



AGRICULTURAL
UPDATE
APRIL 2024



FARMING RECOVERY FUND

DEFRA released a fund on 9th April for farmers affected by the damage caused by Storm Henk earlier in the year. Rural Payments Agency contacted those affected parties with what has turned out to be a rushed release of the fund. Those that have applied since have received notification from RPA that the fund is being recalculated with additional land parcels possibly now eligible.

Those who have already claimed are advised to look out for the further release. If you have not yet applied, it is sensible to wait until the second phase is released.

The fund is part of a broader scheme called the Flood Recovery Framework and as of yet has only been activated for Storm Henk.

Please do contact a member of the Agricultural Team on 01285 648106 if you wish to discuss this further.



BIRD REGISTRATION

It was announced on 19th March that the Government is implementing new measures to better protect poultry from future avian influenza outbreaks. On 1st October 2024 there is a legal deadline for all birds (regardless of flock size and breed) in England and Wales to be registered to the Animal and Plant Health Agency (APHA). Currently, it is only compulsory to register birds if the flock is of 50 or more birds. It is suggested that removing the minimum number for compulsory registration will increase the effectiveness of disease control measures.

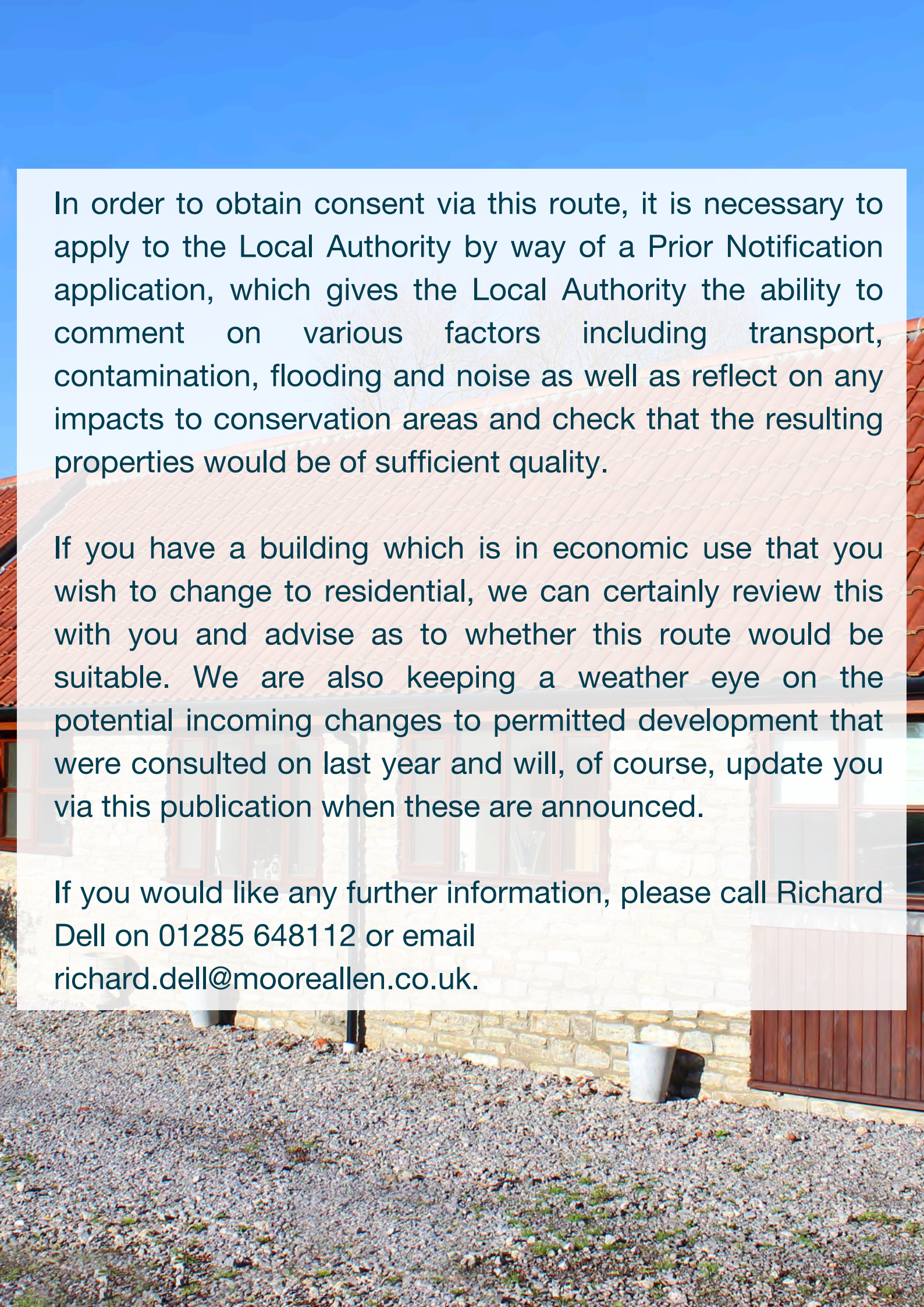
Once birds are registered, keepers will receive relevant updates, to include information on any local outbreaks.

