



APPLICATION SDNP/19/03160/OUT

LOWER YARD, SELBORNE ROAD, NEWTON VALENCE.

RELATIONSHIP WITH NEWTON VALENCE FARM WHOLE ESTATE PLAN

Introduction

1. The submitted Planning Statement explains the relationship between the development the subject of application SDNP/19/03160 and the endorsed Whole Estate Plan (WEP). The vision of the WEP is

to create a socially, financially and environmentally sustainable, robust and diversified farming business, with a core group of associated businesses contributing to and enhancing the primary farming activities.

These 'associated businesses' will include a mix of sporting, leisure & tourism facilities, residential and commercial property lets which together provide a secure and viable future for the estate, its employees and the local economy. A vibrant and secure Estate business will seek to contribute to local employment, community needs and the conservation & enhancement of the natural environment.

2. The WEP was founded on the statutory purposes and duty of a National Park to:
 - To conserve and enhance the natural beauty, wildlife and cultural heritage of the area
 - To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public
 - To seek to foster the social and economic well-being of the local communities within the National Park in pursuit of its purposes
3. The WEP outlined an environmental future for Newton Valence Farm (NVF), a holding of 518ha following changes in farming practice – notably the change from a mix of dairy and arable farming to solely arable farming. In the process Lower yard became redundant for agriculture and new and improved grain storage and handling became a necessity. Plans were also afoot to cover over the outdoor riding school at Inadown Farm, improve the facilities for the farm shoot, manage the land sustainably and in an environmentally compatible way and eventually move to a no till farming practice.

4. To do all the WEP projects requires capital and as the farm carries significant debt that has to be funded from development at the farm. At present NVH is implementing environmental management at the farm and the following gives details of what is proposed.

Environmental Management

5. NVF is part of a 2,500 acre Joint Venture which started in November 2015. The JV has allowed all members to reduce their fixed costs and operate an efficient system with modern farm equipment and highly trained staff. NVF contributes 920 acres of arable land into the JV.
 - **Higher Tier Stewardship Scheme**
NVF entered the scheme voluntarily on 1/1/19 and this will run until 31/12/23. NVF has established flower rich grass margins, wild bird cover, winter bird food, leaving of over winter stubble, planting cover crops for overwinter, created grass woodland edge habitats, supplementing the wild bird food source and created a lapwing plot. Other items include hedge laying, gapping up existing hedges and some coppicing works. Further to this the farm has established tussocky grass in certain areas of to prevent run off and we have established a legume rich sward on one field that will now be grazed by sheep.
 - **Selborne Land Management Group (SLMG)**
NVF is an active member in the local farm cluster group. This brings together common goals for all local farmers in delivering environmental benefits. The NVF Higher Tier scheme was designed with local objectives in mind. Regular meetings within the SLMG allow all members to discuss progress and continue to set new objectives that will benefit the local area
 - **Min Till**
NVF has been using minimal cultivations now for many years. The JV has recently purchased a stubble rake to enable to further reduction in cultivations and soil movement. This has many benefits for the environment and for the economics of arable farming. The addition of this machine will allow the farm to start a transition into direct drilling and ultimately zero till using cover crops. Organic matter is added at any opportunity and over the past 2 years NVF has applied poultry/turkey manure ahead of all OSR crops. Going forward this is a key area to develop and locate more manure to add to the farm.
 - **Precision Farming**
With the investment into modern farm machinery NVF has now been able to utilise many aspects of precision farming. All main line tractors are equipped with GPS for accurate steering in the field – reducing overlaps.

All fields are sampled every four years for P, K, Mg, pH by SOYL who have also created soil zone maps (see appendix 1). The soil zones are created using electro conductivity testing and then a soil scientist will hand texture the samples in the field to create soil type zones. This has all come at a cost which NVF has invested.

Add this data to the combine yield maps (see appendix 2) and we have a lot of useful data showing the performance of every field on the farm and reason.

The data can then be used to variably adjust seed rates, P, K, Mg, Lime, N across the field. This allows products to only be applied where needed and seed rates can reflect soil type.

NVF has also invested money in a new sprayer and fertiliser spreader, again improving the application accuracy of fertiliser and sprays.

Future Vision of NVF of entering into a 'Conservation Agriculture' system

"The definition of insanity is doing the same thing over and over again and expecting different results" *Albert Einstein*

What is Conservation Agriculture?

Conservation Agriculture (CA) which is defined as a farming system that promotes maintenance of a permanent soil cover, minimum soil disturbance and diversification of plant species.

