THE BASIC PAYMENT SCHEME (BPS) IN ENGLAND BPS Entitlements SPS entitlements held on 31.12.14 will automatically become BPS entitlements on 1.1.15. • Entitlement Transfers BPS entitlements can be transferred or leased to 'active farmers' from early 2015 using the new online CAP Information Service (CAPIS). . Entitlement Usage If more BPS entitlements are held than the eligible area declared on the 2015 claim, the excess entitlements will be lost. At least once every 2 years all BPS entitlements must be activated in a single year. • Minimum Claim 5 ha. • BPS Eligible Land Arable land (inc. temporary grassland), permanent grassland (land used for grass or other herbaceous forage that has not been included in the crop rotation for 5 years or more) & permanent crops used for an 'agricultural activity' defined as either producing/rearing/growing agricultural products or keeping an area clear of dense scrub. Land parcels containing solar panels are not eligible. Land must be at the claimant's disposal on 15th May. • Expected 2015 payment rates Non-SDA & SDA: £190/ha, Moorland: £54/ha (converted at €1=80p & after pillar transfer), • Capping BPS payments (excluding greening & any young farmer payment) over €150,000 will be reduced by 5%. • Young Farmers Scheme Farmers who are ≤40 years old can apply annually for a 25% top-up payment on a max of 90 entitlements for up to 5 years since taking control of the business. • Active Farmer Farmers who operate airports, railway services, waterworks, real estate services & permanent sport & recreational grounds must meet one of the following criteria to qualify as an active farmer: 1. Their annual payments for SPS/BPS are at least 5% of their total non-agricultural receipts in the last financial year; 2. Their total agricultural receipts are at least 15% of their total receipts in the last financial year; 3. Their principal business or company 'objects' include an agricultural activity. • National Reserve Used to allocate new entitlements or increase the value of those already held, 2 priority categories are young farmers (see above) & new entrants (started agricultural activity in 2013 or later). • Dual Use E.g. 1 party claiming BPS & another claiming under Environmental Stewardship on the same land. Allowed for 2015 provided the BPS claimant has the land 'at their disposal' & the Environmental Stewardship claimant has 'management control' of the land, & the obligations under both schemes are set out in writing to the other party. No dual use is permitted in Wales. • Greening BPS claimants must meet three default measures (see below) on all of their eligible area, not just the land used to claim BPS.

BPS GREENING MEASURES IN ENGLAND Permanent Grassland If the % of permanent grassland (compared to the area of agricultural land) falls by >5%, farmers who have ploughed permanent grassland may have to re-instate it. Permanent grassland covered by the Wild Birds &/or Habitats Directives (Natura 2000) cannot be ploughed up. • Crop Diversification 2 different crops required if claimant has 10 to 30ha of arable land (1 crop comprising not >75% of arable land), 3 different crops required if claimant has >30ha of arable land (1 crop comprising not >75% & 2 combined not >95% of arable land). Arable land includes land cultivated for crop production, fallow & temporary grassland. Spring & winter varieties count as separate crops. Fallow land counts as a separate crop. The 'cropping period' is from 1st May to 30th June (the RPA will accept crops harvested before 30th June if stubble or other crop residue remains). • Ecological Focus Area (EFA) BPS claimants with >15ha of arable land must have the equivalent of 5% of arable area as EFA. The following EFA options are available: Fallow - No crop production or grazing from 1st Jan to 30th June, min width 2m, grass & wild bird seed mixes & nectar mixes can be sown, herbicides & cultivation to control weeds is permitted, 1m² = 1m² of EFA; Hedges - 1 side must be adjacent to arable land (or the only thing separating the hedge from arable land is an eligible feature or fence), both sides to be at claimant's disposal (if only 1 side is at their disposal & it's adjacent to arable land, only ½ the hedge counts), any width or height, min length 20m, can include gaps if <20m, 1 linear metre = 10m2 of EFA (5m2 if half); Buffer Strips - Must be next to arable land & a watercourse, or on a slope parallel with a watercourse & with arable land on both sides, min width 1m, no production permitted but grazing & cutting is allowed provided buffer strip is 'distinguishable from adjacent agricultural land, 1 linear metre = 9m2 of EFA; Nitrogen Fixing Crops - Must be present from 1st May to 30th June, min area 0.1ha, 1m² = 0.7m² of EFA; Catch Crops/Cover Crops - Must sow a mixture of crop species including 1 cereal & 1 non-cereal from the following list: rye, mustard, vetch, oats, phacelia, lucerne & barley, grass can be used if it was undersown in the previous crop, catch crops must be established by 31st Aug & retained until 1st Oct in the relevant Scheme year, cover crops must be established by 1st Oct in the relevant Scheme year & retained until 15th Jan the following year 1m² = 0.3m² of EFA. • Exemptions Greening exemption: Land certified as organic or in conversion by an accredited body. Crop Diversification exemption: If >75% of arable area is temporary grass &/or fallow & the remaining arable area is ≤30ha; If >50% of arable area a claimant declares was not declared by him in the previous Scheme year & all of the arable area is in a different crop to the previous year. EFA exemption: If >75% of arable area is temporary grass &/or fallow &/or leguminous crops & the remaining arable area is ≤30ha. Crop Diversification & EFA exemption: If permanent & temporary grassland is >75% of agricultural area & the remaining arable area is ≤30ha.

