

BIO PRODUCTS LABORATORIES LIMITED

COMMENTS ON REVISED DRAFT LOCAL PLAN

**PROPOSED REVISIONS TO THE DEVELOPMENT BOUNDARY
ON BPL'S DAGGER LANE SITE, TO REFLECT ANTICIPATED
REQUIREMENTS FOR FUTURE DEVELOPMENT**

02.09.2015

BPL - THE COMPANY

The Blood Products Laboratory (later the Bio Products Laboratory) was established in 1954 in the UK as part of the Lister Institute by the Medical Research Council as the UK government wanted to establish a site for increased production of blood products. In 1987, BPL opened its new £60 million manufacturing facility at Elstree, designed to provide self-sufficiency of plasma products for England and Wales. And in 1998 BPL began sourcing its plasma from the United States due to concerns over variant CJD in the UK. In 2002 the Department of Health formed DCI Biologicals Inc to supply all of the BPL's plasma from the USA.

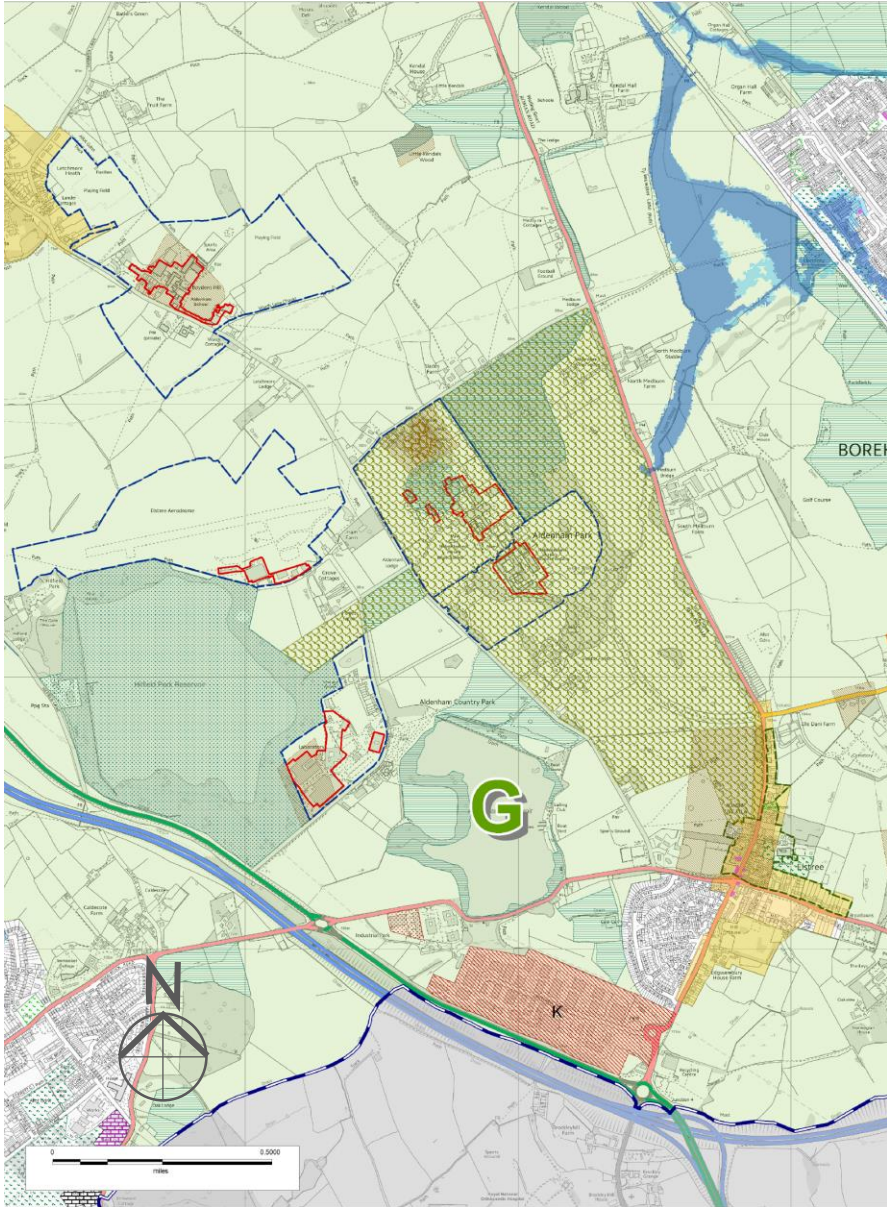
In July 2013 Bain Capital acquired 80% of Plasma Resources UK Ltd (the holding company for BPL Ltd and DCI Biologicals Inc) from the Department of Health. Renamed BPL Holdings, the company is 80% owned by Bain Capital and 20% by the UK Government and comprises two business units: **Bio Products Laboratory**, a UK-based fractionator of blood plasma products employing over 700 people; and **BPL Plasma**, a solely US focused blood plasma collection business operating through 33 collection centres and employing c. 1,700 people.

