

# The Market Report

## Professional Ponderings - February 2025

On December 12th, 2024, the Government released a new version of the National Planning Policy Framework (NPPF). The main aim of the new NPPF is to help fulfil the government's manifesto promise to deliver 1.5 million homes over the government's elected term.

There is no escaping from the fact that the government's pledge of 1.5 million homes is significant when looked at against the delivery over recent years. I think it goes without saying that 1.5 million is a lot of homes to deliver.

The 2024 document has several key changes, which are weighted to 'get Britain building' so that the country can meet the target.

### Housing supply

A new formula for calculating housing numbers designed to generate planning permission will allow the country to get permission for 370,000 new homes nationally a year, which is what is needed, to come close to the required 300,000 housing completions per year. Unsurprisingly, the numbers of houses required per authority area go up, some by a significant amount.

The National Planning Policy Framework (NPPF) provides a framework for local planning authorities and decision-makers to use when assessing planning applications. Included within the framework is paragraph 11D, commonly referred

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to as the 'Tilted Balance', or to use its professional term the presumption in favour of sustainable development. Planning applications should be determined in accordance with local plan policies, unless material considerations indicate otherwise, which is where the idea of a balance comes into play. Decision makers should consider planning applications, weighing their benefits and harm, to come to a decision. Paragraph 11D can be engaged where the most relevant local plan policies for determining a planning application are out of date planning permission should be approved. It is important to state that 11D does not render the local plan policies completely mute, although it does 'tilt' the balance in favour of granting planning permission.

As expected nearly two months after its release, we are now seeing local authorities confirming that they are unable to satisfy the requirement to maintain a five-year housing supply of housing land. We have seen since the start of the year, that both Cherwell District Council and Bedford Borough Council demonstrate a significant shortfall in their housing requirements when using the new standard method of calculating housing supply. Bedford Borough accepted that they currently have a 3.46-year supply. Further to this, we expect Huntingdonshire to release a statement imminently confirming that they also cannot demonstrate a five-year housing land supply. Some local authorities were already struggling to maintain a housing supply under the old standard method.

## **Greybelt**

Another new concept, the government has devised is a new category of land, referred to as the grey belt. Initially, the idea and application of grey belt land may well be a grey area, as it was referred to by Angela Raynor as disused car parks and garages and ugly wasteland. However, this is not grey belt land, this type of land is already addressed within national policy on brownfield land. Grey belt land is land in the green belt, including brownfield land and previously developed land but also including greenfield land, which is not making a significant contribution to the purpose of the green belt.

It seems ironic that it is being defined as a belt, the definition when interpreted as being inside the green belt would render the use of the word belt misleading and perhaps undermining the green belt's original definition, you cannot have a belt inside a belt, can you?

Traditionally, development on green belt land has had to clear a very high barrier, the scheme must outweigh the harms of development within the greenbelt to receive planning permission and be considered as very special circumstances.

Rightfully so, once it's gone it's gone, land is finite within England and therefore it is right to protect greenfield land from unjustified and harmful development.

However, importantly development on grey belt land will no longer need to meet these very special circumstances, provided the site is sustainable, it will not fundamentally undermine the purpose of the greenbelt, the local authority has a less than 5-year housing land supply and residential development meets the 5 golden rules set out in section 155 of the NPPF planning permission should be granted. The barrier to entry still exists, just not as high, think of it as the high jump against the pole vault.

A topic for another day is the 5 golden rules, but whilst they are important, they also present a wider issue regarding the delivery of development schemes.

Now more than ever, greenbelt authorities are failing to meet their housing land supply targets, so there is scope to take advantage of this barrier-lowering. Whilst the idea might be to provide a way of unlocking land within the green belt, this definition is subjective which alongside other larger issues doesn't help an already complex system. I think formal guidance in both the NPPF and Planning Practice Guidance would go a long way to providing clear definitions. Otherwise, our already struggling appeal system will be brought down from its knees, facedown into the ground digging in with its eyelids.

