

Payments schedule for land access licences

What is an access licence?

Access licences are issued to landowners to allow surveys to be taken which inform the Environmental Statement, construction and design of the Northern Powerhouse Rail: Manchester Connection.

Access licences are voluntary agreements that allow the acquiring authority and their specialist contractors access to privately-owned land or property to undertake intrusive and non-intrusive works.

Non-intrusive surveys observe, measure, photograph and note the environment or land.

Intrusive surveys study the soil, rocks and groundwater below the surface.

Licensors are compensated for their co-operation with an access fee and subsequent survey fees.



Types of access licences

Where there are multiple interests in the property, the licence fee is split 25:75 between owner(s) and occupier(s) (not applicable to Early access licences which are only payable to occupiers).

The licences are valid for two years (apart from sound and vibration monitoring licences which are valid for one year). Renewals can be issued when the original expires, granting access for a further two years.

NB: surveys only attract a fee under a valid licence. Surveys completed under statutory notice before or after Royal Assent are not compensated.

Early access

Under the terms of the agreement, access is granted for environmental specialists to complete non-intrusive ecological surveys.

Ground Investigation (GI)

Under the terms of the agreement, access is granted for intrusive investigation works and surveys.

Sound and vibration monitoring licence

Under the terms of the agreement, access is granted for sound and vibration monitoring equipment to be placed and monitored unattended up to 14 days.

GI monitoring licence

Allows access to place and review monitoring equipment on completed ground boreholes.

This licence is issued when additional monitoring (outside of the GI licence terms) is required.

Payments

All licence fees set out below are only paid upon the return of completed and signed licences and documents.

Access licence type	Amount (excluding VAT)	What is included in the fee?
Early Access Agreement Licences (EAA's)		
Early Access Agreement initial licence	£1,000	Signing of agreement and 2 environmental surveys
Early Access Agreement renewal	£250	Renewal on same terms for a further 2 years
Additional visits	£170 for 24-hour period £350 for a series	Species specific and allows up to six return survey visits
Ground Investigation		
Ground Investigation Initial licence	£1,000 (10 days) £2,000 (20 days)	Signing of agreement and access to land for specified number of days for required work as set out in the licence. Valid for 2 years.
Additional working days	£170 per day	Paid for each additional working day on land
Ground Investigation renewal	£250	Renewal on same terms for a further 2 years
Trial pit / Trial trench	£300 per completed pit/ trench	One off payment to allow access and work to be undertaken
Window sampling, cone penetration tests or similar:	£300	One off payment to allow access and up to five probes
Crop Loss	No set amount	Paid on a proven loss basis
Ground Investigation Monitoring		
Monitored borehole licence	£1,000 per borehole (one borehole)	Signing of licence and 12 monthly monitoring visits
Monitored borehole licence	£600 per borehole (multiple boreholes)	Signing of licence and 12 monthly monitoring visits
Monitoring borehole renewal	£250	Renewal on same terms for a further 2 years

Agent fees

One-off fixed fees are paid to professional land agents for assisting their client(s) to enter into a licence agreement, engagement meetings for GI works and negotiating crop loss.

Access licence type	Agent fee (excluding VAT)	What is included in the Agent fee?
Early access agreement	£600	Capped payment for reviewing and assisting client(s) to sign licence.
Early access agreement renewal	£150	Capped payment for reviewing and assisting client(s) to sign licence.
Ground investigation	£750	Capped payment for reviewing and assisting client(s) to sign licence.
Ground investigation renewal	£150	Capped payment for reviewing and assisting client(s) to sign licence.
Additional land request	£250	Fees paid to the agent for arranging the addition of land to their client(s)' existing signed licences. (The licensor is not paid a fee.)
Land interest questionnaire	£250	Set fee for completing LIQ. Fee only payable to agents. Landowners are not compensated.
Farm impact assessments	Max three hours at agents' rate	Meetings to assess the potential effects of the scheme on individual farms.
GI engagement and crop loss claim	Max 14 hours per licence	Capped number of hours at agents' rate to assess and agree crop loss.