Since 2013, BPL Holdings is embarking on a process of reinvigoration and investment to secure its competitiveness and increase profitability. This growth can be clearly seen by the investment in people and capital equipment in Bio Products Laboratory in Elstree. Over the last 2 years, BPL has created new jobs and increased the number of employees based in Elstree from about 550 to over 700, which is a 30+% increase.

Year	Headcount	Annual Capital Investment
2013	550	£3,860,000
2014	583	£15,092,000
2015	755	£17,446,000

BPL has plans to increase the number of employees to over 800 in the next 12 months and will continue investing in its 5 year capital plan of nearly £60 million.

BPL Holdings' mission is to provide a continuous and competitive supply of high quality plasma derived products to a growing global market through investing in the latest research, technology and manufacturing methods and by ensuring on-going and responsive support to health professionals throughout the world. It is a global business providing plasma related products and support to the National Health Service in the UK as well as to over 45 international markets, and is now one of the top plasma fractionating companies in the world.



PLANNING POLICY SADM25

KEY PLANNING OBJECTIVES FOR GREEN BELT DEVELOPMENT:

Continuation of the existing use is supported.

Infilling or redevelopment may be appropriate within the defined 'envelope' area but must address the following:

- Impact on the openness of the Green Belt
- Impact of proposals on playing fields
- Impact on wildlife and the ecological network
- Impact on any heritage asset
- Impact on the amenity of adjacent properties
- The proposal must be ancillary to, or support an existing or approved use on the site
- Impact of the relocation or introduction of a hard surfaced area such as car park or playground
- Whether the proposal would lead to any significant increase in motorised traffic generation. (Green Transport Plan Required).
- **Submission of long term plans for Key Green Belt Sites indicating future investment and development is encouraged.**
- In cases where comprehensive development of the site is proposed, a planning brief should be prepared in consultation with the local planning authority.



SITE IN CONTEXT

KEY PLANNING FEATURES:

LAKE

The lake to the west provides an important amenity.

CONTOURS

The ground rises to the centre of the site.

ROAD TO EAST

Access is provided by Dagger Lane to the east of the site.

EXISTING DEVELOPMENT

The development has grown organically and lacks a clear structure.



SITE BOUNDARY IN LOCAL PLAN

KEY FEATURES OF PROPOSED BOUNDARY :

The development boundary in the proposed local plan has arisen from recently proposed minor alterations to the existing buildings.

The boundary does not encompass all the current buildings on the site.

