Electricity
Transmission

Mynediad at dir ar gyfer arolygon cyn gwaith adeiladu

Fersiwn 4

Yn ystod camau cynllunio prosiect newydd mae'n ofynnol cynnal amrywiaeth o arolygon.

Mae'r rhain yn cynnwys arolygon amgylcheddol, ecolegol, archeolegol a pheirianneg, y gallai rhai ohonynt gynnwys tyllau turio ymchwiliadol a phyllau arbrofol ar hyd y coridor a llwybrau mynediad arfaethedig i safleoedd ("Arolygon"). Mae hi'n ofynnol weithiau i'r Arolygon hyn gael eu cynnal peth pellter i ffwrdd o'r coridor neu'r llwybr arfaethedig.

Bydd y wybodaeth a gesglir o'r Arolygon hyn yn sail i'r dyluniad peirianneg manwl. Bydd amseru rhai Arolygon ecolegol ac amgylcheddol yn hollbwysig am mai dim ond ar adegau penodol o'r flwyddyn y gellir eu cynnal. O bryd i'w gilydd gall bod angen mynediad at ddibenion cynnal Arolygon nos er enghraifft Arolygon ystlumod a madfallod dŵr.

Sut y bydd National Grid yn cynnal Arolygon

Mae National Grid yn dymuno cynnal Arolygon ar y sail ganlynol:

Bydd National Grid neu ei asiantiaid yn trafod ac yn ceisio cytundeb ar fynediad gyda pherchnogion a deiliaid cyn i unrhyw waith gael ei wneud a byddant yn cydymffurfio â'u gofynion rhesymol ar gyfer mynediad ac arferion gwaith. Yn benodol, mae unrhyw wybodaeth am fesurau draenio tir a mesurau bioddiogelwch presennol a roddir i National Grid neu ei asiantiaid yn fuan yn y broses yn hynod ddefnyddiol.

Bydd National Grid neu ei asiantiaid yn trafod amserlen yr Arolygon arfaethedig gyda pherchnogion a deiliaid ymlaen llaw, gan gynnwys math, amser o'r flwyddyn a hyd yr Arolygon, ac yn darparu cymaint o fanylion â phosibl.

Bydd National Grid, ei asiantiaid neu gontractwyr, lle'n rhesymol ymarferol, yn gweithio gyda pherchnogion a deiliaid i drefnu amseroedd sydd yn gyfleus i'r ddwy ochr ar gyfer cynnal yr Arolygon. Mae National Grid yn gofyn nad yw perchnogion yn newid eu rhaglen gnydau arfaethedig na'u gweithgareddau amaethyddol arferol o ganlyniad i Arolygon arfaethedig, heb drafod trefniadau gyda National Grid neu ei asiantiaid yn gyntaf.

Bydd National Grid, ei asiantiaid neu ei gontractwyr yn rhoi o leiaf 48 awr o rybudd ymlaen llaw ar gyfer cael mynediad i gynnal Arolygon. Bydd rhybudd o'r fath yn nodi'r contractwyr sy'n cynnal yr Arolygon a pha Arolygon a fydd yn cael eu cynnal. Gall arolygon gael eu canslo ar fyr rybudd, er enghraifft, os bydd tywydd garw.

Bydd National Grid yn rhoi'r gofal a'r sylw dyledus wrth gynnal yr Arolygon er mwyn lleihau unrhyw effaith andwyol sylweddol ar dir neu fusnes perchnogion a deiliaid gymaint â phosibl.

National Grid, ei asiantiaid neu ei gontractwyr fydd yn gyfrifol am eu diogelwch eu hunain wrth gynnal yr Arolygon. Dylai perchnogion a deiliaid hysbysu National Grid, ei asiantiaid neu gontractwyr ar unwaith os ydynt yn credu bod unrhyw nodweddion/sylweddau peryglus yn bresennol.

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Bydd National Grid yn gwneud taliadau am unrhyw ddifrod neu aflonyddwch a achosir wrth gynnal yr Arolygon fel y manylir isod, yn dibynnu ar natur yr Arolygon sy'n cael eu cynnal. Mae'r Strategaeth Hawliau Tir a Rhestr Taliadau ar gyfer Asedau yn amlinellu nad yw'r taliadau penodedig yn atal trafodaethau am daliad digolledu pellach lle mae difrod a tharfu ychwanegol a phrofedig i dir wedi'i achosi gan yr Arolygon.