If you would like further information or require assistance with registering your flock, then please contact the Agriculture Team on 01285 648107.

CHANGES TO CLASS MA PERMITTED DEVELOPMENT PLANNING CONSENTS COME INTO EFFECT

The changes which the Government announced to the Class MA (change of use from commercial use to residential use) last year came into effect on 5th March. These changes removed the need for eligible properties to have been vacant for three months and also removed the cap of 1,500m² (circa 16,000ft²) from the legislation, allowing for more, and larger, buildings to be converted.

Class MA allows for conversion of buildings within Class E (commercial, business and services), and its predecessor Classes, to residential use to take place without the need for full, formal planning consent. As with all permitted developments, there are a number of factors to take into account and hoops to jump through, but this consent can provide a useful alternative to the normal route for obtaining consent. In order to be eligible, any building must have been in a Class E use for a period of two years prior to the date of application, not be in an SSSI, AONB or a National Park, nor should it be part of a listed setting or any scheduled ancient monument or World Heritage site. There are some other Clauses to be met, but these are much more niche!



In order to obtain consent via this route, it is necessary to apply to the Local Authority by way of a Prior Notification application, which gives the Local Authority the ability to comment on various factors including transport, contamination, flooding and noise as well as reflect on any impacts to conservation areas and check that the resulting properties would be of sufficient quality.

If you have a building which is in economic use that you wish to change to residential, we can certainly review this with you and advise as to whether this route would be suitable. We are also keeping a weather eye on the potential incoming changes to permitted development that were consulted on last year and will, of course, update you via this publication when these are announced.

If you would like any further information, please call Richard Dell on 01285 648112 or email richard.dell@mooreallen.co.uk.

FOR SALE

Available in the Cirencester area for collection:

- 1,500 tonnes of clamp maize silage.
 - 300 tonnes of grass silage.
- 150 bales of 6 string low input pasture haylage bales 11% CP, 9ME, 72% DM
 - 150 bales of 6 string ryegrass haylage bales 14% CP, 10ME, 50% DM

Please contact Lucy Wray for further information on 01285 648112.

CHANGES TO THE SUSTAINABLE FARMING INCENTIVE SCHEME

On 25th March, Defra announced that it is restricting six area actions to a maximum of 25% of the farm's total land area. The aim of this is to ensure that the SFI Scheme benefits both the environment but also ensures that food production continues.

The six actions being restricted are generally those which have high payment rates and require less management once established. The SFI actions which are now restricted to a maximum of 25% of the farm's total land area are as follows:

- IGL1 – Take Improved Grassland Field Corners or Blocks out of Management
- IGL2 – Winter Bird Food on Improved Grassland
- AHL1 – Pollen & Nectar Flower Mix
- AHL2 – Winter Bird Food on Arable and Horticultural Land
- AHL3 – Grassy Field Corners and Blocks



· IPM2 – Flower Rich Grass Margins, Blocks or In-Field Arable Strips

The 25% land area could be a single action or a mixture of the actions listed above, not 25% for each option.

