Rostons
LAND & PROPERTY SPECIALISTS

Spring 2018

Farming Focus

CHARTERED SURVEYOR • COUNTRY HOUSE & FARMS • ENTITLEMENTS • PLANNING • LITIGATION • FINANCE

Meet the team

Tony Rimmer
Director
MRICS, FAAV

Carys Studley
Director
MRICS, FAAV

Tom Selby
Chartered Surveyor
MRICS, FAAV

Fran Griffiths
Graduate
Surveyor, FAAV

Hywel Davies
Graduate
Surveyor, FAAV

Jonathan Bell
Graduate
Surveyor

Holly Wybergh
Graduate
Surveyor

Sophie Cliffe
Professional
Support

Georgina Jones
Professional
Support

Louise Roberts
Accounts
Manager

Health & Harmony:

The future for food, farming and the environment in a green Brexit

DEFRA has just published its paper on the future of agriculture post Brexit.

It's a vital document but our regular publication Farming Focus does not have enough space to provide all the detail so our seminars will cover this at a later date.

In the meantime, we strongly urge all farmers, landowners and those with an interest in the rural environment to read the paper and respond.

It's a hefty read but in summary it covers:

- Issues arising from leaving the Common Agricultural Policy
- The transition period
- The Government's ambition for farming and the environment
- Animal welfare
- A new environmental land management system
- Plant and animal health standards
- Smarter regulation enforcement
- International trade
- Managing risks and volatility
- A skilled workforce
- Helping rural communities prosper
- A new statutory framework

As we suspected, early readings were very much as we predicted. The existing payment regime is guaranteed for the current period of Parliament but it doesn't clarify how the money will be dealt with.

There is talk of capping payments and it is highly likely the system will change even before the end of this current Parliament.

In simple terms and in the opinion of Rostons Director Tony Rimmer, the whole emphasis on payments will be moving from the current basis where they are linked to land to more environmental measures which will also be associated with improving productivity by way of technology, skilled labour force and improved animal welfare, as well as environmental enhancement and protection.

Worryingly, public access to the countryside also has a main section together with animal health and welfare.

As a route to looking after the general public, there is a section on supporting rural communities and remote farming.

As one would expect this covers the uplands but also rural communities and there is mention of such items as broadband, mobile phone coverage and affordable housing.

More will undoubtedly evolve on this subject over the next few weeks.

If you wish to find out more then please either attend the Rostons seminar or speak to any of the team at the office.

Rostons Spring Seminar

Many of you are regular attendees at our annual spring seminar, so it's important you know this year we have delayed them until April due to the Government Consultation Paper on the future of agriculture.

Spring seminar - 19th April
Held at Nantwich Football Club.
7.15 for 7.30pm start
Guest speaker Tom Hind AHDB

Please confirm your attendance with the office

Entitlement Trading Review

We are currently trading English Non-SDA entitlements in the region of £150 per ha.

We also have Welsh Entitlements to sell as well.

If you are thinking of claiming on additional land, or have entitlements to sell, we urge you to contact us as soon as possible to get your entitlements on the market or to secure a purchase.

UNSUBSCRIBE
In accordance with the Data Protection Act, you have been sent this publication because we hold your details on our database.
If you do not wish to receive such publications, please notify the office and you will be removed from our database.

Seismic Surveys in Cheshire

Further seismic surveys are set to place in North Cheshire this summer which may impact you if you own or occupy land in the area.

The purpose of the survey is to ascertain the geology underneath the land and initially the information is for the use of chemical company INEOS.

Within four years of completion, the survey results have to be supplied to the British Geological Society and will go on National record.

If you own or occupy land in the area shown right, you may be approached by Fisher German Priestner, agents for INEOS, for access to undertake the surveying.

Two years ago, a similar survey took place in North West Cheshire and Rostons were heavily involved acting on behalf of many land owners and occupiers.