What benefits does it bring?

- Lowers crop establishment cost. Approx. 30% less fuel/ha
- Improves soil structure and health/worms/mycorrhizal fungi
- Improves water infiltration – useful in a dry year and a wet one
- Reduces run off
- Reduces the need to apply as much Phosphate
- Reduces the need to apply insecticides
- Cover crops capturing nutrients and building soil health
- Can bring new farming opportunities

What needs to change on farm to enable CA to work?

- Change in crop rotation – more diversity
- Planting of cover/catch crops on all stubble ASAP after harvest
- Add as much organic material as possible
- No deep cultivation. Light disc pass OR stubble rake
- Correct mindset for all involved
- A drill is required to deal with trash/residue

Any down sides?

- The first 2-3 years can see yields fall before improving again
- Potential weed issues
- Potential slug issues

NVF Proposals

Purchase a used lower disturbance drill that can be used in a CA system e.g. the John Dale NVF Drill

£35,000 £40,000 investment required

Costings for Wheat Establishment

Current system

SUMO Disc	£22.65/ha
Spray	£7.75/ha
Kockerling Quadro	£44.05/ha

Drill	£39.60/ha
Roll	£15.85

Total £129.90/ha

New System

Stubble Rake	£5/ha
Drill + cover crop	£20.85 + Seed £30/ha
Spray	£7.75/ha
Drill	£20.85/ha
Roll	£15.85/ha

Total £100.30/ha

The WEP projects

6. The first appendix comprises the endorsed WEP Action Plan projects with added notes. The first two pages indicate the projects that have been done and that are being progressed. Projects awaiting funding are marked with xx. The last two pages are the WEP Action Plan funding summary with notes added on those projects that have been done, started or in progress.
7. It will be seen that a number of projects remain to be tackled because they require funding.
8. The most pressing agricultural project is to replace the small inefficient grain dryer with a new facility. A budget estimate is at Appendix 2 and totals £655,370 or £968,010 depending on the size of building (2,000t or 3,000t). Once the grain store has been relocated the existing site could be redeveloped for small business units owned and controlled by NVF with a build cost of circa £350,000.
9. Appendix 3 comprises the project profiles for WEP projects that require funding derived from the capital return at Lower Yards. In summary these are:

Project	cost
3,000t grain dryer	£968,010
Covered riding school	£410,000
Additional stables (conversion)	£37,000
Redevelop existing grain dryer site	£350,000
(alternative higher profile redevelopment of grain dryer site)	(£1,016,000)
Solar panels of farm buildings	£60,000

Solar panels in field location	£450,000 (ave)
Countryside stewardship	£70 – 95,000 over 5-year period
Rainwater harvesting	£4,600
Precision farming, soil management, pesticide handling,	£11 – 13,00 pa
Biomass Boiler	£75,000
Improve shooting facilities	£20,000
Total costs	£2,455,610 +

10. Lower Yard has the capacity to generate the capital to fund NVF projects and move the estate to nil till farming. With the alternative site at Burlands Field in Selborne ruled out by its designation as a Local Greenspace the environmental future of NVF rests solely on the value to be realised at Lower Yard. That development must realise the best prices to facilitate the delivery of the WEP. That principle is at the heart of the proposal and the WEP. Reduced capital return from Lower Yard will mean some of the WEP projects would be shelved. No capital value would mean the WEP is

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Agenda Item 13a Report PRI 6/17 Appendix 1

9 ACTION PLAN

The table below outlines the main opportunities (as shown in **bold italics** in section 8) which have been identified as a result of the Estate Audit and ESA. The actions have been arranged according to type, with a brief description of the proposed project and its purpose. The first column headed 'Main Objective' indicates which objective each of the actions will be contributing towards. The number of actions undertaken will depend on the amount of funding achieved – the Estate has further prioritised those actions in need of capital funding in section 10.

