

# Agriculture under pressure - Implications for future land use and planning

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# NFU mission statement

The NFU champions British farming and provides professional representation and services to its Farmer and Grower members.



**Farming is the bedrock of the food and drink sector which employed 3.9 million people and was worth £109 billion in 2016.**



**62% of farms host diversified activities generating £580 million in 2015/2016. 1/3<sup>rd</sup> farms host renewables.**





Farmers manage 75% of UK land area:  
iconic landscapes; historic buildings and  
140,000 miles of footpaths in England  
and Wales



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There's strength in members.

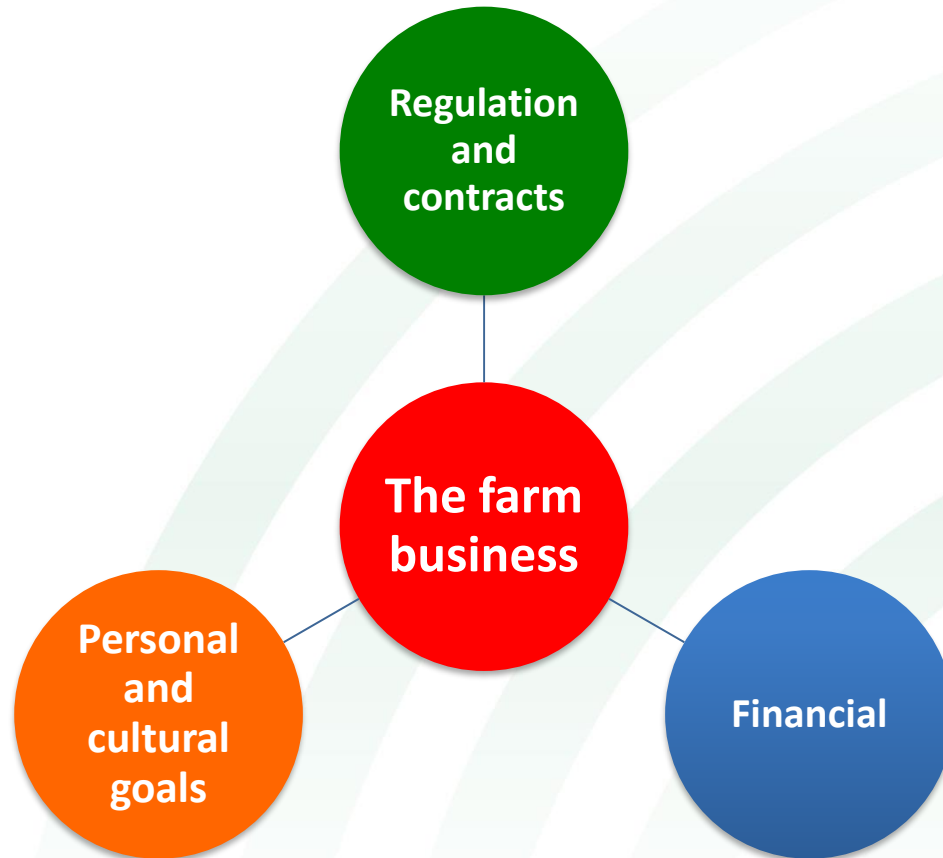
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# What are the drivers for a farm business



# Uncertainty from Brexit



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Department  
for Environment  
Food & Rural Affairs



A NEW NATURE BILL  
IS BEING INTRODUCED

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# Follow the money!

- New system through Agriculture Bill replaces the bulk of the money farmers get from the Common Agriculture Policy
  - **Worth £3.2bn across the UK**
- Within this it replaces the **Basic Payment Scheme** that all (with a few caveats) from holdings would receive
  - **Worth £1.8bn across England**
- Within this it replaces **agri environment schemes** that many (at one point 70% of all land was under a scheme) farms receive.
  - **Worth £400m across England**





