

# The Market Report

## Professional Ponderings – July 2024

### Planning and Development

With the general election now just a few days away, and seemingly a racing certainty that Labour will win the election and form the next government with a significant majority, the Planning and Development Team thought we would take the opportunity to have a detailed look at Labour's policy position on Housing, as set out in their manifesto.

The general view from commentators is that Labour's manifesto, as well as their approach to the election, is one of caution with no significant policy announcements. It is perhaps therefore significant that Labour have put strong emphasis on a need to build more houses, which can be a divisive and unpopular issue. A key pledge in Labour's manifesto is the delivery of 1.5 million new homes over the next parliament (5 years) which is a significant figure, and it is worth noting that the required rates of construction to achieve this objective haven't been achieved since the post war period. Most in the development industry believe that a new Labour government will therefore have to act quickly to bring forward development. In their manifesto Labour outline that they will bring back mandatory housing targets, coupled with a 'strengthened presumption in favour of sustainable development' and these could be the main tools a Labour government would use to increase house building in the short term. It is also interesting to note that on a number of sites where we have agreed option or promotion agreements with

**Agricultural & Development Consultants, Chartered Surveyors, Auctioneers & Estate Agents**

Oakleigh House, Thrapston,  
Northamptonshire NN14 4LJ

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developers, the developers are already talking about starting to work up planning applications in anticipation of these changes.

Any readers currently involved in the planning process will know how challenging and slow the application process can be and Labour do talk about funding additional planning officers. Whilst I am sure this will be welcomed by all, the lead in time will be slow and local politics also has a bearing – on this point, Labour highlight that ‘where necessary Labour will not be afraid to make full use of intervention powers to build the houses we need’.

Over the longer-term Labour are planning a new generation of new towns and we believe that there are already direct discussions with developers regarding potential locations. Whilst new towns will deliver more supply, we know from other large schemes that we are involved in, that the lead in time from inception to delivery is very long. It is therefore unlikely that any significant contribution to the 1.5 million new homes will come from new towns in the first parliament of a new Labour government but perhaps the general policy thrust will help to bring forward consents on other large urban extensions/garden villages already in the system. There has been considerable chatter within the land and development industry about the possible use of Development Corporations and compulsory purchase associated with large development schemes. Labour’s manifesto comments that they will ‘reform compulsory purchase compensation rules to improve land assembly, speed up site delivery, and deliver housing, infrastructure, amenity and transport benefits in the public interest’. This is certainly an area that will need to be monitored if Labour forms the next government.

Another key area of policy, which again has the potential to be divisive and controversial, is the review and potential release of some land from green belt designations. This may open up development opportunities in areas where development has previously been constrained.

Housing/development appears to be one area where Labour has displayed a degree of boldness and are seeking a mandate from the electorate to significantly increase development. It is likely that affordable housing and opportunities for first time buyers will play a significant role in future developments if Labour are elected but hopefully Labour will also realise that development leads to economic growth and therefore, that there is a benefit to working with the private sector developers and landowners that hold the key to meeting their policy aspirations.

I should also comment that we have deliberately not considered the potential taxation of development land sales in this Ponderings. There are others much more

qualified than me who can analyse the state of the nation's finances and the future commitments that are required in terms of welfare, healthcare and adult social care. Labour is putting a strong emphasis on growth and improved productivity to help fund these future commitments, but most commentators seem to point to a need for some increased taxation. Traditionally receipts from development land sales are seen as an easy target!

If Labour do form the next government as expected, then there may be some opportunities created if a step change in planning policy does follow, but there may also be challenges that need to be navigated/addressed. Please contact the Planning and Development team about any planning or development matter and we will be happy to help you.

*Peter Moore - Partner  
Planning & Development*



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## **Stratford Forthcoming Events**

### **Tuesday 9th July**

Prime, Cull & Store Sheep - 10.30am  
Plants, Produce, Poultry & Misc - 10.00am

### **Wednesday 10th July**

Online Timed Auction Starts - 12 noon  
*See main advert for further information*

### **Tuesday 16th July**

Prime, Cull & Store Sheep - 10.30am  
Plants, Produce, Poultry & Misc - 10.00am

### **Tuesday 23rd July**

Prime, Cull & Store Sheep - 10.30am  
Plants, Produce, Poultry & Misc - 10.00am

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

## REPORT FOR TUESDAY 2ND JULY

### 304 New Season Lambs

Wow, what a change this week, with a similar trade to last year, supply and demand dictates the prices and no ethnic festivals this week. We saw a 100% clearance, with store lambs taking the headlines, with plenty of grass and demand for stores, maybe it could be better to market store lambs early and let someone else worry about the trade at a later date, get the money in the bank, rather than spending money on feed to finish.

Standards lambs sold to £104.13 for C Ridgway & Son; £102.96 for K & M Farming. Medium lambs sold to £119.70 for BS & FL Pile; AF & RF Slatter saw £118.76 for a pen of twenty Suffolk lambs; RE Greenhill sold his lambs to £117.93; P & M Careless sold lambs to £116.16; John Bourne & Son sold theirs to £115.71; Heavy lambs sold to £126.10 for P & M Careless; AF & RF Slatter sold to £123.26; John Bourne & Son sold to £120.32; and JE Lea & Son sold theirs to £118.44. Over 52kg lambs sold to £133.92 for RE Greenhill. Hoggs sold to £78 for C Ridgway & Son.