Bydd National Grid yn talu ffioedd proffesiynol perchnogion a deiliaid yn unol â'r cyfraddau a nodir yn ei dogfen Talu Ffioedd Syrfewyr.

Taliadau ar gyfer Arolygon a gwaith ymchwilio

Gan fod gan National Grid hawl mynediad statudol ar gyfer Arolygon, nid yw'r taliadau hyn yn daliadau am roi hawliau mynediad, ond yn daliadau i gydnabod difrod ac aflonyddwch a allai gael eu hachosi gan yr Arolygon hyn.

Ar gyfer unrhyw Arolygon a gynhelir, bydd National Grid yn gwneud y taliadau canlynol:

Arolygon Anymwthiol

Taliad digolledu o £500 ymlaen llaw, fesul daliad tir, am gyfnod o 12 mis.

Ar gyfer ymweliadau nos rhwng 21:00 – 06:00, gwneir taliad digolledu ymlaen llaw o £250 am gyfnod o 12 mis.

Arolygon ymwthiol

Tyllau Turio

Taliad digolledu untro o £350
ar gyfer tyllau turio, fesul twll turio.

Pyllau Prawf

Taliad digolledu untro o £350
ar gyfer pyllau/tyllau prawf, fesul pwll prawf.

Monitro dŵr

Ar gyfer offer monitro dŵr, gwneir taliad digolledu ymlaen llaw o £150 fesul mesurydd bob cyfnod o 12 mis, i dalu am ymweliadau safle.

Ffi llofnodi trwydded arolwg

Yn ogystal, codir ffi llofnodi trwydded untro o £250 os llofnodir y drwydded o fewn cyfnod o ddau fis.

Byddai unrhyw ddifrod sy'n fwy na'r ffigurau hyn yn cael ei gytuno ar sail unigol (ar ôl cyflwyno tystiolaeth a phrawf o golled).

Ffioedd Asiantiaid

Un ffi benodedig o £250 fesul daliad tir am wasanaethau asiantaeth tir proffesiynol mewn perthynas â gwaith arolygu ac ymchwilio.

Gellir gweld rhagor o fanylion am daliadau yn y fersiwn gyfredol o ddogfennau *Strategaeth Hawliau Tir a Rhestr Taliadau ar gyfer Asedau* a *Talu Ffioedd Syrfewyr* National Grid.

Er bod National Grid bob amser yn ceisio ymrwymo i gytundeb gwirfoddol gyda pherchnogion a deiliaid wrth gael mynediad ar gyfer Arolygon, ni fydd dim yn yr ymrwymiadau uchod yn cyfyngu ar allu National Grid i gael mynediad at dir yn unol â Rhan 7 o Ddeddf Tai a Chynllunio 2016 neu baragraff 10 o Atodlen 4 i Ddeddf Trydan 1989 neu ddeddfwriaeth berthnasol arall.

Cwestiynau Cyffredin

Gyda phwy ydych chi'n ceisio cytuno ar drwydded arolwg?

Bydd National Grid yn gofyn am gytundeb trwydded arolwg gwirfoddol gyda meddiannwr y tir. Mae hyn oherwydd bod y taliadau cysylltiedig yn daliadau digolledu ymlaen llaw, a'r meddiannwr sydd fwyaf tebygol o ddioddef unrhyw golled neu ddifrod oherwydd mynediad ar gyfer arolwg.
Os na all y meddiannwr gwblhau trwydded arolwg, yna byddem yn ceisio cytundeb gyda pherchennog y tir.

Pryd fyddaf yn derbyn y taliad a nodir yn y cytundeb trwydded arolwg gwirfoddol?

Pan fyddwn wedi derbyn trwydded wedi'i llofnodi, byddwn yn gwneud y taliadau cysylltiedig o fewn 28 diwrnod i gadarnhau'r manylion talu. Nodwch y gallai fod angen i ni siarad â chi i gadarnhau eich manylion banc cyn y gallwn ddechrau prosesu’r taliad.

Pam fod angen y gallu arnoch i ymestyn y cytundeb trwydded arolwg anymwthiol?

Mae'r drwydded arolygu anymwthiol ar gyfer cyfnod arolygu cychwynnol o 12 mis. Er ein bod yn parhau i ddatblygu ein cynigion, ni allwn fod yn sicr a fydd angen Arolygon ychwanegol y tu hwnt i hyn. Os bydd National Grid angen arolygu eich tir y tu hwnt i'r cyfnod arolygu cychwynnol hwn, yna byddwn yn ysgrifennu atoch i gadarnhau hyn a gwneud taliad digolledu ymlaen llaw pellach, a fydd yn ymestyn ein cytundeb am 12 mis arall.