Main Objective	Projects (identified in ES Analysis)	Description	Purpose	SDNPA Special quality	Time scale Yr1-5
FARM CONSOLIDATION	New Drying and grain storage facilities	Purpose built on-floor grain drier and store.	Consolidate all farm operations in one location. Increase storage capacity, improve efficiency, cost savings.	4	1-2
	Machinery/Fertiliser store, Farm Workshop	Adaptive re-use / modernisation of buildings for modern workshop, machinery store and fertiliser store	Consolidate all farm operations in one location. Upgrade existing farm storage facilities	4	1-2
	Shoot Facilities	Provision of shoot dining room, kitchen and toilet facilities.	Improve facilities for members. Secure long term viability. Dual use with staff & students. Reuse redundant buildings	4, 5, 6	2-3
FARM DIVERSIFICATION	Expand Inadown Riding School Facilities	Build indoor school with stabilising to extend lesson availability & increase training capacity	Upgrade facilities & enable business to grow. Secure long term viability.	4, 5	2-3
	Safe Hacking	Expand car parking facility	Fulfil need & ease parking pressure on holiday lets	3, 4, 5	2-3
	Café & Shop, Inadown Farm	New permissive access routes to improve road safety	Improve safety & riding experience	1, 3-5	1
	Breakfast packs	Provision of cafe & equine shop for riding school visitors, holiday let residents, local community and general public	Improve facilities for riding school and holiday lets, provision of community hub	4, 5	1-3
	Holiday Let Interpretation	Links with other local businesses e.g. provision of 'breakfast pack' for holiday let visitors to include local produce	Improves service on offer to customers, supports other local food producers	4, 5, 7	1
	Biomass Crops	Provision of literature to inform visitors of farming and conservation activities; SDNPA activities	Improve service to customers, promote local activities	4, 5	2-3
	Small business units / Retail outlet	Investigate biomass crops e.g. hybrid rye to be taken off site to supply biogas/anaerobic digestion plant	Assist blackgrass control, new revenue stream	4	4-5
	Broadband Upgrade	Investigate potential for small business units/workshops / retail	Utilise redundant farm buildings. Create new revenue income. Provision for local businesses/community.	4, 7	3-4
	Expand residential lets portfolio	Upgrade broadband	Improve facilities for holiday let guests, riding school, farm office, local people & businesses	4, 5, 7	2
	Improve Existing PRoW network	Redevelopment of 6 Inadown bungalow into 2 property lets. Investigate provision of 2 new units to let.	Create new revenue income; Increase pool of rental properties available (see Selborne Housing Need Survey)	3, 4, 7	1-2
COMMUNITY ENGAGEMENT	Permissive access	Upgrade existing signage and replace existing stiles with kissing gates in liaison with NVPC and Highway Authority	Improve accessibility to countryside	3, 5	1-2
		New permissive access along disused railway; identify other links between existing footpaths	Create links with existing footpaths and offer new access for local people/visitors	3, 5	3-5

Agenda Item 13a Report PRI/16/17 Appendix 1

Main Objective	Projects (identified in ES Analysis)	Description	Purpose	SDNPA Special quality	Time scale Yr1-5
COMMUNITY ENGAGEMENT CONTINUED CONSERVATION MANAGEMENT	Open Days	Organise Farm Open Days for local people and School visits	Raise awareness of farming & conservation	5	2-3
	Operatic Music Event	Annual Operatic Concert featuring young musician groups	Support young musicians; public enjoyment	3, 5, 7	1
	Classroom Space	Shared use of proposed shoot dining room, kitchen & toilets	To facilitate school visits to farm and farm open days	5, 7	2-3
	Agri-Environment	Enter Countryside Stewardship (CS) when ELS expires in consultation with SDNPA Ranger & SLP cluster grp facilitator	Improve farm biodiversity	1-3, 5 6	2-3
	Wild Pollinators	Creation of pollen & nectar plots; grassland enhancement	Improve farm for pollinators in co-ordination with SLP	2	3
	Wild Bird Mixes	Expand wild bird mixes; investigate reduction in maize cover	Improve the conservation value of traditional game cover	2	being progressed
	Supplementary Feed	Continue supplementary feeding from Jan-May	To provide food for wild birds during the hungry gap	2	ongoing
	SSSI Management	Secure grazier, undertake fencing; liaise with SDNPA ranger	SSSI obligations, assist SLP 'landscape scale' objectives	1, 2	started
	W/land Management	Implement woodland management plan; explore CS funding	Improve woodland for wildlife & game; wood fuel	1-2, 2	being progressed
	Improve Water & Soil Quality	SOM & compaction tests/worm counts, soil risk assessments; use of cover crops, use of buffer strips. Investigate Biobeds	Protection of soil & water quality, NVZ/LEREAP & XC requirements; cost savings; improve productivity	2, 4	1-2
	Precision Farming	Explore variable N & seed rate trials, controlled traffic	Energy efficiencies & cost savings	4	4-5
	Energy Audit	Undertake energy audit across the businesses	Energy cost savings	4	1-2
	Biomass Boiler	Investigate potential to serve holiday lets and riding school	80% fuel cost savings; woodland management	1, 2, 4	5
	PV cells / Solar energy	Replicate PV cells on existing grain drier on other buildings	Energy cost savings, 10% return on capital	4	3-4
AFFORDABLE HOUSING	Recycling	Increase recycling capacity at stables & holiday lets	Energy savings	4	2
	Water Conservation	Investigate Rain water harvesting	Cost savings	4	2-3
	Green Tourism	Register holiday lets for green tourism accreditation	Energy cost savings, broadens customer base, PR	5	2
	Staff accommodation	For full time staff & estate partners as identified in appendix 1. Number of units can be flexible e.g. shared units.	Safeguard staff wellbeing. Reduce staff turnover & make future recruitment easier. Enable incoming partners to deliver estate management on-site & facilitate transferral between generations. Re-use of redundant buildings.	4, 5, 7	2-3
		NVE 2 partners – 2 units IFLS 1 staff member (assistant manager - new position to recruit) – 1 unit IFLS 3 existing f/t staff members – 1 unit IFLS 4 f/t student placements – 1 unit NVGC 1 f/t staff member (new position to recruit) – 1 unit Total: 6 units accommodating 11 staff/partners			
	Local community affordable housing	Identification of potential development sites for affordable local housing (9 units) as set out in section 2.51 and section 3.	To meet Selborne Housing Need Survey demand, plus p/t estate staff /casual staff who do not live on the estate but who originate from Selborne or Newton Valence	3, 4, 7	2-3

