

Basildon District

Industrial Monitoring Report



Basildon District Council
December 2004

www.basildon.gov.uk/planning



Produced by Planning Services
Basildon District Council
The Basildon Centre
St Martins Square
Basildon
Essex
SS14 1DL
01268 294748
<mailto:planning@basildon.gov.uk>
<http://www.basildondistrict.gov.uk/planning>

Please Note

All illustrations, photographs, map images and aerial photography used within this document are for illustrative purposes only. Please be aware that site details may vary upon application.

Disclaimer: Map images, where shown, are based upon the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Basildon District Council licence no. LA077070.

Cover photos (clockwise from top left): Case New Holland Tractor Plant, Basildon; Juniper, Basildon; Festival Business Park, Basildon; IFDS House, Basildon; Ford Dunton, Basildon; Christy Way, Southfields Industrial Estate, Basildon; MK Electric, Basildon; Visteon HQ, Basildon.

Contents

- Introduction..... 4**
 - Basildon District..... 4**
 - Industrial History..... 4**
 - Thames Gateway 4**
 - Map of the Thames Gateway 5

- Planning Policy Context..... 5**
 - National Planning Policy 5**
 - Regional Planning Policy 6**
 - Essex and Southend-on-Sea Structure Plan 1996 - 2011 6**
 - Basildon District Local Plan 1991– 2001 7**
 - Replacement Basildon District Local Plan 2001- 2015..... 7**
 - Supplementary Planning Guidance 7**
 - Map of the Industrial Areas of Basildon District..... 8

- Completions 9**

- Industrial Land Availability 10**

- Site Schedules 11**
 - Explanation of the Schedules 11**
 - 1. Burnt Mills, Basildon..... 12**
 - 2. Cranes, Basildon 15**
 - 3. Festival Business Park, Basildon 17**
 - 4. Ford’s Technical Centre - Dunton, Basildon 19**
 - 5. Gardiners Lane South, Basildon 21**
 - 6. Laindon Industrial Area..... 22**
 - 7. Laindon North Industrial Area 23**
 - 8. Nevendon Industrial Area, Basildon 24**
 - 9. Pipp’s Hill Industrial Area, Basildon 27**
 - 10. Radford Way Industrial Area, Billericay..... 30**
 - 11. Shotgate Industrial Area, Wickford 32**
 - 12. Southfields, Laindon 33**
 - 13. Terminus Drive, Pitsea 35**

- Local Agent Details 36**
- Other Information and Contacts..... 37**

Introduction

- 1.1 This survey comprehensively sets out all of the sites that have either been identified for industrial uses or have outstanding planning permission in the Basildon District. This document replaces the Industrial Land Availability Survey undertaken in February 2003.

Basildon District

- 1.2 The District of Basildon comprises of Basildon New Town, the older towns of Billericay and Wickford, together with the surrounding rural hinterland. The New Town was designated in 1949 and is now the largest of the original Mark One, post war New Towns. The District has a residential population of over 166,000 and is located only 30 miles from Central London, which is accessible by rail on both the Fenchurch Street and Liverpool Street Lines. Its location means that it is within six miles drive of the M25 and its links with the rest of the UK and Europe. The three international London airports, the smaller London City Airport and the Tilbury & Felixstowe container shipping ports are all within a ninety-minute drive.

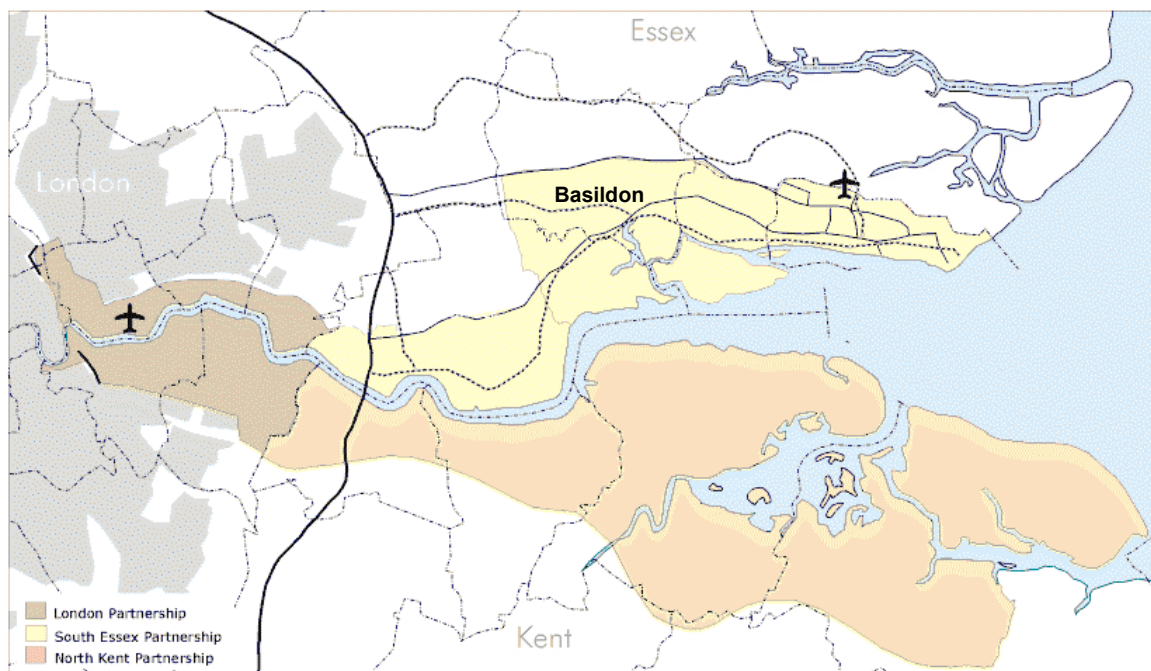
Industrial History

- 1.3 When the New Town was designated in 1949, it was always intended to be a strong base for industry and employment. Early employers included the Ford Motor Company, STC, Marconi and Yardley's of London. In Basildon's relatively short history, however, the economic base has changed. Corporate decisions and varied economic conditions have resulted in the restructuring of the types of employers in the town. Basildon is now the location of a more varied group of manufacturing, light engineering and distribution companies and has become an attractive location for high-tech service industries. It is the employment base for over 45,000 people and accounts for over one eighth of Essex's GDP.
- 1.4 Noticeably, Basildon is home to a variety of automotive companies attracted by the Ford's European Technical Centre at Dunton. Visteon, Case New Holland and MIRA are all also located within the town's industrial areas.
- 1.5 Employers in the financial services, another strong employer in the District, include International Financial Data Services, First Data Europe and CGNU. Defence contractor BAe Avionics Systems, retail company Argos, soft toy importer PMS International, pharmaceutical specialists Waymade, office equipment company Konica Minolta Business Solutions, food and drink retailer Starbucks Coffee and refrigeration giant York International have established main bases in Basildon. The District is also the location for a broad range of smaller local employers, who contribute immensely to the local employment market and economy.

Thames Gateway

- 1.6 In March 2001, the Government extended the Thames Gateway into South Essex, and Basildon District became one of five members of the Thames Gateway South Essex Partnership (TGSE). South Essex forms part of the wider Thames Gateway initiative, which is the Government's national priority area, established to drive forward regeneration and increased prosperity throughout the region.

Map of the Thames Gateway



1.7 The partnership has defined the various roles of each of the Districts to fulfil its vision. For Basildon it's vision is to:

- Make Basildon and Castle Point a centre of business excellence in South Essex supported by excellent infrastructure, skills, training and education and quality business environments and facilities.
- Develop a leading business support centre in Basildon to serve all of South Essex, for both new and existing businesses.
- Improve the local transportation network, in particular access to and from Canvey Island and along communication routes into Basildon, including better rail links.

Planning Policy Context

National Planning Policy

1.8 Government advice on industry is reflected in Planning Policy Guidance Note 4 (PPG4) – “Industrial and Commercial Development and Small Firms” (1992). It highlights that planning authorities should, when allocating land for industry and commerce:

- Be realistic in their assessment of the needs of business
- Aim to ensure that there is sufficient land available, which is readily capable of development and well served by infrastructure
- Ensure that there are a variety of sites to meet different needs

1.9 In 1999, the Government published the UK's Sustainable Development Strategy. Its four broad objectives are:

- Social Progress, which recognises the needs of everyone
- Effective protection of the environment
- Prudent use of natural resources
- Maintenance of high and stable levels of economic growth and employment

Regional Planning Policy

1.10 Regional Planning Guidance (RPG) for the South East is presented in RPG9 and includes the Basildon District within its administrative boundary. It was adopted in March 2001. Its main objectives are to:

- Improve the economy
- Improve Transportation
- Promote towns as locations for development and making them better places to live
- Provide sufficient housing
- Improve the regions countryside and protect its biodiversity
- Ensure that best use is made of the regions resources

1.11 These will be achieved by:

- Promoting urban renaissance and concentrating development in urban areas
- Making economical use of land, including recycling previously used land
- Integrating land use planning and transportation
- Promoting rural development, which meets local needs

1.12 Regional Spatial Strategy 14 - The East of England Plan - is replacing RPG9. RPG14 was published for public consultation in December 2004. To 2021, it provides for 11,000 additional jobs in Basildon District. To support key clusters and regeneration needs it proposes one readily available, serviced strategic employment site and two sub-regional employment sites for business uses.

1.13 RSS14 endorses the aims of Thames Gateway South Essex. Basildon is designated the business hub for TGSE, with a focus on:

- Basildon Town Centre – regenerating the existing town centre to secure a full range of quality sub-regional services and facilities, providing 500 new jobs and 1,500 additional homes, with upgrading of strategic and local passenger transport accessibility, including development of strategic transport interchange
- Gardiner's Lane South – a major mixed use development providing 8,000 new jobs, 500 additional homes and leisure facilities, supported by improved access to the A127 and to passenger transport accessibility

Essex and Southend-on-Sea Replacement Structure Plan 1996 - 2011

1.14 The Replacement Structure Plan was adopted in April 2001 and sets out strategic policies for Essex for 1996-2011. This Plan proposes a provision of 87 hectares of land for business, industry and warehousing in Basildon District. Currently, there is a shortfall in the provision of employment land in the District of approximately 10 hectares.