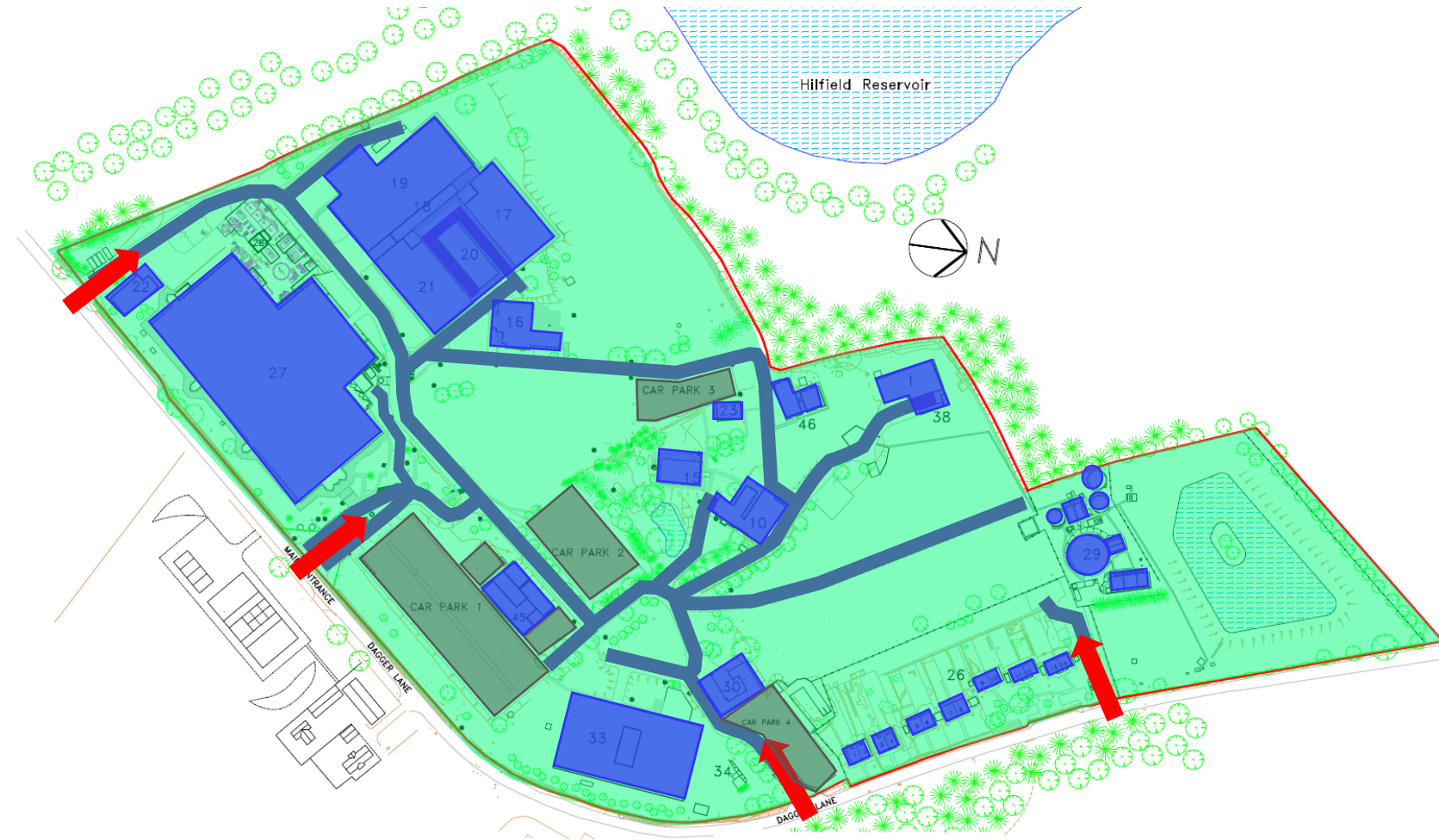
The boundary does not allow adequate flexibility for the anticipated future expansion of the facility required to meet market demands.

EXISTING SITE LAYOUT KEY FEATURES:

The buildings have developed over a long period of time and are scattered around the site. Some of the smaller buildings are old and do not provide suitable accommodation to meet current or future requirements.

The road layout is equally complex and lacks a clear ordering principle.

Car parking provision is dispersed across the site in a random layout that does not suit the site function.