Many of you will already be aware that INEOS are at the forefront of shale gas extraction and it is highly likely that the surveys are in connection with potential supplies.

It is essential you ensure you enter into adequate terms for these surveys - particular areas requiring attention are indemnity levels, drainage and your ability to prevent access should ground conditions become unsuitable.

If you are approached and wish to appoint an agent, our fees are covered by INEOS. The Rostons Team have the skills and experience and would be delighted to hear from you.

Basic Payments 2018 Changes

The RPA announced in August last year that there would be some changes to the current Greening requirements, especially to the Ecological Focus Area requirement if a claimant grows more than 15ha (37ac) of arable crops.

The main changes are:

- EFA Hedges – This popular EFA option will be extended to include trees in a line, this is defined as trees with a crown diameter of four metres and the canopies being no more than five metres apart. The EFA value will stay the same - 10m2 for every 1m length of full hedge and 5m2 for every 1m length of half hedge.
- Field Margins – This is very similar to the buffer strip option that is currently available, although a field margin will not have to be next to a watercourse it will still need to be adjacent to an arable crop.
- Catch Crop Period – The catch crop period has now been extended and any catch crop will now need to be established by August 2018 and retained until October 14th 2018
- Plant Protection Products – PPPs may NOT be applied to any fallow land, Catch Crop, Cover Crop or Nitrogen Fixing Crop used as EFA in the 2018 claim year. The ban will be imposed on the life cycle of the crop, and came into force on January 1st, 2018. Any winter crops sown in 2017 will however still come under these new rules.

Welsh farmers will also need to adhere to the PPP ban as detailed above, and by putting any Fallow, Catch/Cover crop or Nitrogen Fixing Crop down on the 2018 SAF form will also need to submit evidence to RPW showing that PPP has not been applied.

Restrictions have also been introduced for fallow land outside the fallow period (February 1st to July 31st). For fallow land to be counted as EFA in 2018, there must be:

- No grazing to take place for the whole calendar year
- Any cuttings (grass or leaves) must be left on the ground to rot and cannot be removed, used or burned. This does not apply in England.

Data Protection

If you have received this publication it means your details are currently stored on the Rostons database, which we use to keep you up-to-date with relevant information and our publications.

Later in 2018 new General Data Protection Rules will be introduced. Rostons has decided to start work on our database ahead of the implementation date to ensure only people who want to be contacted are contacted, whether that be in the form of this newsletter, by email, phone or text.

Please notify us if you wish to be removed from our database and we will do so immediately.

AMC

The Agricultural Mortgage Company (AMC) continues to offer agricultural businesses long-term loans predominantly on a 'lend and leave' basis with a term that means a term.

There have been a number of applications for a variety of purposes including construction of agricultural workers dwellings, on farm renewable, investment of agricultural buildings and the restructuring of existing debt.

The benefit of borrowing with the AMC is that they are willing to lend for up to 30 years.

The impact of Brexit may result in challenges or opportunities. Loans of this type allow you to expand or diversify purchase or undertake any of the above with borrowing. Capital is raised by using your assets to secure funds and this borrowing could increase if your property has additional security.

If you are looking to diversify or look into new projects in 2018, please contact the office.

BREW REVIEW

1. As provided by the First Tier Tribunal livery stables may now qualify for Business Property Relief for Inheritance Tax proposes, if seen to be 'trading'.
2. Along with regular information on farming policy you can find updates on entitlement and fodder trading on our Facebook page – Rostons UK
3. Make sure you have received your correct amount of Basic Payment this year, the payment rate was £230/ha (£93/ac)
4. Have you made sure that you have enough greening for your 2018 BPS claim
5. From 01.01.18 did you know that any late reporting on CTS pf births, movements and deaths will trigger an automatic cross compliance penalty
6. Planning fees have risen by 20% so for permitted development the planning application fee if £96
7. Nitrogen Fertiliser can spread from the 15th January 2018