1.15 Specific policies that relate to employment and industrial land provision are:

- Core Strategy Policies CS1, CS2, CS3, CS4 and CS5 promote sustainable urban regeneration, encourage economic success, promote sustainable development and sustainable transport.
- Policy BE1 encourages the recycling of vacant and underused land in urban areas.
- Policy BIW3 requires a sequential test approach to new business development. It requires the consideration firstly towards town centre sites, then the reuse of previously developed land, reuse of other land in inner urban and suburban areas and finally planned peripheral development.
- Policy BIW6 promotes the development of sites and buildings specifically to meet the needs of small businesses

Basildon District Local Plan 1991– 2001

- 1.16 The Basildon District Local Plan was adopted in March 1998 and forms the current planning policy for Basildon District.
- 1.17 Policy BAS E11 of the Local Plan deals with industrial land availability. It states that the Council will publish an annual statement covering industrial land availability.
- 1.18 In order to ensure that the RSP allocation for Business, Industry and Warehousing is met, Local Plan Policies BAS E1, E2, E3 and E5 allocate four sites for development or expansion of employment:
- E1 - 36.4 ha of land West of Gardiners Lane South, Basildon
 - E2 - 3.5 ha of land at Terminus Drive, Pitsea
 - E3 - 1.5 ha of land North of Courtauld Road, Basildon
 - E5 - Land at the Ford's Research and Engineering Centre

Replacement Basildon District Local Plan 2001- 2015

- 1.19 The adopted Local Plan is currently being replaced. Basildon District Council undertook a successful period of District Wide community consultation on the key issues facing the District in 2001. Comments received were used to assist the Council in the preparation of the first draft of the Replacement Local Plan (RLP), which was published in May 2004.
- 1.20 Three sites allocated in the adopted Local Plan were reallocated in the RLP:
- RLP Site E1 Land West of Gardiners Lane South - 21ha
 - RLP Site E2 Land West of the Basildon Sewage Treatment Works, Courtauld Road - 1.5ha
 - RLP Site E3 Land at Terminus Drive, Pitsea - 2.4ha
- 1.21 The RLP includes a new employment allocation (E4), totalling 11 ha located east of the Basildon Sewage Treatment Works and to the North of Courtauld Road.
- 1.22 The Replacement Local Plan proposes changes to the designation of the Ford Dunton Technical Centre. The site, named E5, is divided into two halves. 46ha to the south of the site, where Ford's operations are currently concentrated, will have its automotive use restriction removed allowing a broader range of uses to be concentrated within that area and effectively becoming an extension to the Southfields Industrial Area. This will provide the Ford Motor Company with greater flexibility in meeting its wider operational requirements. The remaining 56ha of land to the north of the site is allocated for a mixed-use scheme, subject to a master plan being prepared and approved.
- 1.23 In an effort to improve the quality of local business environments and to ensure that certain types of business development are sited in appropriate locations, new policies have been introduced regarding the design and appearance of new business estates and the most appropriate locations in the District for offices and untidy forms of industry.

Supplementary Planning Guidance

- 1.24 The Council has two Supplementary Planning Guidance (SPG) that apply to development proposals in the District: Development Control Guidelines – adopted in 1993 and revised in 1997, and Gardiners Lane South – adopted in July 2003.

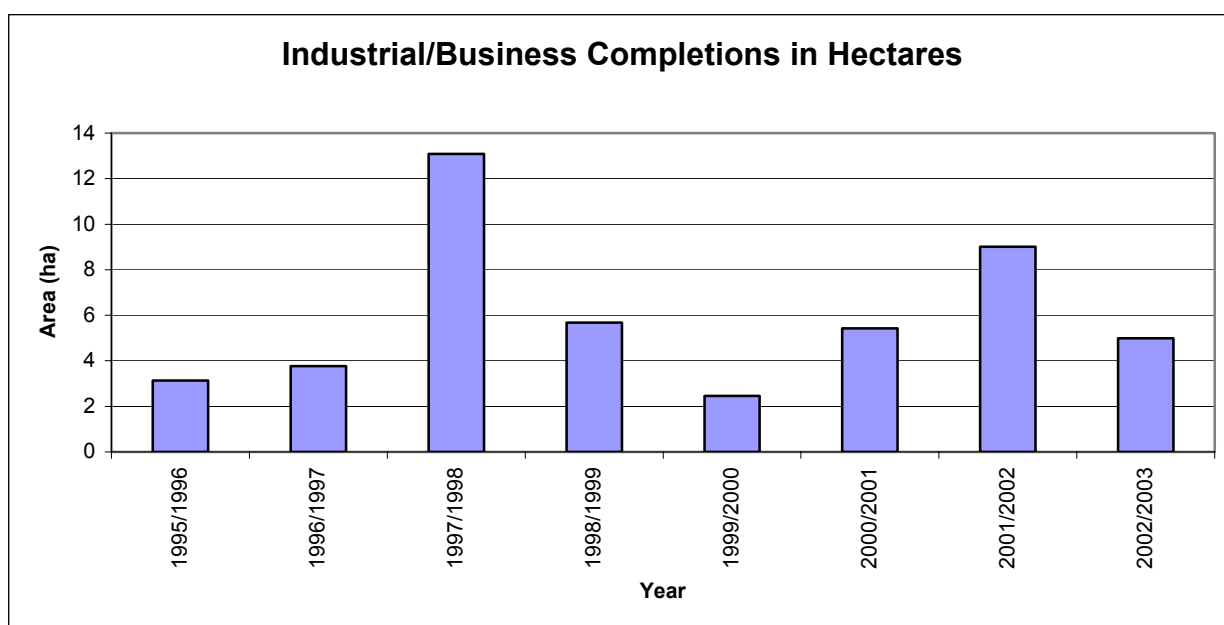
Map of the Industrial Areas of Basildon District



Completions

Table 1 Completions in the Basildon District

Date Period	Completions in Hectares
1995/1996	3.14
1996/1997	3.77
1997/1998	13.09
1998/1999	5.68
1999/2000	2.46
2000/2001	5.43
2001/2002	9.01
2002/2003	4.99



Please Note

- a. Preparation work as part of the review of the adopted Basildon District Local Plan has highlighted errors in calculation of completion figures for previous Industrial Land Availability surveys. In order to rectify the situation, all surveys from 1995/1996 to 2001/2002 have been checked and recalculated to ensure that the gross completion figures for new industrial completions in the District are as accurate as possible.
- b. This has meant that both totals of completion figures and the summary may have changed from previous surveys.
- c. All date periods prior to 2004 had been based on 1st October to 30th September assessment figures. In order to bring Basildon District Council's monitoring figures into alignment with Essex County Council's monitoring period, an 18 month period has been assessed meaning 2004 figures have run from 1st October 2002 to 31st March 2004.

Industrial Land Availability

Table 2 Summary of Industrial Land Availability

	Land supply	Area (ha)
1	Sites completed or under construction since 1996	45.67
2	Undeveloped sites with planning permission since 1996	11.83
3	Total sites granted planning permission since 1996 (1+2)	57.50
4	Replacement Structure Plan allocation	87.00
5	Deficit on Replacement Structure Plan allocation (3-4)	29.50
6	Sites Allocated in the Basildon District Local Plan	21.20
7	Total land availability 1996 – 2015 (3+6)	78.70
8	Total deficit over the Replacement Structure Plan period	8.30

Site Schedules

Explanation of the Schedules

1.25 A survey to identify land available for industrial development has been undertaken in the employment areas allocated in the Basildon District Local Plan. These can be divided into:

- Existing Employment Areas
- Land at the Ford Technical Centre, Dunton
- Untidy Industry Areas
- Proposed Employment Areas
- Comprehensive Development Areas
- Land industrial/recreational sites with planning permission (April 1996)

1.26 The following schedules are organised into alphabetical order by industrial area.

1. Burnt Mills Industrial Area, Basildon
2. Case New Holland Tractor Plant, Basildon
3. Cranes Industrial Area, Basildon
4. Ford's Technical Centre, Dunton
5. Gardiners Lane South, Basildon
6. Laindon Industrial Area, Basildon
7. Laindon North Industrial Area, Basildon
8. Nevendon industrial Area, Basildon
9. Pipp's Hill Industrial Area, Basildon
10. Festival Business Park, Basildon
11. Radford Way Industrial Area, Billericay
12. Shotgate Industrial Area, Wickford
13. Southfields Industrial Area, Basildon
14. Terminus Drive, Pitsea

1.27 An overview of each area is provided. Sites available for development have been identified within each area and the following information is provided:

- Address
- Ordnance Survey tile reference
- Site description
- Area
- Recent planning history
- Current site situation
- Landowner – if known

1.28 Within each section, a map shows the boundaries of the each industrial area. 'Yellow' sites illustrate recent developments. 'White' sites, with lettered labels, indicate the locations of sites available for development.

Please Note: Whilst sites are included within this report as a site available for development, each site's availability is subject to the landowner's programme for disposal

1. Burnt Mills, Basildon

Location Information

Burnt Mills Industrial Area is located between Courtauld Road and Burnt Mills Road, in the east of Basildon. The area offers direct access onto the A127 from East Mayne (A132) and is 2.5km from this major arterial road. The junction with the A13 at Pitsea is only 4.5 km from the site.

