



Chairman's Jottings

We are now well and truly in the Summer Show season and that also signifies the half way point of my year as chairman of the Under 30s, a role which I am thoroughly enjoying and benefiting from hugely.

I recently represented the U30s at the Annual Dinner of the Trehane Trust; an excellent example of the opportunities that exist for young people in the world of dairy farming to travel and spend time conducting research that is both pertinent to them and valuable to the industry as a whole.

In addition to hearing from the Trehane Scholars we were privileged to have as the speaker Nick Mustoe, managing director of Kindred, the communications agency behind the recently launched 'Make Mine Milk campaign'.

Nick provided a real insight into the world of marketing and the importance of embracing new technologies that are now so abundant within our digital world. It is hoped that the campaign fronted by Gordon Ramsay and Pixie Lott will halt the decline in sales of British milk; surely a worthy cause.

Staying within the confines of the dairy industry, the Under 30s Spring Farm Walk included a visit to the new £2.3 million dairy unit at Harper Adams University College, with a state of the art rotary parlour; a fascinating blend of commercial agriculture, original research and education, as reported by Charles Anyan.

The U30s topic for this edition of the Journal sees Under 30s member Ben Lenton of Cambridge Land Consultants outline the perhaps unforeseen benefits of having an electricity pylon on your farm; an interesting read especially for those who find themselves in such a predicament.

The Under 30s have also been out and about promoting the Club. We hosted a

successful drinks reception at the Royal Agricultural College aimed at promoting the U30s and our active programme of events to its 2010 graduates. We look forward to welcoming some of those in attendance and of course our existing members to our forthcoming Pimm's and Supper at the Club on Wednesday 11 August and following that, the Autumn Dining Evening on Friday 17 September.

Finally, by the time this journal lands on your doormat, Lizzie, Holly and myself will have completed the British 10k Run in support of the Royal Agricultural Benevolent Institution. Thank you to all those who have supported us both financially and morally, and if you would like to donate, there is still time by visiting www.justgiving.com/thegirlsfromthefarm

Happy harvest and we look forward to seeing you soon.

Gemma Partridge
gem.partridge@hotmail.co.uk
07769 930389

Pylon the opportunity for ready cash

AN electricity line may be one kind of overhead a landowner may be grateful for. If you have a high voltage electricity line with steel pylons on your farm or estate you may be eligible for a large capital payment from the electricity company.

This stems from the nature of the rights granted by landowners when the lines were originally constructed.

In most instances pylons will have been constructed between the wars or in the 60s or early 70s. Most were constructed by obtaining temporary rights from the landowner. These are terminable and usually in the form of wayleave agreements. Such an agreement will have been in paper form originally, but may not have been renewed as ownerships change.

However, even if a current owner does not have a written agreement, it is normally still possible to terminate it. When terminated the electricity

company potentially has to remove the line. If they wish the line to remain they have to negotiate a payment reflecting the loss in value of the property caused by the lines or, if the landowner insists on removal, the electricity company has to apply to the Secretary of State for longer term rights at a Wayleave Hearing.

Going to a Wayleave Hearing is expensive for both sides and so it is more usual to negotiate a settlement.

Due to the cost of removal and their necessity as public infrastructure, pylons and lines are effectively permanent structures regardless of the type of agreement. However, there is often a strong opportunity to obtain a large capital payment for the loss in value they cause. Pylons cause losses because of their visual intrusion and public perceptions about health issues from electromagnetic fields (yet to be fully proven). Pylons also cause additional costs to farming operations.

So how much might you be able to claim?

The amount depends on a range of factors but, provided the pylons are within around 200 metres of the farmhouse (250 metres for the largest), it will generally be a substantial five figure sum and far better than the value of the annual payments currently received. Where pylons run very close to farmhouses it is not uncommon for claims to reach six figures.

It is important to note that it does not matter if a property was bought with full awareness of the lines - and possibly at a discount. It also does not matter if a property was built after the line was constructed. Full claims are still permitted by the legislation.

