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# MOORE ALLEN & INNOCENT

SEPTEMBER 2026

## AGRICULTURAL UPDATE SFI - WINDOW 2 - APPLICATIONS

DEFRA advise that it expects Window 2 applications for the SFI scheme to open on Tuesday, 22<sup>nd</sup> September. Demand for the scheme is expected to exceed budget, despite the Government announcement of a further £50 million towards the budget and the carryover of unspent funds from Window 1. If you are considering an application, we strongly recommend being prepared to submit it as soon as the application window opens.

Demand is expected, not just from new SFI claimants, but also from those with Countryside Stewardship Agreements ending 31<sup>st</sup> December 2026. Those with existing SFI 23 and SFI 24 Agreements may also apply under SFI 26, albeit for options which are not being paid for under the existing agreements (no double funding).

Applicants are advised to use the remaining time wisely and ensure you are fully prepared, including:

- Check you have the relevant permissions on RPA online;
- Check all land use codes are up to date and accurate;
- Check RPA maps are accurate; and
- Check you have sufficient tenure to see out the three year agreement. Transfers are not allowed under the scheme.

With a high level of demand expected and therefore the associated processing time required by RPA, we anticipate agreement offers will take at least six weeks to come through. Once accepted, you generally have twelve months in which to undertake the actions committed to and therefore, whilst it would be tempting to pre-empt an agreement offer with your crop rotation this autumn, in most cases we would advise you to wait until the agreement has been offered. With no guarantee of success, continue farming without the SFI until you are offered it.

For any advice or assistance with SFI 26, do contact a member of the Agricultural Team on 01285 648107.

## CHANGES TO THE NATIONAL PLANNING POLICY FRAMEWORK

On 17<sup>th</sup> August, the Government released the new National Planning Policy Framework (NPPF), the first major restructuring of the National Planning Policy since its introduction in 2012.

The key changes are as follows:

- An introduction of a presumption in favour of development in suitable locations;
- An increasing weight to the National Policy when making planning decisions;
- Strengthening support for those applications for strategic employment uses; and
- Increasing pressure on Local Planning Authorities to prepare up to date Local Plans, supported by more realistic approaches to deliverability and viability.

The Framework now offers stronger support for development in principle within settlements. Outside of settlements, the NPPF sets specific circumstances in which growth, particularly economic growth, should be supported.

An increased weight to the National Policy is aimed at providing a more consistent approach across England, with less scope for Local Policies to differ significantly from National Policy. The NPPF allows for a transitional approach to new Local Plans.

The NPPF provides a strong support for housing development, with a default “yes” for development close to well-connected railway stations, as the Government is significantly below their housing targets of 300,000 units per year. It is expected that the housing target of 1,500,000 new houses by the next general election will not be achieved.

However, despite the positive changes, Local Planning Authorities remain under significant pressure, with insufficient staffing levels and large caseloads causing significant delays in decision making. The removal of the BNG requirements for sites smaller than 0.2 hectare is hoped to speed up the process but we are yet to see improvements.

## RENT REVIEWS

With the key date of 29<sup>th</sup> September approaching, there is more interest than usual in considering the current rental position under both AHA and FBT Agreements. Readers are reminded that service of a Rent Review Notice needs to be received by the other side prior to the tenancy term date. Any new rent is effective from the following term date in 2027. The decision to serve a Rent Review Notice, whether you are a Landlord or Tenant, is often dependent on many factors, including the current rent passing, the terms of the Tenancy and the relevant farming system.

For further advice about the rent review process, do contact a member of our Agricultural Team on 01285 648107.

# FFF&B PLOUGHING MATCH

Saturday 26th September 2026

Ashbury Farms, Wiltshire, SN6 8LZ by kind permission of Mr. T. Spence

From the Ploughing Match Committee: Get ready for a full day of countryside tradition when the FFF&B Ploughing Match and Country Show comes back for another year. Set against sweeping views across the Ridgeway, it's a proper showground setting that makes the day feel special before you've even reached the gate. Whether you're a lifelong local or visiting for the first time, there's plenty packed into the programme to keep every generation entertained from morning to evening.

Watch the ploughmen go head-to-head in the ploughing competitions, where vintage tractors work alongside heavy horses to carve out the straightest lines. It's a rare chance to see old and new farming methods side by side, and to appreciate just how much skill goes into a job that looks deceptively simple.

Over in the main ring, expect a packed schedule: a hound parade, gundog demonstration, the ever-popular Gateridge Suffolk heavy horses, and a falconry display overhead. Terrier racing always gets the crowd cheering, and the have-a-go tug of war never fails to spark some friendly rivalry between family members. A machinery demonstration and a parade of tractors through the ages will showcase the evolution of farming, from vintage classics to more recent workhorses of the land.

