for a range of road, rail, minerals, waste management and energy projects. We have an extensive network of trusted consultants to deliver a full Environmental Statement, for any size of project, as well as to fulfill the co-ordination and quality control role.

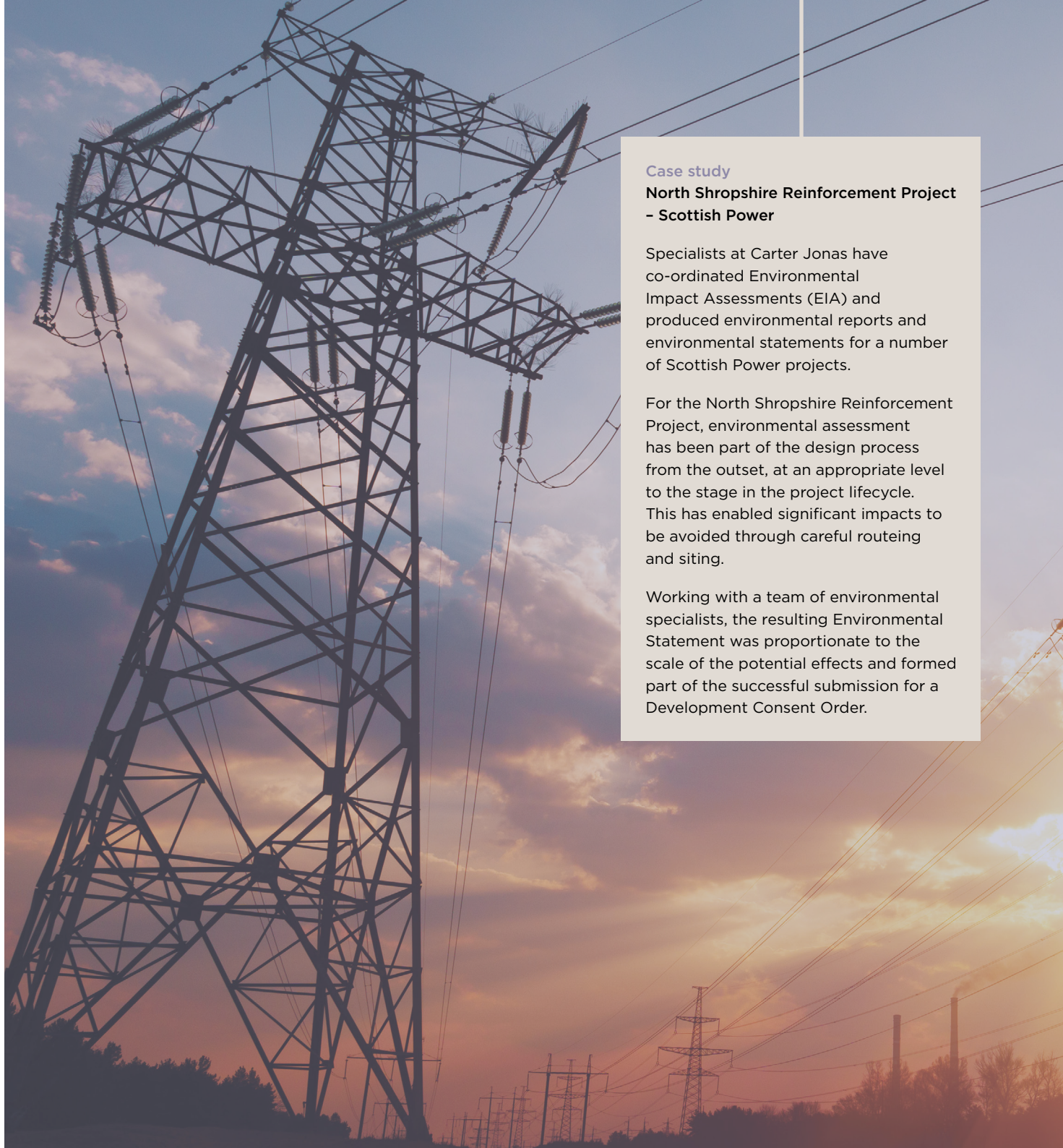
## Case study

### **North Shropshire Reinforcement Project – Scottish Power**

Specialists at Carter Jonas have co-ordinated Environmental Impact Assessments (EIA) and produced environmental reports and environmental statements for a number of Scottish Power projects.

For the North Shropshire Reinforcement Project, environmental assessment has been part of the design process from the outset, at an appropriate level to the stage in the project lifecycle. This has enabled significant impacts to be avoided through careful routeing and siting.

Working with a team of environmental specialists, the resulting Environmental Statement was proportionate to the scale of the potential effects and formed part of the successful submission for a Development Consent Order.





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including 8  
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