



LOW EMISSIONS STRATEGY (16/10/20)

UNIT 7B, HAYES BRIDGE RETAIL PARK (LPA REF: 71371/APP/2019/2699) ON BEHALF OF BRITISH AIRWAYS PENSION TRUSTEES LTD

Introduction

This Statement has been prepared in order to discharge Condition 16 of Planning Permission Reference 71371/APP/2019/2699. The Statement has been prepared following discussions with the LPA prior to submission and reflects the scope of information required to discharge the condition as agreed with Officers.

Planning Permission was granted by the London Borough of Hillingdon on 28th January 2020 for the following development (hereafter referred to as the '2020 Permission'):

Physical works to reconfigure and extend Unit 7B to create a foodstore (Class A1).

The 2020 Permission was granted subject to a S106 Agreement dated 23rd January 2020 and 18 conditions. Condition 16 attached to the 2020 Permission states:

No development shall commence until a low emission strategy (LES) has been submitted to and approved in writing by the Local Planning Authority. The measures in the agreed scheme shall be maintained throughout the life of the development.

Low Emissions Strategy

The Strategy comprises measures detailed within, and should be read alongside, other supporting documents submitted in relation to other conditions pursuant to the 2020 Permission, in particular:

- Renewable & Low Carbon Energy Statement, prepared by Sol Environment, as required by Condition 7 of the 2020 Permission;
- Travel Plan, prepared by Vectos, in accordance with Schedule 3 of the S106 Agreement;
- Drawing Ref: URB HB 08 90 01 Rev D00: External Works as Proposed – Hard Landscaping & Levels Plan, prepared by Urban Edge, showing location of electric vehicle charging spaces, as required by Condition 4 (2.c) of the 2020 Permission.

The Renewable and Low Carbon Energy Statement sets out a range of measures to reduce building emissions. This includes the use of photovoltaic cells and a refrigeration heat recovery system. It demonstrates that the development will achieve a 38% reduction in CO2 emissions, exceeding the 35% requirement under Condition 7.

The Travel Plan identifies a range of measures to encourage more sustainable modes of transport, including use of public transport, car sharing, as well as travel by foot or cycle. It sets out the means by which the measures will be monitored and reviewed.

Drawing Ref: URB HB 08 90 01 Rev D00, identifies the provision of 4 x active and 12 x passive electric vehicle charging spaces (exceeding the requirement for a minimum 4 x passive spaces). This has been submitted in relation to the Condition 4 (2.c) of the 2020 Permission.



Finally, in addition to the above documents, it should also be noted the Applicant is required to make a financial contribution, under Schedule 1 of the S106 Agreement, towards a range of initiatives to improve air quality within the London Borough of Hillingdon ('the Air Quality Contribution'), prior to commencement. This will assist in an overall reduction in emissions and result in improvements in local air quality as a result of the development.

The documentation detailed above, when taken together, comprise a range of measures to reduce emissions both in terms of the use of the building, improving air quality, encouraging electrical vehicle use, and more sustainable modes of travel.

Conclusions

Arising from the above, the requirements of Condition 16 have been met and we respectfully request that the condition be discharged.