Beyond the ring, wander the craft tent for handmade goods from local makers, or head to the working area to see steam power and traditional rural skills in action. The homecraft competitions welcome all entries, whatever your experience level. The bar and food stalls will be serving throughout the day, so you're never far from a bite to eat or a drink in hand.

With plenty of parking and facilities for all, and that unbeatable backdrop of the Oxfordshire and Wiltshire countryside, the FFF&B Ploughing Match and Country Show is shaping up to be a great day out for the whole family.

Full details, tickets and homecraft schedules can be found at [www.ploughingmatch.co.uk](http://www.ploughingmatch.co.uk). Follow us on Facebook and Instagram for regular updates in the run up to the day.

We would be delighted to see recipients of this Newsletter at our stand on the day.

## POSITION AVAILABLE

We are seeking a suitable candidate to support the expanding Agricultural Team. The job description includes a strong use of IT including GPS and relevant mapping systems, support at our farm machinery sales, environmental schemes, valuations, property sales and management and contract farming agreements is sought for this wide-ranging role. For further details or a confidential discussion, please contact Fiona Wormald on [fiona.wormald@mooreallen.co.uk](mailto:fiona.wormald@mooreallen.co.uk)

# FORTHCOMING MACHINERY AUCTION

## Great Somerford Collective Machinery Sale

**The Show Field, Great Somerford, Chippenham, Wiltshire, SN15 5JA**

Wednesday 7<sup>th</sup> October 2026 at 10.00 a.m. - Entries Invited

Entries to date include Case International 885XL 4WD and other equipment from a local estate; Fleming Super Float 600 Topper; 6ft Flat Roller; Kidd 814 Bale Chopper; Browns Megascrap 6'11"; Marshall 75 Muck Spreader; Hyd. Folding Chain Harrows; Bale Spike; Front Loader Muck Forks; JCB Carriage Q Fit; 3T Tipping Trailer; Small Timber Trailer; Mitox 6000 HTD Hedge Cutter; Landrover & Ifor Williams Wheels; Flotation Tyres on Heavy Axle; Tree Planting Guards; Anvil; Swage Block; Workshop Tools; Single Phase Compressor; Clarke Electric Fan Heater; Master Gas Heaters; Welder on Trolley; Qty Metal Chains; Qty G Clamps - Various Sizes; RSJ; Drainage & Gutter Pipes; Sheeted Gates; Wooden Gate & Posts; Zip Line Wire; Fencing Stakes; Gi Buckets; Sheep Handling Equipment; Sheep Ring Feeder; Bateman Feed Trough; Bateman Hay Rack; JFC DT250 Plastic Water Trough; Metal Water Troughs; Double Hay Racks; Milk Churns; Milking Machine Buckets; Corner Feeders; Rubber Horse Flexi-Bowl Feeders; Roll Barbed Wire; Roll High Tensil Wire; Metal Post Stillages; 15' Double Aluminium Ladder; 12ft Aluminium Ladder; Belfast sinks; 2m Wide Wire Mesh Roll; Qty Round Wooden Stakes; and 120 New Tools.

Further items are expected and invited. A full lot list will be available on our website on the evening of Tuesday, 6<sup>th</sup> October. Please visit our website or contact Kellie Gilbride on 01285 648103.

## SANDS FARM DISPERSAL SALE - 9<sup>TH</sup> SEPTEMBER

We were very grateful for instructions to disperse the tractors, machinery, fodder and workshop equipment on behalf of the Executors of the Late Michael Green at Sands Farm, Shellingford on 9<sup>th</sup> September. The onsite sale attracted an excellent crowd of machinery dealers, farmers and well wishers, with telephone bids taken from around the country, although most success was had by the infield buyers. The trade in the well maintained machinery showed the strength of the second-hand market.

If you are considering a dispersal of all or part of your farm or estate equipment, we would be pleased to hear from you. Moore Allen & Innocent is able to offer infield, online or a combination of these two sale methods to best suit the circumstances. Please contact Stuart Milsom or Peter Kirby on 01285 648107.



Our Agricultural Team: Stuart Milsom, Jack Ayres-Sumner, Amy McDonald, Richard Dell, Lucy Kernon, Elliot Hutt, Emily Shorter, Tia Bolter, Mark Hill, Peter Kirby, Sam Geddes, Kellie Gilbride, Lauren Horton & Isabel Milner.

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