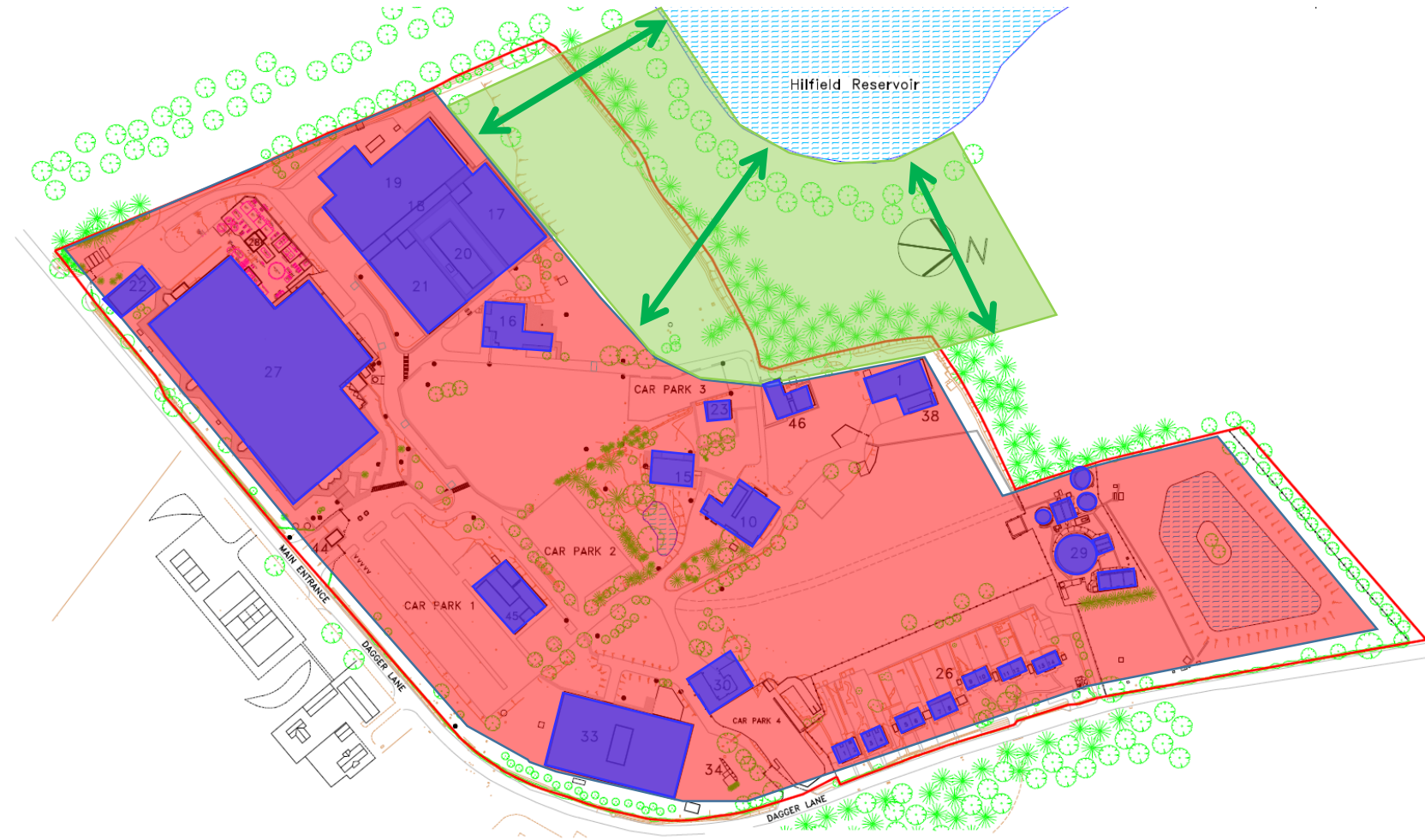


SITE DEVELOPMENT KEY PLANNING ISSUES:

The site is owned by BPL and visible to the surroundings from the lake to the west and the road to the east.

The ground rises from the lake and therefore the building line should respect the landform and maintain an offset from the lake (green arrows). This is defined by the existing buildings at the top of the hill.

The remainder of the site should fall within the potential development boundary to allow for future rationalisation and expansion within the site.





PROPOSED SITE DEVELOPMENT BOUNDARY

KEY FEATURES:

The proposed boundary illustrated would maintain the setback from the lake within the site ownership boundary and provide a perimeter landscape strip along Dagger Lane.

