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Planning Department
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
AL8 6AE22nd December 2022**Application Reference: 6/2022/1853/MAJ****Eisai Limited European Knowledge Centre, Facility Expansion – Hybrid Working and Car Parking Further Information****Written Statement**

Dear David,

As requested, AECOM, on behalf of Eisai ('the Applicant'), have prepared this letter to set out the current and future hybrid working at Eisai Limited European Knowledge Centre. The submitted Planning Statement states that the overall loss of car parking spaces on the existing provision can be mitigated by the changes to working practices post Covid-19, which has resulted in an increase in remote working.

Hybrid Working at Eisai Limited European Knowledge Centre

The Eisai Limited European Knowledge Centre knowledge employs 711 employees in the UK (numbers as of 31st March 2022). A small number are field based, and the remaining are based out of the Hatfield site. Of those based in Hatfield, approx. 30% are site based by nature of their role and the remaining are flexible and able to hybrid work. During the covid pandemic period, hybrid workers were all based at home full time to ensure the safety of those key workers based on the site. Since the government and company restrictions were lifted (1st April 2022), the policy has changed so that all hybrid employees are now required to work in the office 6-8 days per month. Site based employees are based on site full time (some areas on shift systems). The increase in headcount as a result of the proposed development would mean an additional 40 employees, of which 75% (30) would be site based and will include shift systems so not all would be on site at the same time. There are currently no plans to change this hybrid working approach on the site.

The site currently has parking capacity for 518 vehicles and average occupancy of employees is approximately 400 per day (pre-Covid-19). Therefore, there is an excess of available car parking spaces and the loss of car parking spaces due to the proposed development will not affect employees being able to park on site. More recent survey work completed by EISAI has found that there has been approximately 75-90% attendance within the EML building since 23rd March 2022.

The footfall survey attached to the email and submitted with this written statement illustrates the number of people attending the HQ building, since April 2022, following Covid-19. The HQ building is another EISAI building to the north of the site. The HQ staff numbers pre Covid-19 were approximately 400 people whereas, from the data provided, there are now approximately on average 69 people per day at the HQ building. Therefore, only 11.5% of car parking spaces are now being used, compared with usage prior to Covid-19.

In summary, there are reduced numbers of people working in the building since hybrid working principles have been introduced.

Please let me know if you have any further queries.

Kind regards,



Elena Butterworth

Urban Planner, Planning
AECOM