Pam y gallai fod angen cerbydau arnoch i gynnal Arolygon anymwthiol?

Efallai y bydd angen cerbydau ar ffyrdd a llwybrau presennol i alluogi’r personél arolygu i barcio a chael mynediad i dir yn ddiogel ar gyfer Arolygon. Efallai y bydd rhai mathau o Arolygon hefyd yn gofyn am ddefnyddio cerbydau ar dir, h.y. beiciau cwad. Os yw'r amodau'n addas, gall mynediad i gerbydau fod yn fwy effeithlon, gan arwain at lai o amser ar y tir. Bydd yr holl drefniadau mynediad/parcio cerbydau yn cael eu trafod gyda chi ymlaen llaw.

A fydd angen i chi gael mynediad at eiddo preswyl a gerddi?

Fel arfer, ni fydd National Grid yn cael mynediad i eiddo preswyl a gerddi. Fodd bynnag, pe bai hyn yn ofynnol, bydd National Grid yn cysylltu â'r rhai yr effeithir arnynt i drafod yn fanylach.

A allaf gael copi o'r data/gwybodaeth a gasglwyd drwy'r Arolygon ar fy nhir?

Defnyddir y data a gesglir o Arolygon safle i ddeall yr amgylchedd lleol yn well, effeithiau posibl ein gwaith a llywio penderfyniadau ar lwybrau a lleoli. Lle gofynnir amdano, efallai y bydd National Grid yn gallu darparu copïau o ddata a gasglwyd ar eich tir. Oherwydd y ffordd y mae'r wybodaeth hon yn cael ei chasglu, ei choladu a'i storio, efallai mai dim ond canlyniadau lefel uchel y byddwn yn gallu eu darparu.

A fydd y data arolwg a gesglir yn cael ei ddefnyddio ar gyfer mwy nag un prosiect?

Rydym bob amser yn ceisio lleihau'r aflonyddwch i dir. Os yw ardaloedd arolwg ar gyfer gwahanol brosiectau National Grid yn gorgyffwrdd, yna lle bo modd efallai y byddwn yn defnyddio'r un canlyniadau arolwg ar draws y ddau brosiect, er mwyn osgoi'r angen i gael mynediad i'r un tir eto i ailadrodd yr un arolwg.

Beth ddylwn i ei wneud os oes saethu ar y tir lle bwriedir cynnal Arolygon?

Bydd angen i National Grid ddeall pryd a ble mae gweithgaredd saethu wedi'i gynllunio, ac felly gofynnwn i chi roi gwybod i ni cyn gynted â phosibl os disgwylir unrhyw saethu ar unrhyw dir arolwg. Er mwyn lleihau'r aflonyddwch, ni fydd ein timau arolygu yn mynd ar dir ar ddiwrnod, neu 24 awr cyn, unrhyw weithgaredd saethu sydd wedi'i gynllunio.

Pam y gallai fod angen cyfleusterau lles ar fy nhir wrth gynnal Arolygon ymwthiol?

Pan fydd ein timau arolygu yn cynnal gwaith arolygu ymwthiol, mae angen i ni sicrhau bod darpariaethau lles addas ar gael yn y man gwaith. Mae hyn yn osgoi gorfod cynnal teithiau cerbyd pellach i/oddi ar y safle ac oedi cysylltiedig o ran hyd y gwaith. Mae darpariaeth ar gyfer cyfleusterau lles o'r fath wedi'i chynnwys yn y cytundeb trwydded arolwg ymwthiol gwirfoddol. Efallai y byddwn hefyd angen compownd safle i gefnogi gwaith arolygu ar draws sawl safle; defnyddir y rhain ar gyfer parcio ceir, darparu swyddfeydd a mannau lles, ac i storio peiriannau, offer a deunyddiau.
Byddai angen cytundeb ar wahân os bydd compownd safle wedi'i leoli ar eich tir.

Sut fyddwch chi'n rheoli pridd wrth dyllu tyllau prawf, fel rhan o Arolygon ymchwiliadau tir?

Bydd yr uwchbridd a'r isbridd yn cael eu storio ar wahân i atal cymysgu ac yn cael eu rhoi yn ôl yn eu trefn wreiddiol. Bydd National Grid yn ymdrechu i wneud gwaith ar yr uwchbridd a'r isbridd mewn amodau tywydd addas, er enghraifft, pan nad yw'n llawn dŵr.

