



**SAINSBURY'S SUPERMARKETS LTD
GOODS ONLINE FACILITY
YORK ROAD, UXBRIDGE**

LOW EMISSIONS STRATEGY

SEPTEMBER 2022



the journey is the reward

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| Prepared by: | NE |
| Approved by: | OAN |
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| Status: | Final |

Sainsbury's Supermarkets Ltd
Goods Online Facility
York Road, Uxbridge
Low Emissions Strategy

List of Contents

Sections

1 Introduction1

2 Background Information2

3 Planning Condition 115

4 Summary and Conclusions8

Figures

Figure 2.1: Local Site Location2

Figure 2.2: Regional Site Location.....3

Appendices

APPENDIX A: Layout Plan

APPENDIX B: Electric Vehicle Charging Plan

1 Introduction

- 1.1 The Low Emissions Strategy Report (LES) has been prepared by Mayer Brown Ltd in respect of the Goods Online (GOL) Facility with loading area and associated Click and Collect facility at the Sainsbury's store at York Road, Uxbridge.
- 1.2 The consented development comprises an extension to the store to provide a new GOL facility with new service yard and non-food retail floorspace with ancillary warehousing. External alterations, a new click and collect facility, alterations to the existing car park layout and the installation of new mechanical plant.
- 1.3 Condition 11 of the planning approval (Ref: 39439/APP/2021/2230) states that:
- "Prior to occupation, a low emission strategy (LES) shall be submitted to and approved in writing by the Local Planning Authority. The LES shall address:*
- 1) The supply of energy to the proposed development to conform with the London Ultra Low NOx requirements;*
 - 2) An electric vehicle fast charging bay; and*
 - 3) A clear and effective strategy to encourage staff / users to:*
 - a) use public transport;*
 - b) cycle / walk to work where practicable;*
 - c) enter car share schemes;*
 - d) purchase and drive to work zero emission vehicles."*
- 1.4 The LES has therefore been produced to discharge the above planning condition and addresses each of the items detailed within condition 11 in turn.

2 Background Information

Site Location

- 2.1 The site is located in the centre of Uxbridge, approximately 350m to the northeast of Uxbridge Underground Station and Bus Garage (and thus is within easy walking distance of these major public transport hubs). **Figure 2.1** illustrates the location of the site in relation to the local highway network.

