

Guide to the Access Agreement for Surveys

Environmental and other non-intrusive surveys



What Surveys have we been doing?

Over the past year we've been carrying out surveys in areas including Biodiversity, Air Quality, Cultural Heritage, Agriculture & Forestry, Traffic & Transport, Sound, Noise & Vibration and Water Resources & Flood Risk.

Some notable surveys include:

- Bat tree climbing – 90 trees have been climbed to assess the importance of trees for support bat habitats. Additionally, nearly 10,000 bat habitat assessments have been completed to assess bat habitats in woodlands, hedgerows and river corridors.
- Water Voles – 30 watercourses and wetland areas have been assessed to determine whether there are signs of water voles.
- Reptiles – 90 surveys have been undertaken across woodlands, grasslands, hedgerows, existing railway embankments and wet ditch networks to identify whether there are any habitat features of high value to reptiles.
- Barn Owls – 67 surveys have been carried out in trees and buildings which have been identified as potential roost or nest sites for barn owls.

Future Plans:

In 2022 we will continue with a wide range of surveys to continue to build on what we have learnt over the past year. This will include further bat and other protected species work, as well as noise surveys to establish the baseline noise conditions, and further traffic and non-motorised user surveys.

Table of contents

1. What is the case for East West Rail?	05
2. EWR Co – who are we and how are we different?	06
3. The purpose of this booklet	09
4. What are we asking you for?	10
5. Our commitments to you	12
6. Why do we need to survey land?	14
7. What kind of surveys will we be carrying out, and what fee payments can you expect?	16
7.1 What kind of surveys are included in the Agreement?	17
7.2 Fee Payment Summary	17
7.3 Your questions, answered	20
8. Claims for additional compensation	24
8.1 Making a claim	24
8.2 If we can't agree	25
8.3 Discussing your claim	25
9. What happens next?	26
9.1 Agreeing the Access Agreement for Surveys	26
9.2 Arranging Access for Surveys	26
10. Further information and Contacts	28
Appendix A – Types of Surveys	29



St Paul's Square, Bedford

1. What is the case for East West Rail?

The vibrant mix of urban and rural communities between Oxford, Milton Keynes, Bedford and Cambridge blend beautiful landscapes and a rich cultural heritage with globally renowned centres of education, business, technology and an increasingly dynamic business scene.

It's a fantastic place to live and work, but people are being let down by a lack of good transport links, limiting their ability to enjoy everything the area has to offer – from easy opportunities to commute between home and work, to days out with friends and family. Creating better transport will be critical in building opportunities for prosperity among local communities.

East West Rail is a proposed new rail link under development which would connect communities between Oxford, Milton Keynes, Bedford and Cambridge, creating new opportunities for people right across the area by:



Making it cheaper and quicker to get around the area - connecting people to their jobs, homes and families, as well as businesses to their employees, suppliers and customers.



Supporting new housing to make it more affordable and help your money go further - so people can afford to live and work in the area, and businesses can afford to create more jobs and increase productivity.

As well as improving quality of life for people locally, it would help the local economy to:



Making places more appealing for people wanting to start and grow businesses - attracting and retaining the best talent in the region, while encouraging new investment to support the economy.



Spreading prosperity across the UK - creating growth for towns and cities outside of London. The National Infrastructure Commission estimated that creating these transport links and supporting the area between Oxford and Cambridge was worth nearly £80bn extra each year for the British economy.¹

2. EWR Co – who are we and how are we different?

The East West Railway Company (EWR Co) was created to develop a railway with customers and communities at its core. We are passionate about developing a railway which best serves people living and working between Oxford, Milton Keynes, Bedford and Cambridge.



We were set up by the Secretary of State for Transport in 2017 with the following role:

- Between Oxford, Bedford and Milton Keynes, our role is to oversee the work already underway, led by Network Rail and the East West Rail Alliance.
- Between Bedford and Cambridge, we are developing the case for the project and intend to apply for a development consent order under the Planning Act 2008 to authorise this part of the railway in due course. We recently announced the Preferred Route Option and have started to develop potential Route Alignments.
- In addition, we will need to integrate these two sections of the project to deliver the best service possible to all the communities we'll be serving right the way from Oxford to Cambridge.

