

MADDOX PLANNING

LONDON & MANCHESTER

0845 121 1706

Antoine Commenville
Welwyn Hatfield Borough Council

11/11/2021

EMEA Knowledge Centre, Hatfield: Application for full planning submission

Dear Antoine

Please see attached on behalf of our client, EISAI Europe Limited, an application for full planning permission for development at EMEA Knowledge Centre, Mosquito Way, Hatfield, England, AL10 9SN.

The full description of development is:

“Full planning application for the provision of a chemical stock cupboard at EMEA Knowledge Centre, Mosquito Way, Hatfield, England AL10 9SN”.

The proposal has been assessed against the relevant policies within the statutory development plan, as well as national planning policy.

This planning application comprises of the following documents:

- Application forms, certificates and notices;
- Application fee;
- This covering letter;
- Site location plan;
- Existing plans; and
- Proposed plans.

Description of the proposal

The proposed description of development is:

“Full planning application for the provision of a chemical stock cupboard at EMEA Knowledge Centre, Mosquito Way, Hatfield, England, AL10 9SN”.

The proposal relates to the installation of a chemical stock cupboard as illustrated on the accompanying site plan. The chemical stock cupboard will be placed in the centre of the site, attached to the Shared Facility building.

Site and area description

The site address is Eisai Europe Limited European Knowledge Centre, Mosquito Way, Hatfield, AL10 9SN. It is located within Hatfield Business Park and west of Hatfield Railway Station. The current operations on site relate to pharmaceutical research, manufacturing and office use.

The surrounding area is predominantly occupied by business uses, as the site is situated in the heart of the business park. Outside of the business park, the surrounding area is predominantly residential to the north and east of the site, with Hatfield Garden Village to the North and Birchwood, Roe Green and Oxlease to the east. To the south lies the village of Ellenbrook, with Ellenbrook Fields located to the west of the site.

Planning History

The below includes a summary of the recent, relevant on-site planning history. There are several relevant on-site decisions, which are outlined below.

Reference	Description	Decision	Date
S6/2012/2641/FP	Erection of storage warehouse	Granted	8 April 2013
S6/2013/1232/MA	Erection of two storey extension to provide 3000sqm of floor space for offices, laboratories, packaging lines and plant equipment (use class B1)	Granted	19 September 2013
6/2019/1247/FULL	Installation of chillers on the roof of the existing building	Granted	1 August 2019
6/2020/1740/FULL	Installation of 2x Portakabin buildings for 3 years	Granted	24 September 2020
6/2020/1764/FULL	Erection of two storey and two single storey link extensions to building and alteration to elevation to incorporate a fire escape	Granted	9 October 2020
6/2021/0037/FULL	Installation of two Portakabin buildings to be used for storage for a temporary period of three years	Granted	8 March 2021
6/2021/2034/FULL	Installation of three storage containers	Granted	6 October 2021

Development plan policy

To the extent that development plan policies are material to an application for planning permission the decisions for applications must be taken in accordance with the development plan, unless there are material considerations that indicate otherwise (section 38(6) of the Planning and Compulsory Purchase Act 2004).

The Welwyn Hatfield Development Plan comprises the saved policies of the Welwyn Hatfield District Plan adopted 2005. It is considered that the most relevant policies from this are:

- SD1: Sustainable development;
- D1: Quality of design;
- D2: Character and context; and
- R19 Noise and vibration Pollution.

The Emerging Local Plan was submitted for Examination on 15 May 2017. The Examination is still ongoing, and the policies of the emerging Local Plan can only be afforded some weight until it is formally adopted. It is considered that the most relevant policies from the Local Plan Proposed Submissions are:

- SP1: Delivering sustainable development; and
- SP8: The local economy
- EMP21: Employment development; and
- SP9: Place making and high quality design.

Key benefits and considerations

Policy SP8 of the Draft Local Plan 2016 sets out that the Council will support economic prosperity whilst ensuring that provision is made to meet the needs of business sectors that are already well represented in Welwyn Hatfield. Furthermore, policy EMP21 of the District Plan identifies the site as a designated employment area, of which the provision of other uses that are ancillary to, but supportive of, employment uses in designated employment areas is supported by the Council.

Given that the proposed chemical stock cupboard will provide additional capacity and is essential for enhancing the occupier's existing operations and the future growth of the business. The proposed storage unit required will hold 12 weeks stock, as opposed to the current 4. With extended lead times and shortage on supplies it has increased the risk on the business, giving the potential to halt production. Increasing the stock will lower the risk and accommodate the fluctuating lead time from supplies. The proposed development is therefore compliant with emerging policies SP8 and EMP21.

Policy D1 of the District Plan sets out that the design of new development should incorporate the design principles and policies in the Plan (including character) and the guidance contained in the SDG. Policy D2 of the District Plan states that the Council will require all new development to respect and relate to the character and context of the area in which it is proposed and that development proposals should, as a minimum, maintain the character of the existing area. This is also reiterated in policy SP9 of the Draft Local Plan. The SDG outlines that development must be sensitive to local character.

The proposed chemical stock cupboard would be in keeping with the scale to the existing buildings on site and they would not detract from the design and character of these buildings. The dimensions of the proposed stock cupboard are of a similar height and size to many of the existing portacabins on site. Furthermore, the stock cupboard, by virtue of its scale and location, would also maintain the area's character. It is therefore considered that the proposed development would accord with policies D1 and D2 of the District Plan, as well as emerging policy SP9.

The proposed chemical stock cupboard is environmentally friendly and will not generate undue noise on the adjacent occupiers of the site. It has been designed to generate minimal noise and vibration pollution and will not result in unacceptable levels of noise and vibration, making the design of the stock cupboard compliant with both policies SD1 and R19 of the District Local Plan, as well as emerging policy SP1.

Conclusion

This letter has been prepared on behalf of our client EISAI Europe Limited in support of a full planning application for the installation of chemical stock room at EMEA Knowledge Centre.

In summary, the key benefits of the proposal are:

- The provision of necessary equipment/storage to assist with the operations of a local business;
- A design which is in keeping with its surrounding context and respects local character;
- Environmentally friendly building; and
- The development will allow for future expansion of this existing business.

The proposal represents a policy compliant development of the site, which will offer a number of material benefits, which are set out above, and must be considered as part of the determination of the application.

I look forward to hearing from you.

Yours sincerely



Dylan Kerai
Senior Planner

t: 
e: 

Ref. 1102, EMEA Knowledge Centre, Hatfield
