

# The Market Report

## AUGUST PROFESSIONAL PONDERINGS

Whilst there is much about the current situation which we find ourselves in that appears new and unusual, there are some things that never change.

“We are reforming the planning system and cutting out unnecessary bureaucracy to give small business owners the freedom they need to adapt and evolve, and to renew our town centres with new enterprises and more housing.”

Sound familiar? This statement came from the Housing Secretary, Robert Jenrick, earlier this month and is the latest step by Government to respond to the Covid-19 crisis and rebuild our economy. However looking back through some of the Ponderings that I have produced in the past, it is clear that this is not a new initiative. For as long as I can remember the Planning System has been criticised for being a bureaucratic hurdle which delays and hinders development, and successive governments have sought to bring in new legislation to speed up the process and make it more efficient. Unfortunately, such moves can often have the opposite effect initially, as planning authorities and planning professionals struggle to come to terms with and implement change, which, in itself, can slow the process.

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Arguably, greater progress has been made in recent years, as many forms of development have been freed from the full rigours of the planning determination process and much more development, and particularly changes of use, are now considered to be permitted development. Recently announced changes will widen the extent of permitted development, and include redevelopment in town centre areas and greater rights for householder extensions, which are due to come into force in September. These complement existing permitted development rights such as the right to change the use of agricultural buildings to various different uses, which we have hi-lighted and explained previously.

However even here we continue to find inconsistencies in the way that different local authorities deal with these types of development. It is particularly the case with agricultural to residential conversions (Class Q) where there still seems to be divergence in the way that authorities treat the permissible extent of new development works. An understanding of past decisions in a particular local authority area can therefore often be an important guide as to how a project might be treated.

The Government have also introduced other measures which seek to address implications arising from the Covid-19 pandemic. These include extending planning permissions which would otherwise lapse within the period running up to the end of the year and allowing later compliance up to 1 May 2021.

Boosting housing supply and supporting the housing market also remain high on the Government's agenda and alongside recent changes to Stamp Duty which will give a welcome boost to the housing market, new funding streams are being made available for affordable housing, brownfield development and smaller housing projects. This further reinforces the view that strength in the housing market is seen as a key factor in maintaining a strong economy.

Alongside all of the changes, the process of local plan making and local plan renewal continues apace. We have already advised you of the current Call for Sites exercise which is being undertaken in Bedford Borough and which comes to a close this month. Don't miss the opportunity to register any sites which you feel may have potential, as it will be much more difficult to introduce sites at a later stage, once the plan has progressed. Other plans across the region are in the pipeline, so please keep an eye on our Ponderings, to find out when consultations are taking place.

All in all, the Planning and Development Team have been kept very busy over the last few months and inevitably the process of promoting sites through the planning system is a long term exercise and one that will hopefully not be unduly affected by recent events. Although the team remain largely working from home, we can be contacted and are available for meetings and site inspections. Whilst many of you may be busy with harvest over the coming month, please do get in touch with a member of the team if you need any planning and development related advice. And....., without wishing to break with tradition, I hope that the weather remains fine and delivers a good harvest for you all.

*Andrew Middleditch  
Planning & Development*

Whilst on the topic of farming, there has been a recent update from DEFRA that farmers in England are set to benefit from a reduced administrative burden next year, as the government plans to end the need to comply with the greening requirements under the Basic Payment Scheme (BPS), which will begin the move towards the new Environmental Land Management Scheme. This means that BPS applicants in England will no longer be required to comply with the Crop Diversification or Ecological Focus Area (EFA) rules with effect from the 2021 scheme year. These changes will not affect the overall payment received by each farmer, as the money will instead be added to farmers' entitlements under the Basic Payment Scheme. The agricultural transition period will last for seven years and see Direct Payments to farmers in England phased out, with reductions starting in 2021 and replaced with the new Environmental Land Management Scheme, expected to be started to be rolled out in late 2024. We will keep you updated with further changes going forward.

*Verity Garlick  
Agricultural*

## **DATE FOR YOUR DIARY 2020**

**Tuesday 11th August**

**Prime, Cull & Store Sheep, Ewes & Lambs**

**Fur & Feather, Produce & Misc**

## REPORT FOR TUESDAY 4TH AUGUST

A busy week at Stratford this week, with two sales of sheep, and nearly 3000 forward in the two days, fantastic support at both sales from buyers and sellers.