## **Conclusions**

So, we can clearly say that the new NPPF has presented opportunities for increasing development across the country in areas that may have not been considered previously. Different bodies and professionals have differing opinions on the new framework, which has and will continue to generate to a range of opinions within the planning space. It wouldn't be the English planning system without the cocktail of policies, interpretations and opinions.

If you have land that you think might be suitable for development or want to discuss what the new NPPF may mean for you as a landowner, our experienced planning and development team would be happy to speak with you.

Will Simpkins  
*Planning & Development Team*



# Thrapston Forthcoming Events

**Thursday 13th February**

Prime & Cull Sheep

**Saturday 15th February**

Store & Breeding Cattle, Calves, Sheep & Pigs

**Thursday 20th February**

Prime & Cull Sheep

**Saturday 22nd February**

Store & Breeding Cattle, Calves, Sheep & Pigs

Sale of Horse Tack & Equine Sundries

Sale of Pet Food & Sundries

**Thursday 27th February**

Prime & Cull Sheep

*For further information on any of the sales  
Please contact a member of the Market Team*

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## FOR SALE BY AUCTION

From the Cattle Rostrum Saturday 15<sup>th</sup> February at 11.30am

**GALLAGHER HR5 Hand Held EID Tag reader and Data Collector**



**GALLAGHER W810v2 Weigh Scale & Data Recorder**

## REPORT FOR THURSDAY 6TH FEBRUARY

### 576 Prime Hogs

Trade takes a lift on the week with the SQQ at 325.92p/kg. Plenty of out of spec lean light lambs sold below this. All meat and weight were in demand with highs of 378p/kg for GR Fountaine & Son with Grange Farm topping the day overall at £180.

**Highlights** - GR Fountaine & Son topped the light hogs with best end Beltex to 378p/kg for 41.5kgs; F & SM Stamper topped with their Beltex to £144 for 40kgs; BW Costin & Sons topped with their Texels to £165 for 51kgs; IS & NK Johnson penned their first draw of Texel Mules seeing 51kgs to £165; Pentelow Farms topped the Suffolks with 50.5kgs to £163; Scott & Scott drew a smart run of Texel hogs seeing 58.5kgs topping the day at £180, 56kgs to £179 and 54kgs to £177; SC Wells penned their usual stamp of Texels at 57kgs selling to £180.

To		From		Average	
<i>Standards (32.1-39kg)</i>					
341p	£117.50	309p	£115.00	319.2p	£116.35
<i>Mediums (39.1 - 45.5kg)</i>					
378p	£157.00	308p	£125.00	326.6p	£140.43
<i>Heavies (45.6 - 52kg)</i>					
335p	£165.00	309p	£144.50	319.4p	£153.86
<i>Over 52kg</i>					
328p	£180.00	293p	£164.00	312.5p	£172.77

### 135 Cull Ewes & Rams

Another fantastic trade with no signs of slowing down. All in average saw £142.54. R & M Arrowsmith topped the day with best meat big framed Texel ewes to £237 and Suffolks to £191; F & SM Stamper topped their Beltex Texels to £221 and £215.50; Cartwright Farms saw highs of £203 for best end Charollais ewes; AG Murdoch & Sons saw good stretch meat Continental crosses to £197; P & J Green topped with their Suffolk ewes to £193. All meat ewes sold at £140 plus with leaner meat sorts at £125. Grazing types sold between £90 and £100.

To	From	Average
£237.00	£70.00	£142.54

### NOTICE

If you would like your stock to be included in the weekly report presale, please contact the office before 12 noon on Monday.

**THRAPSTON  
LIVESTOCK MARKET**

**SALE OF PET  
FOOD & SUNDRIES**

**SATURDAY 22<sup>ND</sup>  
FEBRUARY – 11.30AM**

Market Road, Thrapston, Northamptonshire. NN14 4JU

For Further Information please contact 01832 732241

For Sale by Private Treaty

3 Collinson Feed Bins

2016 9 Ton (14.6m<sup>3</sup>) Freestanding Bulk bins



At Slawston, Welham, Leicestershire.  
Contact Alastair Brown 07885 804450 for further details.

### **GRASS KEEP AVAILABLE**

Approximately 30 acres of winter grass keep for sheep grazing only.

