
WELSH STATUTORY INSTRUMENTS

2012 No. 3022 (W.306)

LANDLORD AND TENANT, WALES

**The Agricultural Holdings (Units
of Production) (Wales) Order 2012**

<i>Made</i>	- - - -	<i>4 December 2012</i>
<i>Laid before the National Assembly for Wales</i>	- -	<i>5 December 2012</i>
<i>Coming into force</i>	- -	<i>26 December 2012</i>

The Welsh Ministers, in exercise of the powers conferred by paragraph 4 of Schedule 6 to the Agricultural Holdings Act 1986(1) and now vested in them(2), make the following Order.

Title, commencement, application and interpretation

1.—(1) The title of this Order is The Agricultural Holdings (Units of Production) (Wales) Order 2012, it applies in relation to Wales, and comes into force on 26 December 2012.

(2) In this Order—

“Council Regulation 73/2009” (“*Rheoliad y Cyngor 73/2009*”) means Council Regulation (EC) No. 73/2009 establishing common rules for direct support schemes for farmers under the common agricultural policy and establishing certain support schemes for farmers, and amending and repealing certain Regulations(3);

“designated maps” (“*mapiau dynodedig*”) means the two volumes of maps numbered 1 and 2 each volume being marked “Volume of maps of less favoured farming areas in Wales” and with the number of the volume dated 20 May 1999 and signed by the Secretary of State for Wales and deposited at the offices of the Welsh Government, Cathays Park, Cardiff, CF10 3NQ;

“disadvantaged land” (“*tir dan anfantais*”) (except in the expression “severely disadvantaged land”) means any area of land shown coloured blue on the designated maps;

“eligible hectare” (“*hectar cymwys*”) has the same meaning as in Article 34(2) of Council Regulation 73/2009;

(1) 1986 c. 5; section 96(1) of that Act defines “the Minister”.
(2) Functions conferred under the Agricultural Holdings Act 1986 (c. 5) were transferred to the National Assembly for Wales by article 2 of and Schedule 1 to the National Assembly for Wales (Transfer of Functions) Order 1999 (S.I. 1999/672). Those functions are now exercisable by the Welsh Ministers by virtue of section 162 of, and paragraph 30 of Schedule 11 to, the Government of Wales Act 2006 (c. 32).
(3) OJ No L 30, 31.1.2009, p.16, last amended by Regulation (EU) No 671/2012 (OJ No L 204, 31.7.2012, p.11).

“less favoured area” (“*ardal lai ffafriol*”) means land that is disadvantaged or severely disadvantaged;

“severely disadvantaged land” (“*tir dan anfantais ddifrifol*”) means the area of land shown coloured pink on the designated maps; and

“Tir Mynydd payment” (“*taliad Tir Mynydd*”) means financial assistance paid in accordance with regulation 3 of the Rural Development Programmes (Wales) Regulations 2006⁽⁴⁾.

Assessment of productive capacity of land

2.—(1) Paragraphs (2) and (3) have effect for the purpose of the assessment of the productive capacity of a unit of agricultural land situated in Wales, in order to determine whether that unit is a commercial unit of agricultural land within the meaning of paragraph 3(1) of Schedule 6 to the Agricultural Holdings Act 1986.

(2) Where the land in question is capable, when farmed under competent management, of being used to produce any livestock, farm arable crop, outdoor horticultural crop or fruit as is mentioned in any of the entries 1 to 3 in column 1 of the Schedule to this Order, then—

- (a) the unit of production prescribed in relation to that use of the land is the unit in the entry in column 2 of that Schedule opposite to that entry, and
- (b) the amount determined, for the period of 12 months beginning with 12 September 2012, as the net annual income from that unit of production in that period is the amount in the entry in column 3 of that Schedule opposite to that entry as read with any relevant note to that Schedule.

(3) Where land capable, when farmed under competent management, of producing a net annual income is eligible to receive a Tir Mynydd payment (see entry 4 in column 1 of the Schedule to this Order), or was an eligible hectare in 2011 (see entry 5 in column 1), then—

- (a) the unit of production prescribed in relation to that use of the land is the unit in the entry in column 2 of that Schedule opposite to that entry, and
- (b) the amount determined, for the period of 12 months beginning with 12 September 2012, as the net annual income from that unit of production in that period is the amount in the entry in column 3 of that Schedule opposite to that entry.

