

The Market Report

March 2023

Professional Ponderings

Many of you may be following the adventures of Jeremy Clarkson on Clarkson's Farm, which apart from providing an insight into the challenges facing farmers, has also provided an insight into the challenges of the planning system. As pointed out by my colleague Peter Moore, never did we imagine that the outcome of a planning committee meeting could be such an edge of the seat cliffhanger! It does however illustrate the frustration that we often feel when looking for consistent and coherent planning determinations. The planning system always seems to be in a state of flux and that is no less true at the current time than ever before. We have reported before on the issues that we have been facing with under-resourced planning authorities failing to determine applications in a timely and reliable manner. That now seems to be compounded by a government looking to shore up its heartland vote in the wake of a looming general election. Whilst the need for new housing has not gone away, there does not seem to be a huge appetite at government level for encouraging contentious and often headline making new development in sensitive parts of the countryside. Local authorities, as a consequence, are tending to pause any new Development Plans whilst they absorb this new cautious approach.

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The current attitude of the government is best exemplified in the recent consultation on the National Planning Policy Framework (NPPF). The NPPF sets out the government's policy on Planning and is guidance to which all local plan and decision making must adhere. Although the changes being proposed are limited, they are significant, and have caused much consternation within the development industry. Indeed, Planning Resource reported in late January that 19 authorities withdrew or delayed their local plan amid proposed changes to the NPPF. The consultation closed on 2 March, and there will no doubt have been many representations submitted. Whether this will result in many revisions is yet to be seen, but the overall effect of the changes will be to lessen the scope for developers and promoters to challenge a council's housing delivery and to provide a local planning authority with more control over the amount of housing that they are required to provide. The importance of Neighbourhood Plans will be enhanced and the Green Belt will become even more protected. The net outcome will be fewer houses being built, certainly in the next couple of years running up to a general election.

This will have interesting implications for the development land market, which as we reported in our January Ponderings is suffering a dent in confidence at the present time, but still has at its heart a shortage of available land. If market conditions improve as the year goes on, helped by more affordable mortgage rates, then we may find a renewed and keener interest in available sites.

Despite the apparent lull in plan making in certain authorities, a number of other authorities in our area are pressing on with the early stages of a Local Plan Review. We have highlighted before the importance of the Call for Sites Exercise which authorities will often carry out at an early stage of the plan making process. We are aware that both Huntingdonshire and Peterborough are contemplating carrying out a Call for Sites this spring and this will be an important opportunity to bring to the council's attention any land which ought to be considered for development as the plan advances. With fewer opportunities to secure speculative consents for development on unallocated sites, the importance of securing an allocation in an adopted Local Plan will become paramount. We would invite anyone with land in these areas which they would like to see considered for allocation, to contact us and we can then advise on the best way by which the land might be promoted.

Planning is often a long term process and despite the apparent current hiatus, there will continue to be a need for a pipeline of available sites in the future to meet the requirements of a growing population. Planning promotion can never start too soon, and the importance of making representations as part of these Call for Sites

exercises cannot be over – emphasised, even if it may be a future Local Plan before they bear fruit.

Andrew Middleditch – Salaried Partner

Contact our Planning and Development Team - Alistair Brodie,
Peter Moore & Andrew Middleditch



Stratford Forthcoming Events

Thursday 9th March

Online Timed Auction Starts - 5pm

See main advert for more information

Saturday 11th March

Hay, Straw & Fodder

At Thrapston Livestock Market

Tuesday 14th March

Prime, Cull & Store Sheep - 10.30am

Fur, Produce & Misc - 10.00am

Tuesday 21st March

Prime, Cull & Store Sheep - 10.30am

Fur, Produce & Misc - 10.00am

*For further information regarding any of the sales
please contact the Market Team*

Our chaplain Rev. Richard Wilde, Methodist Minister, member of the Agricultural Chaplains Association and the Farming Community Network will be in attendance at the market on Tuesdays for a chat, if you would like to talk.

richardwilde.FCN@gmail.com

REPORT FOR TUESDAY 7TH MARCH

309 Prime Hogs

Prices on a similar level to recent weeks with mid range at 42 to 47 kgs in demand, sub 37kgs a steady trade, heaviest lambs look comparably cheaper but coming to the money overall. SQQ 221.14p/kg. GA Finlay topped the day with a smart showing of Texel Beltex lambs at 36.5kgs reaching 250p/kg. RP Hitchings topped overall with monstrous hogs at 65kgs topping to £122.85.

Highlights - K Green topped their run with Southdown crosses selling to 238p/kg for well finished 33.5kgs; J & M Ironmonger penned their usual goods with Texels at 36kgs selling to 231p/kg, with their 43kgs of the same stamp reaching 229p/kg; S Keyte & Sons drew a smart showing of Texels at 45.5kgs reaching 229p/kg; SJ Leedham topped the heavier hogs with Texels at 46kgs flying to 230p/kg; C Welsby had a well finished run of 53kg Texels topping to 210p/kg; WR Haines drew the usual best finished Continental and Suffolk crosses with 56kgs at 209p/kg.