N.B. The Farm Estate Plan has taken account of the SDNPA Preferred Options Local Plan. However that Plan is at a very early stage in its development and the submission version is not expected to be published until the summer of 2017. At present the Preferred Options version carries little weight but it is nevertheless useful guidance as to what the NPA wish a Farm Estate Plan to address

9.1 Action Plan Funding Summary

Project	Funding Mechanism			Project to be taken Forward			
	Self Funded	External Funding	Capital required	Yes	No	Maybe	Funding dependent
FARM CONSOLIDATION							
New Drying and grain storage facilities							•
Farm Workshop, Machinery/Fert store							•
FARM DIVERSIFICATION							
Shoot Facilities							•
Expand Inadown Riding School Facilities							• done
Safe Hacking opportunities				•			done
Cafe & Shop, Inadown Farm							•
Breakfast packs				•			
Holiday let interpretation				•			
Biomass Crops						•	
Small business units / Retail outlet							•
Broadband Upgrade							• done
Expand residential lets portfolio							•
COMMUNITY ENGAGEMENT							
Improve existing PROW network				•			being progressed
Permissive access				•			done
Open Days						•	
Operatic Music Event				•			
Classroom space							•
CONSERVATION MANAGEMENT							
Agri-Environment							• new stewardship
Wild Pollinators							•
Wild Bird Mixes							• started
Supplementary Feeding				•			
SSSI Management				•			being progressed
Woodland Management							•
Improve Water & Soil Quality				•			
Precision Farming				•			started
Energy Audit				•			
Biomass Boiler							•
PV cells / Solar (roof mounted)							•
Recycling				•			
Water Conservation						•	
Green Tourism				•			
AFFORDABLE HOUSING							
Staff accommodation							•
Local Community Affordable housing							•

GREEN funded by estate

AMBER external funding will be sort to assist in project implementation

RED capital funding will need to be raised to implement project

Agenda Item 13a Report PRI6/17 Appendix 1**10. MOVING FORWARD: FUTURE SUSTAINABILITY OF THE ESTATE**

Having re-evaluated each of the estate enterprises, interviewed staff and assessed opportunities the following conclusions have been drawn:

Enterprise	Scope to add value	Capacity to grow
Farm	✓	
Shoot	✓	✓
Equine	✓	✓
Holiday Lets/Tourism	✓	✓
Residential Portfolio	✓	✓

For each of the five estate businesses the following projects have been identified as being high priority for the future sustainability of the estate:

Project	Revenue Streams	Adds Value	Improves efficiency
FARM CONSOLIDATION			
Grain Store & Drier	✓		✓
Farm Workshop, Machinery / Fertiliser store			✓
PV cells / Solar (roof mounted)		✓	✓
FARM DIVERSIFICATION			
Shoot Facilities	✓	✓	
Indoor School	✓	✓	
Shop & Cafe	✓	✓	
Existing & new rental properties	✓		
Small Business Units/Retail Outlet	✓	✓	
AFFORDABLE HOUSING			
3 new staff accommodation units		✓	✓
1 new student accommodation unit		✓	✓
2 new staff accommodation units for estate partners		✓	✓

To achieve the above it will be necessary to generate capital receipt to be re-invested to create sustainable revenue streams yielding around 6%pa. A variety of funding options will be investigated as outlined in table below.