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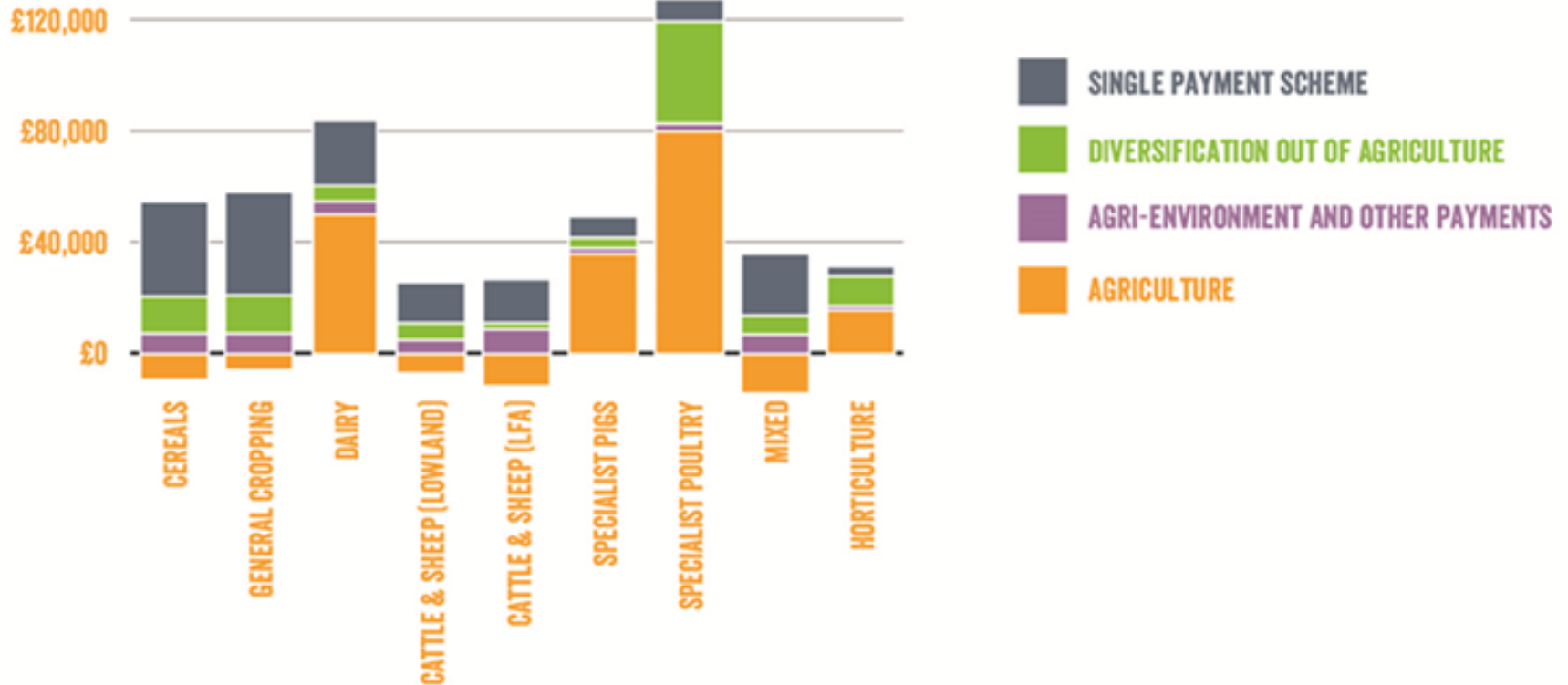
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## FARM BUSINESS INCOME BY COST CENTRE 2014/2015



# Increasing need for a planning system that supports farming and rural business



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# Take home 1

- Farms are more than just agricultural and are often diverse enterprises with a mix of income streams
- **This means**
  - Planning needs to look at the whole of the enterprise when making a decision
  - Just agriculture alone might not be viable but is the cornerstone of the whole enterprise

