

Case Study - Selig Sealing Products

In December 2011, SEGRO completed the construction of Selig's new manufacturing plant on Ajax Avenue, which created and safeguarded approximately 110 jobs.

"Once we had decided to relocate to a new building, certainty and speed of delivery were vital in order that we could meet our future production targets. Key to our decision was the Slough Trading Estate SPZ which gave us the certainty we needed and speeded up the build programme significantly."

*Andrew McLean, Executive Vice President,
Selig Sealing Products.*



slough trading estate

Simplified Planning Zone

HAVE YOUR SAY...

WE WILL BE RUNNING TWO PUBLIC EXHIBITION
EVENTS TO PRESENT THE SPZ.

DATES:

Wednesday 22nd January 2014, 8am – 7pm
Monday 3rd February 2014, 8am – 7pm

VENUE:

Slough Aspire Centre, 350 Edinburgh Avenue,
Slough Trading Estate, SL1 4TU



Slough Borough Council, working with SEGRO, have published a draft Simplified Planning Zone (SPZ) scheme for Slough Trading Estate. An SPZ has already been operating at the Estate since 1995 and this new SPZ is proposed to replace it for the next 10 years. We are inviting comment from local residents on the revised proposals and would be grateful for your feedback.

Your views are important to us and we look forward to welcoming you to the public exhibition. For more information on the plans, please visit: www.slough.gov.uk/planningpolicy or www.SEGRO.com/slough/spz

We will be running two public exhibition events to present the SPZ. Please see back page for more information.

Q What is the Simplified Planning Zone?

A The Trading Estate in Slough is a major employer in the Borough and its continued success and prosperity is vital to the wellbeing of Slough. The Simplified Planning Zone is a planning tool which is used across the Estate to support economic development and encourage investment through simplifying the planning approval process for new industrial buildings.

Q How does the SPZ work?

A The SPZ achieves this by setting criteria for new buildings in advance, such as their use, height, car parking and landscaping. Any development which meets these conditions does not have to go through the normal planning process. Buildings which don't meet these criteria still have to apply for permission in the normal way. The SPZ has been operating successfully on the Estate since 1995, and the new SPZ is proposed to carry forward these benefits for the next 10 years.

Q What are the benefits for potential employers/investors?

A Agreeing in advance what is appropriate and where gives businesses the certainty they require to invest in locating on the Trading Estate or expanding into new premises. In return this brings new employment and retains existing companies in the Borough, with the financial benefits and local opportunities this brings to residents and local smaller businesses.

Q What does this mean for residents?

A This SPZ limits the height of buildings next to residential areas in the Sensitive Sub-Zones to 7m, and those adjoining the north of the trading estate to 12m. It also allows for taller buildings in the centre of the estate. As the SPZ controls what is allowed and where and how impacts will be managed it means that individual buildings do not have to be consulted on as they are with a normal planning application. SEGRO will continue to notify the Council and residents adjoining the Estate of what they are proposing.

Q What if I need more information on the proposals?

A The draft SPZ and supporting information is available to be viewed at Slough Borough Council, Planning Services, St Martin's Place, 51 Bath Road, Slough, SL1 3UF between the hours of 9:30 am and 4:45 pm by appointment.