Funding Mechanism	Description
Grant Funding	Apply for grants such as Fieldfare LEADER programme, Countryside Stewardship etc.
Crowd Funding	A way of raising finance by asking a large number of people each for a small amount of money via the internet
Lease to an Operator	Lease buildings to an operator to instigate new business e.g. retail outlet, cafe etc.
Hire Purchase	The family has some resources to support existing businesses e.g. investigate HP deposit for any future farm machinery purchases
Development Opportunities	Survey & assessment of Estate to investigate & identify sites for residential development (a mix of open market and affordable housing). This would generate capital receipt as a result of selling land subject to planning consent.

FARMING
Action Plan Project Profiles

Project Name	New Grain Store & Drier
Location	Upper Yard, Newton Valence
Brief Description of Proposal	3000 tonne storage with on floor drying and dump store.
Estimated Cost	£625,000 £968,010
Summary of Opportunities	<ul style="list-style-type: none"> Replacement of aging, inefficient drier Increase storage capacity Improve energy efficiency Improve farm business efficiency e.g. time & cost savings when operational – faster tipping & loading More secure storage Annual running cost savings: £15,000pa Central farm location
Summary of Constraints	<ul style="list-style-type: none"> Initial capital outlay Planning
Overall Assessment	<p>Long term investment, but with clear sustainability benefits and some financial benefit (a 2.5% running return on capital investment). Would require enabling development.</p> <p>This project is critical to the running of the estates' farming operation and will improve farm efficiency, which will ultimately secure the future of the estate in its entirety.</p>

Project Name	Biomass Crops
Location	Arable rotation across estate
Brief Description of Proposal	Incorporate hybrid rye whole crop silage into crop rotation to supply local biogas anaerobic digestion plant.
Estimated Cost	£11.6K (seed, applications, harvesting & haulage)
Summary of Opportunities	<ul style="list-style-type: none"> contributes to renewable energy/low carbon targets assists in control of blackgrass acts as cover crop – improves soil structure & can minimise soil erosion minimises N loss in winter income from biomass crop
Summary of Constraints	<ul style="list-style-type: none"> Current distance to nearest Biogas/Anaerobic digestion plant (planning refused on recent Sparsholt College plant proposal)
Overall Assessment	Further investigation needed regarding capacity, feedstocks accepted, prices etc. for existing Biogas/Anaerobic digestion plants e.g. Barfoot Energy, Herriard Hampshire; Windover Farm, Stockbridge Hampshire; Crouchland farm, West Sussex

Project Name	Precision Farming - Variable Seed Rate Trials
Location	Arable
Brief Description of Proposal	Drilling at variable seed rates using GPS guidance to allow for differing soil types within fields & ultimately establish even plant counts and improved yields. Includes scanning fields to create soil zone maps and produce a prescription which is uploaded to tractor-mounted GPS hardware.
Estimated Cost	£3K/yr
Summary of Opportunities	<ul style="list-style-type: none"> improves machinery efficiency tailored seed, fertiliser and chemical inputs reduced fuel consumption assists control of pests and blackgrass soil conservation
Summary of Constraints	<ul style="list-style-type: none"> Capital investment
Overall Assessment	Efficiencies gained providing there are funds for initial outlay of equipment / on-going running costs

Project Name	Soil Organic Matter (SOM) Testing & Field Risk Assessments
Location	All arable and grassland
Brief Description of Proposal	Inspection of soil condition including SOM test and worm counts. Undertake field risk assessments to identify risks and guide future management
Estimated Cost	£3K/yr
Summary of Opportunities	<ul style="list-style-type: none"> Informs management Incorporate SOM if required Targets resources Reduces soil erosion/movement Improves soil structure
Summary of Constraints	<ul style="list-style-type: none"> Time needed to assess soils regularly Costs
Overall Assessment	A better understanding of the estate's soil structure and condition will improve productivity, protect natural resources and increase farm efficiencies

Project Name	Installation of Pesticide Handling area & Biobed
Location	Upper Yard, Newton Valence
Brief Description of Proposal	Construction of pesticide handling area and a biobed (a mixture of compost, soil and straw covered with turf and placed in a lined pit) to deal with on-farm treatment of dilute pesticide wastes.
Estimated Cost	£5K-£7K
Summary of Opportunities	<ul style="list-style-type: none"> protects aquatic life & drinking water simple method for on-farm treatment of dilute pesticide wastes meets voluntary Initiative standards £118/m2 funding available from CS
Summary of Constraints	<ul style="list-style-type: none"> Capital investment CS funding competitive & not guaranteed EA waste exceptions required
Overall Assessment	A sensible approach to dealing with on-farm treatment of dilute pesticide wastes given growing regulatory requirements