RURAL DEVELOPMENT PROGRAMME (RDP) SCHEMES Environmental Stewardship (ES) Applications are now closed for ES. Existing agreements will continue for the remainder of their term. From 2015 ES agreement holders must submit a claim by 15th May each year to receive their payment. Existing ES options can be used to meet the EFA & crop diversification rules under BPS. • The Countryside Stewardship Scheme (CSS) replaces ES, Catchment Sensitive Farming & the English Woodland Grant Scheme from next year. 3 routes available: Upper tier: for sites of high environmental value, range of management options & capital grants available, one to one advisory support from Natural England (NE) & Forestry Commission (FC), prospective applicants should contact NE or FC before applying. Mid-tier: more limited range of options, available nationally however applications are scored taking into account local environmental priorities highlighted in the 'national targeting framework'. The higher the score, the more likely the application will succeed. Lower tier. capital grants for hedge and boundary works up to £5,000 available for applicants without a current ES agreement or upper or mid-tier CSS agreement. Capital grants also available for tree health issues, Woodland Management Plans, woodland creation & for water quality improvements. A specific package of management options will be available to upper & mid-tier applicants designed to benefit wild pollinators, farmland birds & other farmland wildlife. Mid-tier applicants who choose this package score more highly in their application. CSS options can be used to meet EFA requirements for BPS, however the payment for 19 CSS options will be reduced if they

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overlap with EFA in any one year to prevent double funding. *Applications*: the application window for both the upper and mid-tier will run from June to Sept (July - Sept in 2015). Single annual start date for agreements -1st Jan (1st agreements starting on 1st Jan 2016) & agreements will generally be for 5 years. The lower tier also won't be fully 'rolled out' until 2016, however the following will be available in 2015: Water Capital Grants of up to £10,000 per holding in priority water catchments for infrastructures to help reduce water pollution (e.g. concrete yard renewal, roofing, drinking troughs). Applications from 2nd March to 30th April & works to be completed by 29th Jan 2016 & Woodland Creation Grants for new planting from Feb 2015. • Farming & Forestry Productivity Scheme (FFPS) New grant scheme to be released in 2015 which will support long-term productivity improvements by helping farmers to apply innovation & take up technology & knowledge transfer, & providing them with advice & training. • Local Enterprise Partnerships Partnerships between local authorities and businesses which decide on priorities for investment in roads, buildings & facilities in the area. • LEADER approach A method of delivering RDP funds at a local level. Local Action Groups which bring together individuals from local public, private & civil society will be delegated powers of strategy & delivery & will target rural areas with specific needs and priorities.