We have a mission to innovate and challenge the status quo in the rail and construction industries, leading to a more efficient and cost-effective project delivery, and a great experience for passengers and the communities we serve.

Our distinctive outlook and commitment to doing the right thing for our customers and local communities runs through everything we do and every decision we make.



- **Creating connections:** not just laying down steel and concrete, we are focused on designing a railway that is most likely to create connections between local communities that will support the economic growth and prosperity in the area



- **Rooted in community:** at a very early stage in the design of the route between Bedford and Cambridge, we consulted local communities, asking for comments and points of view on the new route. The responses were central to the way we made our decision, and means the Preferred Route Option is fundamentally grounded in feedback from the community, stakeholders and local authorities



- **Environment at the forefront:** we developed route options with environmental considerations at the forefront. Rather than being an after-thought, we used environmental data as a fundamental part of our decision-making process. Our communities can have confidence that the Preferred Route Option has been selected to support ambitions for East West Rail to increase biodiversity and acting in a way which respects important environmental and heritage sites in the local area



- **Cutting-edge techniques to develop cost estimates:** taxpayers must have confidence in our ability to manage the financial side of the project and deliver value for money. To reduce the risk of cost over-runs later in the project, we used cutting edge techniques and new digital technology to produce our indicative cost estimates. Whilst there remains significant uncertainty in these cost estimates, these innovative techniques will help us to continue refining and improving our estimates, supporting better decision making now, and pointing to opportunities for potential cost savings in the future



Aerial view of
Bedford

3. The purpose of this booklet

Our project, to create a new East West Rail line, will go through a number of phases. To help us develop the project, we need to survey the land in the broad area around it.



These surveys will help us design the railway so we can deliver transport connections in a responsible and environmentally sustainable way and help us to design appropriate ways to mitigate any negative impacts of the railway.

This booklet will give you the information you need to understand

- The kind of surveys we need to undertake and why
- How you can expect us to behave
- Details of pre-agreed fees we will pay for surveys
- Any further compensation you may be entitled to
- The next steps

More information about the process we will follow to deliver the project is available on our website, together with information on how we intend to work with you if your land or property is affected by our project.

4. What are we asking you for?

We would like to undertake surveys on your land and enter into an Access Agreement with you to carry these out.

The areas we would like to access are shown edged green on the plan attached to the Access Agreement which should have been provided to you when you received this booklet.

If you sign an Access Agreement, you will be confirming that you hold the necessary legal rights in the land to give us permission to go onto it. If there are any other parties that need to give their agreement before access can be granted, it is important that you let us know before you sign and return the Access Agreement. You'll find all our contact details in section 8.3 of this booklet.

If you are unsure which area/s we would like to access, or have any other questions about who should sign the Access Agreement, please get in touch.

The Access Agreement allows our survey teams to carry out environmental and other non-intrusive surveys and access your land at agreed times during the survey period. The start and end dates for the survey period are set out on the first page of the Access Agreement. These are observational and walkover surveys. We don't need constant access to the land, but might need to access from time to time over a period or to leave monitoring apparatus on your land. Our team works to a strict code of conduct and we will always give you good notice of any access we require. In recognition of the potential disturbance

surveying could cause, we are offering a number of upfront and additional compensation payments. Full details of payment terms are available in the Access Agreement for Surveys which has been provided to you, and a summary is provided in section 7 of this document.

We will be surveying land in the broad area around the project so that we can capture all the environmental and other constraints. Some environmental surveys such as those for great crested newts and bats need to be carried out over a large area.

The fact that we are carrying out surveys on a particular piece of land does not necessarily mean that we will need to use it in the future. Once we have identified land required for the project we will consult the affected landowners.

It is possible for us to seek authorisation to undertake these crucial surveys without consent from the owner or occupier. If we have to rely on these powers you would not be entitled to any upfront payments so we treat this as a last resort. We would prefer to work collaboratively with you by agreeing access through these Access Agreements and believe that means that you can be confident in our commitment to acting responsibly and fairly.