Project Name	Farm Energy Audit
Location	Whole farm, to include livery yard and holiday lets
Brief Description of Proposal	Join the Energy Horizon Self Audit Scheme to receive a personalized audit pack. On completion a certificate is issued which is valid for 12 months.
Estimated Cost	£76.50 year 1 £40.00 annual renewal fee
Summary of Opportunities	<ul style="list-style-type: none"> Energy savings identified Co-ordinated approach to future green energy schemes
Summary of Constraints	<ul style="list-style-type: none"> Initial consultancy costs
Overall Assessment	Clear sustainability and financial benefits

Project Name	Countryside Stewardship (CS) Agreement
Location	Whole Estate
Brief Description of Proposal	To submit a CS application to Natural England in 2017 for a 1 st January start date. The agreement will last 5 years. This will replace the existing Entry Level Scheme (ELS) agreement which expires 31 st January 2017.
Estimated Cost	One-off consultancy fees to prepare & submit application £3,000 Establishment & On-going management costs over 5 yrs £48,315 One off capital costs £4550.00
Estimated Value	£70K-£95K over 5 yrs £4365.00 Capital one-off fencing payment, gates, water supply & water trough
Summary of Opportunities	<ul style="list-style-type: none"> Bring SSSI into favourable management Increase pollinator habitat on farm Increase winter food for farmland birds Increase nesting habitat Resource Protection Restoration of woodland resource Protection & enhancement of hedgerow network
Summary of Constraints	<ul style="list-style-type: none"> CS funding is competitive and a successful application is not guaranteed Budget available depends on interest & uptake Brexit implications – there is currently no guarantee that CS will be open for applications in 2017
Overall Assessment	The estate is keen to build on its ELS achievements and to work in a more co-ordinated manner as members of the Selborne Landscape Partnership Cluster Group to achieve greater gains across the landscape.

Project Name	Rainwater Harvesting (RWH)
Location	New development e.g. grain store, Upper yard stables & indoor arena; Existing machinery sheds, Inadown Livery yard
Brief Description of Proposal	Installation of RWH systems to collect rainwater to be re-used for crop spraying & sprayer wash down, machinery washing and livery yard activities. Units to be sited in conjunction with new biobed/pesticide handling area.
Estimated Cost	£4.6K
Summary of Opportunities	<ul style="list-style-type: none"> Using rainwater to fill your sprayer results in substantial savings on conditioners Rainwater is free – saves on water charges Fast filling - mains water is time consuming reduces dependence on supply from rivers and groundwater reduces risk of localised flooding where water from large roof areas is not managed Some farm assurance schemes encourage use of RWH
Summary of Constraints	<ul style="list-style-type: none"> capital and operational outlay of RWH equipment
Overall Assessment	Initial investment but clear sustainability and financial benefits

Project Name	Solar Panels on farm buildings
Location	Professional advice to be sought – NFU Farm Energy Service. Potential sites include existing farm and livery buildings; new proposed grain store, livery buildings
Brief Description of Proposal	Investigate potential of existing farm buildings/proposed new farm buildings for the installation of 50KW roof mounted solar photovoltaics – predominately those roofs facing south-east to south-west. The greatest business opportunities will be on buildings that use significant electricity on site e.g. new grain store and drier. Expected lifetime of the PV modules are 40-50 years.
Estimated Cost	Installation of 50kw roof mounted panels £45-60,000 (NFU prices at 2013)
Estimated Value	At least 10% simple return on capital achievable
Summary of Opportunities	<ul style="list-style-type: none"> reduction in mains electricity costs - savings made contributes to renewable energy /low carbon targets PV panels are long lived, require little maintenance (no moving parts) scope to rent roof space Feed in tariffs FIT for 20 years
Summary of Constraints	<ul style="list-style-type: none"> capital investment Planning/visual impact Uncertainty surrounding tariffs
Overall Assessment	Long term investment, green electricity source