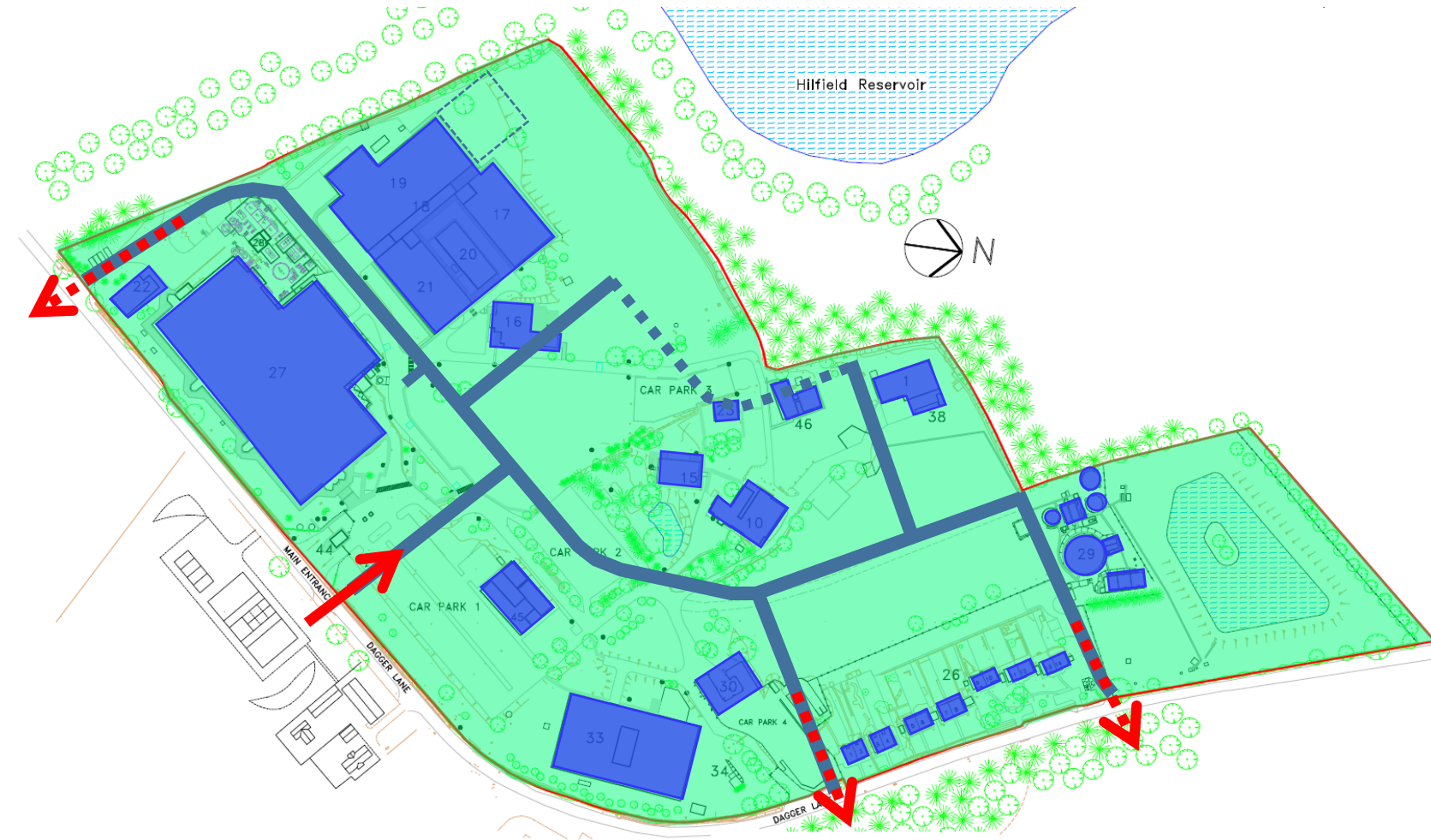
This simplified development boundary would provide the flexibility to rationalise the site as a whole so that a better development solution can be designed to meet the Green Belt planning objectives.

SITE RATIONALISATION INITIAL THOUGHTS:

The road and pedestrian movement layout should be rationalised to make the site easier to use and develop and to improve safety on site.

The proposal under consideration at present is to revise the layout to provide a central spine road that would connect the 4 existing entrances onto the site.

This would also allow the necessary revisions to the site services infrastructure to support future expansion.





POTENTIAL FUTURE SITE DEVELOPMENT INITIAL THOUGHTS:

The proposed road rationalisation would identify parcels of land that could allow replacement of obsolete buildings, extension to existing facilities to be retained and new facilities to meet BPL's future expansion needs.

Each individual change would be submitted for approval but it is intended that they should follow an agreed masterplan strategy to enhance the site as a whole, to protect the environment and meet the planning objectives.