If you would like further information about the SFI Scheme, please contact a member of the Agricultural Team on 01285 648107.

FORTHCOMING MACHINERY AUCTIONS

Bradborough Farm, Southrop, Lechlade, Gloucestershire
COLLECTIVE AUCTION OF AGRICULTURAL MACHINERY
& EQUIPMENT

Wednesday, 1st May - Entries are Invited

The Show Field, Brook Farm, Great Somerford, Wiltshire,
SN15 5JA
COLLECTIVE AUCTION OF AGRICULTURAL MACHINERY
& EQUIPMENT

Wednesday, 15th May - Entries are Invited

PRELIMINARY ANNOUNCEMENT
Near Corsham
GENUINE DISPERSAL SALE OF BUILDING EQUIPMENT &
ESTATE REQUISITES

Saturday, 1st June - Selected Entries Invited

For further information please see our website or contact
Kellie Gilbride on

01285 648103, farmsales@mooreallen.co.uk

LAND AT MOOR FARM



An attractive parcel of Grade 3 arable and grass farmland extending to 57.58 acres (23.30 hectares) with development potential on the outskirts of the market town of Fairford.

For sale by private treaty as a whole

Guide Price: £450,000

For further details, please contact the Cirencester office on 01285 648115.



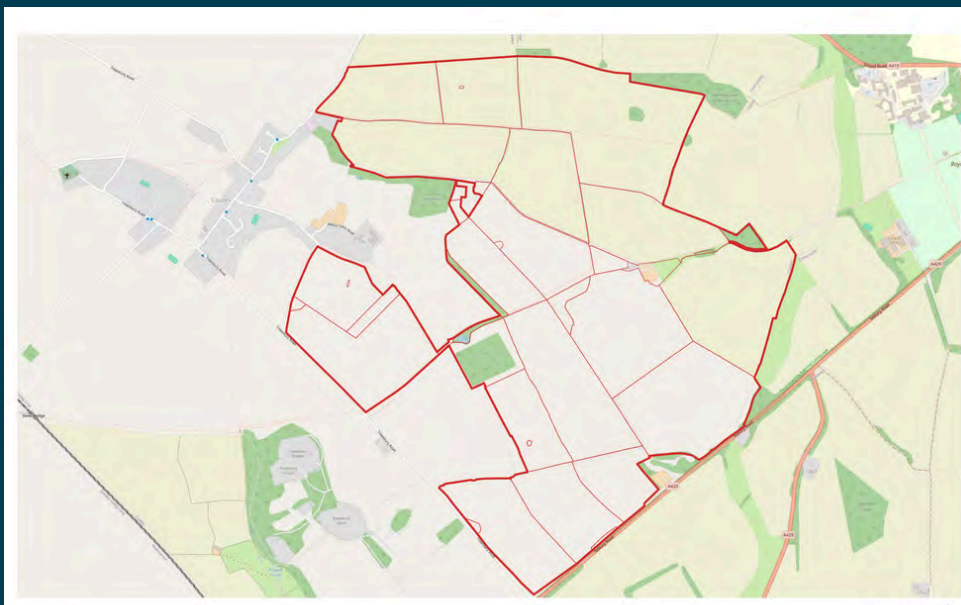
CONTRACT FARMING OPPORTUNITY



3 year term with effect from
29th September 2024
situated at Coates, Near Cirencester

Approximately 185 hectares (457 acres) in total

For further details please contact Stuart Milsom or Elliot Hutt
on 01285 648107 or visit our website
<https://www.mooreallen.co.uk/agricultural-cfa-opportunities>



