

BIO PRODUCTS LABORATORIES LIMITED

COMMENTS ON REVISED DRAFT LOCAL PLAN

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

05.10.2015

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.

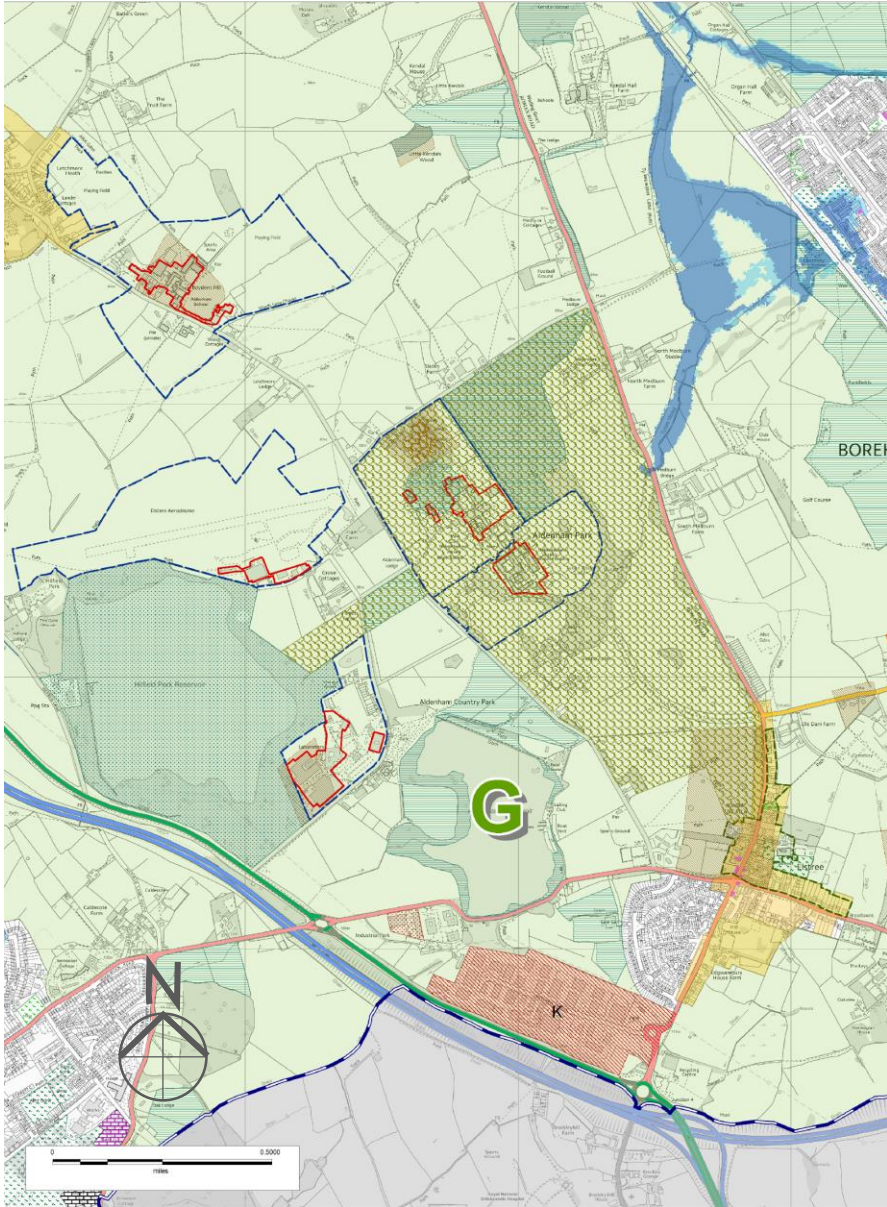
In July 2013 Bain Capital acquired 80% of Plasma Resources UK Ltd (the holding company for BPL Ltd and DCI Biologicals Inc) from the Department of Health. Renamed BPL Holdings, the company is 80% owned by Bain Capital and 20% by the UK Government and comprises two business units: **Bio Products Laboratory**, 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.



