

Groundwell Industrial Estate

Local Development Order and Statement of Reasons

The Groundwell Industrial Estate

Groundwell Industrial Estate is one of Swindon's key employment areas, offering a range of large, self-contained office and industrial premises. Businesses at Groundwell are able to take advantage of the Estate's convenient access to the A419.

However, much of the building stock in the Estate is in need of upgrading. This Local Development Order seeks to support businesses at Groundwell in modernising and expanding the Estate's building stock.

Purpose of the Local Development Order

The Groundwell Industrial Estate Local Development Order (LDO) grants planning permission for specified development in the area, subject to Conditions.

Groundwell Industrial Estate is a substantial, purpose-built, established business park, with well-defined development parameters but with scope for intensification. The introduction of an LDO for the Estate is timely given the upgrading that is needed within the Estate. The Industrial Estate is therefore considered to be ideally suited to an LDO.

The purpose of the LDO is to support the upgrade of Groundwell Industrial Estate by making it simpler to secure planning approvals. In doing so, the LDO gives greater confidence to Groundwell businesses to invest in the building stock. Success is measured by the extent to which the Groundwell continues to develop and improve.

The Approach

Most of the improvements required will be in the form of low key, low impact developments for which a formal planning application should not be necessary.

There are also likely to be improvements of a larger scale. The LDO is subject to controls (Conditions and land zoning), which ensure that these developments will not have an adverse impact on nearby sensitive land-use uses.

To be successful the LDO needs to be flexible in what it allows and user-friendly in its approach. There is no separate Design Code or other supplementary material that needs to be referred to.

The simple Zoning Map, the listing of uses that the LDO allows, and the sparing use of Conditions, should leave businesses within Groundwell in no doubt as to what they can achieve through the LDO.

A simple self-certification procedure further assists in providing certainty to businesses in the planning for the future growth of their business.

LDO Objectives

The LDO is monitored against the following Objectives:

- Objective 1 (Providing Certainty):– To enable existing businesses to remain within Groundwell and to encourage new businesses to relocate to Groundwell by providing certainty over the issuing of planning permission for new development.
What success would look like: Vacancy rates within Groundwell to be reduced to under 5% of properties in the industrial estate.
- Objective 2 (Providing Flexibility): - To provide flexibility to businesses within Groundwell to help them grow or diversify their activities by streamlining the process for obtaining planning consent.
What success would look like: A high proportion of businesses within Groundwell taking advantage of the relaxed planning controls provided by the LDO.

Permitted Development Types

This Local Development Order grants planning permission for the following development proposals at Groundwell Industrial Estate Swindon:

- New, replacement or additional buildings within Class B2 (General Industry) or B8 (Storage or Distribution) use, which do not increase the gross internal area floorspace of the “original building” (defined within the Informatives Section) by more than 50%
- Building extensions and alterations (including mezzanines) within Class B2 (General Industry) or B8 (Storage or Distribution) use up to a maximum of 1200 sqm (gross internal area), and provided that the extension does not increase the gross internal area floorspace of the “original building” by more than 50%
- Building extensions and alterations (including mezzanines) within Class B1 (Business) use up to a maximum of 200sqm (gross internal area), and provided that the extension does not increase the gross internal area floorspace of the “original building” by more than 50%
- The installation, alteration or replacement of ground source heat pumps or water source heat pumps
- The installation, alteration or replacement of solar PV or solar thermal equipment on buildings
- The installation, alteration or replacement of broadband infrastructure
- The installation, alteration or replacement of smoking shelters and cycle shelters
- The installation, alteration or replacement of generators and fuel storage tanks (subject to control measures in the “noise protection area”)
- The installation, alteration or replacement of air conditioning units (subject to control measures in the “noise protection area” and on building facades facing onto the “noise protection area”)

- The installation, alteration or replacement of apparatus, equipment or machinery directly associated with the operational needs of the business (subject to control measures in the “noise protection area” and on building facades facing onto the “noise protection area”)
- The installation, alteration or replacement of air source heat pumps (subject to control measures in the “noise protection area” and on building facades facing onto the “noise protection area”)
- Re-cladding of building exteriors
- New building openings
- Boundary walls and fences no greater than 2 metres in height if facing the public highway and no greater than 4 metres in height where the walls and fences do not face the public highway
- The demolition of existing buildings / structures
- The creation of new permeable surfaces for car parking or hardstanding (or alternatively for impermeable surfaces provision shall be made to direct run-off water from the car parking area or hard standing to a permeable or porous surface within the curtilage)
- The reconfiguration of the site layout, subject to changes not impacting on the site access.
- Site investigations, enabling works and temporary works and development
- Below-ground works, including trenching and laying of pipe and other apparatus.

