

# **Honda Plant Swindon (As Amended July 2016)**

## **Local Development Order and Statement of Reasons**

### **The Honda Plant**

Honda Plant Swindon comprises a large, modern car production plant occupying a former airfield on the eastern side of Swindon. The Council is preparing a Local Development Order to support Honda in delivering improvements to the operation of the Plant.

The Plant is highly accessible, lying directly off the A419 trunk road and within 7 km of Junction 15 of the M4. The site benefits from a number of dedicated entrances via unconstrained, large trunk roads providing direct access to the dual carriageway.

The Honda Plant Site is effectively split into two parts, with the car production plant to the west of the old runway and a largely undeveloped area to the east of the runway. Whilst recognising that opportunities exist to develop the land to the east of the runway, this LDO relates to the car production area on the west-side of the runway.

The Honda plant site is identified as a Key Employment Area within the adopted and emerging Swindon Borough Local Plan.

### **Purpose of the Local Development Order**

The Honda Plant Local Development Order (LDO) would grant planning permission for specified development in the area, subject to Conditions. The LDO would support minor alterations and improvements to the Plant as well as certain low impact larger developments.

Approximately 100 planning applications have been received at Honda over the last 30 years, the bulk of which have been granted as being low impact and in compliance with Council Planning policies.

When Honda want to develop their facilities, which in the majority of cases involve low impact proposals that are granted by the Council, they will need to submit a planning application. It takes up to eight weeks for a planning application to go through the planning process and there is no certainty for Honda on what the Council's decision will be until the decision notice is issued.

The purpose of the LDO is to support the ongoing improvements to the Honda Plant by making it simpler to secure planning approvals. In doing so, the LDO will give greater confidence to Honda to invest in the Plant. Success will be measured by the extent to which the Honda continues to develop and upgrade its Plant.

### **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 would be subject to controls (Conditions and land zoning), which will 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 will need to be referred to.

It is anticipated that the simple Zoning Map, the listing of uses that the LDO allows, and the sparing use of Conditions, will leave Honda in no doubt as to what they can achieve through the LDO.

A simple self-certification procedure will further assist in providing certainty to Honda in the planning for the future of the Plant.

### **LDO Objectives**

The LDO will be monitored against the following Objectives:

- 1. *To support Honda in their investment in the Swindon Honda Plant by providing:***
  - ***flexibility in the type and extent of new development that can be delivered at the Plant; and***
  - ***certainty over the issuing of planning approval for new development at the Plant.***
- 2. *To ensure that development allowed by the LDO does not give rise to an adverse impact on local residents or on the local environment.***

### **Permitted Development Types**

This Local Development Order grants planning permission for the following development proposals at Honda Plant Swindon:

- New buildings, building alterations (including mezzanines) and building extensions, up to a maximum of:
  - 2,500 sqm (gross internal area) of net additional floorspace for B1 (Business) Use; and
  - 4,000 sqm (gross internal area) of net additional floorspace for B2 (General Industrial) Use; and
  - 5,000 sqm (gross internal area) of net additional floorspace for B8 (Storage & Distribution) Use.

(The above floorspace allowances are over and above the existing and approved floorspace level as at April 2013).

- Replacement of existing buildings
- The demolition of existing buildings and structures

- 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 of smoking shelters and cycle shelters
- The installation, alteration or replacement of exhaust extraction systems
- 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 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 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 parts of Honda Plant Swindon site identified as areas of relaxed planning controls on the LDO Zoning Map.
2. The LDO is active until 14<sup>th</sup> January 2021. 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/ldo](http://www.swindon.gov.uk/ldo) . 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. The eaves of new buildings and building extensions should be of a height that is no greater than 23 metres above existing ground level.

### Parking and Circulation Conditions

5. Where new floorspace is proposed or where the proposal would result in the loss of existing staff and visitor 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.

### Noise Condition

6. 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

7. 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

8. Piling or any other foundation designs using penetrative methods shall only be permitted with the express written consent of the Local Planning Authority, which will only 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

9. 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.
10. 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

11. 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

12. 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.

#### Flood Risk

13. Development located within Flood Zone 2 shall not take place until a Flood Risk Assessment (FRA), has been submitted to and approved by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The FRA shall include details of how the development will avoid flood damage during the 1 in 100 year flood event plus climate change.