5. Our commitments to you

Through our actions and behaviour, we are building the East West Railway Company and the East West Rail project in a way which is fundamentally grounded in supporting the communities we serve.

We will work hard to earn your trust, by being transparent and clear in our interactions with you.

Our nine commitments to you are laid out below and are also shown in our fact sheet: 'Our commitments to impacted landowners and occupiers' which can be accessed at eastwestrail.co.uk. We will robustly monitor our suppliers and ourselves to check we're meeting them and to find ways to improve.



Members of the
East West Rail team

01.

We will treat you, your land, property and personal data, and third parties acting for you with respect

06.

We will make good any physical damage caused through our activities

02.

We will make the Health and Safety of you, your community and our workforce a priority

07.

We will make all payments and compensation due to you on time

03.

We will work collaboratively with you and any third parties acting on your behalf

08.

We will assign a dedicated Land Access Manager to you so you always have a way to contact us

04.

We will discuss each activity with you, so we understand and manage the impacts to you

09.

We will make every effort to reply to all communication within five working days – sooner if possible

05.

We will keep potential damage and disruption to the minimum required to deliver the railway

More information on our environmental principles can be found on our website, or sent to you by mail if requested.

6. Why do we need to survey land?

We need to carry out a range of surveys to help us develop the right design for the railway. These surveys will help us to understand the environmental conditions of the area including things like the plant and animal species living nearby, the environmental features like rivers and streams, and the historical features present.

Understanding these important characteristics at this early stage of the project will help us identify the potential benefits and impacts of the project and get the right design for the communities we're serving and the environment.

Although we can learn a lot from general desk research and information from our colleagues in other projects, we learn a great deal by surveying land for ourselves, and we must complete these surveys if we are to progress the project, and secure consent to deliver the full Oxford to Cambridge service.

The surveys will enable us to consult on the proposals effectively and inform our Environmental Impact Assessment (EIA), providing us with a baseline level of information to help shape the design.

The key things we're investigating include:

- the species living in the area and how we can mitigate negative impacts on them
- opportunities for improving the local ecology
- how the land itself and local features will influence the project
- what negative impacts our project could have on local communities and how we could mitigate them



River Cam,
Cambridge

Why are we doing the surveys now?

Some surveys can only be carried out at specific times of the year. For example, we have to survey certain ecological species in spring, when they are most active or when they are breeding. We also repeat the surveys so we don't capture abnormal information, and use unrepresentative data.

7. What kind of surveys will we be carrying out, and what fee payments can you expect?

The Access Agreement for Surveys covers environmental and other non-intrusive surveys. We will offer an upfront access payment to people giving us access to their land. A summary of payments is set out in section 7.2



7.1 What kind of surveys are included in the Access Agreement

The surveys we need to carry out during the survey period are shown in the next table. Not all surveys need to be undertaken in all areas and so the specific visits will vary from property to property.

Biodiversity surveys	Cultural heritage surveys
Water surveys	Land quality surveys
Soil surveys	Landscape surveys
Sound, noise & vibration surveys	Public rights of way surveys
Air quality monitoring	Utility surveys
Topographic and geophysical surveys	

These are observational and walk over surveys of the land, and we may use handheld or tripod mounted equipment. We may identify specific species or features of interest that we wish to study in greater detail, for instance to confirm the presence of particular species or to form an understanding of its population size. We may also undertake aerial surveys as part of our commitment to using up-to-date and the most efficient technology and techniques. We may use remote sensing drones or other aerial equipment for ecological and landscape assessments and this may involve fly overs and use of land to take-off and land a drone.

The table in Appendix A sets out some more information for each survey type to give you an idea of what is involved, when we do them and roughly how long they might take.