Conditions

Planning permission is granted for the above development proposals subject to the following Conditions:

Conditions Controlling the Parameters of the LDO

1. The LDO is confined to the part of Groundwell Industrial Estate identified on the LDO Zoning Map.
2. The LDO is active until 31st August 2022. Development which has started under the provision of the LDO before this date can be completed following the expiry of the LDO.
3. To take advantage of the relaxed planning controls allowed by the LDO you will need to submit a Self Certification Form where your development is for any of the following:
 - you are seeking to create new building(s) or building extension(s)
 - your development would lead to a loss of parking spaces
 - your development lies in a “noise protection area” or
 - your development would lead to a change in drainage arrangements.

The LDO self-certification form can be downloaded at www.swindon.gov.uk. The purpose of the LDO self-certification form is to provide businesses with peace of mind by enabling the Council to issue a legally binding “Certificate of Lawfulness”.

Building Design Conditions

4. New buildings and building extensions should incorporate materials and finishing that match with the existing buildings. If alternative materials are proposed, details of the materials should be submitted to the Local Planning Authority for approval.
5. The eaves of new buildings and building extensions should be of a height that is no greater than the eaves of existing buildings

Parking and Circulation Conditions

6. Where new floorspace is proposed or where the proposal would result in the loss of existing parking spaces, it will need to be demonstrated to the satisfaction of the Local Planning Authority that parking provision, including disabled and cycle parking, is satisfactory to meet the needs of the site.
7. Where internal roads are to be developed or reconfigured, it should be demonstrated to the satisfaction of the Local Planning Authority that the reconfigured internal road layout adequately and safely meets the needs of the site.

Noise Condition

8. In the “noise protection area” identified on the Zoning Map, for proposals involving external storage activities, plant or machinery, manufacturer’s noise emissions data should be submitted. The Council will need to be satisfied that the proposals in the “noise protection area” would not generate noise levels of 55dB or higher at nearby residential premises. Care should be taken that individual noise events do not exceed 65dB at the boundary of the site between the hours of 23:00 to 07:00. Should there be a likelihood of breaching this level an acoustic assessment may be necessary with consequent mitigation suggested and implemented to the satisfaction of the Local Planning Authority.

Contaminated Land Condition

9. All development shall be carried out having regard to any actual or potential land contamination at the site. The responsibility for the safe redevelopment of the site in this regard rests with the developer, who must undertake and evaluate a risk assessment which incorporates specific remedial measures to deal with any land contamination.

Prior to the commencement of development which has the potential to effect land contamination at the site, an investigation and risk assessment must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site. The details of the scheme are subject to the approval in writing of the Local Planning Authority. A written report of the findings must be produced.

If you are in any doubt, please seek the advice of the Contaminated Land Officer on whether a contaminated land site investigation is needed.

If the findings of the investigation and risk assessment indicate that remediation will be required then, prior to the commencement of the development a detailed remediation scheme to bring the site to a condition suitable for the intended use must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives, remediation criteria and timetable of works. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

An approved remediation scheme prepared in this way must be carried out in accordance with the agreed details prior to the commencement of development. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced submitted to the Local Planning Authority for its approval in writing.

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

Due to the high contamination risk, all installation, alteration or replacement of generators and fuel storage tanks will be subject to a site investigation.

Piling Condition

10. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Conditions controlling Potential EIA Development

11. Individual developments wishing to take advantage of this LDO will be screened by the Local Planning Authority as part of the self-certification process. Any developments which require an individual Environmental Impact Assessment (EIA) would need to be assessed through a formal planning application as such developments would fall outside the scope of this LDO.
12. By virtue of their potential environmental impact, all of the following are outside of the scope of by of the LDO:
 - development involving a process designated as a 'scheduled process' for the purpose of air pollution control;
 - development involving discharges to water which require the consent of the Environment Agency;

- development involving an installation which would give rise to the presence of environmentally significant quantities of potentially hazardous or polluting substances;
- development involving a process would give rise to radioactive or other hazardous waste;
- development that would fall under Council Directive 96182/EC on the control of major accident hazards involving dangerous substances (COMAH).

Condition controlling Drainage

13. Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. The drainage strategy should strive to utilise sustainable drainage techniques in accordance with the SuDS management train (Ciria C609). No additional discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

With respect to smaller developments and developments that will not result in a change in drainage requirements a drainage strategy will not be required. Please seek the advice of the Local Planning Authority on whether your scheme generates a need for a drainage strategy.

Archaeology mitigation Condition

14. No development shall take place within any areas that have not been previously developed until;
 - a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and
 - b) The approved programme of archaeological work has been carried out in accordance with the approved details.

