

- Farm & Estate Management
- Sales & Purchases of Rural Properties
- Valuations
- Estate Planning
- Landlord & Tenant
- Farming Agreements
- Delinked Payments
- Auctions
- Compensation & Compulsory Purchase
- Farm Buildings
- Expert Witness
- Planning & Development
- Minerals
- Stewardship & SFI
- Woodland
- Digital Mapping
- Diversification & Grants
- Employment
- Payroll & Accounts
- Renewable Energy

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FEBRUARY 2026

AGRICULTURAL UPDATE

REMINDER - 2026 BREAKFAST BRIEFING

As mentioned in last month's Update, we will be holding this year's event in two locations. There are still some places available and we would be delighted for you to join us.

We will be discussing the imminent tax changes being implemented by the Government, factors currently affecting land and rural property and general updates on topical issues.

We hope this will be a light and informative meeting for all, and look forward to seeing you there.



Date: Wednesday 18th March 2026
Time: 8.30am for breakfast rolls and refreshments, for a 9am start

Venue: Thomas Hughes Memorial Hall, White Horse Uffington, Faringdon Oxfordshire, SN7 7SE
What3Words: ///prawn.utensil.faded

Date: Friday 20th March 2026
Time: 8.30am for breakfast rolls and refreshments, for a 9am start

Venue: Cirencester Golf Club Cheltenham Road Bagendon, Cirencester, Gloucestershire, GL7 7BH
What3Words: ///sector.pixies.bloomers

There is a large car park adjacent to the hall

There is ample, free parking on site

To reserve your place at either meeting, please RSVP to Lauren Horton on 01285 648106 or lauren.horton@mooreallen.co.uk

NUTRIENT MANAGEMENT PLANNING TOOL

Many livestock and arable farmers will be familiar with a range of tools available to them to manage nutrients. PLANET is one of the older tools, and this has recently received an update by ADAS and the Agricultural and Horticulture Development Board (AHDB). DEFRA consider this to be a suitable tool to improve the planning and management of nutrients through this online system.

With the Environmental Improvement Plan, launched in December 2025, noting that approximately 40% of water pollution in rivers is attributable to agriculture, it seems clear that careful nutrient management will be under scrutiny more than ever. Whilst use of the PLANET tool is not mandatory (and you may well already have your own system which works well), DEFRA note that this free to use online tool is something they are keen to see used on farms across the country.

For assistance in any aspect of nutrient planning, including providing or updating NVZ records, please contact a member of the Agriculture Team for further information.

SUSTAINABLE FARMING INCENTIVE RPA INSPECTIONS

It is noted that RPA inspections are on the rise, with a specific interest in Sustainable Incentive Farming Agreement compliance. We would encourage all agreement holders to ensure their records are up to date and all actions are complied with.

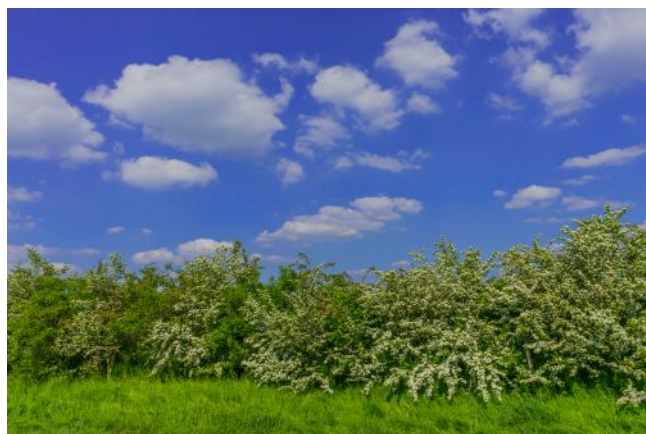
We understand that the RPA Inspectors are to work with the agreement holders to ensure the agreement and actions within are complied with. If you do have any concerns or wish to discuss your SFI Agreement compliance further, then please do get in touch with a member of the Agricultural Team on 01285 648106.

THE MANAGEMENT OF HEDGEROWS (ENGLAND) REGULATIONS 2024

February is the last month available to complete hedge trimming before the ban to protect birds' nests takes effect from 1st March. The cutting window does not open again until 1st September.

With the withdrawal of cross compliance, it is perhaps easy to forget that the buffer strip rules, meaning you must establish and maintain green cover 2m from the centre of the hedge, continue. Buffer strips must not be cultivated or receive applications of pesticides or fertilisers.

Certain exemptions may apply to the above rules with further details on gov.uk or do review further with a member of the team.



GRAZING/MOWING OPPORTUNITY

Approximately 100 acres of organically registered summer grazing & cut/silage available near Crudwell, Wiltshire.

Available from 1st March 2026.

55 acres of permanent pasture, 45 acres of herbal ley (September 2025 sown).

Suitable for organic sheep or cattle.

Please contact Sarah Topham on 07951 139681 if you wish to discuss this further.

CHANGES TO THE NATIONAL PLANNING POLICY FRAMEWORK & BIODIVERSITY NET GAIN

On 16th December, the Government opened a consultation on how to revise the National Planning Policy Framework (NPPF) to support its wider objectives. As part of their election campaign, the Labour Government committed to building 300,000 homes each year for the next five years.

There are several changes proposed which could impact rural businesses. The first is an amendment from “a presumption in favour of sustainable development” which will be replaced by a presumption in favour of suitably located development. This introduces new local policies outside settlements, which supports development linked to rural businesses.

Another key change will boost local and regional economies for commercial development including farm and agricultural modernisation.

The aims of the reforms are to create a clearer, rules based planning system to allow developments which meet the requirements to progress with greater certainty.

Since the introduction of Biodiversity Net Gain (BNG) in April 2024, there is evidence that it is working well for larger developments. However, the BNG requirements are proving costly and challenging for smaller sites. Following a consultation in 2025, smaller development sites below 0.2 hectare will be exempted from BNG. This will significantly improve the planning process for rural businesses and small sites. At present, new agricultural buildings granted planning permission using their permitted development rights are exempt from BNG.

If you would like advice on planning or assistance preparing a planning application, please contact Lucy Kernon on 01285 648107.

COLLECTIVE MACHINERY SALES - CALL FOR ENTRIES

Entry Forms are now available on our website for the Spring Collective Machinery Sales due to be held at The Lakeside, Fairford on Wednesday, 29th April and at Great Somerford on Wednesday, 20th May.

Entry Forms will be circulated with next month's update or do e-mail or telephone the Farm Sales Team on either 01285 648103 or farmsales@mooreallen.co.uk.

Early consignment is preferred to enable sufficient time to market your items to our database.

A SELECTION OF RURAL PROPERTIES SOLD IN 2025



Arable Land at Manor Farm,
Daglingworth, Cirencester
308.93 acres
Guide Price - £3,000,000



Arable Land at Furzen Leaze
Farm, Ewen, Cirencester
151.77 acres
Guide Price - £1,500,000



Severn Bank Farm,
Elmore, Gloucester
8.54 acres
Guide Price - £800,000



Pastureland at Uley, Dursley
13.80 acres
Guide Price - £180,000



Lake 36,
Somerford Keynes, Cirencester
3.32 acres
Guide Price - £150,000



Pastureland and stables at
Hannington Wick, Swindon
1.65 acres
Guide Price - £70,000

If you are considering selling a property in 2026, please contact the Rural Sales Team on 01285 648115 to arrange a free, no obligation market appraisal.



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

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