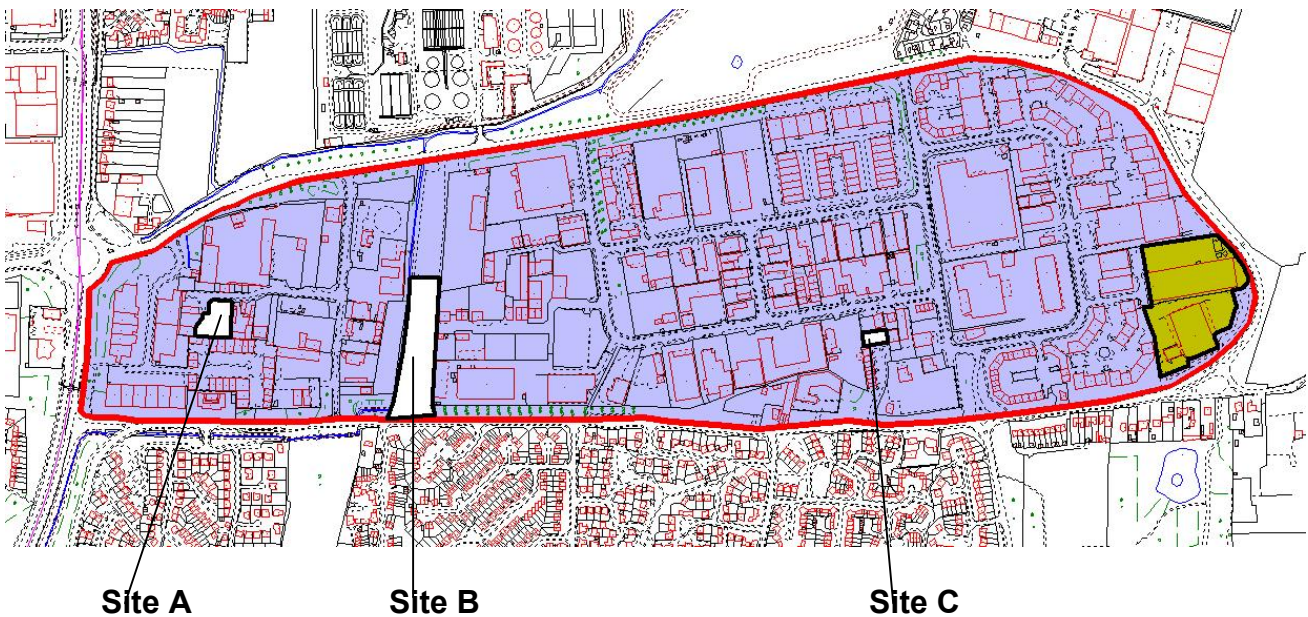
Background

Burnt Mills is characterised by a mixture of new warehouse development and light industry on its eastern side, with an area of untidy industry to the west. The area comprises many small industrial units, which are taken up by a wide variety of B1, B2 and B8 uses. There have been sporadic developments in this area, for example planning permission has recently been given for the development of a vacant site at the eastern end of the site. However the majority of these developments take the form of small extensions and other small scale additions.

Companies located in Burnt Mills

- TNT
- Basildon Bakeries
- Gardner Avionics

Burnt Mills Industrial Area and Available Sites



Recent Development

Watkins Close

Address: Land at Watkins Close,
Burnt Mills Industrial Estate
Basildon

Description: Erection of Light Industrial (Class B1) Industrial (Class B2) and storage distribution/warehouse (Class B8) building.



Sites Available Industrial Land in Burnt Mills

There are three sites available in Burnt Mills with planning permission for development.

Site A. Units 10 and 11, Archers Field Close

Address: Burnt Mills BMW Spares
Archers Field Close
Basildon

OS Tile Ref: TQ7390SW

Site Description: This is a flat site.

Area: 0.2 hectares

Planning History: The site was granted outline planning permission in 2002 (BAS/0206/02) for six industrial units and three warehouse units.

Current Situation: The site is currently a car breaker's yard

Landowner: T & M. W. K. Connolly
Agent – Ashley Robinson – 01245 321800



Site B. Rear of Burnt Mills Lorry Park

Site Address: Rear of Burnt Mills Lorry Park,
Burnt Mills Road,
Basildon

OS Tile Ref: TQ7390SE

Site Description: A narrow site sandwiched between existing industrial development and to the rear of the Burnt Mills Lorry Park in Courtauld Road. The site has an 18m wide landscaped frontage to the south, separating it from the residential area of Felmores.

Area: 0.75 hectares

Planning History: The site was approved in 1995 under section 7 (I) of the New Towns Act to provide land for industry

Current Situation: Vacant

Landowner: English Partnerships (01908 692692)



Site C. Thomasin Road

Site Address: Thomasin Road
Basildon

OS Tile Ref: TQ7490SW

Site Description: A fenced site at the end of Thomasin Road, adjacent to existing light industrial units.

Area: 0.07 hectares

Planning History: The site was granted outline planning permission in 1991 for a 216 square metre industrial unit.

Current Situation: Vacant

Landowner: Unknown

2. Cranes, Basildon

Location Information

The Cranes industrial area covers an area between Gardiners Lane South, Christopher Martin Road, East Mayne and Gardiners Link in the north of Basildon. The site is adjacent to the Local Plan Allocation, Gardiners Lane South. It is anticipated that the development of Gardiners Lane South will lead to an increased demand for floor space in Cranes due to improved transport links and its close proximity to what will become a major business and employment hub within the Thames Gateway (See page 20).

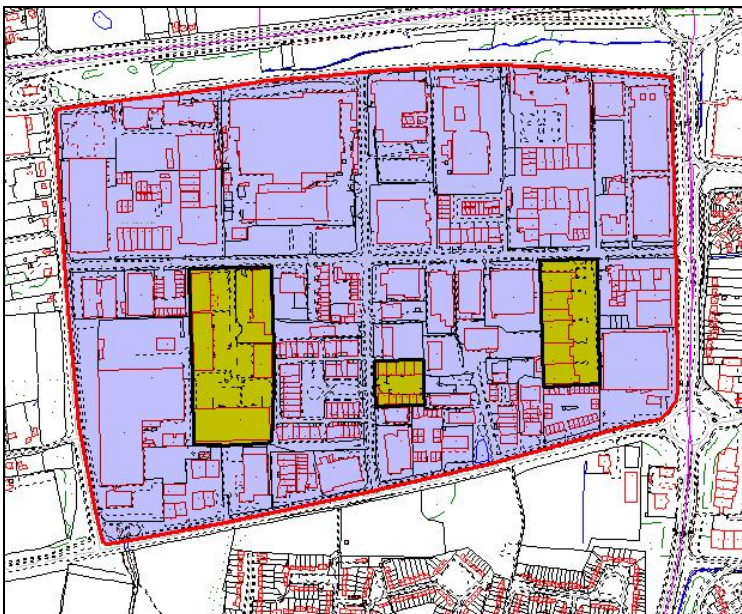


Background

Cranes was the first industrial area to be developed in Basildon New Town and housed some of the town's first major industrial employers. There are now a variety of different premises. Its straight, landscaped frontage with the A127 provides the setting for credit card handling company First Data Europe, automotive firm Visteon and BAE Avionics. Air Conditioning Company York International has a large manufacturing plant on the south western corner of the estate, whilst local firms operate from smaller premises off Cranes Farm Road.

Continual redevelopment of older sites has resulted in development schemes such as Zenith and Quatro being built to meet the ever changing requirements of the industrial sectors.

Location of the Cranes Industrial Area



Companies in Cranes

- York International
- Gerald Macdonald & Co.
- MIRA
- BA e Avionics
- First Data Europe
- Amstead International
- Kemsley, Whitely & Ferris

Recent Development

Zenith

Address: Zenith
Paycocke Road
Basildon

Description: The Zenith development was granted planning permission in June 2001. The site was the former location of the Yoplait Dairy Crest factory. The development of this 1.58 hectare site has provided new B1, B2 and B8 units for the area.



Honywood Business Park

Address: Former E&G Business Park
Honywood Road
Basildon

Description: Planning permission was granted in 2002 for these new B1, B2 & B8 industrial units, located on the former Marconi E & G site. They constitute a high quality development within the prosperous Cranes industrial area.



Quatro Park

Address: Former Morganite Carbon
Paycocke Road,
Basildon

Description: The former Morganite Carbon site has been redeveloped into Quatro Park and provides a range of high-profile and flexible units for companies such as MIRA.



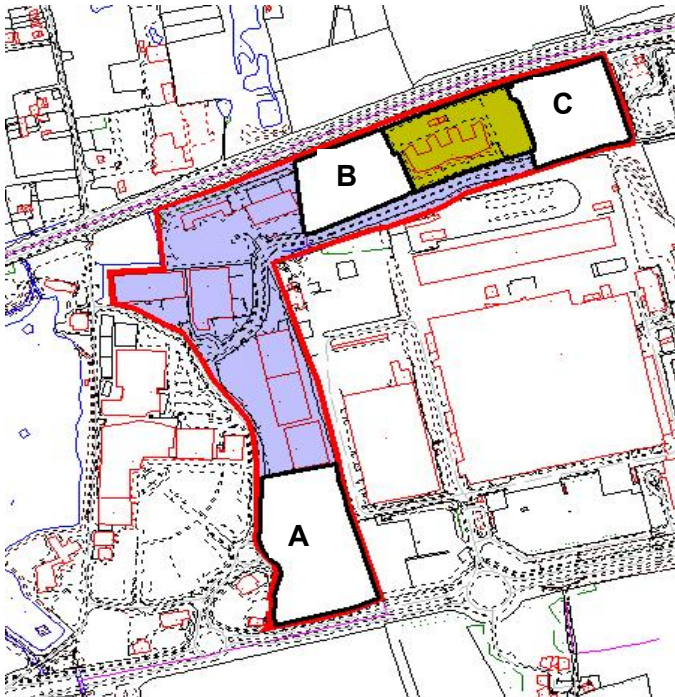
There are no available sites with planning permission within
Cranes Industrial Area

3. Festival Business Park, Basildon

Location Information

Festival Business Park is located to the east of the Festival Leisure Park and to the west of the Case New Holland Tractor Plant, within the main industrial belt of Basildon. The A127 forms the northern boundary of the site and Cranes Farm Road the Southern. The A127 junction with the A130 is 2.5 miles and the M25 is 8 miles to the west. Basildon Town Centre is 2 miles to the south.