Located in Hargrave, Northamptonshire.

For more information contact George Pullin:

07487 526887 or [george.pullin@bletsoes.co.uk](mailto:george.pullin@bletsoes.co.uk)

Our chaplain Rev. Eddie Smith, Church of England Minister, member of the Agricultural Chaplains Association and the Farming Community Network will be in attendance at the market on the 1st & 3rd Saturday each month for a chat, if you would like to talk.

[eddie.smith@talk21.com](mailto:eddie.smith@talk21.com)

### **NOTICE**

To ensure your entries are listed in the Saturday Store Sale Catalogue, please book in your stock by 4pm on Friday.

## **HAY, STRAW & FODDER**

100 x 4' Round Bales of 2024 Hay - *McHale Baler - Chopped. Stored Undercover Suitable for Horses, Cattle & Sheep. Available in quantities to suit.*

30 x 4' Round Bales of Whole Crop Wheat Silage

Assist & Loading Facilities.

Located Orton, Northamptonshire. Contact Richard 07795 170864

200T of Fodder Beet

Assist & Loading Facilities

Located Wimblington, Cambs. Contact Ian 07976 605522

Fodder Beet

Assist & Loading Facilities

Located Cransley, Northants. Contact John 07774 269403

300 x Claas Quadrant Bales of Wheat Straw

Assist & Loading Facilities

Located Newborough, Peterborough. Contact Robert 07791 036662

300 x 4' Round Net Wrapped Bales of Hay

Stored Undercover

Assist & Loading Facilities.

Located Stoke Goldington, Bucks. Contact David 01908 551423

100 x Big Bales (8'x4') Good Quality Barley Straw

Stored Undercover

Assist & Loading Facilities

Located Lyddington, Rutland. Contact Peter 07802 264361

## **NOTICE**

Please ensure Entry Forms and all relevant paperwork accompany your entries when bringing livestock into the Market.

Entry Forms can be found on our Website, in the Market Office or alternatively please contact the Main Office.

## **FOR SALE**

Quantity of second hand telegraph poles, various sizes from 6M to 11M, all stripped and clean of metal. Based near Peterborough, Loading Available, Buyer Collects, All Enquiries - 07753 119451



## REPORT FOR SATURDAY 1ST FEBRUARY

### **Store & Breeding Cattle**

First in the ring a test for the trade, a 11½ year old Longhorn steer from HA Guard which sold to £1680. **Cows and Calves** sold to £1670 for a first calved Hereford x heifer with a 6 week old Limousin heifer calf at foot. Other **Empty Cows** sold to £1800 for a 49 month Limousin and a Hereford to £1480 from SJ & RE Helliwell.

NB Brunt sold 21 month Blue steers to £980, 21 month Hereford steers to £820, a Norwegian Red steer to £480 and a Jersey steer to £360. 6 month British Blue heifers sold to £730 and steers to £700, 9 month Simmental steers to £735 and a mixture of 5-6 month dairy bred steers to £730 all from R Booth; NP & MJ Russell sold a 25 month Simmental steer to £2080 and a 33 month Simmental heifer to £1700; B Burkett sold three yearling Angus heifers to £655 and 10 month Hereford heifers to £600; JC Kirbyshire sold 24 month Charolais steers to £2360 and £2320, 21 month Charolais steers to £2200, 21 month Parthenaise steers to £2200 and 22 month Simmental steers to £1960; NE Pullin sold two 10 month Angus steers to £1020; GWM Farms Ltd sold 23 month Hereford steers to £1140 from £1080 and heifers to £1030 from £1000, and two 18 month Beef Shorthorn steers to £1000; R Jones & Son sold a Lincoln Red steer 23 months to £1890 a 16 month Limousin steer to £1660 and a 15 month British Blue steer to £1420; S & R Wright sold 16-26 month Angus heifers to £2220, £1780 from £1420 and a steer to £1630; Miss LA Burton sold 8-13 month Limousin steers to £930 from £850 and heifers to £780; JC & JS Helliwell sold a 27 month Limousin steer to £1700, a 20 month to £1500 and 9 and 11 months to £1040 from £1000, also a 34 month to £820; SJ & RE Helliwell sold a 25 month Limousin steer to £2190, and 20 month Limousin heifers to £2160 from £1600; J & D Bavington sold three Simmental steers 18-19 months to £1520.