Revocation

3. The Agricultural Holdings (Units of Production) (Wales) Order 2011⁽⁵⁾ is revoked.

Alun Davies
Deputy Minister for Agriculture, Food, Fisheries
and European Programmes, under authority
of the Minister for Business, Enterprise,
Technology and Science, one of the Welsh
Ministers

4 December 2012

(4) S.I. 2006/3343 (W. 304).

(5) S.I. 2011/2831 (W.304).

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SCHEDULE

Article 2

**PRESCRIBED UNITS OF PRODUCTION AND
DETERMINATION OF NET ANNUAL INCOME**

<i>Column 1</i> <i>Farming use</i>	<i>Column 2</i> <i>Unit of production</i>	<i>Column 3</i> <i>Net annual income from unit of production (£)</i>
1. Livestock		
Dairy cows	cow	400
Beef breeding cows:		
on land in a less favoured area	cow	-163
on other land	cow	-146
Beef fattening cattle (semi-intensive)	head	-92
Dairy replacements	head	102
Ewes:		
on land in a less favoured area	ewe	-13
on other land	ewe	-7
Store lambs (including ewe lambs sold as shearlings)	head	4.50
Pigs:		
sows and gilts in pig	sow or gilt	235
porker	head	8.30
cutter	head	11.60
bacon	head	14.70
Poultry:		
laying hens	bird	3.60
broilers	bird	0.30
point-of-lay pullets	bird	0.60
Christmas turkeys	bird	5.30
2. Farm arable crops		
Barley	hectare	147
Beans	hectare	155
Oilseed rape	hectare	293
Dried peas	hectare	297
Potatoes:		
first early	hectare	1405
maincrop (including seed)	hectare	2475
a	This is the figure for animals which would be kept for 12 months. In the case of animals kept for less than 12 months a pro-rata adjustment of this figure is to be made.	
b	This is the figure for animals (irrespective of age) which would be kept for 12 months. In the case of animals kept for less than 12 months a pro-rata adjustment of this figure is to be made.	

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<i>Column 1</i> <i>Farming use</i>	<i>Column 2</i> <i>Unit of production</i>	<i>Column 3</i> <i>Net annual income from unit of production (£)</i>
Sugar beet	hectare	297
Wheat	hectare	421
3. Outdoor horticultural crops and fruit		
Orchard fruit	hectare	2700
Soft fruit	hectare	7750
4. Forage land		
On land which is eligible for the purposes of a Tir Mynydd payment	hectare	the amount of Tir Mynydd payment required to be paid under regulation 3 of the Rural Development Programmes (Wales) Regulations 2006
5. Eligible hectares		
Land which was in 2011, an eligible hectare for the purposes of Council Regulation 73/2009	severely disadvantaged land hectare	113.61
	disadvantaged land hectare	149.05
	all other land hectare	97.34
a	This is the figure for animals which would be kept for 12 months. In the case of animals kept for less than 12 months a pro-rata adjustment of this figure is to be made.	
b	This is the figure for animals (irrespective of age) which would be kept for 12 months. In the case of animals kept for less than 12 months a pro-rata adjustment of this figure is to be made.	

EXPLANATORY NOTE

(This note is not part of the Order)

This Order prescribes units of production for the assessment of the productive capacity of agricultural land situated in Wales and sets out the amount which is to be regarded as the net annual income from each such unit for the year 12 September 2012 to 11 September 2013 for certain purposes of the Agricultural Holdings Act 1986 (“the 1986 Act”). This Order revokes the Agricultural Holdings (Units of Production) (Wales) Order 2011 (S.I. 2011/2831 (W.304)).

An assessment of the productive capacity of agricultural land is required in determining whether or not the land in question is a “commercial unit of agricultural land” for the purposes of the

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succession provisions in the 1986 Act: see in particular sections 36(3) and 50(2). A “commercial unit of agricultural land” is a unit of agricultural land which, when farmed under competent management, is capable of producing a net annual income which is not less than the aggregate of the average annual earnings of two full-time male agricultural workers aged 20 years or over (paragraph 3 of Schedule 6 to the 1986 Act). Article 2 of this Order provides that, in determining this annual income figure, whenever a particular farming use mentioned in column 1 of the Schedule is relevant to the assessment of the productive capacity of the land in question, the units of production and the net annual income specified in columns 2 and 3 respectively will form the basis of that assessment.

This Order includes net annual income figures for land which was, in 2011, an eligible hectare for the purposes of Council Regulation (EC) No 73/2009 (OJ No L 30, 31.1.2009, p.16). There are separate figures in the Schedule for severely disadvantaged land, disadvantaged land and other land.

A regulatory impact assessment has not been produced for this instrument as no impact on business or the private or voluntary sector is foreseen.