# Regulations and contracts

Report launched Tuesday 10<sup>th</sup> September



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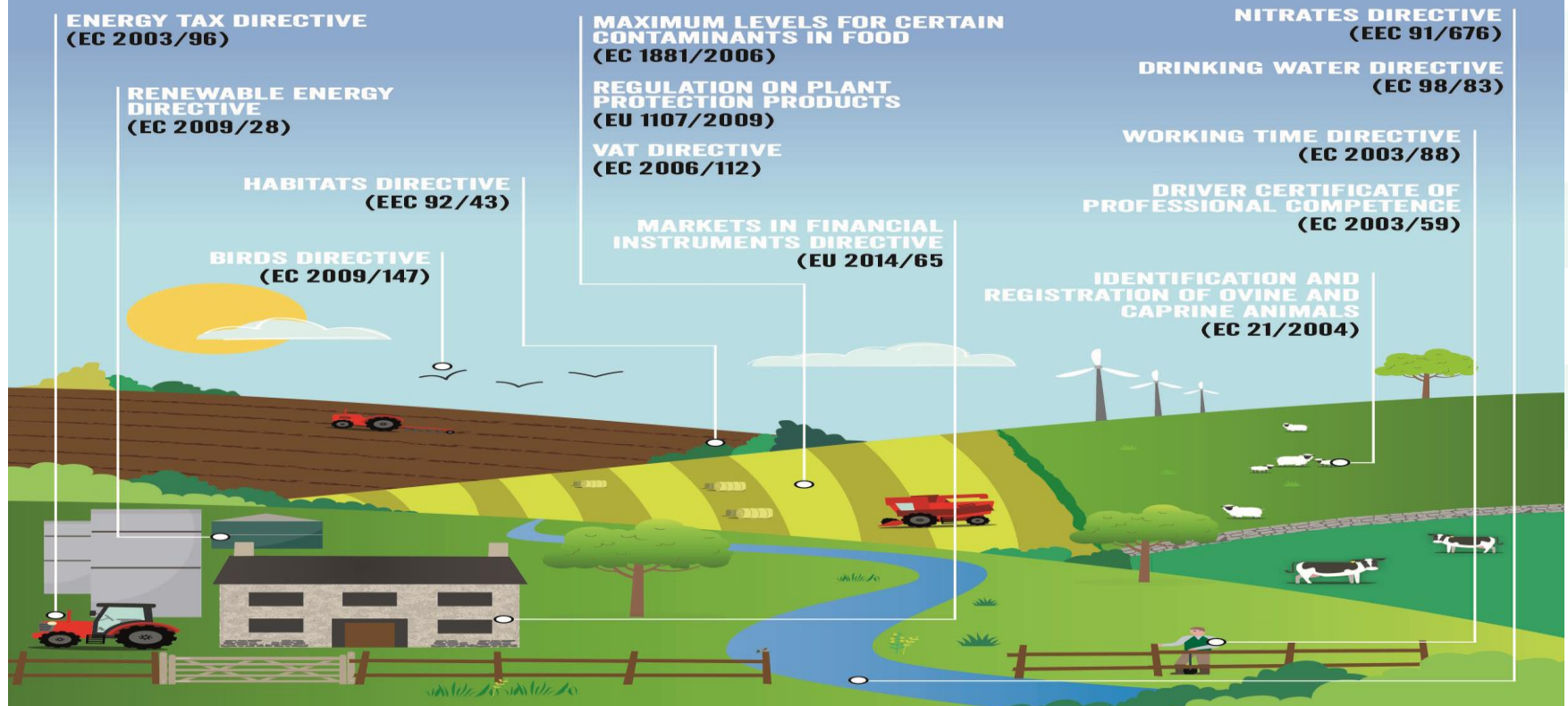
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# Planning does not need to be a regulatory challenge

The Department for the Environment, Food and Rural Affairs (Defra) estimates that approximately 1,200 EU laws, a quarter of the total, relate to its remit. Not all of these apply to farming, but EU laws dealt with by other government departments also have a bearing on farm businesses. Achieving the best regulatory outcome from Brexit is therefore not the sole concern of Defra, but across Whitehall. Quite simply a vast variety of farming activity is touched by regulation.





Ammonia



Slurry stores



Farming  
rules for  
water



# Take home 2

- Farms operate under a complex suite of regulations
- **This means**
  - Planning must enable meeting regulatory requirements
  - Planning must look ahead and enable farmers to prepare



# Ethics/ goals and the social dimension

# Our farmer segmentation can help us understand different approaches to farm business strategy



**Custodians**  
14%

- More focus on business aspects needed but generally provide valuable enhancements to natural environment



**Lifestyle Choice**  
7%

- Can be both 'hobby farmers' with less focus on profit but also entrepreneurs, and contributing to non-agricultural rural economy



**Pragmatists**  
53%

- Strong focus on growth through attention to business details – will invest in technical advice



**Modern family business**  
21%

- Opportunities for pushing towards 'frontier' and adoption of technology and best practice



**Challenged Enterprise**  
4%

- Will need exit strategy or longer-term business plan to provide opportunities for industry consolidation or new entrants

# Some changes in farming

- People live longer
- They get income from different sources
- Farming is changing
- Getting staff is difficult
- Buildings must be the right ones for what is required and not just the agricultural side



# Take home 3

- The way farms operate is changing with different demographics and different objectives
- **This means**
  - Planning must move on from the old view of a “farm” and support a more generational and sustainable “enterprise”.

# A potential example of a new way forward

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An aerial photograph showing a large body of water (Poole Harbour) surrounded by a mix of green agricultural fields and dense urban development. The text is overlaid on the image.

# Poole Harbour Catchment Nutrient Management Scheme

*Transforming agriculture and the environment  
across the Poole Harbour catchment*



