

## EgertonNP Policy D3 - Business Development

Where there is potential for development on existing sites with redundant farm buildings, any proposal for business development in such cases would be considered positively if it is in accordance with Policy D1: Design Issues, and if it does not have unacceptable impacts on residential amenity and the local highway network.

### Notes to support or explain this policy:

The Government definition of brownfield sites as "Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed, but where the remains of the permanent structure have blended into the landscape in the process of time."

There are several farms in the parish that contain redundant buildings. To date, many of these have been converted to individual dwellings, either for permanent residence or holiday lets. A few other such sites exist, somewhat derelict, redundant or partially redundant. Although none of these sites was put forward by their owners, they need to be borne in mind in the event of proposals for new businesses. It would not be appropriate to develop a greenfield site, in the open countryside, when brownfield sites and some capacity in already developed sites exist.

### Questions:

**Do you have any ideas for a business which could make use of redundant farm buildings?**

**Do you own a site of this kind?**