**639 Prime Sheep** forward today, where some other markets saw a 50% decrease in entries, we had 100 more lambs forward. Prices topped at £101.19 or 224p to take the SQQ to 210p. A strong trade still on the cull ewes even after the festival, topping at £80 and store lambs a wanted commodity, selling to £70, with an average of £62.49.

**102 Standards** – Prices reached £81.90 For Karen Green with a pen of 39kg Charollais; A Summers sold 37.5kg Texels to £80.25 or 214p; RM Phillips & Partner sold a pen of eleven 38.5kg Charollais to £80.08; D Albutt sold three Texels to £78.07 or 211p weighing 37kg; DC Wiggins sold a pen of seventeen 37.5kg Texels to £76.88; Jonathon Page sold a pen of fifteen Charollais weighing 37kg to £76.59; KC Peachey sold three Suffolks to £75.62 weighing 38kg; and Graham Finlay sold eight 37.5kg Southdown lambs to £73.13. Top price per kilo went to a pen of fifteen Charollais lambs weighing 33.5kg at 215p from Jonathon Page.

To		From		Average	
215p	£81.90	195p	£72.03	207p	£76.61

**308 Mediums** – A North & Sons topped this section with their usual excellent quality of Texels at £98.78 or 224p weighing 45kg, with other pens to £97.44 weighing 43.5kg and £96.01 weighing 45.5kg; C Clews sold Texels to £97.83 or 215p weighing 45.5kg; Pip Careless sold a pen of eleven Charollais to £95.04 weighing 44kg and others to £94.95 at 45kg; Lynn Beames sold her 45kg Suffolks to £94.95; GC Hodges & Son sold a pen of fifteen Suffolks to £94.34 weighing 44.5kg; Townsends Farms saw their 44kg Charollais to £94.16; and WE Budd & Son sold their 43.5kg Charollais to £92.87. Lighter lambs, from Brian & Louise Pile sold their 40kg Charollais lambs to 221p and Gipsy Hall Farms Ltd sold to 213p for their 39.5kg Easycare x lambs.

To		From		Average	
224p	£98.78	199p	£83.03	211p	£91.03

**101 Heavies** – Top price per head on the day went to A North & Son with a pen of Texels weighing 49kg realising £101.19; next went to Pip Careless with a pen of 47kg Charollais at £99.64. C Clews topped this section pence per kilo with a pen of ten 46kg Texel lambs which sold to 215p or £98.90; Townsend Farms sold 49kg lambs to £98.49; Nick Foster sold his 47kg lambs to £98.47; JE Lea & Son took £95.91 for a pen of 46kg lambs; and Roy & Pam Stone sold their 46kg lambs to £94.76.

To		From		Average	
215p	£101.19	190p	£90.62	204p	£97.06

### 65 Store Lambs

Another excellent trade for store lambs, which sold to £70 for RS Hawkins and a Ram lamb in the same pen sold to £66, his next pen of fifteen sold to £65; P Taylor sold their pen of sixteen lambs to £62.50 and £58 for fifteen others; KC Peachey saw £62 for two Suffolks and £59.50 for six others; and Graham Finlay saw £54 for his two store lambs. More are needed each week.

To	From	Average
£70.00	£54.00	£62.46

### 63 Cull Ewes, Hoggets & Rams

With the excellent prices in the run up to the festival, expectations were that there may be a drop in demand, but to everyone's surprise the prices have held very well. Topping at £80 for a Texel from M & Z Farming; other Texels from WE Budd & Son sold to £75. Mules sold to £72 and £70 for H Jackson; C Ridgway & Son saw £71 for their Texel x; P Taylor sold two ewes to £70; D Gabb sold Mules to £60; and five Charollais hoggs sold to £55 for W Stock & Son.

To	From	Average
£80.00	£12.00	£51.81

**Breeding Sales** are just round the corner. If you have some to market, we will be selling Breeders, to include Females and Rams at the weekly sale. But please make sure that you contact Alastair to advertise them a week prior to the next sale, rather than turning up and hoping for the best.



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/>

## **REPORT FOR WEDNESDAY 5TH AUGUST**

**Top price Ewe Lambs £106 to average £87.44,  
Store Lambs to £80 to average £67.29, with an overall average of £73.63.  
Averages up once again looking back at previous years of sales.**

Over 2200 forward as the catalogue promised, not many vendors let us down and in fact, a good number of late entries came forward on the day.

