

Financial support available under Farming in Protected Landscapes (FiPL)

Farmers and landowners in National Parks and Areas of Outstanding Natural Beauty (AONB) have until 31 January 2022 to apply for funding under this new scheme.

Developed by Defra, the programme will run from 2021-2024 and is designed to support infrastructure or activities that deliver under one of four themes:

- Mitigate the impacts of climate change
- Support nature recovery
- Provide opportunities for people to discover, enjoy and understand the landscape and cultural heritage
- Support nature-friendly, sustainable farm businesses

With elements reminiscent of Countryside Stewardship, the Catchment Sensitive Farming programme and LEADER funding, it will consider multi-year spending, as well as one-off capital items.

Successful applicants could receive up to 100% of a project's costs.

Application for more than £5,000 will be scrutinised by local assessment panels, expected to be made up partly up of farmers, basing their decisions on guidance from Defra and local priorities.



FiPL – did you know?

- Applications can be made by individual businesses or jointly from multiple businesses.
- You're able to apply if you're already in an existing agri-environment scheme, such as Countryside Stewardship, as long as the same activity isn't paid for twice.
- The programme's end will coincide with the full roll-out of the Environmental Land Management (ELM) scheme in 2024.

Farming rules for water

Farmers are facing new challenges in terms of organic manure use this autumn and winter, after the Environment Agency (EA) issued Regulator Position Statement (RPS) 252, setting out a legal framework covering farmyard manure, slurry and digestate.

Some farmers have been left unsure as to whether their planned applications will contravene RPS 252, which followed the EA's earlier announcement of a new interpretation of the 2018 Farming Rules for Water.

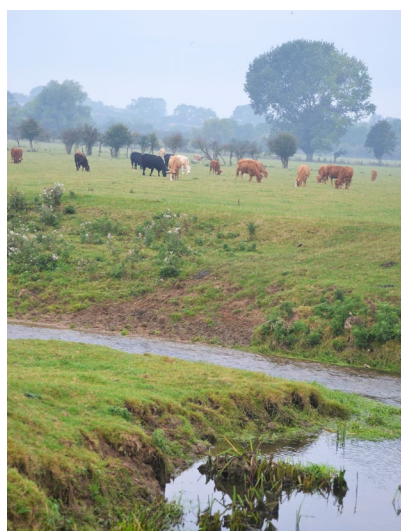
Earlier in 2021, it appeared that the EA proposal was to prohibit all autumn and winter applications of manure, except on oilseed rape and grass, because they'd be unjustified from a 'crop need' perspective.

But Defra has said it intends to enable current practice to continue in most situations to alleviate the

immediate concerns of those with large quantities of organic material.

Although having complex rules, guidance and exceptions, the RPS has been issued to allow applications of manures this autumn and winter.

Without the RPS, farmers who continue to apply manure



in excess of crop and soil need would risk breaching the EA's new interpretation of the Farming Rules for Water rules.

The EA has set out three steps that those applying manures and fertilisers this autumn and winter must consider:

1. If you already comply with the Farming Rules for Water, then carry on.
2. If you can meet the conditions of the RPS, then contact the EA and carry on.
3. If you cannot comply with the conditions of the RPS, then contact the EA. They will assess the situation and, where the activities do not cause significant risks, will allow them or help find alternatives if necessary.

If you have any specific question around your manure application compliance, please get in touch.

PDR changes bring building options

New development opportunities are on the cards following the creation of a new permitted development rights use class.

Class MA, which came into effect in August, allows for a change of use from commercial, business use and service use (Class E) to residential.

This could help farmers and landowners exploring options to convert ageing or redundant buildings to raise revenue as BPS support falls.

Class E had itself only been introduced last year to replace the previous use classes of A1, A2, A3, B1a, b and c and D1 and D2, which spanned retail, financial services,

cafés/restaurants, offices, research establishments, light industry, health clinics, nurseries and gyms.

Exceptions to the new rules include National Parks and AONBs, but they do apply in Green Belt, Conservation Areas and the open countryside.

With Boris Johnson having spoken of the need to "build, build, build" – and the government's determined to inject momentum into the Covid-ravaged economy – planning authorities are giving the green-light to decisions that, in times gone by, might have been refused.

Some, for example, may be particularly open to residential proposals if they're falling behind

on their targets for land allocated for housing.

Insufficient land identified for housing has prompted many local authorities to issue 'Calls for Sites', meaning farmers and landowners can put forward sites of any type or size (including residential, commercial, retail or leisure) which will then be assessed as potentially suitable spots. While this won't, in itself, determine if a site should be allocated for development, the process does inform plan-making.

Meanwhile, we wait to hear how the new Minister in charge of housing, one-time Defra Secretary Michael Gove, will change the system.

Join us at The Vineyard & Winery Show

Taking place on 24 November 2021 at the Kent County Showground, it will be a great place for anyone connected with grape-growing and wine-making to learn and network.

CLM is pleased to be one of the sponsors for this event, which is free to attend.

Many of the exciting developments in the viticulture sector are happening in the



south east and there is still much enthusiasm about the prospects for the wine sector.

Although the market for viticulture land has matured compared with two or three years ago, the best ground can still change hands for double the £10,000/acre that good agricultural land is making.

One trend we're predict is likely to happen is a shift toward more vineyard land being leased.

While grape-growers and winemakers might prefer to buy rather than lease ground because they want complete control, some landowners will be more enthusiastic about leasing and most potential issues can be resolved by a carefully thought-out lease.

Provisions, for example, covering the extent to which the tenant can change or improve buildings (which can ultimately work to the benefit of both parties) or allowing the tenant to sell the lease if they wish to exit the business should be included.



Say hello to...

...Georgina Wallis, who has joined us as a Farm and Environment Consultant.

She brings a wealth of knowledge from former roles including a Catchment Sensitive Farming Office for River Nene Regional Park CiC and a Catchment Adviser for Anglian Water Group.

A FACTS-qualified advisor, Georgina's appointment marks the latest in a series of recruitments, expanding our expertise in areas such as natural capital, alongside our traditional core areas including farm business management and environmental management.

CONTACT US

We are a 20-strong team including land agents, business consultants, planners, valuers, environmental experts, agriculturalists, ecologists and property experts. For more information about the topics in this issue, please get in touch with your existing CLM adviser or, for new inquiries, contact one of our directors.



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See a two-minute video about CLM and how we can help you.