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AL8 6AE

**BY PLANNING PORTAL AND POST**  
**Planning Portal Ref: PP-07234792**

29094/A3/EG/cg

30 August 2018

Dear Sir/Madam

**OCADO LTD, GYPSY MOTH AVENUE, HATFIELD, AL10 9BD**  
**ERECTION OF AN ANCILLARY VEHICLE MAINTENANCE UNIT TO SERVE EXISTING DISTRIBUTION UNIT**

Please find enclosed a Full Application for the erection of an ancillary Vehicle Maintenance Unit (VMU) on behalf of our client, Ocado Ltd.

A description of the development and the documentation accompanying the application are set out within this letter.

**1. The Proposed Development**

This application seeks full planning permission for:

**“The erection of an ancillary Vehicle Maintenance Unit to serve the existing distribution unit.”**

**2. Submitted Information**

The following documents and plans are enclosed:

- Completed 1App Application Form;
- Site Plan – Ref. 182037-C001-PL4;
- Existing Site Layout – Ref. 182037-C002-PL3;
- Proposed Site Layout – Ref. 182037-C003-PL3;
- Proposed VMU Floor and Roof Plans – Ref. 182037-C004-PL3;
- Proposed VMU Elevations – Ref. 182037-C005-PL4; and,
- Drainage Statement - Ref. 182037-PL0.

**3. Application Fee**

A BACS payment will be made to Welwyn Hatfield Council for **£1,386.00** in respect of the planning application fee (calculated based on the VMU having a gross external area of 187 Sqm GEA).



FS 29537

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#### 4. The Site

The application Site is a small part of a wider site occupied by Ocado as a Customer Fulfilment Centre (CFC). The CFC was granted planning permission in 2001 under application reference S6/2000/1307/DE, falling in Use Class B8. Since the initial consent in 2001 there have been various applications in connection with the operation of the CFC.

The Site is located within the Hatfield Business Park, a designated Employment Area (EA6) within the adopted District Plan 2005 and emerging Local Plan. The Business Park covers approximately 85 hectares and contains a mix of buildings in commercial or industrial uses.

Directly surrounding the proposed VMU is the wider Ocado CFC building and other ancillary operations, an internal access road and parking are located directly south of the proposed VMU. In the wider area, to the north, east and west is the Hatfield Business Park and associated operations and buildings. To the south residential properties are located, separated by an intervening two storey ancillary office block (housing the service delivery operation), an acoustic fence and a vegetation buffer.

#### 5. The Proposal

The proposal is for the erection of a new VMU to replace an existing VMU facility (a temporary structure comprising an area of hardstanding covered by a canopy). The proposed VMU will be an ancillary operation to Ocado's CFC unit and will therefore comprise a use operating under Use Class B8 (storage and distribution). It will be used for the purposes of maintain and cleaning Ocado's fleet vehicles, with Ocado seeking an improved permanent facility.

The proposed new VMU is located to the south west of the wider Ocado site to the corner of the main CFC building which comprises an existing area of hardstanding. A temporary ancillary mobile prefabricated office was previously sited on the proposed location of the VMU which was recently removed.

The appearance of the VMU has been designed to be similar to that of the main CFC building, appearing appropriate in its context.

#### 6. Relevant Planning Policies

Policy R1 of the adopted District Plan 2005 sets out that some 60% of the land within the district is countryside or Green Belt, with considerable pressures on land for development. As such, Policy R1 seeks to maximise use of previously developed land. As set out above, the Site is within the curtilage of the existing CFC unit and the VMU is to be used for ancillary operations to the CFC unit. Accordingly, being located on previously developed land the proposals comply with Policy R1.

Policy D1 seeks a high-quality design in new development with Policy D2 requiring new development to respect and relate to the character and context of the surrounding area. The design of the VMU is similar to that of the adjacent CFC unit and will be appropriate in its context, complying with Policies D1 and D2.

Policy EMP1 allocates the Hatfield Business Park as an Employment Area, with Policy EMP2 setting out that development within Use Classes B1, B2 and B8 will be permitted in Employment Areas subject to meeting the following criteria:

- i) No unacceptable impact on the demand for housing in the travel to work area;
- ii) No unacceptable impact on the local or strategic transport infrastructure;
- iii) No harm to amenities of nearby residential properties;
- iv) Provision of adequate parking, servicing and access; and
- v) Any retail element is ancillary to the main business use.

In relation to the above criteria, there is an existing VMU within the Ocado site and there will be no increase in staff or vehicle movements.

Moreover, given that a) the proposed VMU is for a replacement VMU and will therefore not result in any additional vehicle movements or environmental effects, and b) the separation between the proposed VMU and residential properties to the south and intervening built form, including an office building and a recently erected acoustic barrier erected along the south western boundary, it is not considered that there will be any detrimental impacts to the occupiers of the properties to the south.

Accordingly, the proposal is considered to accord with the above criteria and Policies EMP1 and EMP2.

A drainage strategy and plans are submitted in support of this application, providing details on the proposed drainage for the VMU in accordance with building and drainage regulations.

## 7. Summary and Conclusion

The proposed VMU will be located on an area of previously developed land that has been used in connection with Ocado's CFC, with the principle of the development being long established. The VMU will not result in any increase to vehicle movements and will have no impact on the local or strategic highway network. It has been designed to be similar to the main CFC building and will be appropriate in its context. Overall it meets all relevant adopted planning policies and is considered acceptable.

I trust that the enclosed information is sufficient to enable the application to be promptly registered and validated, please do not hesitate to contact me should you require any additional information at this stage.

Yours sincerely

  
**EMMA GLADWIN**  
Senior Planner

cc. Paul O'Sullivan : Ocado Ltd