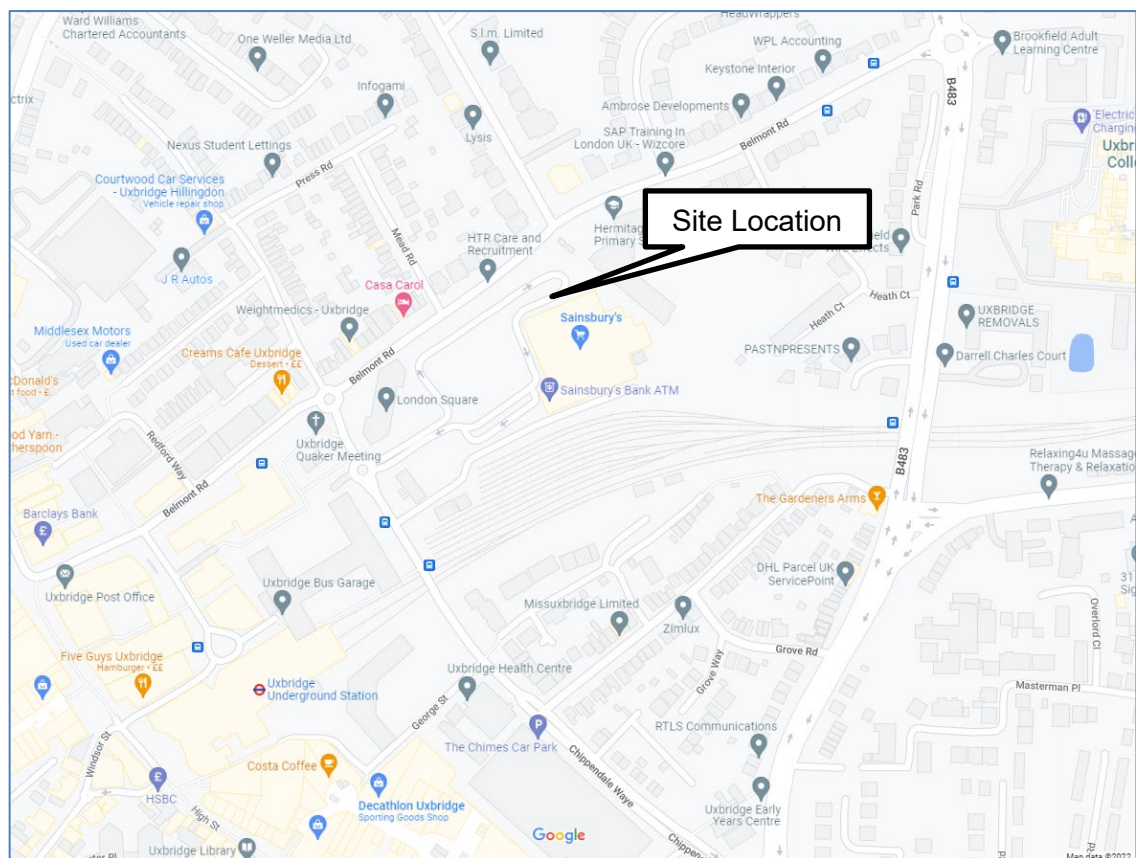


Figure 2.1: Local Site Location

- 2.2 The site is bounded by Belmont Road to the north, the Hermitage Primary School to the east, the Metropolitan and Piccadilly lines of the London Underground to the south and York Road to the west.
- 2.3 The Sainsbury's supermarket is accessed from York Road to the west via a mini-roundabout junction. Pedestrian and cycle access is also taken from York Road, via the car park.

- 2.4 There are footways provided on both sides of York Road and both sides of the access road into the Sainsbury's car park. Crossing points are provided within the car park on the access road and within the car park to provide pedestrian access to the footpath leading to the store entrance which runs along the southern boundary of the car park.
- 2.5 Dropped kerbs and tactile paving are provided at the crossing points on the access road to facilitate pedestrian/cycle movements. Street lighting is present along York Road and within the store car park, providing a safe route to/from the store to the bus stops located on York Road and the pedestrian link providing access from York Road to Uxbridge underground station.
- 2.6 **Figure 2.2** illustrates the location of the site in relation to the wider highway network:

