

The Market Report

Professional Ponderings - May 2026

To follow on from Andrew Middleditch's ponderings in February 2026, the position concerning planning across Northamptonshire has not changed significantly. Most recently, in North Northamptonshire, following an appeal case in Barton Seagrave, the council can no longer meet a deliverable five-year housing land supply. With a Local Plan that is out of date, the council are now exposed to speculative applications seeking permission to develop unallocated sites to plug the supply gap. This means that at this time Buckinghamshire, Bedford Borough, Huntingdonshire District, Peterborough City and North Northamptonshire cannot demonstrate a five-year housing land supply, leaving all of these authorities open to speculative applications.

The purpose of this section is to consider the role and benefits of Permission in Principle (PiP) as a potential planning strategy. It is important to recognise that seeking planning permission will always carry a degree of risk, as decisions are made by planning officers or committees based on a planning balance. This involves weighing compliance with national and local planning policy against other material considerations. As a result, it can be challenging to provide absolute certainty as to whether planning permission will be granted, particularly in areas where the principle of development is more finely balanced or under pressure.

In June 2018, Permission in Principle (PiP) was introduced as an alternative mechanism for securing planning permission for housing-led development. This

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process separates the assessment of the principle of development from the consideration of its technical details.

PiP comprises two stages: the first stage determines whether a site is suitable in principle for residential development, while the second stage - Technical Details Consent (TDC)—involves the evaluation of the detailed development proposals, such as design, layout, scale, landscaping and other technical matters such as highway, drainage, ecology.

The determination period for a Stage 1 PiP application is typically five weeks from validation, offering a relatively quick route to establishing whether development is acceptable in principle. PiP can be applied to both previously developed land (and its curtilage) as well as undeveloped sites.

A significant benefit of PiP is that it reduces upfront cost and risk. At the initial stage, there is no requirement to commission detailed and often expensive supporting surveys. A valid PiP application generally requires only a completed application form, a location plan, and a supporting planning statement.

However, there are limitations to the PiP route. Applications are restricted to small-scale development, defined as up to 9 dwellings, development of less than 1,000 square metres, and sites not exceeding 1 hectare. You will have a period of three years from stage one consent to submit the technical details consent in stage 2.

Bletsoes has had success in both North Northamptonshire and Huntingdonshire recently and feel that this Planning route could be used to unlock development in authorities that cannot demonstrate a five-housing supply.

Please contact our Planning and Development Team for a detailed conversation about Permission in Principle.

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NOTICE

To ensure your entries are listed in the Saturday Store Sale Catalogue, please book in your stock by 3.30pm on Friday.

Thrapston Forthcoming Events

Thursday 7th May
Prime & Cull Sheep

Saturday 9th May
Store & Breeding Cattle, Calves, Sheep, Goats & Pigs
Westlake Machinery Sale
See main advert for further information

Thursday 14th May
Prime & Cull Sheep

Saturday 16th May
Store & Breeding Cattle, Calves, Sheep, Goats & Pigs

Thursday 21st May
Prime & Cull Sheep

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

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.

Please ensure you sign the Wash Out Declaration Form if you are washing out at home. This is a DEFRA requirement, and you will be charged if you haven't signed it. It is in the Market Office!

REPORT FOR THURSDAY 30TH APRIL

Prime Hogs Auctioneer Jake Wagstaff

A harder days trading, heavies are back on the week, majority out of spec forward. SQQ 323.65p/kg. J C Agriculture saw Southdown's to 335p/kg for 34kgs. PA Wilford saw a strong show of meat with Continentals x Suffolks at 45.5kgs to £151.50 with 52kgs at £170. IS & NK Johnson saw a smart show of Texel mules with 75.5kgs to £190 and Suffolks to £161.50 for 52kgs. SJB Lockett saw their Texel crosses to £185 for 66kgs.

To		From		Average	
Standards (32.1-39kg)					
335p	£129	329p	£114	331p	£123
Mediums (39.1 - 45.5kg)					
333p	£152	159p	£65	306p	£137
Heavies (45.6 - 52kg)					
333p	£170	225p	£117	307p	£154
Over 52kg					
318p	£190	238p	£146	270p	£170

Culls

A sharper trade on the culls, lifting in all grade to average £161.63. WG Childs & Sons topped with texels at £217 with followers to £197. JE Cox & Sons saw the top of the Suffolks with powerful ewes to £195 and £192. LA Burton saw smart shape Lleyn x texels to £186. IS & NK Johnson topped the mules at £162. Meat Continentals sold £170 plus. Lean meat were around £150 true feeders were £130 to £147.

To	From	Average
£217	£123	£162

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REPORT FOR SATURDAY 2ND MAY

Store Sheep

A strong selection of feeding ewes was topped by Kevin Buckby for a very smart Blue Texel ewe to £247 with others at £227 and £218. K W Kemp saw £220 for a ram. Well meated hogs appeared to be in strong demand with Charolais hogs from R J Paybody & Sons to £175. P D & P A Ross saw £148 for Continentals. L M Anderson saw £149 from £130 for their small but well meated Blue Texel crosses. Messrs Gulford & Sons Hoggs topped at £175 from £153.

Breeding Sheep

Duncan Burton presented his usual quality Nemsas seeing his first pen of 5 theaves and 5 lambs to £182 a life with others not far behind at £171. A J Geary sold tegs with single lambs to £160 a life from £150. B Conner sold a Suffolk theave with a Suffolk lamb to £150 a life. Mosely Hills Farm presented a smart ewe with twins for £125 a life. A Manning sold a pedigree Suffolk ewe with a lamb to £195 a life from £137, and a late in-lamb ewe to £210.