Location of Festival Business Park



Companies located at Festival Business Park

- Visteon
- Eightacre
- Cendris
- BUPA
- RLE International
- Universal Cycles Plc

Background

The Festival Business Park is the latest complete industrial area to be developed in the District consisting primarily of large warehouse units. It is adjacent to the Festival Leisure Park, a large leisure and entertainment focal point in Basildon that includes 3 hotels, a 12-screen cinema, a bowling alley, nightclubs, as well as various bars and restaurants.

Within the business park itself, three parcels of land remain undeveloped.

Recent Developments in the Festival Business Park

Visteon Headquarters

Address: Visteon Ltd
Endeavour Drive
Festival Business Park
Basildon

Description: Visteon specialise in automotive components



and created a new headquarters to centralise their business activities that were previously spread over a number of locations within Basildon District. The company is one of many automotive research companies, which have chosen Basildon as a location due to its close proximity to the Ford's Dunton Technical Centre.

Sites Available at Festival Business Park

Site A - Land East of Festival Way and West of Case New Holland

Address: Carnival Close
Festival Business Park
Basildon

OS Tile Ref: TQ7090SE

Site Description: Vacant plot of industrial land, at the junction of Festival Way & Carnival Close that fronts the Festival Leisure Park, adjacent to Cranes Farm Road



Area: 3.67 hectares

Planning History: Part of BAS/1103/94 gave outline planning permission for a proposed B1, B2 and B8 development.

Current Situation: Vacant and undeveloped

Landowner: ASDA Stores Ltd – Tony Dyer (01133 419234)

Sites B & C - Land adjacent to Visteon

Address: Site B and Site C
Endeavour Drive
Festival Business Park
Basildon

OS Tile Ref: TQ7190NW

Site Description: These two Greenfield sites surround the Visteon Headquarters.



Site B is undeveloped and currently provides a wetland habitat for protected species.

Site C is also undeveloped but will be required for a new junction on the A127.

Area: Site B = 2.1 hectares Site C = 2 hectares

Landowner: English Partnerships (01908 692692)

4. Ford's Technical Centre - Dunton, Basildon Local Plan Allocation E4

Location Information

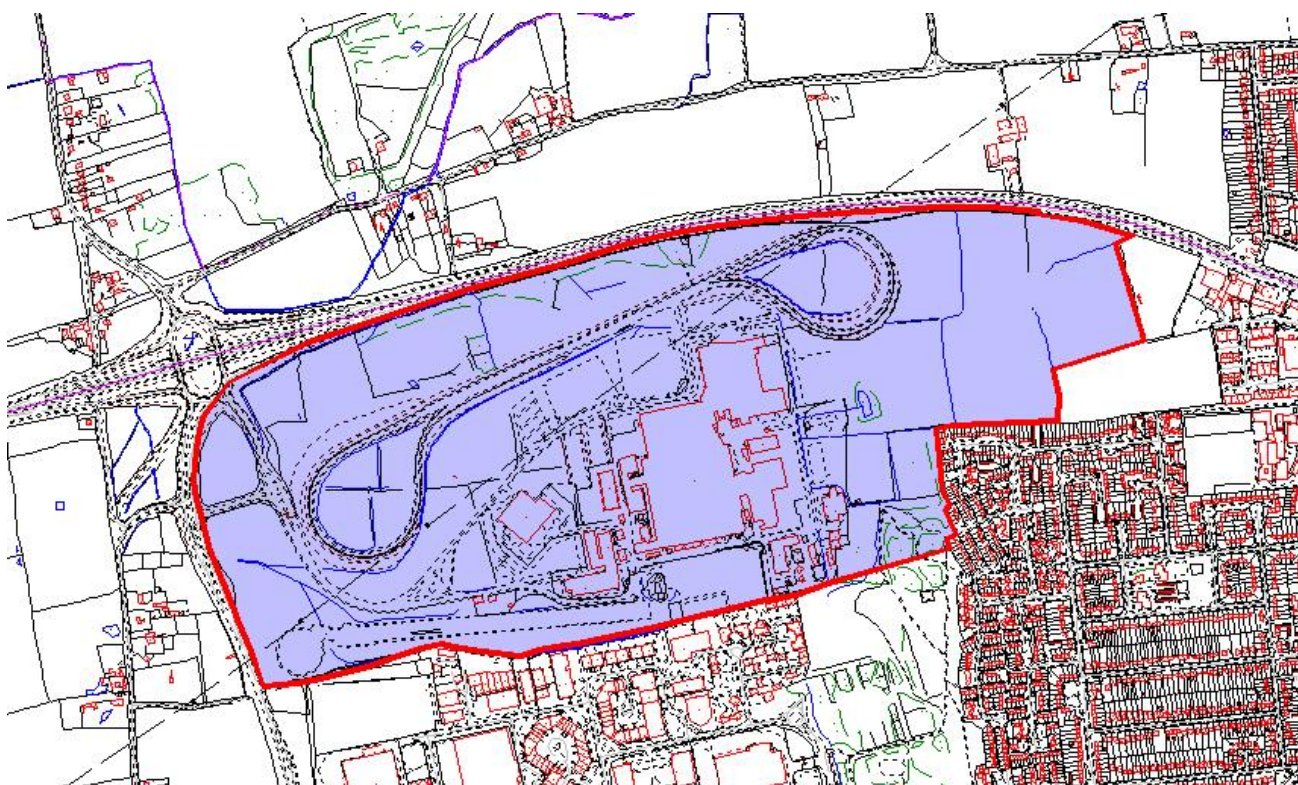
The site is in the north east corner of the New Town area. It is close to the B146 junction with the A127, offering exceptional road links to the M25. The area of this site is 98ha although not all of it is developed.



Background Information

Dunton represents Ford's only research & technical centre located in the UK and the workshops, testing facilities and offices reflect this special automotive role. The Research Centre was granted planning permission in 1963 by the Minister of Housing and Local Government, as an exceptional circumstance to Green Belt policy by virtue of its national importance. These grounds led to the Inspector at the Public Local Inquiry into the Local Plan (adopted 1998) recommending the site's removal from the Green Belt, whilst restricting the uses on the site to automotive research and design. It is allocated in the Local Plan as employment allocation site E5.

Location of the Ford's Technical Centre Dunton

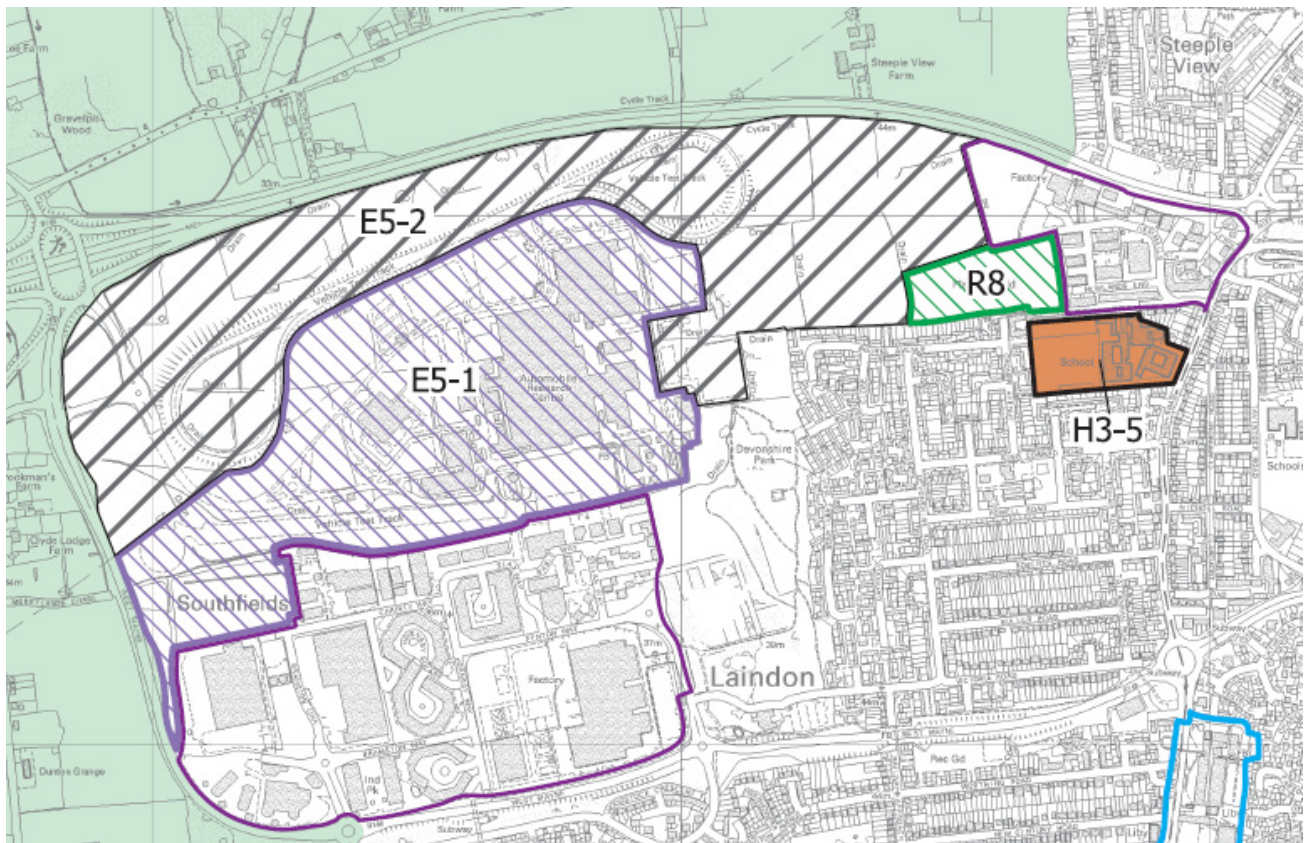


Basildon District Replacement Local Plan – First Deposit 2004

Policy BAS E5 has been revised in the RLP and offers a completely new approach to the site. It divides the site, with 46ha of land proposed for business purposes and the remaining 54 ha of land, shown as designation E5-2 on the Proposals Map extract below, is proposed for:

“Mixed use development comprising open space, housing, employment, community uses and car sales. Development of the site shall be in accordance with a planning brief/masterplan to be approved by the Council as Supplementary Planning Guidance.”