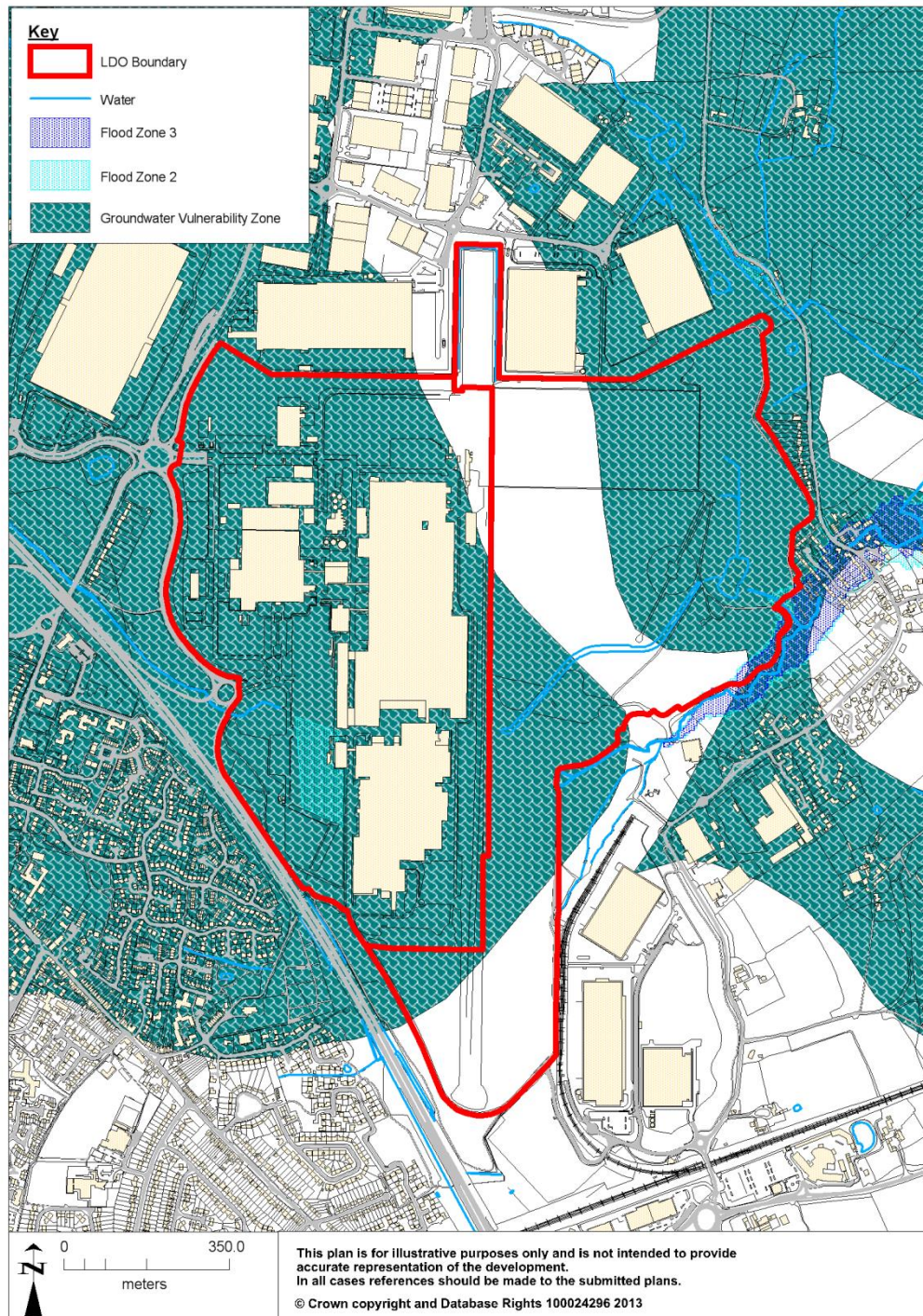
Please note for smaller proposals our Flood Risk Standing Advice (FRSA) may apply. FRSA can be viewed on our web site at the following:

<http://www.environment-agency.gov.uk/research/planning/82584.aspx>



If a proposed development is located within Flood Zone 2, and falls within the thresholds of our FRSA, the relevant FRSA forms would be accepted by the Environment Agency as the FRA, in line with the above condition requirements.

### Hydrology Map of the Honda Site



## Informatives

### An explanation of your permitted development rights

- 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 [buildingcontrol@swindon.gov.uk](mailto:buildingcontrol@swindon.gov.uk) or by Telephone 01793 466069.

### 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](http://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.

#### Electricity Distribution Network

- Where existing SSEPD Electricity Overhead lines or cables cross your site, these will need to be diverted at your expense, or amendments may be necessary to the proposed development design so that the mains cable/s can be retained in their existing positions. Unrestricted access must be made available at all times for maintenance and repair.

Connections for new development from the existing infrastructure can be provided but will be subject to study, cost and timescale.

Where existing infrastructure is inadequate to support the increased demands from the new development, the costs of any necessary upstream reinforcement required would normally be apportioned between developer and DNO (Distribution Network Operator) in accordance with the current Statement of Charging Methodology agreed with the industry regulator (OFGEM).

To ensure certainty of delivery of a development site, any anticipated additional loads or relocation of existing overhead lines or cabled network should be formally discussed and agreed with Southern Electric Power Distribution prior to submission of a planning application / Self Certification Form (Local Development Order).

Please contact SSEPD on 0800 048 3516 or [connections.engineering@sse.com](mailto:connections.engineering@sse.com) for further information.

### **Policy Objectives of the LDO**

The adopted Swindon Borough Local Plan (2011) and the Draft Swindon Borough Local Plan (2026) both identify the Honda Plant 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.

Certificate of Lawfulness submissions would appear on the weekly list of planning applications.