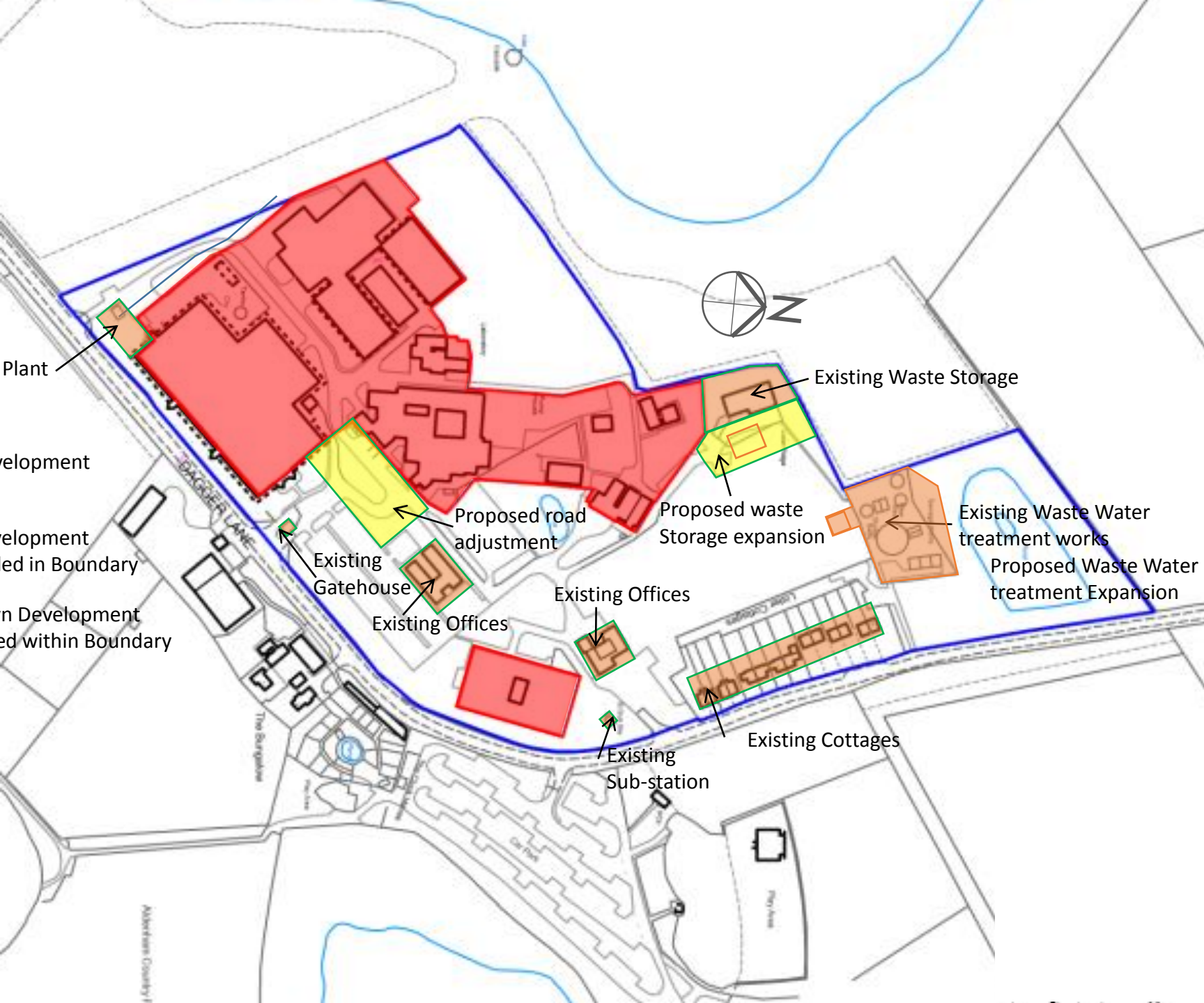
SITE BOUNDARY IN LOCAL PLAN

KEY FEATURES OF EXISTING DEVELOPMENT 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 nor known imminent development.

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



SITE BOUNDARY IN LOCAL PLAN

PROPOSED REVISED DEVELOPMENT BOUNDARY :

The development boundary currently does not encompass existing buildings nor known development.

The boundary should be extended to encompass all the existing buildings on the site and known imminent proposed development areas.

Existing buildings in orange
Proposed expansion in yellow.



SITE BOUNDARY IN LOCAL PLAN REVISED DEVELOPMENT BOUNDARY :

The Revised Development Boundary illustrated includes all existing buildings on site and the known imminent expansion and should replace the current plan in the SADM.

As agreed, Paragraph 4.85 in the SADM document should be adjusted to say: 'There is likely to be further future expansion on the BPL site and therefore there will be a need for further adjustments to the development boundary when the details are known'.