### **Pigs**

Small store pigs sold to £50 from B Cranwell and their sows sold to £28 from £10; others from GWM Farms Ltd sold to £50 for a sow and £5 for a wild boar.

### **Calves**

A lift in prices with Sunbeam Farms best British Blues selling to £450 from £360 for heifers and bulls to £445 from £375.

### **Goats**

Teo Saanen wether kids sold to £70 each from SH & RS Whinney; MA Truslow & Partners sold a Pygmy billy to £65.

### 383 Store & Breeding Sheep

**Store Lambs** - another flying week following the fat trade, with an all in average of £104.02. D Burton topped the day at £143 for best end Texels; C Major saw similar highs with Texels to £140 and £130; WG Childs & Sons drew their usual stamp of Continentals selling to £130, £124 and £114; R King topped with their bigger frame Continentals to £129 with tight skinned small frame lambs at £110; H Houghton & Son saw the trade of the day with Suffolk ewe lambs to £121. All healthy mid and small framed lambs sold at £110 plus, with longest term lambs in the £80's.

**Feeding Ewes** - following the cull market trade is hard to keep up with. All in average £101.20. JP Watts topped with their Texel ewes to £180 and £150, £148 with Mules to £129; CD Hughes topped the Scotch Mules with meat to £136.50. All meat mid frame ewes were £130 plus, with native bred framed ewes to £100. True feeders were in the low £90's. Longest term chancy sorts sold in the £70's.

**In-lamb Ewes** - Folly Fields Farm saw the trade of the day with pure Blue Texel theaves in-lamb to a Beltex and not scanned selling to £375; Golden Valley Livestock saw Suffolk cross double theaves all scanned with triplets sell to £240; T Hephlethwaite saw their flock age Texels to £210 and Mules to £190 .

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## Pet Food & Sundries

A sale of over 400 lots of pet food for all types of animals, along with some sundries, dog and cat beds, treats, sprays, feeders, bowls etc all went under the hammer.

A great clearance was seen, many items sold at bargain prices, starting at £1 to a fraction of what the cost in the high street shops and supermarkets charge you.

Everything for Dogs, Cats, Rabbits, Guinea Pigs, Fish, Birds, Wild Birds. Come down to the next sale to make some great savings for your pets. The next sale will be on Saturday 22nd February at 11.30am in conjunction with the Tack Sale, and also the Smallholders Sale on Saturday 1st March.

£25.00	Large Dog Cushion	£2.00	Dentalife
£25.00	Large Box Dog Treats	£2.00	2 x Chicken Chips
£22.00	Box Yaks	£2.00	Burns Oaties
£20.00	Box Yaks	£2.00	All Animal Antiseptic
£20.00	Dog Bed	£2.00	Chicken Burgers
£18.00	Box Yaks	£2.00	2 x Rabbit
£18.00	Torches	£2.00	Soopa Dog Treats
£18.00	Autarky Glutton Free	£2.00	3 x Almo Dry Cat
£15.00	Autarky Dog	£2.00	Dog Toy
£15.00	Dog Cushion	£2.00	Burgers
£15.00	Nature 24	£2.00	2 x Rabbit
£12.00	Breeder Pack Cat	£2.00	2 x Chicken Chips
£12.00	Autarky Dog	£2.00	Dog Toy
£12.00	Cat Breeder pack	£2.00	Pigs Ears
£12.00	4 x Cat Food	£2.00	Minnie Mouse Cushion
£12.00	Almo Natures Dog	£2.00	2 x Chicken Chips
£12.00	Skidders Muesli	£2.00	Goldfish Food
£12.00	Autarky Grain Free	£2.00	Coopers Treats
£12.00	Almo Dog	£2.00	Benybites Treats
£12.00	Skidders Muesli	£2.00	Select Rabbit Feed
£12.00	Sunflower Hearts	£2.00	Goldfish Food
£12.00	Harringtons Dog	£1.00	Bonio
£12.00	Bakers Dog	£1.00	Teeth/Gum Treats
£12.00	Pet Remedy Plug ins	£1.00	6 x Joint Care
£12.00	Breederpack Cat	£1.00	Burns Oaties
£12.00	Harringtons Dog	£1.00	Burns Oaties Bites
£2.00	6 x Goldfish Food	£1.00	Dog Toy
£2.00	Dog Car Seat Etc	£1.00	Dog Toy
£2.00	Large Box Dog Sprays	£1.00	2 x Joint Care