Cows and Calves Auctioneer Richard Spendlove 07538 322474

J & V Bavington sold a Simmental cow with a month old Limousin calf at foot to £1,960. D J Pittam saw £1,050 for their Belted Galloway cow and calf outfit, and Messrs T & J H Scrimshaw sold a well fleshed Simmental cow to £1,880.

Cade Lambs Auctioneer Richard Spendlove 07538 322474

As lambing draws to a close, less than previous weeks and demand easing slightly as rearers complete their batches. Forward lambs from J Cadman to £42. L M Anderson sold a pure bred Blue Texel ewe lamb and a ram lamb, both to £50. S Gawthrop sold Ryeland crosses to £50. Younger lambs to average £20.

Goats Auctioneer Richard Spendlove 07538 322474

J & E Clegg Ltd sold Nubian cross nannies in kid to a Boer £185. P Webb sold an Alpine nanny £135. M J Boshier presented a very smart show of well bred Boers seeing billies to £180 from £102 and the nannies £168. J Bardwell sold goat kids to £45

Pigs Auctioneer Richard Spendlove 07538 322474

Thorney Croft Farms Ltd presented a range of native bred pigs with gilts to £40, and their brothers £28 from £10, and sows £20.

Horses and Ponies

Just one pony on offer, Princess, a Welsh Section A to £480.

Cows and Calves

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Store Cattle

With the beef price falling week on week, it is now starting to influence the store cattle trade. Top honours went to P A Wilford for his 25 month old Hereford steers to £2,080. S G C Hill presented a smart run of Charolais topping at £1,770 for a 14 month old steer with others £1,650 from £1,590. A L Lamb & Son saw £1,760 for their 20 month old Saler steers. The smaller, younger stores, appear to be less affected with Aberdeen Angus steers from Messrs F H Pullin & Son 5 months old to £705 with similar aged Holstein Friesian heifers to £755.

Small Holders Sale Auctioneer Richard Spendlove 07538 322474

Eggs

Strong demand for hatching eggs, bantams £10/dozen. Blue Laced Wyandottes £12/dozen. 6 Silver Pheasants £16. 6 Lady Amherst Pheasant £22. 18 Welsh Summer Bantam £30. Goose eggs to £4.50 per egg. 6 Bourbon turkey £14 from £12. 12 French Black Melanistic Pheasants £16. 12 White Pheasants £14. 10 Coronation Sussex £20.

Plants

Strawberry plants £6. Trailing Fuchsia £4. Climbing rose £7. Begonia £3. Tomatoes £4. Aubretia £7. Runner beans 18 plants £18. Hanging baskets £15. Golden Contorted Willow £18. Acers £23. Red Oak trees £10/tree. Poplars 5 for £20. Wisteria £13. Flowering crab apple £6. Greengage plum £5. Poplars £5. Czar plum £5. Salix willow £10. Fig trees £10. Wisteria £35.

Sundries

Fence posts 30 for £35. Guinea Pig cage £15. Electric fence energisers £20. Ornamental chickens £35. Dog crate £20. Sheep trough £30 from £32. 4 sheep hurdles £52. Sheep hurdles £58. Dog pen £36. Calf pens £50. Cattle licks £16/bucket. Larsen trap £10 from £70. Incubator £35. Sheep creep feeder £220.

Produce

Boxes of onions £3. Boxes of swedes £3. Veg boxes from £8. Bags of chicken food £10. Pearl barley £6.

Single Vendor Poultry Sale on behalf of Anglia Poultry

A packed shed saw competitive bidding throughout with all birds sold per bird, seeing emu chicks to £210 each. Silver Sussex pullets £35. Bluebell pullets £22. White Sussex £35. White Silky £35. Salmon Faverolle £80. Indian Runner Ducks £40. Black Orpington £50. Ko Shamo £135 from £65. Bantam Ko Shamo from £110. Ginger Oxford Game Bantam £65. Indian Runner Ducks £45. Mandarin Ducks £75. Marble Teal £60. Golden Pheasants £50. Ruddy Shellduck £68. Silver Call ducks £55. Isabella Brahma £60. Partridge Brahma £50. German Owl Pigeon to £25. Bronze turkey £70. Bourbon Red turkey £60. Indian Blue peahen £100. Francophone geese £115. Embden geese. Indian Blue peahen £100. Franconian geese £115. Embden geese £50. Lavender Chinese geese £55. Selection of boxed ducklings – 3 ducks per box to £60/box from £50. Boxes of Japanese Quail £40/box.

We have another single vendor sale at our next Smallholders Sale on Saturday 6 June.

SATURDAY 9th MAY

STORE & BREEDING CATTLE

T N Thompson - TB4

5 Aberdeen Angus x Heifers

13 - 18 Months

Al Lamb & Son

4 Saler Steers

Farm assured, single suckled

16 Months

SGC Hill

20 Saler Steers

Single suckled

12-14 Months

CALVES

Newlands Farm

1 Charolais Bull

1 Aberdeen Angus Heifer

3 Weeks

3 Weeks

STORE & BREEDING SHEEP

FC Lester & Son

20 North Country Mule Hoggs ex Hawes with 10 single Suffolk x Lambs at foot

NOTICE

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

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Thrapston Auction Centre
Haldens Parkway
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Wednesday 27th May at 10.30am

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

Important, entries must be returned by
Sunday 17th May to be included in the catalogue

Auctioneer in Charge: Richard Spendlove 07538322474
Auctioneer: Jake Wagstaff 07487526803

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