7.2 Fee Payment Summary

We will pay the following payments when the agreement has been signed by you and we have received it

Access Fee	<p>The initial Access Fee includes an estimated number of day and night survey visits. If we do a night survey on a particular day then that counts as both one day and one night survey.</p> <p>The Access Fee payable and the estimated number of visits will depend on the size of your property. This is because we may need to visit larger properties more often to survey the larger area of land. In general terms, the larger your property is, the higher the upfront Access Fee will be to reflect the potential additional disturbance from the higher number of visits.</p> <p>If we need to carry out extra day or night surveys over and above what we have estimated in the Access Agreement, we will make additional payments to the occupier as set out in the Additional Payments Table below.</p>
Professional Fee	<p>We will pay you either: an extra fixed sum of £500 to cover your costs of obtaining professional advice on the agreement and/or your time completing it; Or we will pay reasonable costs for professional advice if appropriate evidence is provided.</p> <p>We will not pay this fee contribution where survey access is not agreed and granted.</p>
Early Return Fee	<p>We will pay you an extra fixed sum of £500 if you return the signed Access Agreement to us by the date specified in your Agreement.</p>



Trinity Hall, Cambridge

If you are the occupier, we will make additional payments on the following basis.

Day surveys	We will pay you an additional £40 for each extra day that we carry out surveys over the estimate in your Access Agreement.
Night surveys (between 18.30 and 07:59 hours)	We will pay you an additional £40 for each extra night survey over the estimate in your Access Agreement.
Monitoring and measuring apparatus	<p>We will pay you an additional £40 for each period that we leave equipment.</p> <p>This includes access and egress to install the apparatus, except where this is carried out as part of a survey.</p>
Residential house, garden or outbuilding	If we need to access your home, garden or residential building we will pay an additional £40 per visit. This is in addition to any extra day or night survey payments.

Example

EWB Co completes an Access Agreement with a landowner. The upfront Access Fee is £500 and the landowner signs and returns the Agreement before the Early Return date.

The Agreement estimates that up to 10 days of surveys including 2 night surveys will be needed. As it happens, we carry out 12 days of surveys including 2 night surveys over the survey period. This includes bat monitoring with a small static monitor left on site for 10 days.

The following would be payable

Upfront payments		Additional payments	
Access Fee	£500	2 extra days at £40 each	£80
Early Return Fee	£500	Equipment fee	£40
	£1,000		£120
Total Payable			£1,120

7.3 Your questions, answered

Why do we need access to residential properties?	Sometimes gardens or outbuildings can house species or habitats that we need to know about. Under the proposed Access Agreement for Surveys, any surveys involving buildings would be for observation purposes only. We will make an extra payment each time we visit a residential building or garden.
How often will we need to visit your property?	<p>The number of visits during the survey period depends on the size of your property and what surveys we need to carry out. The Access Agreement that we sent you alongside this guide sets out a rough number of days that we anticipate we might need, although our initial visits will improve our understanding of specific species and features of interest, and this will inform whether we need to make any further visits. If we go over this estimate then we will make additional payments to the occupier to reflect any additional disturbance.</p> <p>Many survey types can be completed in a single visit, however some of the more detailed protected species surveys may require repeat visits to fully understand the nature of the population. Where we need to undertake several survey types on your property, we will look for ways to combine multiple survey types into each visit, to reduce the number of visits overall.</p> <p>Depending on the findings this year we may need to agree another Access Agreement for Surveys with you to come back in following years to confirm what we've found.</p>
What time will the surveys will take place?	The timing of the survey visit will depend on the survey type. Most will take place during daylight hours, however some surveys such as bat and barn owl surveys and some types of great crested newt and amphibian surveys may take place in the evening or hours of darkness. We will discuss survey hours with you when scheduling the date for the survey.