To		From		Average	
<i>Standards (32.1-39kg)</i>					
250p	£91.25	210p	£74.55	219.5p	£82.36
<i>Mediums (39.1 - 45.5kg)</i>					
229p	£104.20	212p	£88.00	223.8p	£97.29
<i>Heavies (45.6 - 52kg)</i>					
230p	£109.00	199p	£98.44	213.9p	£104.72
<i>Over 52kg</i>					
210p	£122.85	189p	£107.63	201.5p	£113.41

75 Store Lambs

A smart range of bright lambs averaging £65.13. DJ Moore topped with Suffolk lambs of frame at £75, with their Charollais at the same mark. Smaller and longer term sold to £60 and £70. B Hemmings topped their run with smart Charollais ram lambs at £60.

To	From	Average
£75.00	£50.00	£65.13



Click the link to view our Stratford Facebook page for further up to date information about our sales pre and post sale.

<https://www.facebook.com/StratfordLivestockMarket/>

37 Cull Ewes & Rams

A flying trade with ewes to match. The goods drew the trade once again this week. All in average £101.05. J & M Ironmonger topped with Texel ewes reaching £181. RW Kerry topped the Suffolks with ewes to £135 and £124; D Chapman saw the trade of the day with a fantastic run of eighteen Mules selling to £108. Meat held the trade regularly in the £80's with leaner smaller frame in the low £70's.

To	From	Average
£181.00	£46.00	£101.05

Stratford Market Report 2023 Advertising Tariff

Advertising Charges

1/8 Page	£10 Per Week
1/4 Page	£20 Per Week
1/2 Page	£30 Per Week
Full Page	£50 Per Week
	+ VAT

Discounted Rates Available

For further information, or to place and advert, please contact
Beth Kitchener on 01832 732241 or beth.kitchener@bletsoes.co.uk

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Plants, Shrubs, Gardening Sundries

A grand entry of spring plants to improve any garden. Glazed pots sold to £15 from £10, Plastic Hanging baskets sold to £7. Bags of logs sold to £5, Garden ornaments sold to £4, Holly Plants sold to £2, A selection of Potted plants and flowers sold to £1.60 from 90p o include Polyantha, Primrose, and Tulips.

More entries are required to fulfil the green fingered brigade to enhance their gardens for the summer months. Please contact us with your entries.

Produce, Vegetables & Feed

Bags of Poultry feed sold to £14, Pony Nuts sold to £11, Sunflower hearts for the hungry birds sold to £2 per bag, Dog treats sold to £1.80, Purple Sprouting Broccoli sold to £1.80 per bag, and Bags of Walnuts sold to £1.

More produce and feed needed in this section. Buyers are needing to feed themselves and pets at a bargain price. If you have any surplus stock, please contact us with your entries.

Hatching Eggs

More eggs are coming forward as the days grow longer in the spring months. Duck eggs sold to £6 per tray, Bantam eggs sold to £4.50, Hen eggs per dozen sold to £2.50, Goose eggs sold per egg to £1.20 and 6 Pekin Bantams eggs sold to 50p

More eggs are needed to fulfil buyer's requirements. They're not in the shops so supply your local buyers at Stratford, they will support you.

Sundries & Gardening Equipment

All sorts on offer today, many more details than can be reported, so why not come down yourself and have a look at what bargains you can purchase. A vintage Air Rifle sold for £50, Strimmer's sold to £40, Land Rover Front seats sold to £36, A Bible sold to £32, Various Tools sold to £21, A Small Chicken Coop sold to £20, An outdoor Fire Pit sold to £18, A hose on a Reel sold to £18, Poultry Drinkers sold to £10, Chainsaw Chains sold to £8.

Special Entries

If you have any items for sale that we can advertise a week prior to the sale, so that potential buyers can see what's on offer Pre-Sale.

Please let us know the week before the sale so that we can advertise in the report. Speak to our staff in the market, email, phone text, WhatsApp your entries to us.

Phone 01832 732241

Email beth.kitchener@bletsoes.co.uk

WhatsApp 07885 804450

Text 07885 804450

Entry Form [Click Here](#)

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Bletsoes

— EST. 1881 —

ONLINE TIMED AUCTION

A Complete Dispersal Sale of Engineering Machines & Tooling

Starts: Thursday 9th March at 5pm

Finishes: Tuesday 14th March from 12 noon



Briefly to Include:

Company Van Fleet, Road Bike Collection, Mills, Lathes, Tooling
Brake Press, Welding Equipment, Metal Saws, Plasma Cutter
Face Grinder, Consumables, Work Benches, Gear Boxes
Workshop Tools & Equipment

on behalf of D Troisi of CMC Equipment UK
Wellingborough, Northamptonshire

Contact Jake Wagstaff 07487 526803

Viewing Day
Friday 10th
March