Management of Traffic Generation Condition

15. A Transport Assessment in accordance with "Guidance on Transport Assessment" (DfT, 2007) will be required for any development that provides for net additional floorspace that exceeds the following thresholds:
 - B1 Business = 2,500m²
 - B2 General Industry = 4,000m²
 - B8 Storage or Distribution = 5,000m²

The Transport Assessment shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be completed in accordance with the details included within the Transport Assessment including any mitigation measures required. As a result of the Transport Assessment, developments may be required to provide off-site transport mitigation measures delivered through an agreement under Section 278 of The Highways Act 1980 or a Section 106 Legal Agreement.

Informatives

An explanation of your permitted development rights

- The “original building” means the building footprint as at 1st April 2013.
- Where new buildings or building extensions are proposed and where two or more original buildings are within the same curtilage and are used for the same undertaking, they are to be treated as a single original building in making any measurement of the maximum allowable size.
- This LDO does not replace the permitted development rights set nationally by the UK Government (under the Town and Country Planning General Permitted Development Order). The LDO complements and expands upon the nationally set permitted development rights.
- Where a proposed development does not fall within the permitted development rights allowed by this LDO or by the permitted development rights set nationally, this does not mean that the development is unacceptable and cannot be built. It means that an application for planning permission needs to be made so that the Local Planning Authority can consider all the circumstances of the case.

Building Regulations

- The LDO does not remove the requirement for consents obtained under the Building Regulations. Further details on the Building Regulations can be obtained from the Swindon Borough Council Building Control Service. The Building Control Service can be contacted by email on bcontrol@swindon.gov.uk.

Other Consents

- Additional Environment Agency consents may be required. You are advised to contact the Environment Agency to ensure all necessary consents are achieved. Please contact the environment agency at www.environment-agency.gov.uk
- Please note that ‘The installation, alteration or replacement of ground source heat pumps or water source heat pumps’ may require an Environmental Permit (Environment Agency Consent).
- The storage of oil/fuel should be carried out in accordance with the Control of Pollution (Oil Storage) (England) Regulations 2001.
- The demolition of existing buildings/structures should be carried out in accordance with Environment Agency’s ‘Pollution Prevention Guidance 6 Working at Construction and demolition sites: preventing pollution’.
- The creation of new permeable surfaces for car parking should be designed in accordance with Environment Agency’s ‘Pollution Prevention Guidance 3 Use and design of oil separators in surface water drainage systems’
- Water Main Crossing: Where there is a Thames Water main crossing your site, this may need to be diverted at your expense, or amendments maybe necessary to the proposed development design so that the main can be retained.

Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information.

- The LDO does not remove requirements under the Party Wall Act.
- The LDO does not remove the requirement for Advertisement Consent.

Travel Plan

- A Travel Plan will be required whenever a Transport Assessment (TA) is required (See Condition 15). However, in the interests of promoting sustainable development and reducing the need to travel by car, all businesses are encouraged to prepare travel plans that promote alternatives to the car. For travel planning advice please contact the Council on 01793 466402.

Policy Objectives of the LDO

The adopted Swindon Borough Local Plan (2026) identifies the Groundwell Industrial Estate as a 'key employment area'. The Local Plan seeks to protect and enhance employment areas for employment use. The LDO supports the Local Plan in this objective.

Compliance and Monitoring

To take advantage of the relaxed planning controls allowed by the LDO you will need to submit a Self Certification Form where your development is for any of the following:

- you are seeking to create new building(s) or building extension(s)
- your development would lead to a loss of parking spaces
- your development lies in a "noise protection area" or
- your development would lead to a change in drainage arrangements.

Written confirmation is provided by the Council in the form of a "Certificate of Lawfulness". There is a fee to cover the cost of processing this request.

Development which has started under the provision of the LDO can be completed following the expiry of the LDO. The uses that have taken place will therefore be allowed to continue to trade/operate but no new changes of use will be allowed under the terms of the LDO following its expiry without planning permission.

Area covered by LDO

The Area of LDO coverage is shown on the Zoning Map. The zones identified on the Zoning Map relate to areas of differing development constraints.

Assessment of the Risks

Residential areas lie to the south and east of Groundwell Industrial Estate. Residential amenity, in particular with respect to noise impacts arising from any development at Groundwell Industrial Estate, is therefore a consideration for the framing of the LDO.

Operations or alterations to premises which may have an impact on residential amenity, such as generators, air conditioning units or other such equipment are the subject of control measures.

The LDO does not supersede the requirement for development to comply with all other relevant legislation, for example, Building Control or Environmental Permits.