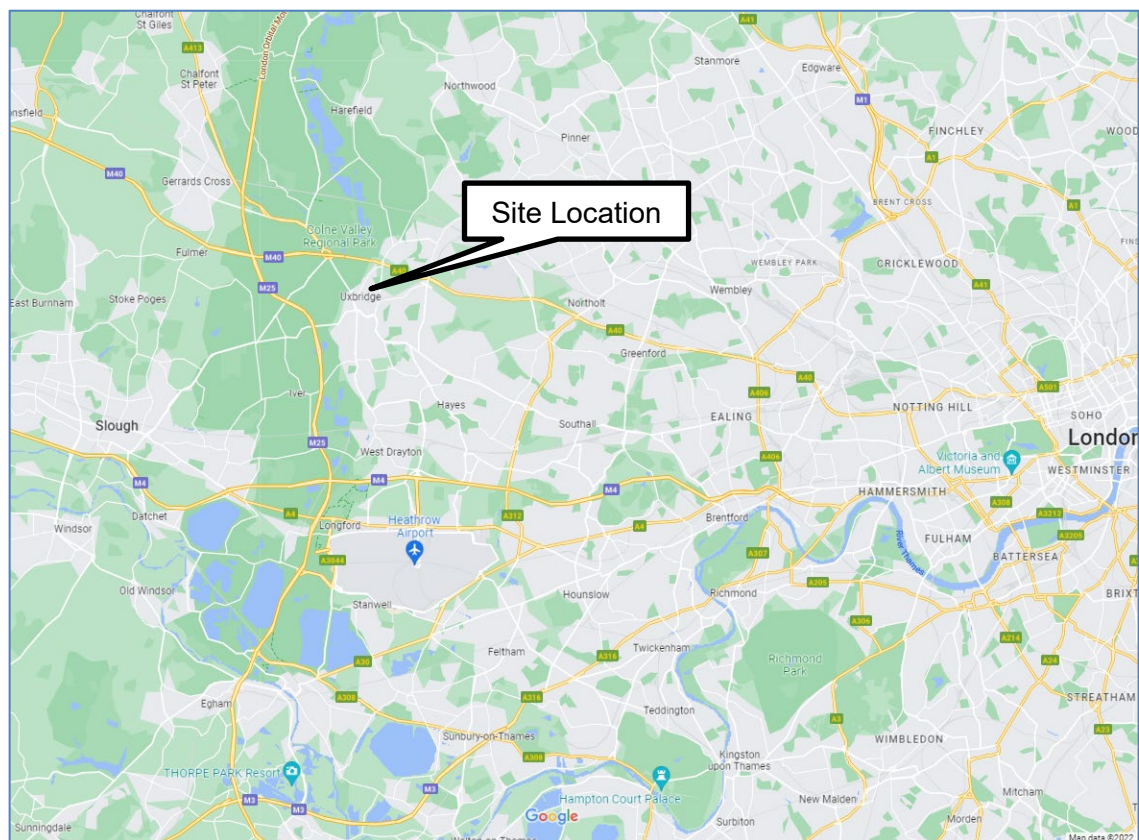


Figure 2.2: Regional Site Location

Development Details

- 2.7 The proposals include the construction of a new GOL facility and loading area, which will be located to the north of the store on the northern corner of the existing car park. The facility will be accessed from main car park via the existing vehicular access to the Sainsbury's car park from York Road. A total of 12 active EV charging points will be provided in the GOL yard, with passive provision for an additional 12 future EV charging points.
- 2.8 A plan showing the location and layout of the GOL facility is provided at **Appendix A**.
- 2.9 Sainsbury's Supermarkets Ltd currently use fleets of low emission Mercedes-Benz Sprinter vans to deliver online grocery orders.
- 2.10 Sainsbury's have also been trialling the use of an 100% electric delivery vans in the central London area.

3 Planning Condition 11

3.1 As the location of the development is within the declared AQMA and within the Uxbridge Air Quality Focus Area the Council requires demonstration that the development has taken a clean by design approach.

3.2 Condition 11 of the planning approval (Ref: 39439/APP/2021/2230) states that:

“Prior to occupation, a low emission strategy (LES) shall be submitted to and approved in writing by the Local Planning Authority. The LES shall address:

1) The supply of energy to the proposed development to conform with the London Ultra Low NOx requirements;

2) An electric vehicle fast charging bay; and

3) A clear and effective strategy to encourage staff / users to:

a) use public transport;

b) cycle / walk to work where practicable;

c) enter car share schemes;

d) purchase and drive to work zero emission vehicles.”

3.3 This section sets out how the development addresses each of the points detailed in condition 11.

Point 1

3.4 *“The supply of energy to the proposed development to conform with the London Ultra Low NOx requirements”*

3.5 The Transport Statement, produced by Mayer Brown Ltd dated May 2021, that accompanied the planning application included an emissions section that concluded that the GOL development would not generate any additional emissions from vehicles. The Transport Statement states that *“the trip generation associated with the proposed GOL facility expansion would result in a reduction in vehicular trips on the surrounding local highway network and a resulting reduction in the vehicular emissions associated with the reduction in vehicular trips. It can be seen that the reduction in customer car trips and the additional GOL van trips would result in a considerable emission saving over the distances travelled”*.

- 3.6 The development is a small extension to the existing GOL facility and will not result in any new energy supplies being installed.
- 3.7 As stated in the TS, Sainsbury's Supermarkets Ltd currently use fleets of low emission Mercedes-Benz Sprinter vans to deliver online grocery orders and have also been trialling the use of an 100% electric delivery vans in the central London area.
- 3.8 Therefore, it can be concluded that the development will not result in additional emissions being produced.

Point 2

- 3.9 *"An electric vehicle fast charging bay"*
- 3.10 A total of 12 active EV charging spaces will be provided for the delivery vehicles within the GOL yard. One of the electrical vehicle charging points as approved under condition 6 of planning permission (39439/APP/2021/2230) will be an electrical vehicle fast charging bay. Passive provision is provided for a further 12 EV charging points within the GOL yard.
- 3.11 Based on the above, it is considered that EV charging points are provided in excess of that requested.

Point 3

"A clear and effective strategy to encourage staff / users to:

- a) use public transport;*
- b) cycle / walk to work where practicable;*
- c) enter car share schemes;*
- d) purchase and drive to work zero emission vehicles"*