Project Name	In field ground mounted PV panels/modules
Location	Professional advice to be sought – NFU Farm Energy Service
Brief Description of Proposal	Investigate suitability and opportunities for ground mounted PV panels – both small arrays (e.g. unused parcels of land or awkward field corners, field margins) and/or field-scale, in association with solar developers. Consultation would be required at an early stage with local residents and the SDNPA.
Estimated Cost	Installation of 500kw ground mounted solar modules £400K-500K (NFU prices at 2013)
Estimated Value	Payments and rents are usually negotiated. Ground rents for large solar farms could achieve £1500-£2500/ha (NFU prices at 2013)
Summary of Opportunities	<ul style="list-style-type: none"> Regular income - ground rent contributes to renewable energy/low carbon targets PV panels are long lived Scope to undertake environmental enhancements within the surplus area of field
Summary of Constraints	<ul style="list-style-type: none"> capital investment Planning/visual impact Uncertainty surrounding tariffs
Overall Assessment	Further investigation required in liaison with SDNPA regarding potential sites and landscape implications

Project Name	Biomass Boiler
Location	Professional advice to be sought – NFU Farm Energy Service; Treco
Brief Description of Proposal	Investigate potential to install Biomass boiler to serve staff accommodation, holiday cottages, farm office etc. Suggest 100 KW power chip biomass boiler, wood fuel sourced from estate woodland/hedgerows and chipped on site.
Estimated Cost	£75K Additional capital costs: purchase/hire of chipper, conversion of building to wood store
Estimated Value	Up to 80% fuel cost savings Renewable Heat Initiative (RHI) payments (index linked) approx £5782 per annum for 20years (based on a farm house with cottages & holiday lets using a 100KW system)
Summary of Opportunities	<ul style="list-style-type: none"> encourages active management of the estate's woodland & associated benefits to shoot & woodland wildlife contributes to renewable energy/low carbon targets RHI Payment income Reduction in fuel bills Payback within 4-5 years
Summary of Constraints	<ul style="list-style-type: none"> Capital investment On-going woodland management costs On-going farm labour costs to produce wood chip
Overall Assessment	Long term investment, but with clear sustainability and financial benefits

SHOOT ENTERPRISE

Project Name	Shooting Lodge & Classroom /Meeting Space
Location	Upper Yard, Newton Valence
Brief Description of Proposal	Provision of a shooting lodge, separate classroom/meeting space and toilets in redundant, traditional farm buildings.
Estimated Cost	£20K
Summary of Opportunities	<ul style="list-style-type: none"> Improved facilities for gun club members Use by local community School visits
Summary of Constraints	<ul style="list-style-type: none"> Capital investment
Overall Assessment	This will improve the existing facilities for gun club members and potentially encourage more members to join. Provision of adequate facilities for school groups will make NVF are more feasible farm to visit. Meeting space for local community events. Possible revenue income from private hire.

EQUESTRIAN ENTERPRISE

Project Name	Upgrade Equestrian Facilities
Location	Inadown Riding Stables
Brief Description of Proposal	To build a 80m x 35m barn to accommodate a 60m x 20m indoor riding arena with a 5m walk walkway; a reception office; tack/clothing shop; toilets; and cafe. Plus a new car park (matting).
Estimated Cost	£410K
Summary of Opportunities	<ul style="list-style-type: none"> Improved facilities enables riding stables to become a 'Where to Train Centre' & remain operational during bad weather Encourage more tourism clients to ride during winter Less noise disturbance to neighbours Job creation (receptionist, cafe and shop staff) Enable others to use it e.g. dog agility, carriage driving etc Use of cafe facilities for local people & visitors
Summary of Constraints	<ul style="list-style-type: none"> Capital investment Planning
Overall Assessment	Long term investment which will enable the business to grow; secure long term viability of Inadown Riding Stables & its employees; provide new facilities for local community and visitors.

Project Name	New DIY Livery stables
Location	Upper Yard, Newton Valence
Brief Description of Proposal	To expand the existing Livery business, by converting redundant farm buildings and providing 18-22 stables to use as a DIY livery yard. This development will include building a 25m x 40m outdoor school/ménage in the redundant silage pit and provision of summer and winter grazing.
Estimated Cost	£37K
Summary of Opportunities	<ul style="list-style-type: none"> To provide affordable DIY livery To grow and expand the existing livery business
Summary of Constraints	<ul style="list-style-type: none"> Capital investment
Overall Assessment	Long term investment which will secure retention & re-use of redundant, traditional farm buildings; enable the existing livery business to grow; provide affordable DIY livery (there is a huge demand for DIY livery in the local area).