RENEWABLE ENERGY FUNDING Renewables Obligation (RO) A scheme requiring electricity companies to source a proportion of their electricity from renewable sources. Renewable Obligation Certificates (ROCs) are issued to generators for each unit produced. These are transferred to the electricity company who submit them to Ofgem. A fine is applied per unit the supplier falls short of their target, & the total income from fines is then distributed to suppliers based on the number of ROCs they hold. Suppliers can purchase ROCs from any generator to meet their requirement. The RO closes to new solar pv schemes on 31.03.15 & for all other technologies on 31.03.17. Support continues for existing schemes. • Contracts for Difference (CfD) A new scheme to replace the RO. Schemes with planning permission & grid connections will bid into an annual auction with a price per unit of electricity generated (up to a max price for each technology). If the total bids received equate to more than the annual budget only those projects bidding a lower price per unit will be offered a CfD. All accepted projects are offered a CfD at the lower of their technology specific ceiling price or the bid price of the highest accepted project. • Feed-in Tariffs (FiTs) Support for renewable energy generating schemes of less than 5MW peak output. Eliqible technologies including photovoltaic (pv) cells, wind turbines, anaerobic digesters & hydro-electric plants. Rates vary depending on the technology used & the number of applications. When a system is commissioned it locks into the current FiT rate & this index-linked rate is paid for the lifetime of the tariff (usually 20 or 25 years). • The Renewable Heat Incentive (RHI) The domestic RHI is for owner-occupiers & landlords of individual dwellings. The non-domestic RHI is for non-domestic properties & heating systems covering multiple dwellings. Eligible technologies are biomass boilers, solar thermal units, ground & air source heat pumps, biogas plants & deep geothermal systems. Payments are per unit of metered heat generated & the installation will lock into the payment rate that year with this index-linked rate being paid for the lifetime of the scheme (7 years for domestic & 20 years for non-domestic). • The Green Deal Low interest loan scheme for energy efficiency improvements which links repayments for the work to energy bills.

FORESTRY Establishment Cost: Conifers - Lowland £2k-4k/ha, - Upland £1.8k-3.8kha; Broadleaves £4k-8k/ha. • Fencing: Rabbit £4.20-6.00/m; Stock £4.15-5.15/m; Deer £5.00-6.50/m; Deer & Rabbit £6.50-8.00/m. • Guards: Spirals & canes (750mm) £35-45/100; Plastic tubes (1,200mm) £100-135/100; Stakes £50-70/100.

LAND PRICES & RENTS Land prices in England & Wales: Including residential component £9,594/acre; Bare land £8,067/acre. • Average AHA rent in England & Wales for bare land: Arable £81/acre; Pasture £61/acre. • Average FBT rent in England & Wales for bare land without entitlements: Arable £162/acre; Pasture £104/acre. Rents for AHA & FBTs are continuing to rise with some AHAs over £100/acre & FBTs with entitlements up to £300/acre.

SPORTING RATES Annual rents: Wildfowling and rough shooting on property with limited sporting potential £0.50-2.00/acre; With good topography & woodlands £5-10/acre (excludes cover crop payments). • Charges for a day's shooting (ex. VAT): Driven pheasants £20-28/bird; Driven partridge £22-30/brace; Duck £18-22/bird; Driven grouse £120-180/brace; Walked-up grouse £80-120/brace. • Cost of putting a pheasant down £13.

LABOUR National Minimum Wage From Oct 2014 Apprentice = £2.73/hr, <18 = £3.79/hr, 18-20yrs = £5.13/hr, >21yrs = £6.50/hr. • Agricultural Wage Order Contracts commenced before 1.10.13 remain valid unless contract amended. • Arable Standard Man Days (SMDs) per hectare: Wheat & Barley 1.15/1.75 (straw ploughed in/harvested); OSR 1.00/1.10 (Spring/Winter); Field Beans 0.95/0.90 (Spring/Winter); Early Potatoes 5.50 (exc. casual harvest labour); Maincrop Potatoes 9.25 (exc. casual harvest labour); Loft, 2 tot 1.60, 2 cuts 2.80 (reseeding + 0.60). • Livestock SMDs per head: Dairy cows 4.00; Bulls 3.50; 18-month beef 1.60; Ewes (lowland) 0.50; Ewes (upland) 0.45; Store Lambs 0.30. • SMDs per person per annum: 275.