We would firstly like to thank the support from the vendors that attend Stratford Market and, of course, the buyers that came with confidence to buy quality lambs.

Topping the day's sale GC Hodges & Son, entering their usual quality homebred Suffolks, selling to £106 for ewe lambs (£20 more than last year's top price) and averaging £96.26, they also entered nearly a hundred wether lambs which sold to £78 to average £71.48; AF & RF Slatter sold their Suffolk ewe lambs to £90; John Coldicott sold his Suffolk ewe lambs to a top of £88; AR & PR Whitmill sold their Suffolk ewe lambs to £82; and W Bartlett & Son sold their Texel x ewe lambs to £77.50.

Store lambs sold to £80 for a pen of long term Beltex lambs from Charles Vernon Miller, which was matched by AR & PR Whitmill with a pen of Suffolk lambs; John Coldicott saw a top of £76.50 for his Charollais x lambs; SD Harrison with an entry of 462 sold his best pen of Charollais store lambs to £75; CW Cowper & Sons sold their entry of 376 to £75; W Kilminster sold a pen of 30 Charollais lambs to £71.

Overall another very successful day at Stratford, which are becoming more regular. Why not come and see for yourself.

Don't forget to get your entries in for the Breeding Sale on Wednesday 16th September. Closing date for the catalogue is Monday 7th September.

### **\*\*\* IMPORTANT NOTICE \*\*\***

The LAA guidance is that all Market users are to wear a suitable face covering. In order to communicate effectively not all staff are required to wear face coverings. Appropriate social distancing should continue to be observed.

*Our Sales are Subject to Inspection.*

*Please adhere to all rules & regulations regarding the running of our auction sales to ensure we can keep them operating. Keep your distance, Please wash your hands. Spaces have been marked in the rings for buyers*

### **THE RETURN OF THE 'OTHER SIDE'**

Fur & Feather, Produce, Plants, Hatching Eggs & Sundry Sections  
are to commence on Tuesday 11th August.

#### **STRICT RULES WILL APPLY**

Face Masks are required. Social Distancing must be adhered to.

No Children or those in high risk categories.

Please do not come to the sale if you have any medical conditions.

Only one person in the Market Office at a time.

Please adhere to any signage displayed.

This is for the safety of yourselves and our staff. If you **do not** adhere to our  
policy we will not be able to continue to run the sale.

### **DATE FOR YOUR DIARY**

**Saturday 8th August at 12 noon at Thrapston Livestock Market**

#### **A Complete Dispersal Sale of 130 Dairy Goats**

Comprising of 43 Milking Dairy Goats, 4 Breeding Billies 4-6 Years,  
27 Females 2-4 Years, 19 Yearling Females & 37 Female kids born this year.

On behalf of Neneview Dairy

(The sale is due to them ceasing Cheese production and retiring from the business)

*A Complete Dispersal Sale of their Milking Parlour and Dairy & Cheese  
Making Equipment will be held on Saturday 26th September*

For enquiries please contact Alastair Brown  
or visit the website for a catalogue.

### **FARM DISPERSAL SALE**

**Saturday 29th August at 10.30am**

On behalf of T J Freer  
Rothwell, Northamptonshire

To Include: Vintage Machinery & Logging Equipment

*Catalogue Available Soon*

For Further information contact Alastair Brown - 07885 804450

## DATE FOR YOUR DIARY

**Wednesday 16th September at approx 11.00am  
at Stratford Livestock Market**

Breeding Sheep, Store Lambs & Rams Sale

Please forward entries by Monday 7th September,  
for cataloguing and lotting purposes.

## S C & J SMITH

Mobile Sheep Dipping, Mowing, Round Baling & Wrapping,  
Digger Work & Tree Shear with Digger Combi Clamp for hire with Load Bars  
Contact: James - 07904 042318 / Chris - 07974 147782

**FCN** THE FARMING  
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Find out how you can  
support FCN  
by visiting **fcn.org.uk**

Helpline:  
**03000 111 999**

e-Helpline:  
**help@fcn.org.uk**

Website:  
**fcn.org.uk**

Helpline is open 7am-11pm every day of the year.

FCN is working with the Beds & Cambs Rural Support Group to ensure support to farmers continues uninterrupted. FCN has set up a new County Group for Beds & Cambs, and calls to Beds & Cambs Rural Support Group should now be directed to FCN's Helpline instead:

**03000 111 999**

 **FCN**

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# 2020 Vision



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and regular collective sales

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