

TITLE: COMPENSATION POLICY
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1) Policy Overview

The W4IDB Compensation Policy gives Boards officers guidelines for awarding compensation for injury suffered as a result of works carried out by Board Employees in accordance with the requirements of Section 14 of the Land Drainage Act 1991.

2) Land Values

Land Values are established annually for Grades 1-3 agricultural land for reference and the Board have agreed to take Grade 1 value as the basis for Crop Loss Compensation. For Land loss this will be based on the actual Grade of land.

2024 Values:

Table 1 - Land Values*	
Land grade	£/ha
Grade 1	£11,500 - Eleven Thousand Five Hundred Pounds
Grade 2	£9,500 - Nine Thousand Five Hundred Pounds
Grade 3	£8,000 - Eight Thousand Pounds

*Values have been provided by an independent and qualified Royal Institution of Chartered Surveyor. Evidence can be supplied if necessary.

3) Crop Loss

Where works carried out by the Board incur injury/damage to crops the compensation will be based on **10%** of the freehold land value where it has been seeded prior to a Notice of Intended Entry (NOIE) being served.

If crops have been seeded after the Notice of Intended Entry has been served this will drop to **8%** of the freehold land value.

Example: Injury/Damage Details: 300m x 5m = 1500m² = 0.15 hectares

Cropped before NOIE served = 10% of £11,500 = £1,150 per hectare = 0.15 x £1,150 = £172.50
Compensation

Cropped after NOIE served = 8% of £11,500 = £920 per hectare = 0.15 x £920 = £138.00
Compensation

Crop Loss compensation will be paid to the Land occupier if this is different from the landowner.

4) Land Loss

Where works carried out by the Board incur injury in the form of land loss over and above 0.6m compensation will be based on the actual grade of the land and the landowner must provide some evidence to confirm grade.

Example: Injury Details: $300\text{m} \times 1\text{m} = 300\text{m}^2 = 0.03$ hectares

Grade of Land = Grade 2

0.03 hectares \times $\pounds 9,500.00 = \pounds 285.00$ Compensation

Land Loss compensation will only be paid to the landowner.

5) Annual Weed control & watercourse maintenance

Where the Board carry out annual maintenance in the form of flailing of watercourse banks and weed cutting from the channel a NOIE will be served with the annual rates bill and thus provide sufficient notice of the intended maintenance works.

As such the Board will not pay any crop loss compensation unless undue negligence is proved. Where possible the Board employees will work with landowners and occupiers to avoid damage to crops but in the interests of flood risk and efficiency of watercourse maintenance the Board employees at sometimes will need to work through cropped margins adjacent maintained watercourses.

The Board seeks to encourage landowners to leave grass margins where possible.

6) Payment of Compensation

Board officers will not issue payment of compensation unless requested by the Landowner or occupier. If requested the landowner and Occupier will be sent a standard letter with payment and compensation details as detailed below and upon return payment will be processed by the Board officers.