It is also important to note that pylon lines crossing land with potential for development can cause significant losses to development values. Large claims can arise because land is sterilised for building along the route of the line and pylons are unsightly to anything built alongside.

Claiming compensation can be



Shropshire tales from Spring Farm Walk



U30s at West Midlands Shooting Ground.

SHROPSHIRE was the destination for this year's Spring Farm Walk and with an excellent itinerary it promised to be a fantastic weekend.

The Lion hotel in Shrewsbury was the main base for the weekend and by 7pm on the Friday many members had congregated beside the bar for a well needed pint and catch up! The Lion being a 16th century coaching inn it certainly offered beautiful surroundings for a first taste of Shropshire ale.

That evening we ate at the Golden Cross Hotel just round the corner, where we were

straightforward for the property owner. However, they must source advice from a specialist in this field as the legislation surrounding electricity lines contains many pitfalls for the unwary.

Ideally use someone on a no win no fee basis, obtain an initial free consultation, and ensure that they have the experience to take matters to a Wayleave Hearing if required. This way there is nothing to lose in exploring the opportunity and you may have stumbled across a very lucrative opportunity.

Ben Lenton is a rural practice chartered surveyor who runs a firm specialising in electricity matters. www.cambridgelandconsultants.com



Payments may be due

privileged to have the upstairs function room all to ourselves. It was quite unlike any function room many of us had seen before, an extremely old and ornate dining room, with a sloping floor and timbered ceiling; it really was an architectural gem. An excellent evening was rounded off by a visit to one of Rhydian's haunts, the aptly named Nag's Head.

After a well needed breakfast on Saturday we set off for the Harper Adams campus for a tour of the new dairy unit, which was opened in 2009. Scott Kirby, our guide, explained that it currently houses 400 cows and serves both as a working unit and a valuable resource for students, where various studies can be undertaken. Many of the under 30s on the day were not dairy farmers and we all found it very interesting, especially the rotary parlour and the plans for an anaerobic digester. Many thanks must go to Harper Adams for being so accommodating.

Lunchtime saw us progress to the Battlefield farm shop and café, just north of Shrewsbury, where owner Joyce Jagger described all the planning hoops that had to be jumped through, since this was on the site of the Battle of Shrewsbury. After a beautiful ploughman's lunch we had the opportunity to have a wander around; the quality and variety of products in the farm shop was second to none! It is certainly a place to visit if you're ever in the area.

After lunch we moved on to the West Midlands Shooting Ground at Hodnet, for an afternoon of clay pigeon shooting. Divided into three groups with six different stands to negotiate some found it all rather easier than others! The shooting ground is extremely picturesque, with the hills and woodland making it an ideal place for such a setup. The eventual winner was Patrick Durnford.

On our return to Shrewsbury a few of us made our way down to the river to watch the



Scott Kirby (right), farm manager at Harper Adams

regatta; a cup of tea whilst watching the rowing was a welcome way to relax after a rewarding day and prepare for a busy night ahead.

The Peach Tree restaurant and C21 nightclub was our destination for the evening, where some of us enjoyed such delicacies as black pudding and Scotch egg. The food was fantastic and the atmosphere made it a great environment in which to chat, swap notes and get to know one another. After dinner we headed to the VIP bar where we sipped Champagne and listened to the resident pianist before showing off our moves on the dance floor.

Sunday saw us visit the Sansaw estate, where owner James Thompson showed us round the 'Pavilions', an eco friendly office complex inside an old walled garden. Novel techniques had been used to build an extremely modern and sustainable office unit suitable for a small firm or multinational company. We also visited the farm, which is organic and includes a pig unit, giving the farmers amongst us an excellent opportunity to question James on the merits of organic farming.

Overall the weekend was a fantastic occasion; many thanks go to all our wonderful hosts who by giving up their time made it all possible. My final thanks go to Rhydian Scurlock-Jones whose excellent organisational skills meant everyone left Shropshire with some great memories and some new friends!



James Thompson, managing director of Sansaw Estate.

Charles Anyan