



GERALDEVE

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Dear Sir,

**Town & Country Planning Act 1990 (As Amended)
Buildings 1 & 2, Trident Place, Hatfield Business Park, AL10 9UL
Application for Temporary Planning Permission**

We write on behalf of the Applicant, Ocado Group PLC, to submit the enclosed a retrospective planning application for temporary planning permission at the Site known as Building 2, Hatfield Business Park.

The Site is currently occupied by Ocado and forms part of the wider Hatfield Business Park and is accessed via Mosquito Way. Buildings 1 and 2 are situated within the northern corner of the park and comprise multi-storey office buildings adjoined by a car park.

This application seeks retrospective temporary planning permission (period of 1 year) for a single storey container to be used as a COVID-19 testing facility within the car park of Building 2.

The Proposal

This application seeks retrospective temporary planning permission for a single storey container within the car park of Building 2. The container will provide a COVID-19 testing facility for Ocado employees.

The proposed description is as follows:

“Retrospective temporary planning permission is sought for the installation of a single storey container for use as a COVID-19 testing facility”.

The cabin will enable Ocado to operate a private testing facility for their employees, in order to ensure a safe working environment for staff, in light of the current Covid-19 pandemic. The cabin was installed on site at the end of January 2021 and will be on site up until December 2021, however will be removed at an earlier date if a testing facility is no longer needed, in line with Government guidelines.

With regards to access, the container is situated within the existing car park and would therefore be accessed via the existing access arrangement and road network. This would result in a temporary loss of 7 car parking spaces.

In terms of design and scale, the container is single storey in scale with a height of 3.28m, a width of 9m and a length of 12m. The container is made from plastic coated steel, with an entrance door on the front elevation and exit door at the rear, enabling a one way system through the cabin.

The container is operating as a COVID-19 testing facility, complete with pre-test waiting room and post-test waiting room. The container is required to enable on site COVID-19 testing for Ocado Staff, to enable a larger scale return to work in line with guidance. The container and testing facilities are not open to the wider public and will be managed by Ocado staff.

Planning Policy Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.

The statutory development plan for the application Site comprises the Welwyn Hatfield District Plan (saved 2008), Hertfordshire Waste Local Plan (2007) and the Hertfordshire Minerals Local Plan 2007.

Welwyn Hatfield are currently in the process of preparing a New Local Plan, which was submitted for examination in May 2017 and is still subject to examination.

Planning Considerations

Design

Adopted Policy D1 seeks to ensure that development is of a high quality design and Policy D2 states that development should respond to the character and context of the site.

The container is of a simple and modest design and is single storey in scale, which is subordinate to the surrounding built environment. Notwithstanding this, the container will only be on site for a temporary period, to enable employees to return to the office safely during the pandemic. The design is therefore considered to be appropriate for a temporary use.

Access

Local Plan Policy D9 has regards to access and states that developments should be accessible to all. The container is of a single storey scale, with an entrance at grade level. It is therefore accessible to all employees.

The container has resulted in the loss of 7 car parking spaces, however, this loss is temporary.

Use

Adopted policy EMP1 has regards to employment areas and policy EMP2 states that B1, B2 and B8 uses are acceptable in employment areas.

Hatfield Business Park, and therefore the Site, is within a designated employment area, where employment uses are appropriate and promoted.

The container provides a COVID-19 testing facility for employees, which is essential to enabling staff to return to the office. The testing facility therefore serves to promote and support the employment uses and function of the Park.

Accordingly, notwithstanding that the proposed use is temporary, it is considered that the proposal is in accordance with the aims and objectives of the Local Plan and retrospective planning permission should be granted.

Application Documentation

The following documents are submitted as part of this application:

- a) Application Form;
- b) Cover letter (i.e this letter);
- c) Red Line Site Location Plan; and
- d) Application Plans and Drawings.

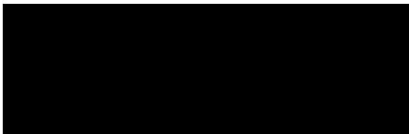
The application fee has been paid under separate cover.

Conclusion

The proposed temporary development is in accordance with the aims and objectives of local planning policy and would provide required capacity for COVID-19 testing, which is supported at Government level.

We look forward to confirmation of validation shortly and trust that this submission is sufficient for you to determine the application. Should you have any questions, please do not hesitate to contact Lucy Mills or Sophie Hinton at this office.

Yours sincerely,



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