An Environmental Impact Assessment (EIA) screening exercise has been undertaken which concludes that an EIA would not be required.

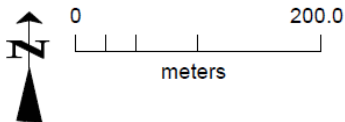
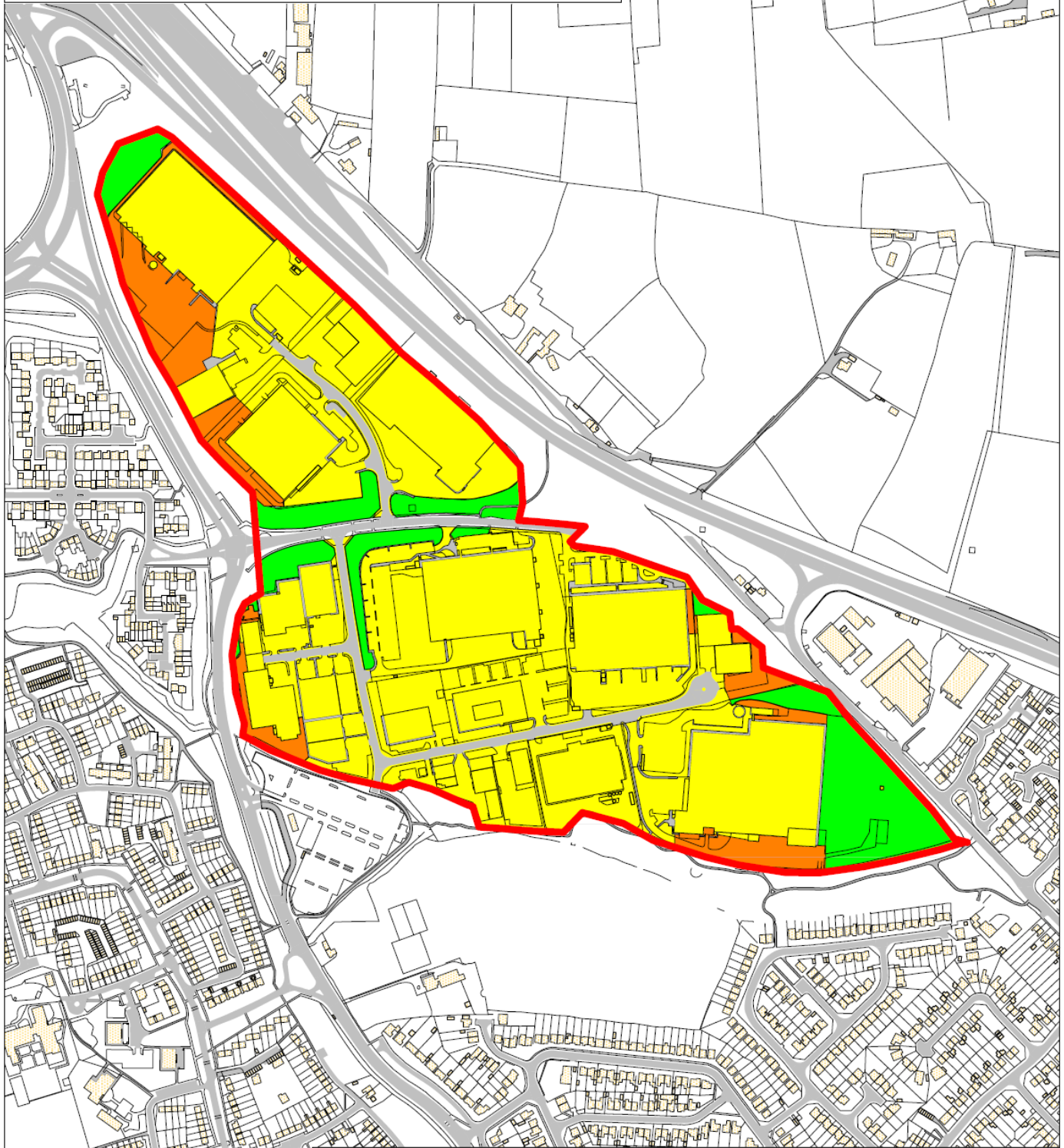
Groundwell Industrial Estate Aerial Photograph



Groundwell Industrial Estate - Local Development Order Zoning Map

Legend:

-  LDO Boundary
-  All other areas - Eg Landscape
-  Area of relaxed planning controls
-  Area of relaxed planning controls, subject to Noise Protection Area Condition



This plan is for illustrative purposes only and is not intended to provide accurate representation of the development.
In all cases references should be made to the submitted plans.
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