

2022 FARMING AND PROPERTY BULLETIN – ISSUE 2

KEY DATES

The Rural Payments Agency (RPA) has published the key dates to look out for in 2022 for rural schemes in England. Those include:

Basic Payment Scheme (BPS)

- Monday 31st January – function to transfer land and entitlements online opens.
- Tuesday 15th March – application window opens
- Monday 16th May - deadline to submit a BPS application without penalty and the deadline to transfer BPS entitlements for them to be used for a BPS 2022 application.

Countryside Stewardship

- Tuesday 8th February - applications open for Higher Tier, Mid Tier, Wildlife Offers, Capital Grants
- Friday 29th April - deadline to apply for Higher Tier
- Friday 29th July - deadline to apply for Mid Tier or Wildlife Offers
- Capital Grants will remain open for applications throughout 2022
- Monday 16th May - submit CS (and Environmental Stewardship) revenue claims for existing agreements without penalty

ELECTRIC CHARGING POINTS FOR VEHICLES AND PLANNING POLICY



A number of clients that own residential and commercial property are coming under increasing pressure to install electric charging points for tenants. With no new petrol and diesel cars being sold from 2030 the need is only going to increase and may become a necessity as well as a marketing point. Installing a charging point is “development” as defined by the Town and Country Planning Acts and therefore subject to planning control. However, the UK has introduced permitted development rights in order to assist with this. It is important to note that in some cases permitted development is still limited or restricted such as in designated areas or with listed buildings so other necessary consents and licenses may still be required.

In England Class D and E of Part 2, Minor Operations, in Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended provide permitted development rights for the installation of: - electrical outlets (Class D) - electrical upstands (Class E) for recharging vehicles. These do not distinguish between domestic and non-domestic properties, i.e. residential and commercial.

Part 2 Class D - electrical outlet for recharging vehicles, subject to prior approval, allows for the installation, alteration or replacement, within an area lawfully used for off-street parking, of an electrical outlet mounted on a wall for recharging electric vehicles. To have the benefit of permitted development rights, the outlet must not:

- exceed 0.2 cubic metres
- face onto or be within 2 metres of a highway
- be within a site designated as a scheduled monument
- be within the curtilage of a listed building.

Part 2 Class E - electrical upstand for recharging vehicles, subject to prior approval, allows for the installation, alteration or replacement, within an area lawfully used for off-street parking, of an upstand with an electrical outlet mounted on it for recharging electric vehicles. As amended in 2019, to have the benefit of permitted development rights, the upstand must not:

- in the curtilage of a dwelling house (or a building consisting of at least two flats), exceed 1.6 metres in height from the level of the surface used for the parking of vehicles and
- elsewhere, not be more than 2.3 metres high
- face onto or be within 2 metres of a highway
- be within a site designated as a scheduled monument
- be within the curtilage of a listed building
- result in more than 1 upstand for each parking space.

In addition to planning, it is also worth checking the local network capacity if a large number of charging points are to be installed on a site.



61ST ANNUAL SALE OF HAY & STRAW

The 61st Adkin/Thimbleby & Shorland Annual Sale of Hay & Straw was held live and online this year, enabling buyers to bid remotely if desired, a trend that has fast become the norm due to the Covid pandemic. Yet again, the trade was in marked contrast to last year, this time with significantly less demand across the board. The huge crops of hay and haylage made last summer/autumn coupled with an extremely mild autumn and winter thus far, are responsible for this. Consumption is well below usual levels and whilst this has had an effect on price, the most obvious implication is that clearance is very low. Clearance of wheat straw was only just over 50%, and for Meadow hay just under 50%. There was very little haylage sold.

Auctioneer Chris Boreham said: "What a difference a year makes! The hay and straw trade has more often than not been a case of feast or famine, but I can't remember two more contrasting years. It was to be expected under the circumstances. There just isn't the demand. It will take a significant change in the weather to affect things.

The elephant in the room of course is what effect the unprecedented increase in the price of fertiliser is going to have on this year's crops. Next year's trade may be just as exceptional but for quite different reasons!

Thanks go to all parties for continuing to support the sale. The year ahead looks even more unpredictable than ever, but we look forward to the 2023 sale with interest. The principal prices achieved were:

HAY

Meadow - Big Bales

Claas 2100 bales Meadow Hay to £19 per bale (approximately £75/tonne) (Marcham Farms Ltd). 45% clearance.

Seeds - Big Bales

NH 1290 bales Seeds Hay £28.75 per bale (approximately £70/tonne) (Mr G Crockford). 22% clearance

STRAW

Barley Straw - Big Bales

Claas 3200 bales £24 per bale (approximately £72/tonne) (Gale Estates). 36% clearance

Wheat Straw - Big Bales

Top price NH BB9050 bales £18 per bale (approximately £90/tonne) (Mr A Hardy). Average approximately £61/tonne. 54% clearance.



OAST (Oxfordshire Agricultural Society Trust)

OAST provides financial assistance for relevant activities to individuals, groups or organisations connected with agriculture/rural activities in Oxfordshire (or in areas closely bordering the County) to help with their professional and personal development. Preference is usually given to younger people near the start of their careers in the industry, or to organisations concerned with young people.

However the Trustess also actively consider other applications if they fall within the Trust's terms of reference.

To find out more please go to www.oast.org.uk