FARM BUILDING COSTS Dutch Barn 20ft to eaves, no floor or walling = £10/ft². • General Purpose Building 10ft to eaves, timber/steel/concrete frame, FC/steel roof & FC/steel/timber side cladding with doors and concrete floor, electrics and RW disposal = £18.10/ft². • Cattle Cubicle Housing 10ft to eaves, steel portal frame, FC roof, 5ft block walls with open space boarded cladding, steel cubicles, concrete floor and concrete aprons at either end = £22.80/ft². • On-floor Grain Store 17ft to eaves, timber/steel/concrete frame, FC/steel roof and side cladding, concrete floor, 2 doors, 8-10ft thrust walling, main air duct, fan house, ventilators with no fan or laterals, electrics and RW disposal = £30.20/ft².

DILAPIDATIONS Traditional wooden gate 3.66m = £113. • Tubular steel gate 3.66m = £96. • Post & 3 rail fence 3m centres = £8.83/m. • Stock fencing round posts (2.13mm x 100mm) at 3m centres, medium gauge pig netting & 2 strands of barbed wire = £4.89/m. • Stone walling 1.52m high = £40/m. • Ditching cleaning out = £4.04-8.08/m. • JCB hire including operator, fuel and transport to site = £26/hr. • Hedge cutting flail head, 2-3 years growth = 75p/m. • Hedge laying including stakes, clearing up & burning brash = £12-£25/m.

GRASSLAND NITROGEN LIMITS WITHIN NVZs & STEWARDSHIP NVZs: Livestock manure: 170kg N/ha/yr (Derogation: farms with grazing livestock and >80% of their area under grass may work to a higher limit of up to 250kg of N/ha provided a successful application is made in advance each year [deadline 31st Dec for derogation the following year] and certain conditions are met). Other organic manure: 250kg N/ha in any 12-month period (not including manure deposited by grazing animals). Closed spreading periods for organic manures: Grassland 1st Sept – 31st Dec (sandy/shallow soils), 15th Oct – 31st Jan (all other soils), Arable land 1st Aug – 31st Dec (sandy/shallow soils), 1st Oct – 31st Jan (all other soils). Closed spreading periods for manufactured nitrogen fertiliser: Grassland 15th Sept – 15th Jan; Tillage land 1st Sept – 15th Jan. • Stewardship: ELS Low Input Grassland: N/year as inorganic fertiliser = 50kg/ha; total N/year = 100kg/ha. Very Low Input Grassland: FYM per year = 12.5 tonnes/ha.

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) REGULATIONS Before carrying out either of the following projects a screening application must be made to NE who will decide whether consent is needed. If it is, the applicant must produce an Environmental Statement and make an application to NE for a consent decision on whether the project may proceed. • Uncultivated land projects Increasing the agricultural productivity (e.g. applying an increased level of fertiliser, sowing seed, ploughing, draining or clearing vegetation) on areas of 2ha or more that have either not been cultivated (physically or chemically) in the last 15 years or are seminatural areas (unlikely to be semi-natural area if containing 2 or more of the following: >30% rye-grasses & white clover, <9 species per m² & <10% cover of wildflowers & sedges). • Restructuring projects Physically restructuring rural land holdings (e.g. addition or removal of field boundaries & re-contouring of land through the addition, removal or redistribution of earth). Only applies to changes to 4km or more of field boundaries, movements of 10,000m³ or more of earth, or otherwise restructuring an area of 100ha or more

WASTE & POLLUTION Transporting or dealing in waste If you transport your or someone else's waste, or buy or sell waste, you must register as a waste carrier. • Hazardous waste producer registration If you produce, hold or remove >500kgs of hazardous waste (e.g. asbestos, pesticides, oils) in any 12-month period you must register your premises. • Waste exemptions You may need a permit to treat, recover or get rid of waste, however some low-risk activities are exempt if you're registered. There are 60 exemptions falling into 4 categories; use (e.g. U10 – spreading waste to benefit agricultural land), treatment, disposal (e.g. D7 – burning waste in the open) & storage. Exemptions must be registered by 1st Oct and last for 3 years. • SSAFO regulations Sets out requirements for the design, construction and maintenance of new, reconstructed or enlarged facilities for storing silage, slurry & agricultural fuel oil. Facilities should be sited at least 10m from freshwater or coastal water & have a 20-year life expectancy. The EA must be notified at least 14 days before any construction begins & will need a completed notification form before the facility can be used.

