

# Accessing land for surveys prior to construction

V3



## During the planning stages of a new project a variety of surveys are required.

These include environmental, ecological, archaeological and engineering surveys, some of which may involve exploratory boreholes and trial pits, along the corridor and potential access routes into sites (“Surveys”). It is sometimes necessary for these Surveys to be carried out some distance from the proposed corridor or route.

The information gathered from these Surveys will inform the detailed engineering design. Some ecological and environmental surveys will be time critical and can only be carried out at specific times of the year. On occasions there may be a requirement for access to undertake night time surveys for example, bat and newt surveys.

### How will national grid conduct the surveys?

National Grid wish to conduct Surveys on the following basis:

National Grid or its agents will discuss and seek agreement on access with owners and occupiers, in advance of any work being undertaken and will comply with their reasonable requirements for access and working practices. In particular, any information on existing land drainage and bio-security measures given to National Grid or its agents at an early stage is very helpful.

National Grid or its agents will discuss with owners and occupiers, in advance, the schedule of proposed Surveys, including the type, time of year and duration of Surveys and provide as much detail as possible.

National Grid, its agents or contractors will, where reasonably practicable, work with owners and occupiers to arrange mutually convenient times to conduct the Surveys. National Grid requests that owners do not alter their planned cropping programme or normal agricultural activities as a result of proposed Surveys, without first discussing arrangements with National Grid or its agents.

National Grid, its agents or contractors will give at least 48 hours’ prior notice of when they will gain access to carry out Surveys. Such notice will identify the contractors undertaking the Surveys and which Surveys will be carried out. Surveys may be subject to cancellation at short notice, for example, in the event of adverse weather conditions.

National Grid will exercise due care and attention in carrying out the Surveys so as to minimise any material adverse impact on the land or business of owners and occupiers as much as possible.

National Grid, its agents or contractors will be responsible for their own safety while carrying out the Surveys. Owners and occupiers should immediately inform National Grid, its agents or contractors if they believe there are any dangerous features/substances present.

National Grid will make payments for any damage or disturbance caused in carrying out the Surveys as detailed below, depending on the nature of the Surveys being undertaken. The Payments Schedule outlines that the specified payments do not preclude negotiation for further compensation where additional and proven land damage and disturbance has been caused by the surveys.

National Grid will meet owners and occupiers' professional fees in accordance with the rates detailed in its Payment Schedule for Surveyors Fees.

### **Payments for surveys and investigation works**

As National Grid has a statutory right of access for Surveys, these payments are not payments for the grant of access rights as such but are payments in recognition of damage and disturbance that potentially may be caused by these Surveys.

The initial walkover assessment to determine potential survey requirements will not attract a payment. However for any actual Surveys undertaken, National Grid will make the following payments:

#### **Surveys**

£250 per land holding per single cropping cycle i.e. if a new crop is planted and Surveys take place it will trigger a new £250 payment.

For night time visits between 21:00 - 06:00, £250 for up to 6 night visits per land holding.

#### **Boreholes**

A one off payment for boreholes of £250 per borehole.

#### **Trial Pits**

A one off payment for trial pits of £250 per trial pit.

#### **Water monitoring equipment**

£100 per gauge + £50 per gauge per 12 month period per land holding to cover visits.

**Any damage in excess of the above figures** would be agreed on an individual basis (on production of evidence and proof of loss).

Further details of payments can be found in the current version of National Grid's Payments Schedule.

Whilst National Grid always seeks to enter into a voluntary agreement with owners and occupiers when gaining access for Surveys, nothing in the above commitments shall restrict National Grid's ability to access land pursuant to either Part 7 of the Housing & Planning Act 2016 or paragraph 10 of Schedule 4 of the Electricity Act 1989 or other relevant legislation.