<p>Are we undertaking surveys at every property in the area?</p>	<p>No. In order to help us build a good picture of existing environmental conditions in the project area, we will survey particular protected species and environmental features. This means that we are looking to survey areas of land which we believe may contain these species or features, and where there is not already sufficient existing survey data held by local conservation bodies.</p> <p>We are particularly interested in protected species for example great crested newt, reptiles, barn owl, bats, harvest mouse, water vole and badgers.</p>
<p>How long do surveys take?</p>	<p>The survey length will depend on the size of the property and the survey types required. The table in Appendix A sets out some more information for each survey type to give you an idea of what is involved, when we do them and roughly how long they might take. We will discuss the likely survey duration with you when scheduling the date for the survey.</p>
<p>Will you need to leave your land/property when we carry out surveys?</p>	<p>We are planning observational and walkover surveys and there is no need for you to leave your property while we carry out this work. We will discuss the survey access arrangements with you in advance to agree the working arrangements.</p>
<p>What notice will we provide?</p>	<p>We'll aim to contact you around two weeks in advance of the survey visit to discuss the survey details and any important information you want to tell us before we visit you. We will give at least one week's notice prior to carrying out any surveys on your land. Please let us know if you would prefer us to call or email you.</p>
<p>What if your property is listed? Can we still undertake surveys?</p>	<p>We would still undertake surveys on land where a listed property lies. The current environmental surveys are non-intrusive and any surveys involving buildings would be for observation purposes only.</p>

<p>What if the land is completely overgrown?</p>	<p>We would still be interested in visiting land that is overgrown for most survey types, as the features of interest may still be present. The surveyors would make an informed decision onsite on whether the survey could take place.</p>
<p>How are we keeping communities and our team safe during COVID 19?</p>	<p>The evolving Covid situation is at the front of our minds – as it is for most people. We have a clear obligation to make sure the health of you, your community and our team is protected. We have stuck rigorously to Government guidance and where it's sensible we've made changes to our working practices to keep everyone safe and give communities peace of mind. The surveys themselves will be undertaken in a Covid-secure way, and we are happy to take any comments or suggestions from you on this.</p> <p>Before we carry out any surveys on your property, we will undertake a risk assessment in line with industry standard best practice and follow this on site. We will ask you for specific information to help identify any risks you are aware of.</p> <p>The team at EWR Co are - and will remain - available to you if you have any questions or concerns or if you are uncomfortable with any of the actions taken by the team. Please don't hesitate to contact EWR Co directly on contact@eastwestrail.co.uk or telephone 0330 1340067. Even in the current times, we continue to make progress developing this important scheme which will be critical in building opportunities for prosperity among local communities.</p>



8. Claims for additional compensation

8.1 Making a claim

Once surveys are completed, we will reinstate the land where necessary.

Under the Access Agreement for Surveys, we will carry out observational and walkover surveys. We will not need to drill or dig into the ground, nor will we need to bring significant pieces of equipment onto your property. We will discuss the detail of surveys with you before scheduling access to your land.

If land or property needs to be reinstated due to the carrying out of the Surveys, EWR Co will either make good any physical damage or, if you and we agree, reimburse you for the reasonable cost of repairing it.

If the carrying out of the Surveys on the Property directly causes you loss, we will pay you reasonable compensation for that loss provided that you tell us about your claim as soon as reasonably practicable. If you do make a claim, you will need to include suitable evidence and information, such as dates, levels of damage and photographs.

If additional compensation is due, we will make payment soon after an agreement is reached.



8.2 If we can't agree

If there is a dispute in relation to the Access Agreement or any claim for losses that you might make and we are unable to agree a resolution with you, the matter will be referred to an independent expert for determination. This is designed to resolve disputes simply, quickly and cheaply for all parties without the need to go to court.

Please bear in mind that the expert can award the costs of the dispute to either party – especially if a party has acted unreasonably in some way – so you may want to seek professional advice before referring your claim.

8.3 Discussing your claim

We will work hard to earn your trust, acting respectfully and in collaboration with you every step of the way. However, if you find you have issues, concerns or wish to make a complaint please don't hesitate to get in touch so we can investigate and quickly find a good resolution.