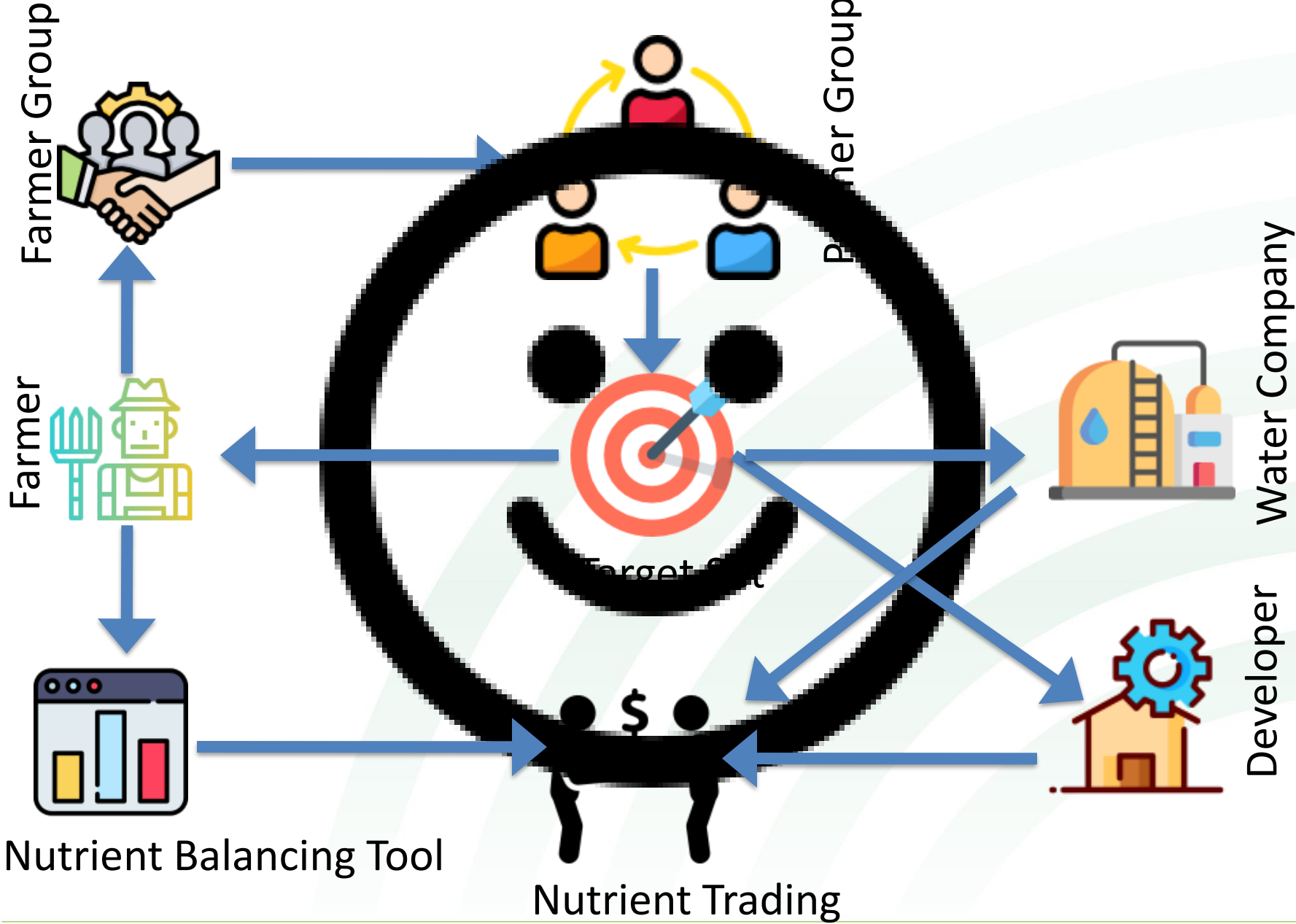




# PHNMS - Aims

- Enables Poole Harbour to **achieve favourable status for its Special Protection Area**
- **Enable new market** on nutrient trading to develop
- **Be non-regulatory**
- **Be flexible**
- Enable farms **to grow current farm models**
- **Managed via a systems approach** which is **independent** and **transparent**
- **Be phased** and realistic
- **Be dynamic** and based on **best science** and **best farming practice**
- **WORK**





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# What values does this approach bring?

1. **Business to business approach**
2. Strong **partnerships** based on a **symbiotic** relationship
3. Creates **effective and efficient delivery** based on **clear roles**
4. Can **deliver more environmental goods**
5. The key sectors can better **own** their issues.
6. Delivers for a wide group of customers other than farmers, developers and water company
7. Creates a market

# Key take homes

1. Farms are more than just agricultural and are often diverse enterprises with a mix of income streams

**1. This means**

1. Planning needs to look at the whole of the enterprise when making a decision

2. The way farms operate is changing with different demographics and different objectives

**1. This means**

1. Planning must move on from the old view of a “farm” and support a more generational and sustainable “enterprise”

3. Farms operate under a complex suite of regulations

**1. This means**

1. Planning must enable meeting regulatory requirements

2. Planning must look ahead and enable farmers to prepare



**“The best way to sustain a landscape is to sustain in modern form the way of life that created it.”**

**Prof Michael Dower.  
Sept 2013 East Devon 50th AONB  
celebration.**