**SATURDAY 15TH FEBRUARY**

**STORE & BREEDING SHEEP**

**L C Threadgold & Son**

12 Blue Texel, Texel x & Dutch Spotted x In-Lamb Flock Age Ewes - *In-lamb to Blue Texel, Scanned doubles, due from 14th March, Heptavac P*

**STORE & BREEDING CATTLE**

**R Booth - TB4**

10 British Blue Steers & Heifers 8-10 Months

**S L Fletcher**

21 Saler Steers & Heifers 10-12 Months  
*Suckler Bred*

**S G C Hill - Farm Assured**

10 Charolais x Steers 12 Months  
*Suckler Bred, Homebred*

**C E Hancock & Son**

12 Store Cattle 15-25 Months

**S A C Holgate**

20 Store Cattle 17-27 Months

**J C Kirbyshire - TB4**

10 Steers - Angus, Limousin & Saler 20-24 Months

**G T H Bailey**

15 Angus Steers & Heifers 22-24 Months  
*Named Sire*

**L C Threadgold & Son**

1 Simmental Heifer 23 Months

**I S & N K Johnson - TB4**

12 Strong Store Cattle 24 Months

**SATURDAY 22ND FEBRUARY**

**STORE & BREEDING CATTLE**

**N B Brunt - TB4**

1 Beef Shorthorn Steer All 20 Months  
2 Aberdeen Angus Steers  
1 Hereford Steer  
1 Hereford Heifers  
*Outwintered*

**NOTICE**

Please be respectful of the neighbours to Thrapston Market and park responsibly.

# HENRY SAUNDERS

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# Bletsoes

— EST. 1881 —

## An Auction



## Horse Tack & Equine Sundries

**Saturday 22<sup>nd</sup> February at 1.00pm**

*At Thrapston Livestock Market  
Market Road, Thrapston. NN14 4JU*

Entries by Monday 10<sup>th</sup> February

**NO** entries will be accepted after this date

For further information contact Beth Kitchener 07736 143630

Agricultural & Development  
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[www.bletsoes.co.uk](http://www.bletsoes.co.uk)

01832 736757

# Bletsoes

— EST. 1881 —

## COLLECTIVE MACHINERY & EQUIPMENT SALE

Thrapston Auction Centre  
Haldens Parkway  
NN14 4QT

**Friday 28<sup>th</sup> February at 10.30am**

For Entry Forms please visit our website  
Or Contact the Main Office on 01832 732241

Important, entries must be returned by  
Tuesday 18<sup>th</sup> February to be included in the catalogue

Auctioneer in Charge: Alastair Brown 07885 804450

## Sustainable Farming Incentive Key Dates for Annual Declaration Submission

Below are the opening and closing dates for annual declaration submissions based on the start date of your agreement:

Agreement Start Date	Declaration Period Opens	Declaration Period Closes
1 February 2024	1 December 2024	31 January 2025
1 March 2024	1 January 2025	28 February 2025
1 April 2024	1 February 2025	31 March 2025
1 May 2024	1 March 2025	30 April 2025
1 June 2024	1 April 2025	31 May 2025
1 July 2024	1 May 2025	30 June 2025
1 August 2024	1 June 2025	31 July 2025
1 September 2024	1 July 2025	31 August 2025
1 October 2024	1 August 2025	30 September 2025
1 November 2024	1 September 2025	31 October 2025
1 December 2024	1 October 2025	30 November 2025