NEW CROSS COMPLIANCE RULES FOR 2015 Rules removed SMR 3 (sewage sludge), SMRs 13, 14 &15 (control of foot & mouth, certain animal diseases & bluetongue), GAEC 1 (control of weeds) & GAEC 12 (agricultural land not in agricultural production) have been removed. The Soil Protection Review (SPR) will no longer be required. • Rules added The SPR is replaced by the following rules: GAEC 4 – Farmers must maintain a minimum soil cover unless there is an agronomic justification for not doing so. GAEC 5 – Farmers must put measures in place to limit soil erosion caused by cropping practices, overgrazing & poaching, wind & machinery. Where compaction has caused soil erosion farmers must plough post-harvest land. Where erosion in a single area is >1ha, or 20m long by 2m wide along the bank of a watercourse, the payment could be reduced. GAEC 6 – Farmers must comply with the Heather and Grass Burning Regulations (2007) & Environmental Impact Assessment Regulations (2006), & must not burn stubble, except for plant health reasons. Boundary features are covered under a new GAEC 7 which includes new rules for the protection of stone banks & earth banks & a provision that hedges & trees must not be trimmed from 1st Mar to 31st Aug (although there is a derogation for those wishing to sow oil seed rape or temp grass during Aug). It also includes the tree protection rules including felling licences and tree preservation orders.

ENERGY PERFORMANCE CERTIFICATE (EPC) Residential properties EPCs must be displayed when marketing all properties that are built, sold or let. Exemptions include listed buildings, buildings that are rented for <4 months of the year and temporary buildings intended to stand for <2 years. • Business properties EPCs are required when premises are built, sold, let or if fixed heating, air conditioning or mechanical ventilation systems are installed or extended. An EPC must be displayed on the premises if the useful floor area is >500m², it is frequently visited by the public & an EPC has already been produced for the building's sale, rental or construction.

TAX Income Tax Personal Allowance: £10,000 (£10,600 from 1st Apr '15) (£1 withdrawn for every £2 of income >£100,000); Rates & levels 20% on £0-£31,865 (£0-£31,785 from 1st Apr '15), 40% on £31,866-£150,000 (£31,786-£150,000 from 1st Apr '15), 45% on >£150,000. • Capital Gains Tax individuals 18% or 28%. Individuals Annual Exemptions for £11,000 & Trustees £5,500. Principal Private Residence relief - Gains on sole or main residence (with usually up to 0.5ha) are exempt. Roll-over Relief - Defers tax on disposal of certain business assets where receipts are reinvested in other qualifying assets 1 year before to 3 years after the disposal. Entrepreneurs' Relief -10% CGT for material disposal of relevant business assets. Re-investment Relief - Chargeable gains can be deferred where reinvested in qualifying shares. Holdover Relief - Defers tax on gift of business assets. • Inheritance Tax 40% above threshold of £325,000, exempt spouse/civil partner transfer; £3,000 annual exemption, small gifts £250. Taper Relief Reduction of tax payable on sliding scale from 100% chargeable <3 yrs from a Potential Exempt Transfer (PET) to 0% >7 yrs from a PET. Business Property Relief - 50% or 100%. Agricultural Property Relief - 100% relief if 2 years ownership if owner occupied or 7 years ownership (& agricultural occupation) if let out - 50% of agricultural value for agreements pre-1.9.95. • Stamp Duty Land Tax Rates and thresholds (charged on portion of purchase price/ net present value): Freehold Residential: 0% for <£125k; 2% on £125k - £250k; 5% on £250k - £925k; 10% on £926k - £1.5m; 12% on >£1.5m. Non-residential: 0% on <£150k; 1% on £150k - £250k; 3% on £250k - £500k; 5% on >£500k. Leasehold Residential: 0% on the first £125k; 1% on anything >£125k. Non-residential: 0% on