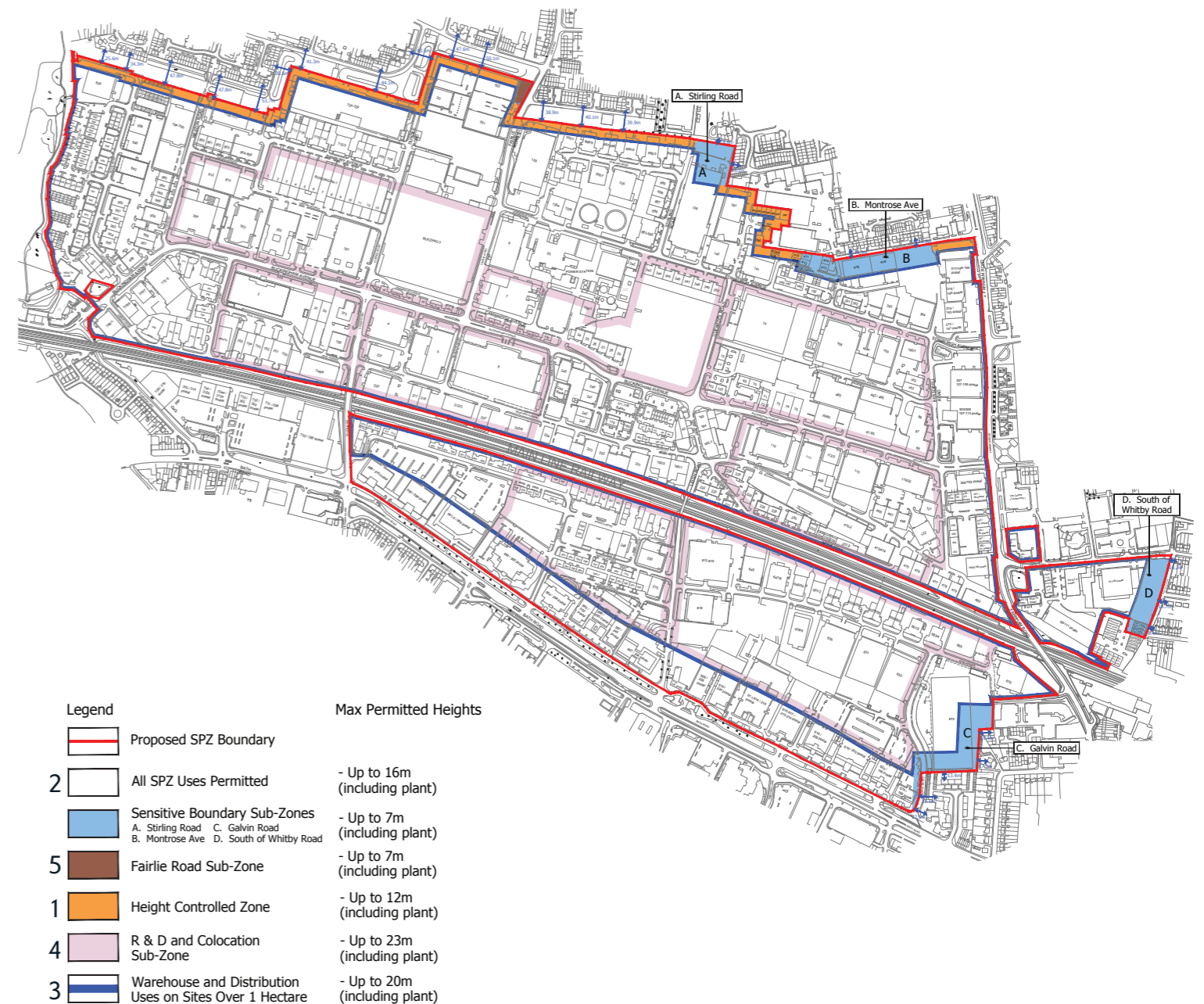
Alternatively you can view the draft SPZ on the Council's website www.slough.gov.uk or email planningpolicy@slough.gov.uk to arrange a paper or larger print copy.

Q Are there any public exhibitions I can attend?

A Yes, please join us at either of the two Public Exhibitions of the SPZ proposals, these will be held at the Slough Aspire Centre, 350 Edinburgh Avenue, Slough Trading Estate on 23rd January and 3rd February between the hours of 8am and 7pm. Council Officers will be in attendance along with SEGRO representatives to provide further information and answer any questions you may have.

Please write to Kerry Hobbs, Planning Services, Slough Borough Council, St Martin's Place, 51 Bath Road, Slough, SL1 3UF with any comments you may have or alternatively email them to planningpolicy@slough.gov.uk

Responsible Development Sub-Zones and Building Heights within the SPZ



Buildings up to 16m tall are permitted but a number of sub-zones are used to either restrict the height of or allow taller buildings in different parts of the Estate.

These are shown above and described below:

1. Sensitive boundary sub-zones (shaded blue) – these restrict the height of new buildings to 7m (and include hours of operation limits too).
2. Fairlie Road sub-zone (shaded brown) – this restricts the height of new buildings to 7m.
3. Height Controlled zone (shaded orange) – this restricts the height of new buildings in the northern boundary of the estate to 12m.
4. Research and Development and Colocation zones (bordered pink) – these allow specialist buildings on larger sites with extra landscaping to be up to 23m.
5. Warehouse and Distribution uses – (within the blue line) – these allow specialist buildings on larger sites with extra landscaping to be 20m.