To		From		Average	
<i>Standards (32.1-39kg)</i>					
267p	£104.13	260p	£93.60	264.9p	£102.39
<i>Mediums (39.1 - 45.5kg)</i>					
274p	£119.70	254p	£102.00	261.5p	£110.56
<i>Heavies (45.6 - 52kg)</i>					
260p	£126.10	252p	£118.44	255.2p	£120.77
<i>Over 52kg</i>					
248p	£133.92	248p	£133.92	248p	£133.92

### Cull Ewes & Rams

Still holding up, prices topped at £134 for a Continental ewe from DM & A Andrews with others to £102; Mules sold to £130 for Dancer Brothers.

To	From	Average
£134.00	£50.00	£101.14

### Store Lambs

Sold to £88 from £73 for DC Pratley. What a trade, more are required, contact us for further details.

To	From	Average
£88.00	£73.00	£81.33

## Plants, Produce, Poultry, Hatching Eggs & Sundries

**Plants** – A smaller entry this week, but still some great plants and pots.

**Produce** – Carrots, Beetroot, Cauliflower, Hay and Shavings were on offer today.

**Hatching Eggs** – A very small selection this week met a strong demand. If you have some come and sell, we have the buyers; ½ dozen eggs sold to £5!

**Poultry** – A few more forward, though not booked in or advertised. Forward this week a Trio of Polish, Japanese Quail and Millie Fleur Bantams.

**Sundries** – Some very interesting items in the sale, you must come down and have a look.

**Farm Dispersal** – A local entry saw plenty of trade for Gates, Hurdles, Sheep Races and Gates along with a Cattle Feed Barrier which were all sold on the day. If you have similar items, we had a very good crowd of buyers and bidders for what was on offer.

### PLEASE NOTE

#### *Viewing of Items*

Due to the increasing numbers of thefts, numbers being swapped etc, that have been reported, we are stopping viewing at 10am, on sale day, for security reasons. All lots must be given out by our staff and not collected by individuals.

## Stratford Market Report 2024 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](mailto:beth.kitchener@bletsoes.co.uk)

*Bletsoes do not endorse any of the products or services advertised in the market reports*

- PRE EVENT DINNER
- PRE EVENT FARM TOUR
- SEMINARS & MARKETING
- SHEEP BREED SOCIETIES
- COMPETITIONS INCLUDING NEXT GENERATION SHEPHERD OF THE YEAR & TORNADO FENCING COMPETITION
- TECHNICAL & POLICY INFORMATION
- ENVIRONMENT & CONSERVATION
- TRADE STANDS
- WORKSHOPS
- SHEEP DOG SALE



www.sheepevent.org.uk



# SHEEP EVENT

UK Sheep Farming: A positive future

Tuesday 30th July 2024

THE THREE COUNTIES SHOWGROUND  
MALVERN, WORCESTERSHIRE, WR13 6NW

9:00AM - 5:00PM



EARLY BIRD  
TICKETS £18.75  
BOOK ON  
WEBSITE

Free entry  
for NSA  
members



[www.sheepevent.org.uk](http://www.sheepevent.org.uk)

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Further information from the website or organiser Helen Roberts:  
T: 01691 654712 M: 07976803066  
helen@nationalsheep.org.uk

**Bletsoes**  
— EST. 1881 —

## Land at Upwood Airfield Huntingdonshire

In all about 164.48 acres (66.56 hectares)  
Commercial holding with strategic development potential  
For Sale as a Whole or in 2 Lots



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01832 732241

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Unofficial Eastern Region Early Breeders'

# SALE OF PEDIGREE SOUTHDOWNS

**Saturday 27<sup>th</sup> July at 12.30pm**

*Judging at 11.30am*

**To include MV & Non MV Sections**

Entry Forms are available by request or online

All Entries **MUST** complete and return an Entry Form

***Entries Close Sunday 14<sup>th</sup> July***

For further information contact Alastair Brown – 07885 804450

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

**At Thrapston Livestock Market**

# Bletsoes

EST. 1881

## ONLINE TIMED AUCTION

### Vehicles, Garage & Horticultural Equipment

Starts: Wednesday 10<sup>th</sup> July at 12 noon  
Finishes: Monday 15<sup>th</sup> July from 12 noon



### Approx 400 Lots to Include:

5 x LWB & SWB **Land Rovers** & Spares, Garage Equipment, Welders, Near New **Eurotek** Wheel Balancer & Tyre Changer with Tyres, **Howard Price** Self-Propelled Gang Mower, New & Used Garden Lawnmowers, Garden Strimmers, Blowers & Hedge Cutters. (Makers include **Etesia, Grillo, Stihl, Countax, Mountfield, Honda, Hayter**) Indian Stone, Bricks, Slates & Paving. New Timber, Posts, Edging & Feather Boards, 2017 4Ton Four Post Garage Lift, Heavy Duty Racking.

2012 **Peugeot** Transport Van with Beaver Tail.

2003 **Iveco** Dailey Unijet Van with Cherry Picker/Access Platform

2017 **Mercedes** Sprinter Van, Twin Axle **Ifor Williams** Plant Trailer

on behalf of **W & A C Brooke-Clarke**  
**Medbourne, Leicestershire**

Viewing Days: 10th, 12th & 13th July - 8am-1pm