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 properties (fronting onto Highworth Rd) lie in proximity to the Honda Plant. Residential amenity, in particular with respect to noise impacts arising from any development at the Honda Plant, is therefore a consideration for the framing of the LDO. Within the LDO area in proximity to these properties, developments which may have an impact on residential amenity, such as generators, air conditioning units or other such equipment are the subject of control measures.






Flood storage lagoons are situated at both the eastern and western end of the Honda site. These lagoons lie within the areas identified on the Zoning Map as being part of the “Area of potential future development”, and therefore lie outside of the scope of this LDO.

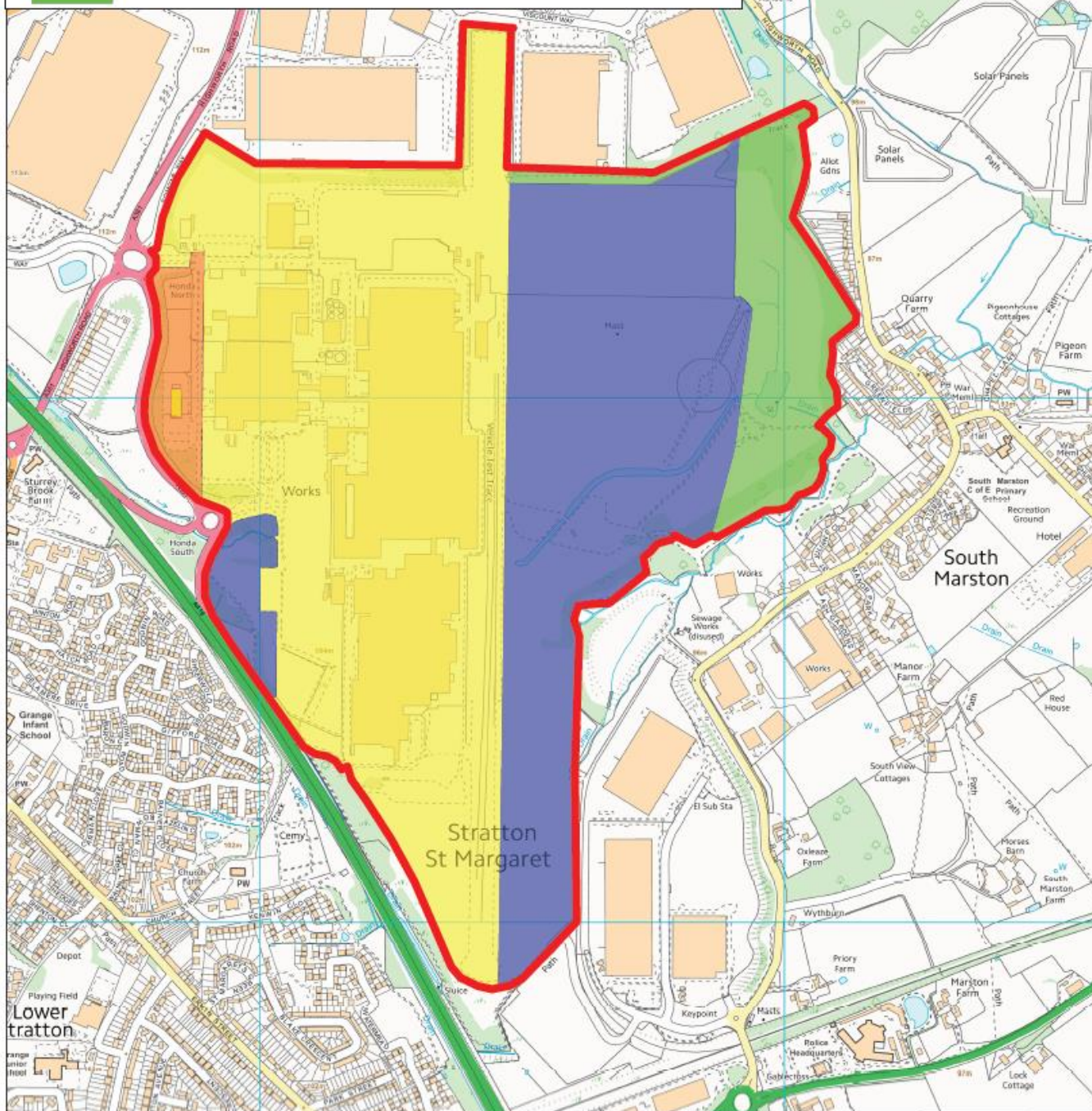
An Environmental Impact Assessment (EIA) screening exercise has been undertaken which concludes that an EIA would not be required. However, to provide for an additional safeguard, it is proposed that any developments which require an individual Environmental Impact Assessment (EIA) would fall outside the scope of this LDO.

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

# Honda Works (Swindon) Local Development Order Zoning Map

## Legend

-  LDO Boundary
-  Area of relaxed planning controls
-  Area of potential future development
-  Area of relaxed planning controls, subject to noise protection area controls
-  Landscape buffer area (indicative)



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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