You can do this by:

- Raising the issue with your dedicated Land Access Manager.
- Emailing us at land@eastwestrail.co.uk
- Sending us a message online at eastwestrail.co.uk/get-in-touch
- Calling us on [0330 8387583](tel:03308387583)
- Writing to us at Freepost [EAST WEST RAIL LAND](#)



9. What happens next?

9.1 Agreeing the Access Agreement for Surveys

We will be in touch with owners and occupiers to agree the Access Agreement for Surveys. The Agreement will cover the full survey period however we will only require access at specific times to survey or to leave monitoring equipment on your land. By entering into an agreement for several months, it allows us to minimise disruption to you as much as possible while maximising the opportunity to plan the surveys. It is important that you only sign and return the Access Agreement if you are legally able to grant us the access rights to carry out the surveys. If you are not able to do this or if someone else's agreement will also be required, please contact us using the details set out in section 8.3 of this booklet, giving as much information as you can. Alternatively, you can use the Contact Details Form and pre-paid envelope we will provide to give your details and any additional information.

Once we have received and checked the documents, we may in some cases need to contact you for additional information. Once everything is in order we will confirm that the Agreement has come into effect.

This Guide provides a summary of the key points of the Agreement and you should also refer to the full details of the terms and conditions as set out in the Agreement itself.

9.2 Arranging Access for Surveys

Once the Access Agreement for Surveys is agreed, our dedicated Land Access Team will contact you to arrange access for specific surveys.

Our teams will work closely and collaboratively with you before, during and after surveying. Your Land Access Manager will be your central point of contact.

- Every survey will be discussed with you before the proposed date of entry to give as much notice as we reasonably can prior to entering land
- We will give a minimum of one week's prior notice of the date of entry
- Our Land Access Manager will work directly with the survey teams so that they are aware of any specific working arrangements
- All of our Surveyors will carry a signed letter authorising them to undertake work on behalf of EWR Co, which they will be happy to produce if you ask them
- We will give you notification when each survey has been completed



‘The Meeting’, bronze sculpture in Bedford

10. Further information and Contacts

We are open, honest and fair and publish all relevant information unless it is exempt from publication under the General Data Protection Regulations (GDPR) and the Data Protection Act 2019 (DPA 2018).

More information on Our Personal Information Charter can be found on our website;

<https://eastwestrail.co.uk/personal-information-charter>

The Department for Communities and Local Government (DCLG) also publishes the following series of technical booklets that you may find useful.



¹ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/571449/booklet1.pdf

² <https://www.gov.uk/government/publications/compulsory-purchase-and-compensation-booklet-2-compensation-to-business-owners-and-occupiers>

³ <https://www.gov.uk/government/publications/compulsory-purchase-and-compensation-booklet-3-compensation-to-agricultural-owners-and-occupiers>

⁴ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/571453/booklet4.pdf

Appendix A - Types of Surveys

Survey Type	What does the survey involve?	When will the survey take place?	How long will the survey take?
Biodiversity surveys	Biodiversity surveys cover a broad range of survey types from walkover surveys to map wildlife habitat to species specific surveys to understand, for example, the behaviours of badgers. Generally, biodiversity surveys take place during the day-time and consist of two ecologists walking across the land recording what they see. Sometimes, surveys may require the use of equipment, for example, we may need to temporarily leave bottles in the water to trap great crested newts before releasing them. Other times surveys may need to take place during dusk, dawn and night-time, such as those that are required to monitor bat activity.	Biodiversity surveys can take place throughout the year but generally most take place during Spring and Summer months.	<p>This depends on the size of your property – typically most survey types will take no longer than a day, unless your land is particularly large or spread over several sites.</p> <p>Some survey types may require repeat visits however, or we may need to do different types of survey on your land if you have suitable habitats for many protected species. We may want to leave equipment e.g. bat monitors, dormouse nest tubes.</p>
Water surveys	A team of two surveyors will assess groundwater or surface water features, on your land, and we may need to carry out a series of surveys under the Water Framework Directive. These could include walkover surveys, taking photographs and, where possible, studying the groundwater level and quality; the ecological value of the river corridor system; the way rivers move and change over time; sampling of aquatic plant and invertebrate species; and assessment of fish populations through electro-fishing ensuring safe capture and release methods.	These can take place throughout the year, but ideally are done between May and October	The duration depends on the length of waterway within your property, but probably a maximum of half a day on each visit. Visits may need to be carried out over a number of visits spread through the spring, summer and autumn months.
Soil surveys	Surveyors will use hand-held tools to examine soil profiles and physical characteristics at a series of observation points up to a maximum depth of 1.2 metres. There will be no requirement to take vehicles or machinery onto land.	February onwards	This depends on how much land is being surveyed and surveyors can normally cover 20 to 30 hectares per day.