the first £150k; 1% on anything >£150k. Net Present Value ascertained at discount rate of 3.5% over the life of the lease (YP Single Rate in arrears). • Annual Tax on Enveloped Dwellings (ATED) Annual charge (set to increase by 50% above inflation from 1st Apr '15) where a 'single dwelling interest' is worth >£2 million & is owned by a company. A 'single dwelling interest' includes the main house, gardens & grounds enjoyed with the house & other dwellings occupied with the house. The amount of tax charged is dependent on the value of the property on 1st April '12 or the date of acquisition if later. A number of reliefs are available including for working farmhouses. • Capital Allowances Businesses receive a 100% initial allowance on the first £500k of expenditure (will be reduced to £25k from 1.1.16).

CATTLE MOVEMENTS Apply for passport within 27 days of birth. • Notify BCMS of movements within 3 days. • Standstill period Once an animal (cattle, sheep, goats or pigs) has been moved onto a holding no livestock can be moved off the holding again for 6 days (20 days for pigs). • Update farm records within 36 hours of movement. • Pre-movement TB testing All cattle over 42 days old moving out of an annually tested herd must have tested negative to a TB test within 60 days prior to movement (subject to certain exemptions). • Sole Occupancy Authorities (SOAs) permit livestock keepers to link holdings falling under their sole management and control. Pre-movement testing is required except for moves between holdings within the SOA which are within a 10-mile radius of the main holding. Livestock standstill rules do not apply for movements within a SOA.

PLANNING General Permitted Development Order 1995 – Part 6 (Agricultural Buildings and Operations) - Class A (Development on units of 5ha or more) The erection, extension or alteration of a building on agricultural land which is reasonably necessary for the purposes of agriculture is permitted development. Buildings must be: on separate parcels of land of <1ha, <465m², (including other development within 90m. constructed in the past 2 years); <12m high (3m if <3km from aerodrome); <25m from a trunk/classified road. Livestock/slurry buildings must be located >400m from 'protected buildings'. Procedure: A form is sent to the Local Planning Authority (LPA) giving certain details (size of farm, size of building, materials to be used, location plan etc.) If the LPA fail to respond within 28 days, development can begin. • General Permitted Development Order 2013 - Class M (Change of use of agricultural buildings) The change of use of agricultural buildings to a use within the following classes is permitted development: Class A1 (shops); Class A2 (financial & professional services); Class A3 (restaurants & cafes); Class B1 (business); Class B8 (storage or distribution); Class C1 (hotels); Class D2 (assembly and leisure). This is subject to the following requirements: The building has been solely in agricultural use since 3.7.12; the floor space is ≤500m²; the site is not a listed building or scheduled monument; for buildings of <150 m², one must inform the LPA of the start date and nature of the new use and provide a plan showing which buildings are affected; for buildings of 150m²-500m², the applicant must seek prior approval from the LPA for transport and highways, noise, land contamination and flood risk issues. Procedure: A form is sent to the LPA giving relevant information along with a fee of £80. If the LPA fail to respond within 56 days, development can begin. • General Permitted Development Order 2014 - Class MB (Change of use of agricultural buildings to dwellings) The change of use of existing agricultural buildings and land within their 'curtilage' to up to 3 dwellings, together with the building operations needed for that conversion, can be permitted development subject to the following requirements: the total area of buildings which can be converted is $450m^2$ floor space; the footprint of the completed building must not go outside the footprint of the original building; the site is not a listed building or scheduled monument & is not in an SSSI, National Park, AONB, conservation area, World Heritage Site or The Broads; the permitted building operations are limited to the installation or replacement of doors, windows, roof or external walls and services as well as partial demolition; the site must have been used solely for agriculture as part of an established agricultural unit on 20.3.13, or, if the site was not in use on that date, when it was last in use, or, if the site was brought into use after that date, for 10 years before development begins. Tenancy Issues: Where the building in question is let under an FBT or AHA tenancy, both the landlord & tenant must have consented in writing to the proposed change of use. Where the tenancy is terminated <12 months before development begins & termination was for the purpose of carrying out the development, both the landlord and tenant must have agreed in writing that the site is no longer required for agricultural use. Compatibility with other PD rights: If PD rights to erect a new agricultural building are used after 20.3.13, the right to Class MB rights is lost for 10 years. Conversely if Class MB rights are now used to change the use of a farm building to a house, then existing rights to erect new farm buildings will be lost for 10 years. Procedure: There are 2 parts to the process. Class MB(a) considers the principle of the change of the use of the building and assesses transport & highways impacts, noise impacts, contamination risk, flood risk & whether the location/siting makes it impractical/undesirable. Applicants should submit an application form to their LPA, a plan, a site-specific flood risk assessment if within Flood Zone 2 or 3 & £80 fee. Class MB(b) considers the details of the building operations necessary to convert the building & the design & external appearance. Applicants should submit a statement detailing the extent of any demolition & building works, drawings or photos of existing elevations, drawings of proposed elevations, drawings of existing & proposed floor plans & £172 fee. (If both MB(a) & MB(b) are applied for the total fee is £172). If the LPA fail to respond within 56 days, development can begin. • Certificate of Lawfulness of Existing Use or Development (CLEUD) May be obtained if a breach of planning policy or conditions has been occurring continuously for: 4 years for the construction of a new building (not a dwelling); 4 years for the change of use of a building to a single dwelling; or 10 years for the change of use of a building to any use other than a single dwelling. Provisions under the Localism Act give LPAs the power to bring enforcement action against breaches of planning control in cases where there has been fraud, deliberate concealment, or other abuses of the planning system. A Planning Enforcement Order is available to LPAs through an application to the Magistrates' court. This must be applied for within 6 months of the date the LPA became aware of the breach. The LPA then have 12 months to take action.