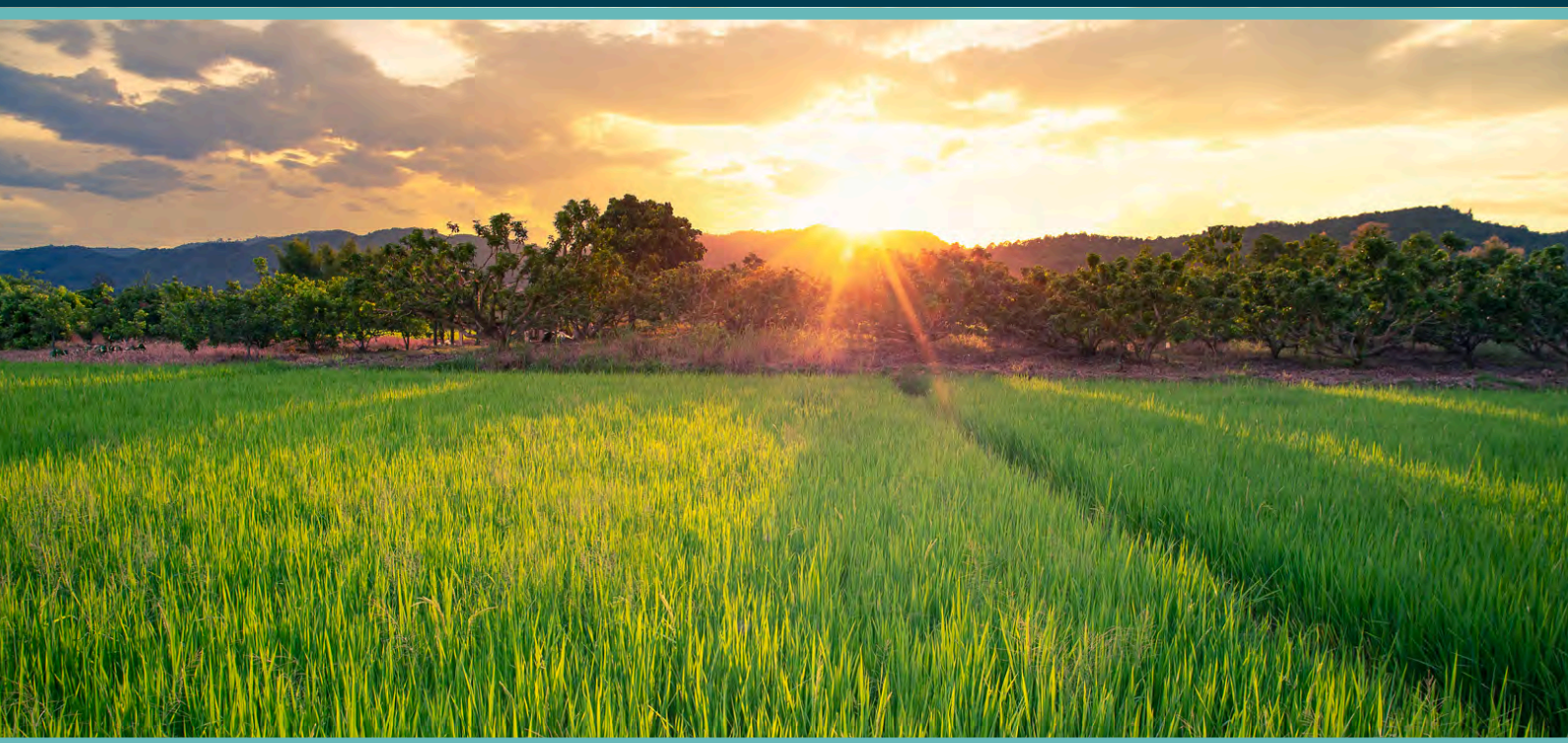
MOORE ALLEN & INNOCENT

Here for the past present and future

LAND & ESTATE AGENTS

VALUERS

AUCTIONEERS



Cirencester Office
01285 651831

Lechlade Office
01367 252541

Cirencester Sallerrooms
01285 646050

mooreallen.co.uk