Map to show the area of policy BAS E5



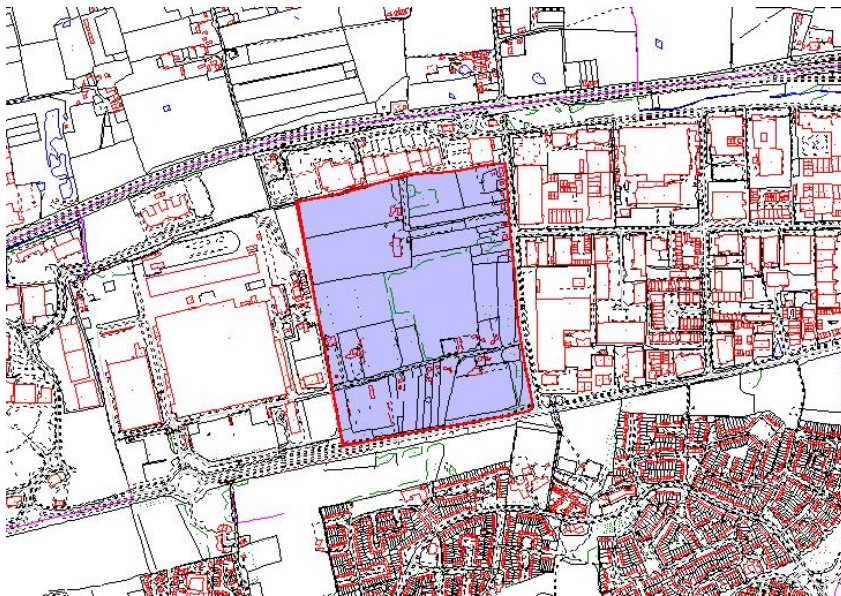
Extract of First Deposit Local Plan Proposals Map: Basildon District Council OS Licence: LA077070

5. Gardiners Lane South, Basildon Local Plan Allocation E1

Location Information

Gardiners Lane South is a 36.4ha site located in the north of the town. The site is located between the industrial areas of Cranes, to the east, and Case New Holland, to the west. To the north of the site is the Mayflower Retail Park, which provides an access point onto the A127.

Location of Gardiners Lane South



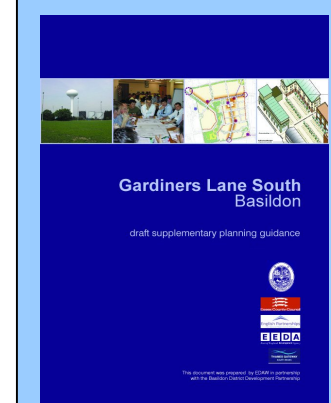
Background

Gardiners Lane South is allocated as an employment allocation in the adopted Basildon District Local Plan and the Replacement Local Plan 2004. Current land uses on the site include 14 residential properties, and sport and recreation clubs, the majority of which are owned by the major employers in the area, such as BAe Avionic Systems and the Post Office. The largest landowner is English Partnerships.

In September 2001, the Council's Environment Committee fully endorsed a Statement of Intent to prepare a comprehensive Master Plan for the entire site, with the aim of producing a new high quality business development.

This process led to Supplementary Planning Guidance, which was adopted in July 2003 and will be used by the Council when it determines any planning application relating to the site, the first of which are expected in 2005. The main elements of the development are:

- 7,000 new jobs
- 1.2m square feet of business space
- 55,000 square foot Business Support Centre and Innovation Centre
- New access onto the A127 and improved public transport
- Open space and a new nature reserve
- 400 new mixed-tenure homes, including key worker accommodation
- Local shops, hotel, crèche and services
- Sustainable Design practices.



6. Laindon Industrial Area

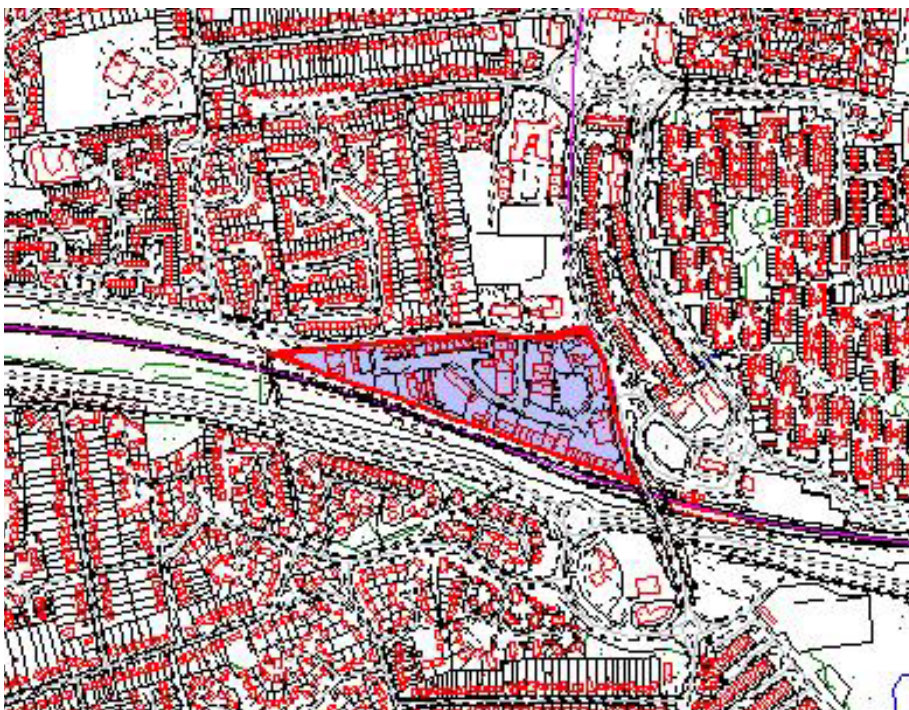
Location Information

The Laindon Industrial Area is located to the west of Laindon Station and to the south of the Laindon Shopping Centre, Library and Community Centre. The site is made up of small industrial units located on Durham and Wrexham Road.

Background

The Laindon Industrial Area contains a mixture of B1 light industry and small B2 units such as motor repairs. Recent developments include land at and adjacent to the Wrexham Road Trade Centre and Mermaid House that have been developed as small units, which have shown very high rates of “take-up.”

Location of Laindon Industrial Area



Companies located at Laindon

- Colling's Paints LTD
- ECS Soft Drinks
- Jeakins
- Laindon Tyres

There are no available sites with planning permission within
Laindon Industrial Area

7. Laindon North Industrial Area

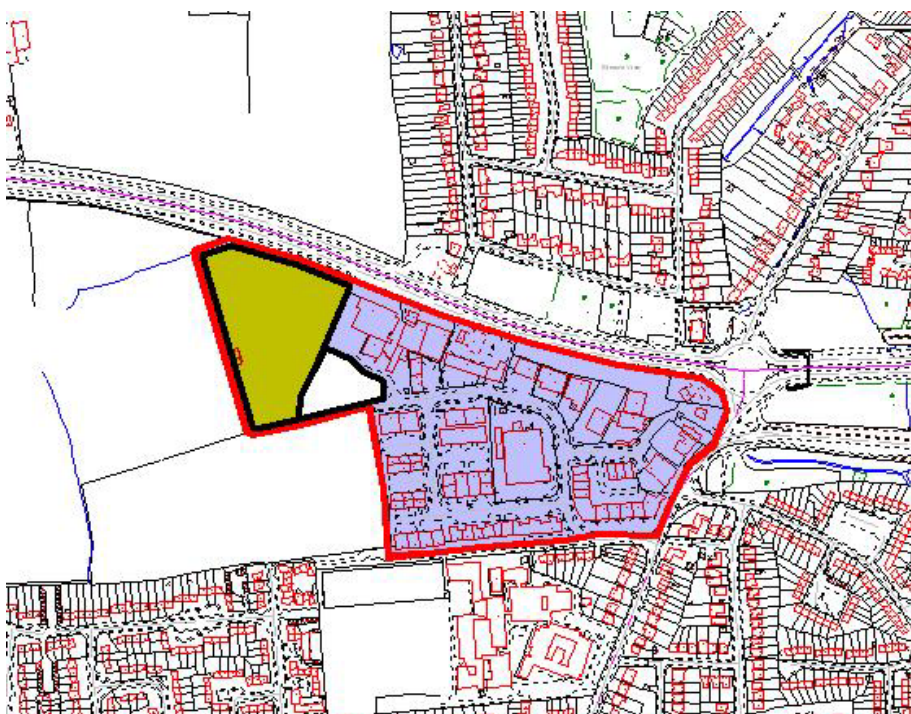
Location Information

The Laindon North Industrial area is found between the A127 and the residential area of North Laindon. Main access to this estate is from the High Road, which also provides access to the A127. The site is within close proximity to the Laindon Shopping Centre.