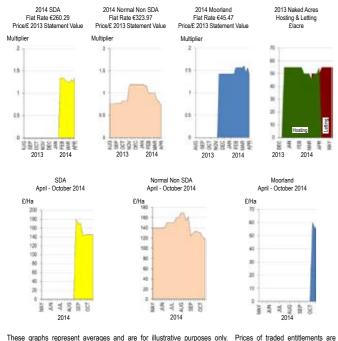
16.12.2014 Whilst care has been taken to ensure that Farm Facts 2015 is as up-to-date and accurate as possible, Townsend Chartered Surveyors cannot be held responsible for any errors or omissions contained herein. It is published as a broad guidance only and should not be relied upon without further professional advice.







ENGLISH ENTITLEMENTS & NAKED ACRES



expressed in £s. Exchange rates used were those set for the previous Scheme Year. Naked Acre rental prices are gross of letting fees with no VAT charged. For historic entitlement and naked acre price graphs please see www. townsendcharteredsurveyors.co.uk/entitlements and follow the link. If you would like a formal written entitlement valuation, please contact us.

Entitlement averages: 2013/14 (trade for 2014 scheme year) Non-SDA £220, SDA £259 and Moorland £53.26; 2015 1st window (up to 21.10.14) Non-SDA £127.88, SDA £151.06 and Moorland £55.69.

Naked Acre 2014 season rental averages: Non-SDA £53.71/acre; SDA £50/acre; Welsh £40/acre. Entitlement hosting average rates for 2014 Scheme Year: £48.45/acre.

UK MILK QUOTA



Sale prices adjusted to 4% b/fat base as at the date the transfer was agreed and includes direct sales quota converted at 3.80% b/f base. No account is taken of uncompleted sales, professional fees and VAT. For historic milk quota sale price graphs back to 1989 please see www.townsendcharteredsurveyors.co.uk/milk quota and click on the link. If you would like a formal written milk quota valuation, please contact us. December 2014 sales of 4% b/f trading at 0.2ppl.

