

Development in Rural Areas

Policy EMP10: Development in Rural Areas

- 1. Proposals for sustainable economic growth in rural areas will be supported. The Council will:**
 - i) support the sustainable growth and expansion of all types of business and enterprise in rural areas through conversion of existing buildings;**
 - ii) promote the sustainable development and diversification of agricultural and other land-based rural businesses;**
 - iii) support sustainable rural tourism and leisure developments that benefit businesses, communities and visitors in rural areas and which respect the character of the countryside. This will include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and**
 - iv) promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.**

This policy contributes towards objectives 1, 3, 4, 6 & 7.

- 5.28 The re-use and adaptation of existing rural buildings has an important role in meeting the needs of the rural areas for commercial and industrial development, as well as for tourism, sport and recreation. The re-use of rural buildings can reduce demands for new building in the countryside, avoid leaving an existing building vacant, boost the economy and provide jobs. In recent years, the re-use of rural buildings has provided a substantial stock of buildings for employment use. This policy applies to buildings which are outside the built-up areas of the towns and villages of the district.
- 5.29 Buildings to be re-used should be permanent and substantial, and not require reconstruction. To meet this requirement, buildings should normally be enclosed on all sides and the whole of the structure covered by a roof and it should be in a sound structural condition. The Council may request applicants