Background

The Laindon North Industrial area contains a mixture of B1 Light Industry and small B2 units such as motor repairs. Premises availability has recently increased in the area, following the completion of Phase 1 of the Hemmells development.

Site map to show the Laindon North Industrial Area



Companies located at Laindon North Industrial area

- Denham Motors
- City Plumbing Supplies
- Simple Signman
- Carpet Right
- John Coysten Meats

Recent Developments in Laindon North Industrial Area

Land to the west of Hemmells

Address: Land to the west of Samson House
Hemmells
Basildon

Description: This development was granted planning permission in 2001 subject to a Section 106 agreement. This development has provided an additional eight warehouse units.



There are no available sites with planning permission within
Laindon North Industrial Area

8. Nevendon Industrial Area, Basildon

Location Information

The Nevendon Industrial area covers a large area of land between the A127 and Courtauld Road, Basildon. The area has very good access to the A127 via the Nevendon junction to the west and the Pound Lane junction to the east.



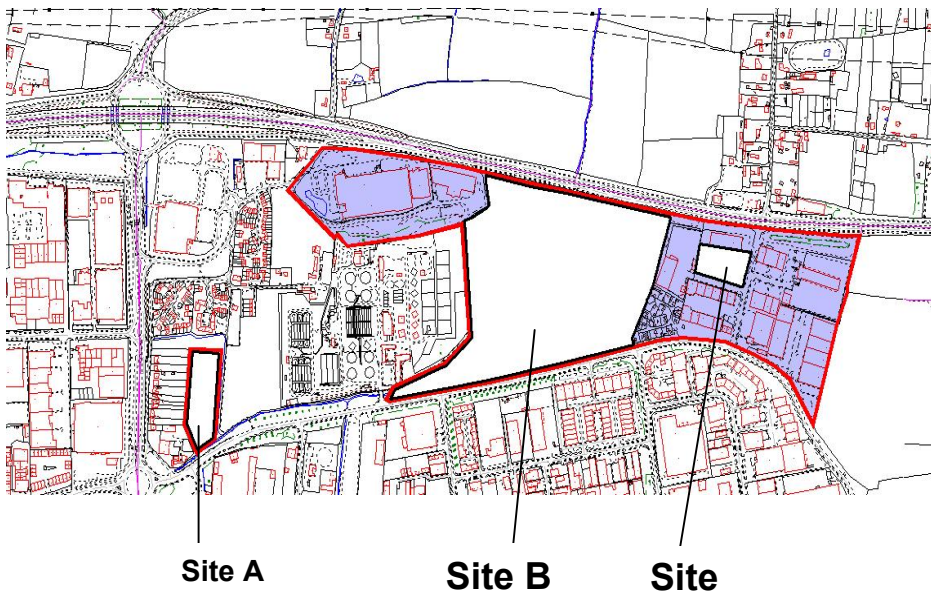
Background

The area has developed in a fragmented nature. The large distribution warehouse for PMS International Plc, a national importer of soft toys is located adjacent to the Nevendon Retail Park, which is the location for a Sainsburys foodstore and Matalan warehouse. At the eastern end of the area are a variety of smaller industrial units and a County Council owned Gypsy settlement.

The largest undeveloped site, known as Land North of Courtauld Road, covers an area of 10ha.

The former Jolly Cricketers Public House, located just outside the boundary of the industrial area has been demolished and is currently being redeveloped into office and industrial units.

Location of Nevendon Industrial Area



Companies located at Nevendon

- PMS International
- Telewest Broadband Plc
- TNT

Sites Available at the Nevendon Industrial Area

Site A - Land to the North of Courtauld Road Local Plan Allocation E3

Address: Land to the North of Nevendon Road
Courtauld Road
Basildon

OS Tile Ref: TQ7490NW

Description: A greenfield site immediately to the east of dwellings in Nevendon Road and adjacent to the Nevendon Sewage Works in Courtauld Road, Basildon. Access to the site would be from Courtauld Road.



Area: 1.5 hectares

Planning History: The site is allocated for industrial development within the Basildon District Local Plan. The 1998 Plan allocates under policy BAS E3. This site has yet to be developed and so its allocation is carried forward in the First Deposit of the Basildon District Replacement Local Plan under policy BAS E2

Current Situation: Vacant

Landowner: English Partnerships (01908 692692)

Site B - North of Courtauld Road, Basildon

Address: North of Courtauld Road
Courtauld Road
Basildon

OS Tile Ref: TQ7490NW

Site Description: A relatively flat, Greenfield 15.8 ha site that is the location of an area of washland. The site is recognised as having nature conservation importance.



Area: 15.78 hectares

Planning History: In 1995, planning permission was granted for a greyhound/football stadium and associated uses (BAS/0083/94/FULL)

A resolution to grant outline planning permission for a B1, B2 and B8 development, subject to a S106 was granted in 1995 (BAS/1016/95)

Planning permission was granted in 1999 (BAS/1282/97) for new firing ranges and club facilities for the Basildon Gun Club on 1.45 hectares of the site.

Current Situation: Planning permission has been sought (BAS/723/99) for a football ground and training pitch for Basildon United Football Club and a B1, B2 and B8 development. No decision has yet been made on this application

Essex Waste Plan: The Essex and Southend Waste Local Plan (2001) identifies the site as WM5 – a preferred site for waste management in the County. The Plan discusses the possibilities for the six sites in Essex that have been identified:

- Materials Recovery Facilities
- Anaerobic Digestion
- Composting and Recycling
- Inert waste recycling
- Energy from Waste Incineration

The plan states that “...the sites are proposals of the Plan, but...cannot be ‘safeguarded’...it is recognised that the industrial sites may be developed for alternative industrial uses.”

Landowner: Integra

Site C – Hovefields Avenue

Site Address: Hovefields Avenue
Basildon

OS Tile Ref: TQ7490NE

Site Description: A relatively flat site between existing uses

Area: 0.4 ha

Planning History: The site was granted planning permission in 1996 for a factory for recycling materials (Ref: BAS/0871/96)

Current Situation: Vacant

Other Details: None

9. Pipp's Hill Industrial Area, Basildon

Location Information

Pipp's Hill Industrial area forms part of the main industrial belt in the north of Basildon. It is located next to the A127 and its junction with the A176. Cranes Farm Road, which forms the southern boundary of the site, has two access points into the area. The first is at Miles Gray Road and the second is at Chester Hall Lane. To the east is the 4.85 ha lake that forms part of the Festival Leisure Park, which is one of the largest leisure park in the south east. It includes 3 hotels, a 12-screen cinema, a bowling alley, nightclubs, and a wide variety of bars and restaurants.



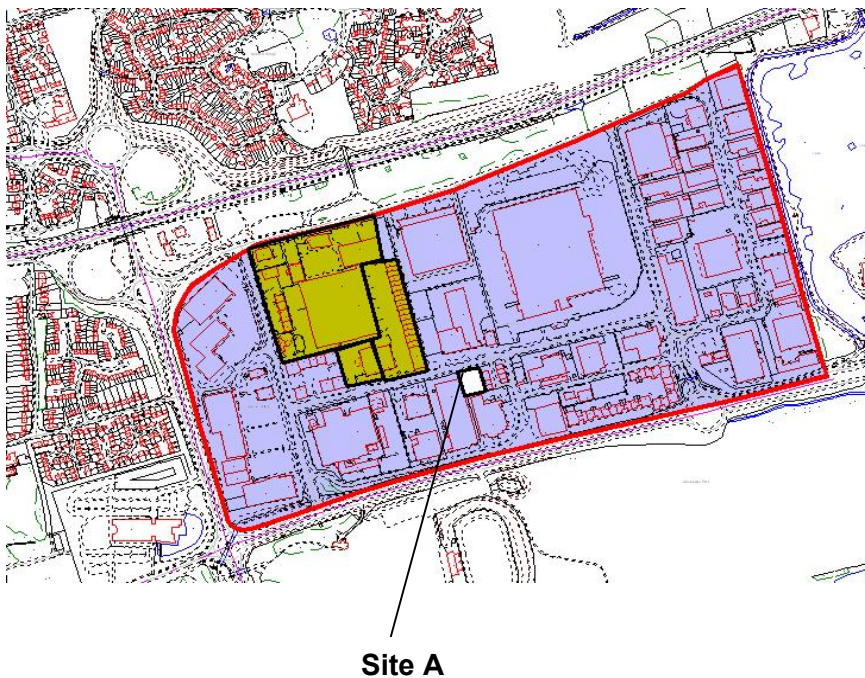
Background

Pipp's Hill was one of the first industrial areas to be developed in the New Town with Yardley's of London and STC both having large manufacturing plants there. The estate is now the location for numerous companies, operating from a mixture of premises.

The Yardley Business Park has been developing on the former Yardley site, since 1999. It is a phased, mixed use scheme that includes new warehousing units, offices, a car showroom and restaurant. This site is already attracting new companies into the town, as well as providing a new location for expanding local employers.

The western part of the site is a Retail Warehouse Park, which provides 16,600 square metres of retail floorspace and is the location for retailers including ASDA, Halfords, PC World and Argos.

Location of Pipp's Hill Industrial Area



Companies located in Pipp's Hill

- Churchills Direct
- Argos
- Waymade
- Konica Minolta Business Solutions
- Safestore

Recent Developments in Pipp's Hill Industrial Area

Yardley Business Park

Address Yardley Business Park
Miles Gray Road
Pipp's Hill Industrial Area
Basildon

Description: In 2000, application BAS/0871/00 was granted planning permission for industrial units for B1, B2 and B8 units, a car showroom and associated car parking. This development was phased over a number of years and is now complete.



The site was originally the location of the Yardley's of London manufacturing plant, which produced cosmetic products and was one of the first employment developments to occur within the Basildon New Town.