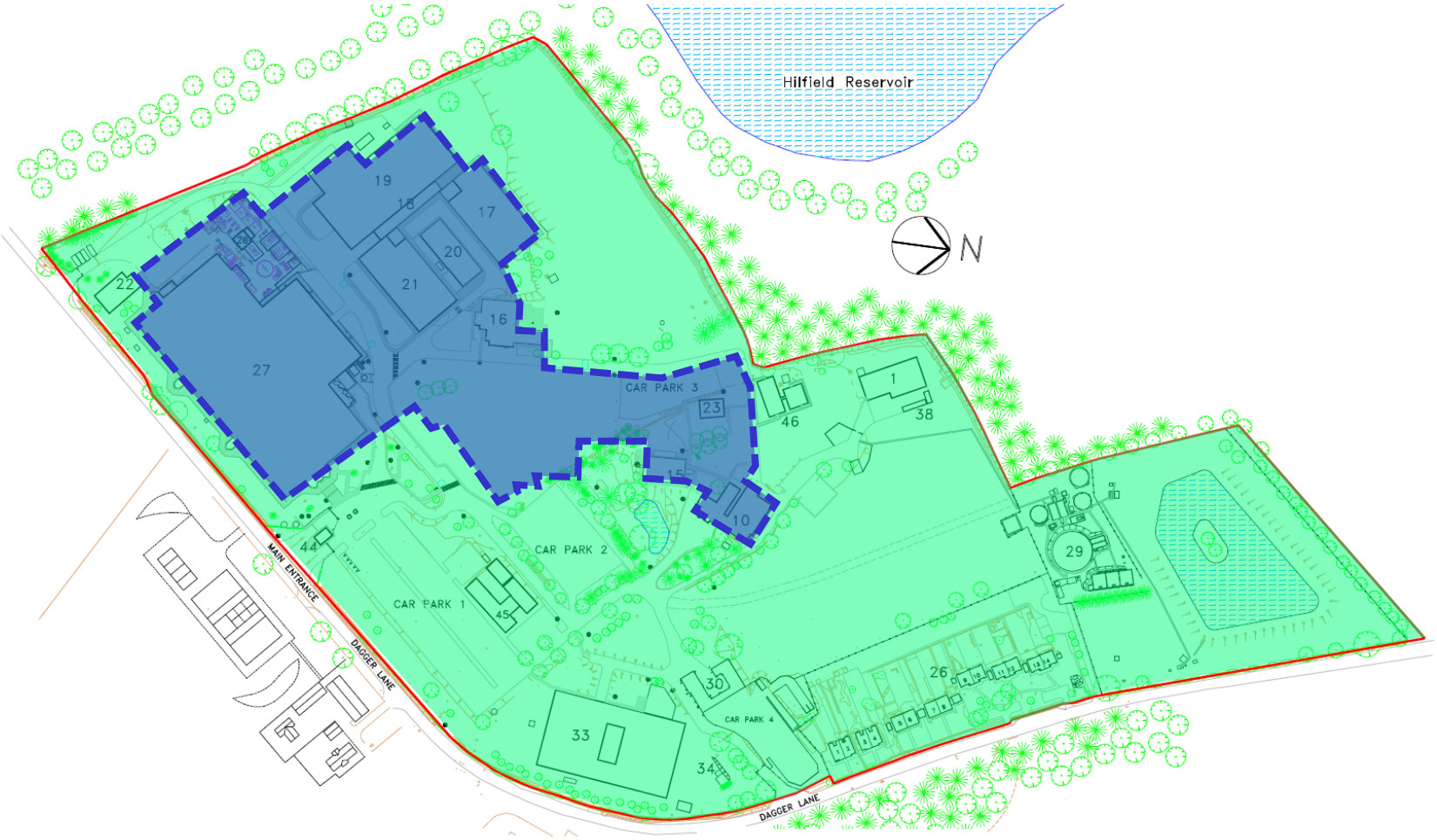
PROPOSED MASTERPLAN THE WAY FORWARDS:

If the principle of this revised site development boundary could be agreed, BPL will submit a masterplan strategy that will illustrate the intended long term vision for the site.

This will enable the Local Authority to understand the direction of the development as it progresses and where each subsequent individual planning submission fits into the whole strategy.



**PREVIOUSLY AGREED
SITE BOUNDARY – 1
(For Reference Only)**



**PREVIOUSLY AGREED
SITE BOUNDARY – 2
(For Reference Only)**