Electricity Transmission

Accessing land for surveys prior to construction

Version 4

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 National Grid will conduct 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.

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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 Land Rights Strategy and Payment Schedule for Assets 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, but are payments in recognition of damage and disturbance that potentially may be caused by these Surveys.

For any surveys undertaken, National Grid will make the following payments:

Non-intrusive surveys

A payment of £500 advance compensation, per land holding, for a 12 month period.

For night-time visits between 21:00 – 06:00, an advance payment of compensation of £250 will be made for a 12 month period.

Intrusive surveys

Boreholes

A one off £350 advance payment of compensation for boreholes, per borehole.

Trial Pits

A one off £350 advance payment of compensation for trial pits/holes, per trial pit.

Water monitoring

For water monitoring equipment an advance payment of compensation of £150 per gauge will be made per 12 month period, to cover site visits.

Survey licence signing fee

In addition, a one-off licence signing fee of £250 will be made if the licence is signed within a two month period.

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

Agents fees

Single fixed fee of £250 per land holding for professional land agency services in relation to survey and investigation work.

Further details of payments can be found in the current version of National Grid's *Land Rights Strategy and Payment Schedule for Assets* and *Payment of Surveyor's Fees* documents.

Whist 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.

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Frequently Asked Questions

Who do you seek to agree a survey licence with?

National Grid will request a voluntary survey licence agreement with the occupier of the land. This is because the associated payments are advance compensation, and the occupier is most likely to incur any loss or damage due to survey access. If the occupier is unable to complete a survey licence, then we would seek an agreement with the landowner.

When will I receive the payment detailed within the voluntary survey licence agreement?

Once we have received a signed licence, we will make the associated payments within 28 days of the confirmation of payment details. Please note that we may need to speak with you to confirm your bank details before we can start to process the payment.

Why do you need the ability to extend the non-intrusive survey licence agreement?

The non-intrusive survey licence provides for an initial 12-month survey period. Whilst we are still developing our proposals, we cannot be certain whether additional surveys will be required beyond this. If National Grid requires surveys over your land beyond this initial survey period, then we will write to you to confirm this and make a further advance compensation payment, which will extend our agreement by a further 12 months.

Why might you need vehicles to carry out non-intrusive surveys?

Vehicles may be required on existing roads and tracks to enable survey personnel to safely park and access land for surveys. Some survey types may also require the use of vehicles on land, i.e. a quad bike. If conditions are suitable vehicle access may be more efficient, resulting in less time on the land. All vehicle access/parking arrangements will be discussed with you beforehand.

Will you need to access residential properties and gardens?

Typically, National Grid would not access residential properties and gardens. However, if this was required, National Grid would contact those affected to discuss in more detail.

Can I have a copy of the data/information gathered by surveys on my land?

The data collected from site surveys is used to better understand the local environment, the potential effects of our work and inform decisions on routing and siting. Where requested, National Grid may be able to provide copies of data gathered on your land. Due to the way this information is collected, collated and stored, we may only be able to provide high level results.

Will the survey data collected be used for more than one project?

We always seek to minimise disruption to land. If survey areas for different National Grid projects overlap, then where possible we may use the same survey results across both projects, to avoid the need to access the same land again to repeat the same survey.

What should I do if there is shooting over the land where surveys are proposed?

National Grid will need to understand when and where shoot activity is planned to take place, and therefore we request that you notify us if any shooting is expected over any survey land as soon as possible. To minimise disruption, our survey teams won't access onto land on the day of, or 24 hours before, any planned shoot day.

Why might you need to have welfare facilities on my land when carrying out intrusive surveys?

When our survey teams are carrying out intrusive survey works, we need to make suitable welfare provisions available at the point of work. This avoids further vehicle journeys to/from the site and associated delays to the duration of works. Provision for such welfare facilities is included within the voluntary intrusive survey licence agreement. We may also require a site compound to support survey works across multiple sites; these are used for car parking, providing office and welfare areas, and to store machinery, equipment and materials. A separate agreement would be required if a site compound will be located on your land.

How will you manage soils when digging trial holes, as part of ground investigation surveys?

Topsoil and subsoil will be stored separately to prevent mixing and will be reinstated in reverse order of excavation. National Grid will endeavour to undertake works to both topsoil and subsoil in suitable weather conditions, for example, when not waterlogged.

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