Survey Type	What does the survey involve?	When will the survey take place?	How long will the survey take?
Sound, noise and vibration surveys	A two person team will take sound or vibration measurements, using portable monitoring equipment. We may also need to install monitoring equipment to record noise levels over a number of days.	These can take place throughout the year, we anticipate doing these in the second half of 2021	Measurements may be taken at a few locations in close proximity, spending around 10 to 30 minutes at each location, within a single day. This mostly done during the daytime, but some may happen at night. Where we need to leave monitoring equipment, this will take around one or two hours to install and a second visit of around half an hour is needed for removal.
Air quality monitoring	Equipment known as diffusion tubes, which are around the size of a pen, will be attached to a fixed location such as a lamp post. These are usually installed on public highways, but occasionally may need to be installed on private land. Material inside the tube absorbs pollution, to be measured in a laboratory.	Throughout the year, with one visit per month over 12 months	The visits to each location only take around 10 minutes.
Cultural heritage surveys	A team of up to four surveyors will carry out walkovers of the land to detect buried features and structures, using either non-intrusive hand-held probes (magnetometry, ground penetrating radar, metal detecting), probes which penetrate the ground to a depth of around 10 centimetres or less (electrical resistivity and earth resistance), cart-mounted equipment (magnetometry and ground penetrating radar). Surveys may also involve collecting archaeological material from the surface of ploughed fields.	At any time for areas of pasture. For arable areas this will take into account agricultural operations such as when crops are low or just after harvest.	This depends on the size of your property, ground conditions and survey techniques we need to use. Surveyors can cover anything from 0.5 hectares to 10 hectares a day. We are likely to have specific areas of interest within your land and may not need to cover the entire landholding if your property is large.
Land quality surveys	A team of two surveyors will carry out walkovers of the land and they may also need to access buildings for inspections, but this would always be discussed with you prior to confirming the survey.	Any time of the year	Typically less than a day unless your land is particularly large or includes multiple holdings spread across a wide area.

Survey Type	What does the survey involve?	When will the survey take place?	How long will the survey take?
Landscape surveys	A team of two landscape surveyors carry out walkovers of the land to understand the character of the landscape and take photographs. We generally undertake these on publicly accessible land, but we may need to visit a small number of private properties.	Typically during summer and winter months	Generally we would undertake a summer and a winter visit, each likely to last no more than two hours.
Public rights of way survey	<p>Surveyors will carry out reconnaissance surveys on public rights of way (PRoWs) including usage surveys and questionnaires to assess the use of the PRoW and classify users.</p> <p>These surveys are typically accessed from public rights of way. Surveys will be undertaken at weekends in holiday period for leisure users and on weekdays in neutral months for commuter routes.</p>	Any time of the year	Surveys would be carried out over the course of a full day and may require repeat visits on subsequent days.
Topographic and geophysical surveys	A team of surveyors will use equipment that is hand-held, tripod-mounted or mounted on drones to survey the land. Geophysical surveys involve techniques such as ground penetrating radar to locate bridge foundations or road edge levels. They are only likely to be necessary if such structures are located on your land.	Surveys can take place at any time of year.	This will depend on the area of land to be surveyed, the number of structures of interest and the level of detail and accuracy required.
Utilities survey	If utilities, such as pylons, pipes and substations, are located on your land, we may need to do a visual inspections of these. We may use hand-held detection equipment to find buried pipes and cables and measure the height of overhead wires, or carry out CCTV surveys of underground pipeworks.	Surveys can take place at any time of year.	This will depend on the number and extent of utility assets of interest.