TOURISM ENTERPRISE

Project Name	Upgrade Recycling facilities
Location	Inadown Holiday Lets
Brief Description of Proposal	To increase the recycling facilities for each of the holiday lets
Estimated Cost	£416.00 per year
Summary of Opportunities	<ul style="list-style-type: none"> Reduces waste generated Good PR and educational tool
Summary of Constraints	<ul style="list-style-type: none"> Cost of commercial recycling bins
Overall Assessment	Further investigation required regarding cost

COMERCIAL PROPERTY MANAGEMENT

Project Name	Farm Shop/Retail Outlet/Small Business Units
Location	A32 site, Farringdon
Brief Description of Proposal	Provision of farm shop, country clothing outlet, car park and/or business units
Estimated Cost	£1,016,000
Summary of Opportunities	<ul style="list-style-type: none"> Good access Revenue Income stream Provision of facilities for local people & visitors Job creation Outlet for local produce Facilities for small business'
Summary of Constraints	<ul style="list-style-type: none"> Capital investment Minority Interests Planning
Overall Assessment	Good re-use of site when existing aging grain drier becomes redundant, given location and transport links. Attract business and visitors to area. Good facility for holiday let visitors.

PEOPLE

Project Name	Staff Accommodation
Location	Inadown Riding Stables & Goldridge Cottages
Brief Description of Proposal	Provision of 2 additional units at Inadown Riding Stables. Extension of existing semi-detached pair of agriculturally tied properties to create a third 3 bed (100sq m) property.
Estimated Cost	£220K
Summary of Opportunities	<ul style="list-style-type: none"> Provision of staff accommodation & retention of staff as a result Provision for future staff growth Animal welfare – equine staff living on site
Summary of Constraints	<ul style="list-style-type: none"> Capital investment Planning
Overall Assessment	This will ease issue of many staff members being unable to afford local house prices/rentals

Project Name	Retirement Home & Estate Manager House
Location	Upper Yard, Newton Valence
Brief Description of Proposal	Build a purpose built house suitable for retirement & a house for Estate Manager in preparation for Estate transferral to next generation.
Estimated Cost	£350,000 x 2
Summary of Opportunities	<ul style="list-style-type: none"> Continuity of estate management between generations On-site transferral of knowledge/ expertise Potential rental income from Longhope in long term
Summary of Constraints	<ul style="list-style-type: none"> Capital investment Planning
Overall Assessment	This will enable both generations to live on site during a 3-5yr transferral period

Project Name	Broadband Upgrade
Location	Newton Valence
Brief Description of Proposal	Installation of dedicated fibre optic line to central business centre; set up distribution system to deliver high speed internet to Newton Valence and Selborne. Enter 3-5 year contract with specialist company to deliver.
Estimated Cost	<p>£99K one off</p> <p>£12K per year for 3-5years</p>
Summary of Opportunities	<ul style="list-style-type: none"> High speed connection (increased by 5-10 times) Local business & community benefits Attracts new business into local area Estate benefits inc. farm, livery stables & holiday lets Rental income to cover maintenance costs
Summary of Constraints	<ul style="list-style-type: none"> Costs to install Tied to contract for 3-5yrs
Overall Assessment	Improved communications for Estate, local businesses and local community. Potential to attract new businesses to area.

Project Name	Permissive Access
Location	Old Railway line / bridleways for riding stables
Brief Description of Proposal	Provide a new permissive access in association with SDNPA & neighbouring landowners along disused railway line which is a safeguarded route in the Preferred South Downs Local Plan (2015) Policy SD19 allowing vulnerable users e.g. cyclists, horse riders to come off the A32.
Estimated Cost	£3K
Summary of Opportunities	<ul style="list-style-type: none"> Links with other permissive routes Improves access for local community & visitors Safe hacking - takes horses off busy roads Improves road safety
Summary of Constraints	<ul style="list-style-type: none"> Costs to install Potential conflicts with shoot
Overall Assessment	Provides benefits to horse riders, local people and visitors

ESTATE PLANNING

Project Name	Capital Funding Generation
Location	Newton Valence Estate
Brief Description of Proposal	Identify sites for residential development on the estate to generate capital receipt as a result of selling land subject to planning consent.
Estimated Cost	Planning /Consultancy / Agent fees
Summary of Opportunities	<ul style="list-style-type: none"> • Provision of market housing • Scope for affordable housing provision • Re-investment of capital receipt into farm business & associated farm diversification enterprises • Secure long term sustainability of Estate
Summary of Constraints	<ul style="list-style-type: none"> • Cost of consultancy/planning fees • Planning
Overall Assessment	The generation of capital receipt & subsequent re-investment will create sustainable revenue streams which will secure a viable and robust Estate going forward.