# TerraQuest Site-ID &
# Site Assessment Services

# Contents

**TerraQuest**

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# 1. About TerraQuest

TerraQuest has over 50 years history of providing land and planning services through innovative and cost-effective solutions to both public and private sectors.

An early project for TerraQuest was the creation of a land terrier for Welsh Water researching and mapping their land holdings, a service which has since proved to be the foundation of other services for which TerraQuest is renown. The accurate recording and understanding of land ownership and the characteristics surrounding the land is a vital first step in delivering the Site-ID service and provides an opportunity for other "spin-off" services.

The Site-ID service is a result of TerraQuest's unique approach to both acquiring and creating the appropriate spatial data for use in a sequence of GIS-centric analyses and applying their innovative use of technology. The output can take various forms and delivered in a variety of ways including a web portal to provide controlled access to information by a range of stakeholders.

There will be several opportunities as a result of the work undertaken during the Site-ID process which would have added value especially to those local authorities who do not possess a good understanding of their land ownership or whose GIS systems are not fully utilised.

TerraQuest has a large in-house team of data specialists and can source or create data quickly as they currently do for other services such as land referencing for regeneration schemes. The data needs to be spatially enabled so that it can be visualised in its correct geographical location and compared and analysed with other spatial datasets.

TerraQuest solutions are designed to make processes more efficient, provide data to enable better decision making and ensure compliance in an ever-changing regulatory and legislative landscape.

By applying their Site-ID process TerraQuest would provide a sound basis for architects, planners and other Stakeholders in delivering a successful outcome.

In almost 50 years of dealing with local authorities TerraQuest fully understands many of the challenges they face and are regularly tasked with responding to issues which elements of Site-ID process would go a long way to solving. These include:

- Establishing an accurate and comprehensive record of land ownership to providing a detailed understanding of not only assets (e.g. ransom strips) but liabilities which need to be identified, managed and mitigated.

- Identifying land which may be surplus to requirements and can then be sold to bring in much needed capital receipts.

- Providing the ability to establish an accurate land value to support compulsory purchase.

- Providing a basis for establishing an accurate Bills of Quantities when contracting outsourced activities such as grounds maintenance.

Whilst it is appreciated that these fall outside of the current scope they are worthy of consideration as TerraQuest could support a Local Authority or Housing Association in meeting all of the above challenges.

## 1.1 Data Security

TerraQuest is registered with the Information Commissioners Office (ICO) and is fully compliant with the data protection act since its introduction. TerraQuest, its subsidiaries and our parent company Mears, take data protection seriously, and are compliant with the General Data Protection Regulations (GDPR) as a core policy for all aspects of our businesses, including the secure processing and storage of data and the individuals' rights surrounding the data we collect, process, have access to.

# 3. The Site-ID Service Scope

Once the area for study has been defined, client criteria has been established and the required suite of data identified and acquired the Site-ID service then proceeds in two stages.

## 3.1 Stage 1 Site Search

The service processes the requirements for a given area and reports back with a prioritised shortlist of potential sites which match the criteria, for review and to be taken to Stage 2.

TerraQuest undertake searches in discrete geographic areas and based on variables which address specific customer requirements. In this instance, it is understood the requirement is to identify brownfield opportunities in a local authority area where the land is already in Council ownership. TerraQuest's Site-ID solution lends itself to this type of site search.

**The Inputs**

The solution requires a number of pre-defined inputs which will include :-

– **Area of Search**

The area of search will be agreed at the commencement of the project. It is anticipated that this will be full or part of a local authority area. TerraQuest will engage with Local Authorities to understand if there are further specific areas of interest, e.g. hotspots of regeneration or development corridors.

– **Purpose of land search (residential, commercial, etc)**

It is understood that that target objective is small/medium size brownfield sites capable of residential development (c.10-20 units) in order to assist with housing targets.

– **Undesirable Features**

TerraQuest's Site-ID is based on the premise of building a number of spatial layers to target searches for land parcels. Layers can be either desirable or undesirable. The undesirable features will create a mask which will inhibit sites being selected from that geographic area.

In this instance, the search is required to be for Council owned property, and therefore a mask will be created to remove private sector housing. This layer is created by a combination of Land Registry datasets whereby a Land Registry Proprietor Search is combined with title polygons to create a layer of ownership. If the Council is able to provide its own Land Terrier data to supplement this, it will add to the quality of the data, but is not essential.

Other undesirable features can be used, which will typically be flood zone areas, planning policy areas, conservation and sensitive sites etc, where development would be restricted.

– **Desirable features**

In addition, the search mechanism can be tailored with several variables to target more favourable sites, for example access to transport network, land values, proximity to schools etc. Again, these features will be agreed with Local Authorities at project commencement.

**The Process**

The following steps will be followed in the Site-ID search process.

- **Project Commencement**

Meeting held to review the requirements and agree the area and type of search, and the constraints and desirable features.

- **System Configuration**

The Site ID system will be configured to the specifics of the search and submitted for initial testing.

- **Data Compilation**

Base datasets including, OS MasterMap will be extracted and loaded into the system. Additional feature layers will be pulled from our library. Local planning policy layers may be required, and attempts will be made to link to, or source, existing available datasets. Alternatively, the prominent datasets can be captured as spatial data in specific search areas. In this instance, the Council ownership layer will be created. This will require submission of a Proprietors Names Search with HM Land Registry.