Occupants: The Outback Restaurant
Rover Car Dealership
The ARC Car Wash company
Konica Minolta
Tiles R Us
Floors to go
Playtopia

Luckyn Lane, Adjacent to the Basildon Trade Centre

Address Luckyn Lane
Pipp's Hill Industrial Area
Basildon

Description Erection of 17 units for industrial uses. A further six units are accessible from this site, however they are part of the conversion of the former Yardley building.



Sites Available at the Pipp's Hill Industrial Area

Site A - Land adjacent to The Gloucester's

Address: Land adjacent to the Gloucester's
Luckyn Lane
Pipp's Hill Industrial Area
Basildon

OS Tile Ref: TQ6989NE

Site Description: This is a vacant site adjacent to the Gloucester's industrial units and is currently used as an open storage yard.

Area: 0.13 hectares



Planning History: In 1991, planning permission was granted for a 1,369 square metre two storey warehouse, with parking for 15 vehicles. (BAS/084/91)

Landowner: Unknown

10. Radford Way Industrial Area, Billericay

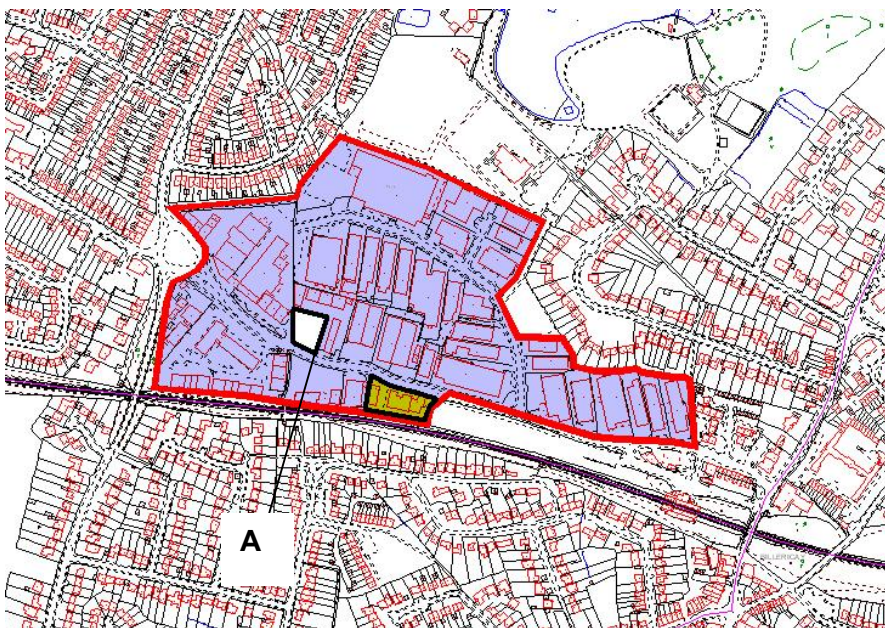
Location information

The Radford Way Industrial area is located to the north of the railway line in Billericay. Main access to the area is from Radford Way itself, which runs parallel with the London Liverpool Street to Southend Victoria railway line. Billericay station is located at the end of Radford Way at the north end of the High Street.

Background

Developed initially in the inter-war period, the Radford Way Industrial area is now the location of various B1 and B2 industrial premises. Due to existing constraints, there is little scope for expansion of the area itself. In recent years however, emphasis has been on the redevelopment of brownfield sites, adjacent to the railway line. These opportunities are providing the area with a fresh appearance and are resulting in high quality office premises being built in the town. Examples of such developments are the Porters House and Station Court developments.

Location of Radford Way Industrial Area



Companies located in Radford Way Industrial Area

- Abbey National
- Cendris
- LA Fitness

Recent Developments in the Radford Way Industrial Area

Porters House & Station Court

Address Porters House and Station Court
Radford Way
Billericay

Description The former coal yard adjacent to the London to Southend Victoria railway line in Billericay is now a new, prestigious office development.

Sites Available in the Radford Way Industrial Area

Site A - The Acketts Site

Address: The Acketts Site
Radford Way
Billericay

OS Tile Ref: TQ6795SW

Site Description: A relatively flat site in front of established industrial units, with a frontage onto Radford Way

Area: 0.16 hectares

Planning History: The site was granted planning permission in 1995 (BAS/0844/95) renewing an earlier application BAS/1023/90 that proposed three B1 business units

Current Situation: The site is fenced, but vacant, and currently used as a car park

Landowner: Unknown

11. Shotgate Industrial Area, Wickford

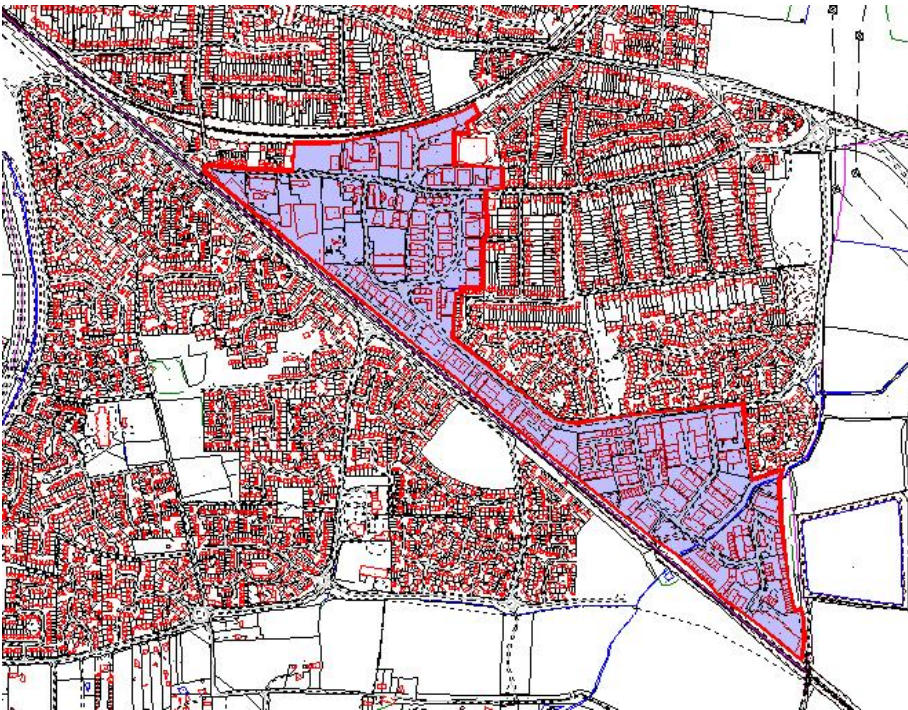
Location Information

Shotgate Industrial area is in the Shotgate area of Wickford, between the Southminster branch line and the Shotgate residential area. In February 2003, the new A130 link road was opened which provides good access links to the A12, A127 and the A13. The nearest railway station is in Wickford Town Centre, which is about 2 miles to the west.

Background

The Shotgate Industrial Area and Wickford Business Park were part of a comprehensive scheme to create an employment area within Wickford during the late 1970s and early 1980s.

Location of Shotgate Industrial Area



Companies located at the Shotgate Industrial area

- Swift Imports (Shades) Ltd
- Lockwell
- PCI Services
- Wilgo Freight
- UCL Library Services

There are no available sites with planning permission within Shotgate Industrial Area

12. Southfields, Laindon

Location Information

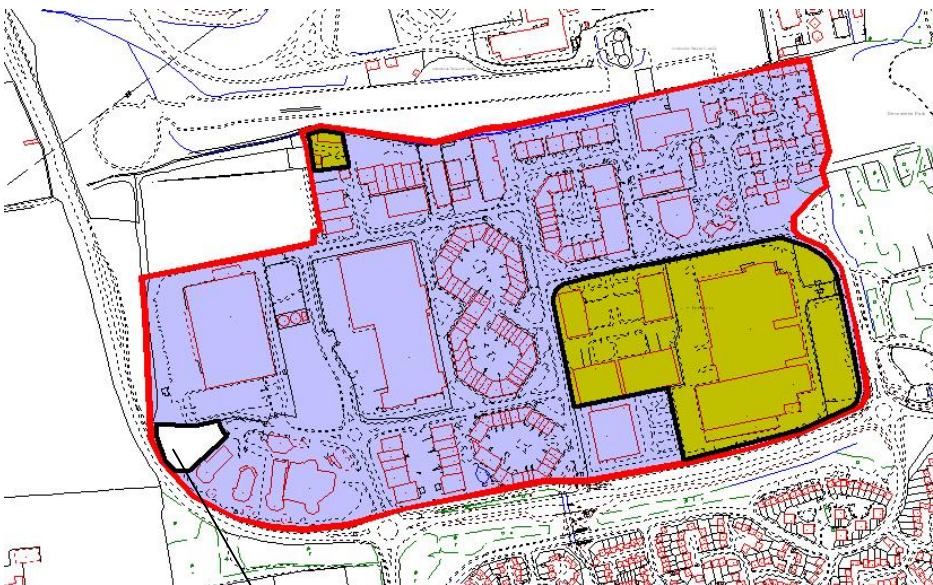
Southfields industrial area is approximately three miles north west of Basildon Town Centre. The estate has good access onto the A127, via West Mayne. The Laindon Railway Station, on the c2c Fenchurch Street to Shoeburyness line, is located approximately two miles to the south of Southfields. It is possible to reach central London within 35 minutes from this station.

The Ford Technical Centre at Dunton, which was established in the late 1960s as Ford's European Research Centre, bounds the industrial area to the north. To the east is Victoria Park and to the south is the Laindon West housing area. West Mayne forms the area's western boundary.

Background

Southfields is the location of a modern light industrial development including the Southfields Business Park. In 1998, United Distillers, which occupied the south eastern area of the site closed its distillery and bottling plant. This site has since been redeveloped and refurbished under the name of Juniper Park and is now the location of companies such as the Ford's Motor Company, TNT and Schenker Logistics.

