

Payments schedule for new electricity transmission assets

1. EASEMENT PAYMENT TO LANDOWNER

Per tower & associated oversail:

Permanent grass land – £6000
(or proportion based on land ownership)

Arable land – £8000
(or proportion based on land ownership)

Per oversail (where no tower rights required):

0-49m	50-99m	100m+
£500	£750	£1000

Underground cable per metre run:

80% of the agreed agricultural land value over the easement width (minimum land value £7500/hectare).
Minimum easement payment – £500.

Easement Payment Instalments

- 25% payable on completion of Agreement to Grant an Easement
- 50% payable on taking entry onto land for construction under Agreement to Grant an Easement
- 25% on completion of Easement following construction together with any other payment already agreed

Under the terms of the Agreement to Grant an Easement and following the grant of a Development Consent Order, National Grid will have an option to take entry onto land to construct new electricity transmission assets and following construction to complete the Easement.

Easement for access over third party land for construction and future maintenance activities:
£1000 per tower accessed.

2. INJURIOUS AFFECTATION

National Grid acknowledges that any proposed new work may cause concern to landowners. In addition to the other payments outlined, **‘injurious affection’ and any other appropriate Heads of Claim** will be considered on an individual basis in accordance with current legislation.



3. PAYMENTS FOR SURVEYS AND INVESTIGATION WORKS

Whilst voluntary agreement is always sought, National Grid has statutory rights to gain access to land for surveys and investigation works. As a result these payments are not payments for the grant of access rights, but are payments in recognition of damage and disturbance that potentially may be caused by survey and investigation works.

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

Surveys:

£250 per land holding for a 12 month period.

For night time visits between 21:00 – 06:00 - £250 for a 12 month period.

Boreholes:

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

Trial pits:

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

Water monitoring equipment:

£150 per gauge per 12 month period per land holding to cover site visits.

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

4. CROP LOSS, DAMAGE AND DISTURBANCE CLAIMS

These will be paid on a proven loss basis.

5. LAND ACQUISITION

Land acquisitions (permanent or temporary) will be agreed on an individual basis.

6. AGENTS' FEES (paid via landowner/occupier)

Fixed fee of £150 for professional land agency services in relation to the return of a completed and signed land interests data sheet for each landholding declaring all known land interests.

Single fixed fee of £250 per land holding in relation to survey and investigation works.

Agents fees for negotiating an Agreement to Grant an Easement and for additional compensation (damage or injurious affection) will be based on the current published National Grid Payment of Surveyors' Fees document.