- **Processing**

The sophisticated GIS based software will be run over the datasets and a results layer created with scoring assigned to each identified land parcel. This automated process presents a layer to be scrutinised in the operator view of the system by our experienced Technicians who will assess the highest scoring parcels (scoring of 1-9). The next level scores will also be reviewed until at least 8 high quality candidate sites are identified (further searches of the data can be made if requested).

For each of the candidate sites, information will be verified by desktop research and be subject to some further checks. Topography, access, street scene etc. will be considered from the perspective of viability of the site and of its developability.  Further iterations of the processing may be run if results produced do not meet expectations, with variables changed where necessary.

- **Reporting**

On completion of the Processing stage, the Senior Technician and Technical Consultant will run quality assurance tests on the candidate sites identified and seek to replace any sites which fail fundamental tests.

**The Outputs**

The principal output of the process will be a detailed report providing two aspects, firstly a summary of the full results of the search and secondly, summary details of each candidate site identified, with supporting images.

| Site Identification Reference | BRM_-1_6031 |
|---|---|

| Grid Reference | SP0998879640 |
|---|---|
| Site Description | Grassland |
| Site Area | 0.30 hectares (approx.) |
| Title Number(s) | n/a |
| Proprietor(s) | n/a |
| Overall Score (between -10 and -1) | -1 |
| URL | BRM_-1_6031 |
| Pro's | Flat Topography<br>Close to existing residential properties<br>Good access<br>Close to schools |
| Con's | |
| Comments | Adjacent to BRM_-1_6030, already reviewed, possible joint venture |

| Site Address | Land to the south of 23 Riverside Crescent, Birmingham B28 0QZ |
|---|---|

## 3.2 Stage 2 Site Assessment

A detailed Site Assessment report for each of the sites is then produced which addresses all relevant development considerations such as environmental and local constraints to enable informed commercial decision making.

Typical datasets used in the Site-ID process include:

- Land Registry
- Services/Utilities
- Planning History
- Planning Policy Constraints
- Local Land Charges
- Crime
- Environmental Risk
- Contaminated Land
- Environmental Permits, Incidents and Registers

- Landfill and Other Waste Sites
- Current Land Uses
- Geology
- Hydrogeology and Hydrology
- Flooding
- Environmental Sensitivity
- Mining
- Natural Hazards
- Telecommunications

Examples of Reports for both stages are presented as an Appendix

**Before:** Site identified by Site-ID

**After -** Built Out

# Section 3: Proposed Programme and Timescales

The following indicative plan sets out the timeline for a programme of work covering both Site Search and Site Assessment. The time to complete processing runs can be variable based on the number of candidate sites required. The Data Loading phase may require data capture but this is factored into the timeline. Timelines for Site Assessment is to some extent influenced by 3rd parties to provide data reports.

All timescales will be confirmed in a project plan at Project Commencement and managed by the dedicated Project Manager.
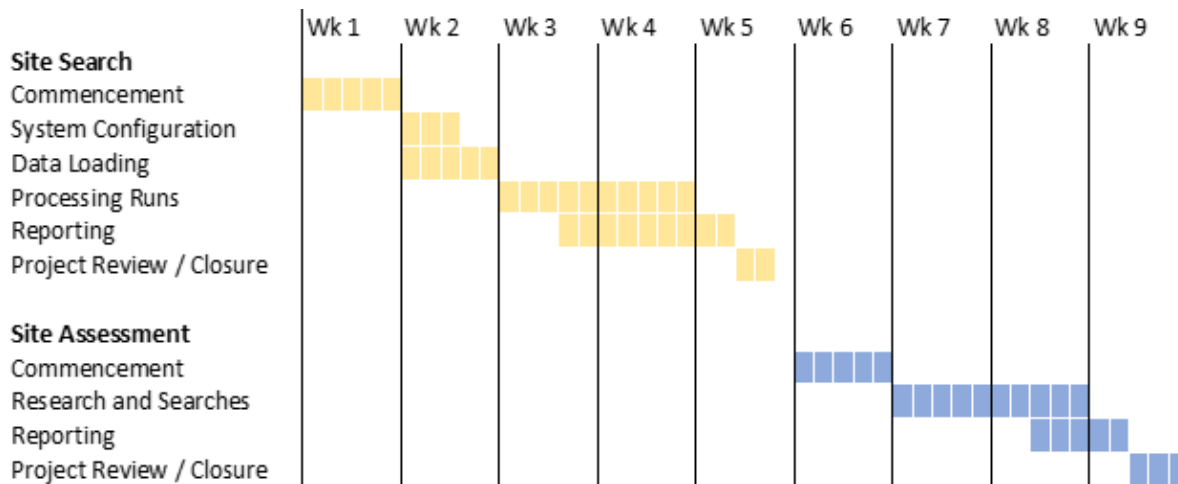
# Section 4: Indicative Pricing and Assumptions

| Item | Product/Service | Per | Unit Price |
|---|---|---|---|
| 1 | Site Search Service | Area of Search | £7,000 |
| 2 | Site Assessment Report | Site | £5,000 |

**Assumptions**

1. All prices exclusive of VAT
2. Site Search and Site Assessments are inclusive of 3rd party search costs, e.g. HM Land Registry.
3. It is assumed that the service will be for a public sector end user and such they will have a Mapping Services Agreement in place to provide licencing for Ordnance Survey products. If this is not the case, as a partner of OS, TerraQuest can provide the required mapping and charge for licencing.
4. All reports provided in .PDF format, unless otherwise requested.

Our mission is to shape the future of land, planning and data technology with solutions that are universally accessible and useful to all.

# Contact Us

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