

CREATON ROAD INDUSTRIAL ESTATE

- 5.46 The general aim of the Local Plan is to concentrate new development within existing settlements and to restrict development in the open countryside. However, the Creaton Road Industrial Estate near Brixworth as shown on the Proposals Map (Creaton Road Inset), has been in commercial use for many years and the existing buildings have established industrial or commercial uses. The site was originally a seed mill which closed in 1967, and since that time the County and District Councils have restricted new development to that related to agriculture. Policies to this effect were included in the Brixworth Local Plan of 1982, which also proposed a limited amount of development to attempt to improve the appearance of the area.
- 5.47 The District Council consider that there is capacity for a small amount of appropriate development on the site, but this will need to be carefully controlled.

POLICY EM17

PLANNING PERMISSION WILL NORMALLY BE GRANTED FOR NEW BUSINESS AND GENERAL INDUSTRIAL DEVELOPMENTS AT CREATON ROAD INDUSTRIAL ESTATE (SEE PROPOSALS MAP, CREATON ROAD INSET) PROVIDED THAT:

- A THEY ARE RESTRICTED TO AN AREA OF ABOUT 2.5 HECTARES ON THE SOUTH EAST CORNER OF THE SITE.**
- B THE USE OF THE PREMISES WILL NORMALLY BE RELATED TO AGRICULTURE OR HORTICULTURE. EXCEPTIONS MAY BE PERMITTED WHERE THE PROPOSAL INVOLVES THE RELOCATION OF A BUSINESS FROM AN ADJOINING VILLAGE BECAUSE OF ENVIRONMENTAL PROBLEMS AND WHICH CANNOT BE ACCOMMODATED ON AN INDUSTRIAL ESTATE.**
- C ADEQUATE LANDSCAPING AND SCREENING IS PROVIDED ALL PROPOSALS FOR DEVELOPMENT WILL BE CONSIDERED WITH PARTICULAR REGARD TO THE EFFECT OF THE PROJECTED TRAFFIC LEVELS ON THE ADJOINING ROADS AND SURROUNDING VILLAGES.**
- 5.48 Adequate provision has been made within the existing settlements for general industrial development. However, the location of the site makes it suitable for small scale developments related to agriculture. If there are uses in the surrounding villages, which are causing environmental problems and they cannot be accommodated on existing industrial estates, then they may be permitted to move on to this site. The three roads leading to the site are class C minor roads, two of which pass through the Conservation Areas of Creaton and Brixworth and are all unsuitable for heavy traffic.
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