

## Planning Statement

Aydon Carse

South Ord Farm

Berwick upon Tweed

Northumberland TD15 2NG

8<sup>th</sup> November 2023

This application is submitted under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, (GPDO) which sets out the permitted development rights for agricultural development on units of 5 hectares or more, and which are reasonably necessary for the purposes of agriculture within that unit.

The proposed development has been assessed against the criteria within Class A, along with relevant conditions, and is considered to be permitted development.

The site is in established agricultural use and the intended use of the building satisfies the requirements of the GPDO, and is reasonably necessary for the purposes of agriculture on agricultural land.

The site is located within the open countryside. The proposal is located on an existing farm as an extension to an existing farm building.

The proposal should not raise any concerns in terms of design and siting.

As required by Class A of Part 6 of the GPDO, we apply to the local planning authority for a determination as to whether its prior approval is required in respect of the siting and design of the building. Having regard to the submitted details it is considered that a new agricultural building in this location would not be harmful to its character. The information provided with the application should be sufficient to enable the authority to conclude that prior approval is not considered necessary.