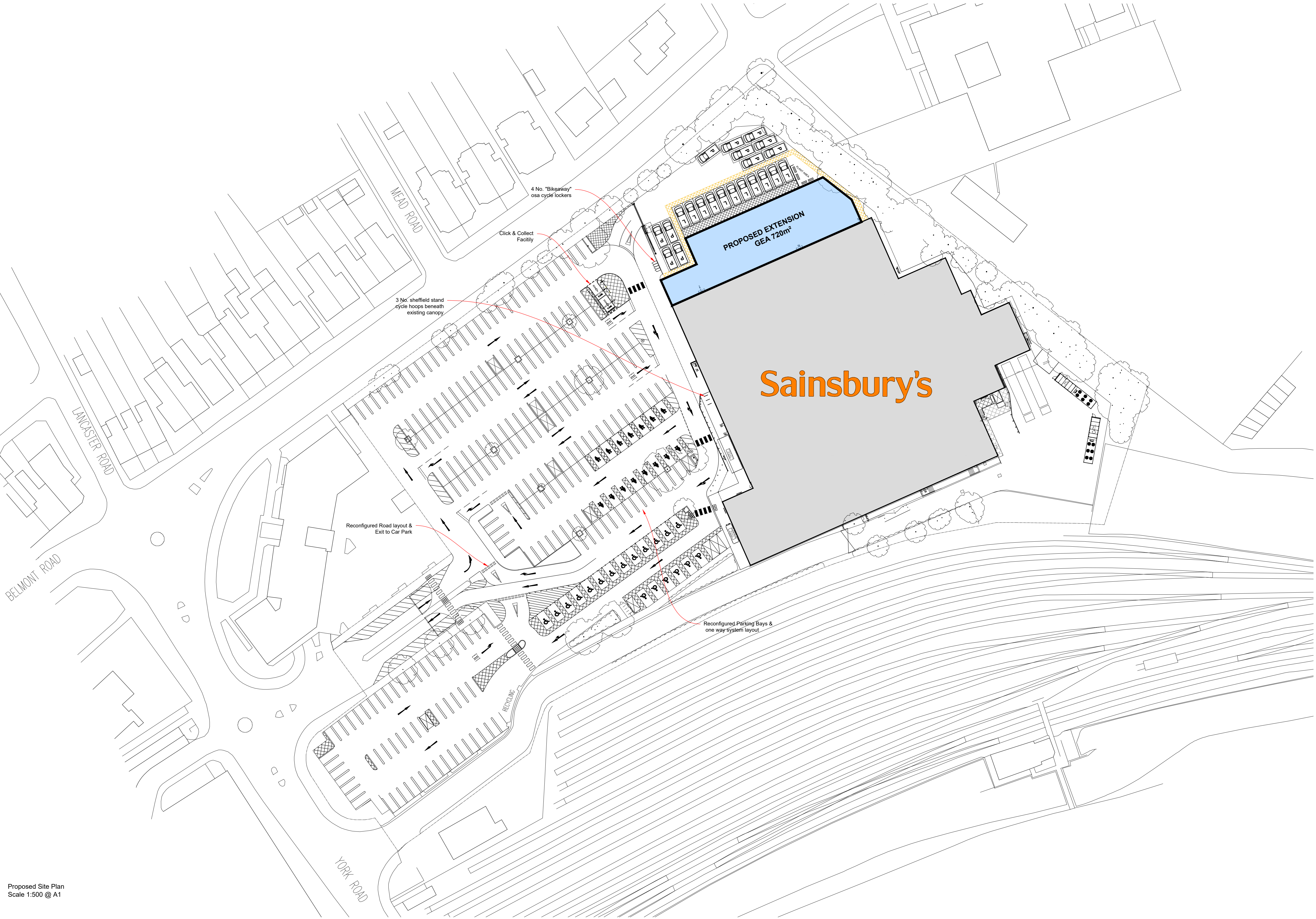
- 3.12 All of the items raised in point 3 of condition 11 are dealt with in the Travel Plan for the existing Sainsbury's store.
- 3.13 The Travel Plan provides details of the existing public transport in the vicinity of the site along with details of the existing walk and cycle route and facilities in the area and seeks to promote employee travel by alternative modes of transport to the private car.
- 3.14 All Sainsbury's employees, as part of the Travel Plan, are provided with a Travel Pack upon their commencement of employment which includes the following:
- An introduction to the Travel Plan, its purpose and a summary document
 - Bus route maps, timetables and any other public transport information

- Company policy related to travel
- Details of any cycle discounts
- Location and access arrangement to lockers, changing facilities and cycle parking

4 Summary and Conclusions

- 4.1 The Low Emissions Strategy (LES) has been prepared by Mayer Brown Ltd in respect of the Goods Online (GOL) Facility with loading area and associated Click and Collect facility at the Sainsbury's store at York Road, Uxbridge.
- 4.2 The information provided along with the emissions calculations detailed within the Transport Statement that accompanied the planning application and the Travel Plan for the existing Sainsbury's Supermarket store address the three points detailed in condition 11 regarding the Low Emission Strategy for the development.
- 4.3 Therefore, it is considered that this document provides the relevant information to allow the discharge of condition 11 associated with the extension to the existing Goods Online facility at the existing Sainsbury's supermarket located at York Road, Uxbridge.

APPENDIX A: Layout Plan



Proposed Site Plan
Scale 1:500 @ A1

| REV. | DESCRIPTION | DATE | BY | CHKD. |
|------|--|------------|----|-------|
| A | Drawn and revised | 28.09.2017 | JP | |
| B | Click & Collect facility added as requested by LPA | 28.09.2017 | AJ | |

0m10m20m30m40m50m

500 scale

NORTH

PLANNING

Sainsbury's

Supermarkets Ltd.

PROJECT

York Road, Uxbridge,
UB8 1QW

PREPARED BY

CHQ 20.15914

SCALE

1:500 @ A1

DATE

10/01/2017

ARCHITECTS

PROJECT

York Road, Uxbridge,
UB8 1QW

PREPARED BY

CHQ 20.15914

SCALE

1:500 @ A1

DATE

10/01/2017

PROPOSED SITE PLAN

PROJECT

AS-2133_0117

DATE

10/01/2017

SCALE

1:500 @ A1

DATE

10/01/2017

