

**Our ref:** AF/CW/Q220454  
**Your ref:** 2382/APP/2023/2906  
**Email:** angie.fenton@quod.com  
**Date:** 3<sup>rd</sup> February 2026



Planning Department  
Hillingdon Council  
Civic Centre  
High Street  
Uxbridge  
UB8 1UW

For the Attention of Michael Brigginsshaw

Dear Michael

**Planning application reference 2382/APP/2023/2906**  
**Broadwater Lake, Moorhall Road, Harefield, UB9 6PE**  
**Applicant response to comments made by Canal and Rivers Trust**

We write on behalf of the London Borough of Hillingdon (LBH) ('the Applicant'), in response to the comments received from the Canal and River Trust, issued to the Applicant on 13<sup>th</sup> January 2026 in relation to planning application ref. 2382/APP/2023/2906 for the proposed Hillingdon Water Sports Facility and Activities Centre (HWSFAC) at Broadwater Lake, Moorhall Road, Harefield, UB9 6PE ('the Site').

Each point raised by the Canal and River Trust is addressed below.

## **1 Bridge Crossing and Utility Works**

For clarity, no new public or private access bridge across the canal is proposed, and there are no proposals to create any public right of way across the existing bridge. The structure has never provided public access, with the eastern abutment located on private operational land, and security and safeguarding considerations precluding any such access.

The existing bridge is owned by the Council and currently functions primarily as a utilities gantry, supporting the high-voltage power supply serving Broadwater Quarry. The structure is in poor condition and is a modern steel girder replacement of the original Georgian bridge (removed during World War II) and does not possess architectural or historic merit.

Any works to canal infrastructure would be limited to sensitive repair or rationalisation only. Utilities are proposed to be installed beneath the canal via horizontal directional drilling, as set out in Chapter 6 of the Environmental Statement, avoiding direct disturbance to the canal corridor.



Should it transpire that additional works are to be required, full details will be secured by planning condition, including drawings, construction methodology, heritage and bat assessments, lighting proposals, and future ownership, management and maintenance arrangements.

All works affecting the canal will be undertaken in accordance with the Canal & River Trust Code of Practice. The Trust will be formally consulted on relevant submissions, and direct engagement will take place with its Estates and Works Engineering teams to secure any necessary technical approvals, licences and commercial agreements prior to commencement.

## **2 Access and Towpath Connectivity**

For the avoidance of doubt, no public pedestrian or cycle access across the bridge is proposed or will be provided, due to security and safeguarding requirements.

While the Applicant recognises the Trust's aspirations to improve towpath connectivity, any wider enhancements would be subject to separate consideration and do not form part of the current planning application.

## **3 Canal Boundary Treatment and Landscaping**

Detailed landscaping proposals are already included within the submitted application documents and assessed within Chapter 10 of the Environmental Statement. Significant intervening mature vegetation and new planting will further reduce the visibility of the proposed buildings from the canal corridor.

As confirmed within the planning application:

- Existing canal side vegetation will be retained and enhanced wherever possible
- New native screening planting is proposed on the peninsula to further limit views from the towpath
- Fence posts will be micro-sited to avoid root protection zones
- Long-term management and maintenance will be secured by planning condition

The Trust will be consulted on any further details submitted pursuant to condition

## **4 Water Quality and Environmental Protection**

Boat wash facilities are incorporated within the layout and will discharge to the foul sewer network, rather than directly to the lake. This measure is specifically intended to prevent the introduction of invasive species and avoid biological contamination of the waterbody (Environmental Statement Chapter 8 – Water Resources and Flood Risk).



Pollution prevention and construction management measures will be provided in a detailed Construction Environmental Management Plan (CEMP) which will be submitted to the Local Planning Authority prior to the commencement of development. The CEMP will include procedures for:

- Surface water management
- Spill prevention
- Storage of fuels and chemicals
- Emergency response protocols
- Working practices adjacent to the canal and lake

Ecological matters are fully addressed within the Chapter 7 of the Environmental Statement prepared by Harper Environmental and RPS Tetra Tech. This includes baseline surveys, impact assessment, mitigation measures and a monitoring framework to protect biodiversity during both construction and operation.

## **5 Ongoing Engagement**

The Applicant welcomes continued dialogue with the Canal & River Trust and will work collaboratively to ensure all works affecting the canal corridor are delivered in accordance with best practice and the Trust's standards.

We trust this provides the necessary clarification for the Council's consideration. Please let us know if any further information would assist.

Please do not hesitate to contact us should you require any further clarification.

Yours sincerely,

Angie Fenton  
Director