Location of Southfields



Companies located in Southfield Industrial Area

- Ford Motor Company
- TNT
- Starbucks Coffee
- Redrow Homes (Eastern)
- Glenny

Recent Developments within the Southfields

Juniper, Fenton Way

Address: Juniper
Fenton Way
Southfields
Basildon



Site Description: The site encompasses the former United Distillers Manufacturing and Bottling Plant on the junction of Fenton Way and West Mayne. The phased redevelopment of the site took two years and is now complete. The Ford Motor Company has occupied the former offices. The warehouse is now the location for logistical companies such as TNT, Starbucks Coffee and Schenker Logistics.

Site Available at Southfields

Site A - Land West of Toomey's, Bramston Way

Address: Land West of Toomey's
Bramston Way
Southfields
Basildon

OS Tile Ref: TQ

Site Description: The site forms Phase 5 of the Toomey Car Dealership development. It is located in the south west corner of Southfields, and therefore has a frontage with West Mayne

Area: 0.3 hectares

Planning History: The site was granted planning permission in 1995 (BAS/0844/95) renewing an earlier application BAS/1023/90 that proposed three B1 business units

Current Situation: The site is fenced and currently used as a car park

Landowner: Laindon Holdings Ltd

13. Terminus Drive, Pitsea Local Plan Allocation E2

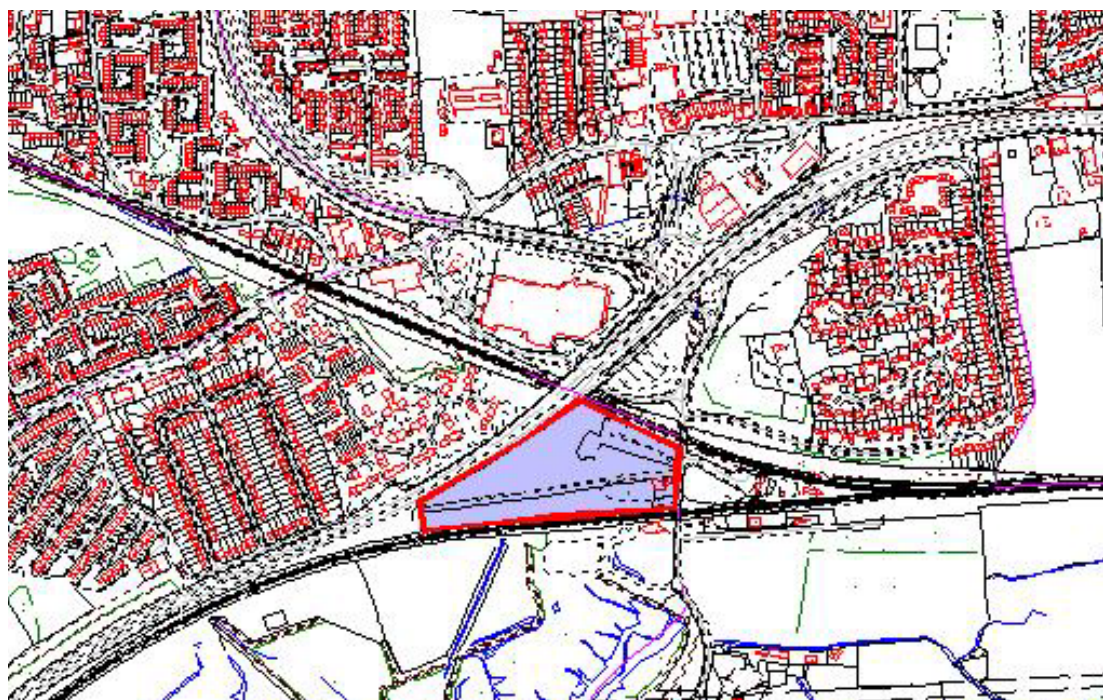
Location Information

Terminus Drive is located in the south of Pitsea, overlooking marshland and is bound by major communication routes. The A13 forms part of the northern boundary of the site. The two train lines, which converge at Pitsea, both on the C2C Fenchurch Street to Shoeburyness line form two of the other boundaries.

Background Information

The 3.5 ha site is allocated as an employment site (E2) in the adopted Basildon District Local Plan 1991-2001, suitable for B1 & B2 uses. The majority of the site is currently scrubland, however there is a private car park located in the north east corner of the site, as well as two redundant agricultural buildings.

Location of Terminus Drive, Pitsea



The Basildon District Replacement Local Plan - First Deposit

The First Deposit of the Basildon District Replacement Local Plan, allocates a reduced site area of 2.4ha as an employment allocation. This reduction is due to a proportion of the site being reserved for use as a Rail Waste Transfer Facility for the development of Crossrail in London. It is still envisaged nevertheless that B1 and B2 land uses will be developed on the remainder of the site.

Local Agent Details

Listed below are some of the agents who operate in the District. It is not necessarily a comprehensive list, but provides a starting point for property and land enquiries.

Glenny	01268 540771
Kelmsley Whitely & Ferris	01268 532425
Lambert Smith Hampton	01245 215521
Churston Heard	020 7409 2199
GVA Grimley	0870 900 8990
Jordan James	020 8530 2222
Edwin Hill	01322 285588
Quirks	01277 626541
Akeler	020 7864 1800
King Sturge	020 7493 4933
Sanderson Weatherall	020 7851 2100
Colliers CRE	020 7935 4499
CB Hillier Parker	020 7629 7666
ATIS REAL Weatheralls	020 7338 4000

Other Information and Contacts

Basildon District Local Plan 1991- 2001

A paper copy of the current Local Plan (adopted March 1998) is available from Planning Services at a price of £20 (inc VAT). This includes the policy document, proposals maps, and the 1999 alterations. If you wish to order a copy, please write to Forward Plans, enclosing a cheque for £20 made payable to Basildon District Council, to the following address: Forward Plans, Basildon District Council, The Basildon Centre, St Martins Square, Basildon, Essex, SS14 1DL. Tel: 01268 294748

Alternatively, log on to the Council website <http://www.basildon.gov.uk/planning>

Basildon District Replacement Local Plan 2001-2015 – First Deposit

The draft Replacement Local Plan was published 28th May 2004. It can be purchased from Forward Plans for £20 (Paper) or £15 (CD-ROM). Please write to Forward Plans, enclosing a cheque made payable to Basildon District Council, to the following address: Forward Plans, Basildon District Council, The Basildon Centre, St Martins Square, Basildon, Essex, SS14 1DL. Tel: 01268 294748.

Supplementary Planning Guidance

1. Development Control Guidelines	-	£2.50
3. Gardiners Lane South	-	£20

If you would like a copy of any SPG, please send a cheque made payable to Basildon District Council: to Forward Plans, The Basildon Centre, St Martin's Square, Basildon, Essex, SS14 1DL or downloaded from the Council's website – <http://www.basildon.gov.uk/planning>

Retail Monitoring in Basildon District

The Basildon District Retail Monitoring Report is published annually. It sets out statistical information on all aspects of retailing in the District. It can be purchased by sending a cheque, made payable to Basildon District Council for £50 (inc VAT), to Forward Plans, The Basildon Centre, St Martin's Square, Basildon, Essex, SS14 1DL. Or downloaded from the Council's website <http://www.basildon.gov.uk/planning>

Basildon Renaissance Partnership

A partnership organisation consisting of Basildon District Council, Essex County Council, EEDA, English Partnerships, The Housing Corporation & Thames Gateway South Essex – delivering key regeneration sites throughout the District – including Gardiners Lane South.

Contact: Ian Butt, Strategic Development Coordinator: Tel: 01268 294825

Development Control – Basildon District Council

Development Control, Planning Services, Basildon District Council, The Basildon Centre. St Martin's Square, Basildon, Essex, SS14 1DL. Tel: 01268 294155

East of England Development Agency

EEDA, Compass House, Chivers Way, Histon, Cambridge, CB4 9ZR. <http://www.eeda.org.uk/>

Economic Development – Basildon District Council

Economic Development Team, Basildon District Council, The Basildon Centre, St Martin's Square, Basildon, Essex, SS14 1DL. Tel: Regeneration Services – 01268 294230

English Partnerships

English Partnerships, Central Business Exchange, 414-428 Midsummer Boulevard, Central Milton Keynes. MK9 2EA <http://www.englishpartnerships.co.uk/>

Thames Gateway South Essex

Thames Gateway South Essex Partnership Ltd, 3rd Floor South, Acorn House, Great Oaks, Basildon, Essex SS14 1AH - <http://www.tgessex.co.uk/>

Essex County Council

Essex County Council, County Hall, Chelmsford, CM11 1LX <http://www.essexcc.gov.uk/> Tel: 01245 437530

Essex and Southend On Sea Replacement Structure Plan 2001

The RSP is published by Essex County Council. More information is available at <http://www.essexcc.gov.uk/> or by telephoning the Planning Policy Group on 01245 437559

Forward Plans – Basildon District Council

Forward Plans, Basildon District Council, The Basildon Centre, St Martin's Square, Basildon, Essex, SS14 1DL. Tel: 01268 294748. Email <mailto:local.plan@basildon.gov.uk>

Inward Investment

The Essex Investment Office – 01245 702809

Basildon District Council – Economic Development Team – Tel: 01268 294230

Neighbouring Local Authorities

Brentwood District Council

<http://www.brentwood.gov.uk/>

Castle Point District Council

<http://www.castlepoint.gov.uk/>

Chelmsford Borough Council

<http://www.chelmsford.gov.uk/>

Rochford District Council

<http://www.rochford.gov.uk/>

Thurrock UA

<http://www.thurrock.gov.uk/>

Southend UA

<http://www.southend.gov.uk/>