1.1.15 Start of the Basic Payment Scheme • Cross Compliance rules must be followed from this date Organic manure* can be applied to land on shallow or sandy soils from this date if conditions are suitable & quantity conditions are adhered to • Manufactured nitrogen fertilisers can be applied from this date if conditions are suitable • Lambs ID'd with the single slaughter tag must be ID'd with an electronic identification (EID) slaughter tag only • Individual tag numbers for sheep ID'd before 2010 must be included on the movement document. • Start of fallow period for EFA rules 1.2.15 Pheasant & Partridge seasons close ● Organic manure* can be applied on all soil types if conditions are suitable & quantity conditions are adhered to 2.2.15 Candlemas 28.2.15 End of quantity restrictions for application on organic manures* 1.3.15 Hedgerows & trees must not be cut & hedgebanks must not be cast up from this date but hedge laying and coppicing may continue 25.3.15 Lady Day 31.3.15 Milk Quota transfer deadline & End of Milk Quotas 1.4.15 Heather, bracken gorse etc. in lowland areas must not be burnt from this date 16.4.15 Heather, bracken, gorse etc. must not be burnt in upland areas from this date 30.4.15 Farmers with an NVZ grassland derogation must submit 'Fertiliser Accounts' to the EA • The number of 'specified' livestock kept on the farm during the previous year must be recorded & the amount of nitrogen they produced calculated or the farm during the previous year must be recorded at the amount of introgen mey produced contact of the produced of the p may cut hedgerows from this date • Start of closed period for applying organic manure* to tillage land on shallow or sandy soils unless crops will be sown on or before 15th Sept 12.8.15 Red Grouse and Ptarmigan seasons open 20.8.15 Black Grouse season opens 31.8.15 Catch crops used for EFA must be established 1.9.15 Hedgerows & trees can be cut & hedgebanks can be cast up from this date • Start of closed period for applying organic manure* to grassland on shallow & sandy soils • Start of closed period for applying manufactured nitrogen fertilisers to tillage land 15.9.15 Start of closed period for applying manufactured nitrogen to grassland • Partridge season opens 16.9.15 Start of closed period for applying organic manure* to tillage land on shallow or sandy soils sown with crops on or before 15th Sept 29.9.15 Michaelmas 1.10.15 Pheasant season opens • Catch crops used for EFA must remain until this date • Cover crops used for EFA must be established by this date • Heather, bracken, gorse etc. in upland areas can be burnt from this date • Start of closed period for applying organic manure* to tillage land on soils which are not shallow or sandy 15.10.15 Start of closed period for applying organic manure* to grassland on soils which are not shallow or sandy 1.11.15 Heather, bracken, gorse etc. in lowland areas can be burnt from this date 11.11.15 Martinmas 1.12.15 The annual inventory for sheep must be carried out 10.12.15 Grouse and Ptarmigan seasons close 25.12.15 Christmas

*with a high readily available nitrogen content











Hugh Townsend FRICS, FCIArb, FAAV



Ashley Taylor
BSc (Hons) MRICS, FAAV, MCIArb



Chris Allen BSc (Hons)



BA (Hons)



Jessica Bradley BSc (Hons), MSc



Edward Coate

estate & farm management day-to-day management and consultancy, property agency sale and purchase of houses & country houses, farms, land, estates, cottages, barns, smallholdings, equestrian property; lettings & management; grass & land lets: development land, professional services farm & rural business consultancy; Single/Basic Payment Scheme; agri-environment schemes/Stewardship/NELMS; landlord/tenant negotiations; diversification; rent reviews; ASTs & FBTs; partnership agreements; dispute resolution, mediation, arbitration, expert witness & advocacy; telecoms, compulsory purchase, pipeline and easement claims, & wayleaves. renewables anaerobic digestion; energy crops; biomass/ estate heating; hydropower; income from renewables; on-shore wind & solar. farm quota entitlements & naked acres; milk quota; water abstraction licences; carbon trading, credits & emissions allowances. planning & development advice & applications; agricultural need assessments; appeals; design & drawings; development & development land advice. valuations surveys and valuations for property, insurance, IHT, CGT & probate. sporting sporting agency & licences.







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