



## Does My Land Fall Within 'Brownfield' Designation?

***I own a listed farmhouse and surrounding land — the latter was once part of an airfield and the footings for a number of former buildings still stand, as do the concrete service roads. Does this mean the land falls within 'brownfield' designation and, if so, what are the chances of development?***

Brownfield land (often referred to as previously developed land) is defined within Planning Policy Statement 3: Housing, where it states that, "Previously developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure." However, there is a caveat which may be relevant in this instance. Where the remains of the previous structures or elements of infrastructure have, over time, blended into the local landscape, such areas are now not considered to be brownfield. Therefore, it depends on how substantial the remains are and how they sit within the local area. I should point out that even if the site is brownfield, this does not necessarily mean that it would be suitable for development, especially given the presence of a listed building on the site. However, it is an interesting case and I recommend you seek professional planning assistance.