

**VICKERS & BARRASS CHARTERED SURVEYORS**

**An Agricultural Justification Statement**

**Erection Of 1 No. Agricultural Building Apart Of  
Harelaw, Wolsingham, Bishop Auckland, Co. Durham, DL13 3DT**

**1.0 INTRODUCTION**

This statement has been prepared to support the submission of a planning application for the erection of an agricultural building at Harelaw, Wolsingham, Bishop Auckland, Co. Durham, DL13 3DT. The proposed building will have an approximate external floor area of 167.17m<sup>2</sup>.

**2.0 ENTERPRISE**

The applicant wishes to develop a successful agricultural enterprise on the existing site.

The applicant intends to use the proposed building for the storage of forage and machinery. The applicant currently runs a successful agricultural enterprise consisting of 150 commercial sheep (plus followers), 90 head of cattle (including sucker cows, calves and store cattle). All of the stock are sold through the local auction mart as stores throughout the year.

General forage crop management responsibilities which are undertaken on the holding include fertiliser spreading, grass topping, cutting, scattering, baling/ chopping and then grazing after a crop of grass has been removed. Excess surface water would be drained into the established soakaway.

Due to climate change and unpredictable weather, forage is becoming more difficult to produce with the increase in value the need to house and protect this product from extreme weather conditions is ever more important. The housing of machinery is also important due to its high cost, protection from weather and theft is also highly important.

As well the increase in forage costs, the cost of machinery and equipment has also increased; this has led to a higher level of break- ins on farms for valuable parts in the area making even more important for farmers to have sufficient facilities to lock machinery away.

**3.0 EXISTING OPERATIONS**

Harelaw, Wolsingham is a 154.21 acres (62.41 Ha) mixed agricultural holding with traditional agricultural buildings and associated residential property.

**4.0 LAND**

The applicant occupies approximately 154.21 acres (62.41 ha) in Wolsingham, Bishop Auckland, County Durham, DL13 3DT. The farm is held on an Agricultural Holdings Act Tenancy Agreement and is 53.73Ha of grassland and 7.92 Ha of Arable with some land reaching over 600ft above sea level.

**5.0 CONCLUSION**

It is clear that there is a functional need for an agricultural building to provide storage facilities for maintenance of forage crops and machinery with a growing agricultural business.

**6.0 SIGNATURE**

Signed...  .....

**C NEWTON BSc (Hons) MRICS FAAV.  
VICKERS & BARRASS CHARTERED SURVEYORS  
DARLINGTON FARMERS AUCTION MART  
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