

PLANS DRAWN

Highfield, 11 Meadowcroft,
Cockfield, Bishop
Auckland,
Co. Durham, DL13 5HN



Durham County Council
Regeneration and Economic Development
Planning Development
County Hall
Durham
DH1 5UL

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Planning Statement

Land North East of Whitethorn, Front Street, Ingleton, DL2 3HS.

The proposal is to construct an agricultural/equestrian general purpose agricultural building on agricultural land owned by Mr and Mrs Aldred.

They have recently purchased this property after selling their small farm which was also in the village.

My clients have owned horses for many years now, purely as a hobby/social use only and also for their love of horses. The previous property had a range of agricultural buildings and a range of animals including sheep and horses.

When they purchased this property there are no buildings of any description on the agricultural land, so a new mixed use building will be needed to house the livestock/horses and some agricultural equipment needed to maintain the land.

The British Horse Society recommend minimum sizes for horses of various sizes. The stables that would be created inside the proposed new building would be 3.65mts x 3.65mts. A foaling stable would also be created and this size as recommended by the BHS is 3.65mts x 4.25mts.

The remaining area left would be used to store hay and straw bales, to be used to feed and bed the horses. They also own 8 sheep, which produce lambs each year and the sheep whilst due to give birth and for several weeks after need to be housed internally, for the welfare of the newly born lambs. So a temporary area would be formed to keep the sheep in pens whilst inside the proposed building.

There are also several pieces of agricultural equipment which my client owns and need to maintain the agricultural fields. There are approximately 8.5 acres of grass land which will be used to graze the stock and also be grown in the spring and cut and baled to produce hay for feeding the horses.

Years ago the agricultural equipment would be stored outside with no issues or concerns, even leaving the keys in the ignition!.

Unfortunately in this day and age agricultural equipment is a sought after commodity for certain members in society. This equipment needs to be stored inside a building with lockable doors and solid walls to prevent theft. Also insurance companies now insist that all equipment of any value be stored under cover and out of sight.

There is not a large amount of equipment but my clients own a tractor, trailer, grass cutter and a baler. They also own a horse box needed to move the horses if they require veterinary procedures or they want to take them for a ride out on the beech or forests. The horse box can also be used to move the sheep/lambs to market or bring new stock back home.

The building is 18.288 mts. long x 10.500 mts. Wide. I have marked the positions of the stables and the storage areas for the hay/ straw feed stuffs, and areas for storage of agricultural equipment.