



HWSFAC, Broadwater Lake, Moorhall Road, UB9 6PE

COMPARISON OF ORIGINAL AND REVISED SCHEME (REF. 2382/APP/2023/2096)

Detail	Original Scheme (October 2023)	Revised Scheme (November 2025)
Application Details & User Information		
Description of development	Redevelopment of the site to create the Hillingdon Watersports Facility and Activity Centre including demolition of existing Broadwater Sailing Club (BSC) clubhouse at the north of the lake and erection of a building to be occupied by HOAC and BSC including changing facilities, meeting rooms, storage, Workshop and seasonal worker accommodation (sui generis), activity shelters; installation of pontoons and concrete slipways; boat shed; equipment storage huts (north of the lake and at entrance); boat parking and racking areas; camping area; outdoor activity areas; ecological enhancement throughout the site; new pedestrian routes through the peninsula; landscaping including new woodland, dense vegetation screens and boundary treatment; new access road; localised dredging and land reclamation;	Redevelopment of the site to create the Hillingdon Watersports Facility and Activity Centre including demolition of existing Broadwater Sailing Club (BSC) clubhouse at the north of the lake and erection of a building including changing facilities, meeting rooms, storage, Workshop and seasonal worker accommodation (sui generis), activity shelters; installation of pontoons and slipways; boat shed; equipment storage huts; boat parking and racking areas; camping area; outdoor activity areas; ecological enhancement throughout the site; pedestrian routes through the peninsula; landscaping including new woodland, dense vegetation screens and boundary treatment; access road; localised dredging and land reclamation; relocation of existing sailing area and creation of floating reedbeds within the lake; coach drop off and



Note continued

Detail	Original Scheme (October 2023)	Revised Scheme (November 2025)
	relocation of existing sailing area and creation of floating and fixed islands within the lake; coach drop off and turning area; vehicle parking; cycle parking; and associated works.	turning area; vehicle parking; cycle parking; and associated works.
Proposed Vehicular Access	Existing access at Moorhall Road. Junction improvements proposed.	Existing access at Moorhall Road. Junction improvements proposed.
Land Based Activities	Indoor fencing (in the main building), outdoor archery range, non-motorised pedal karting circuit, activity shelters for outdoor team building activities, bird watching, big swing, high and low ropes and zip wire, camping, orchard and foraging, pond dipping and man-made cave system.	Indoor fencing (in the main building), activity shelters for outdoor team building activities, bird watching, camping, tents, sheltered camping (for disabled children / adults / underneath shelter on hard surface near toilet facilities) and indoor camping (for disabled children / adults inside Main Building), orchard and foraging, pond dipping, artificial above-ground caving system, environment training and education including bird watching and zip line.
Water Based Activities	Dinghy sailing, kayaking / canoeing, rowing / sculling, stand up paddleboarding (SUP), dragon boating, raft building, windsurfing and angling.	Maintaining existing Broadwater Sailing Club uses, dinghy sailing, kayaking / canoeing, dragon boating, SUP, raft building and use, windsurfing and angling.
HWSFAC User Assumptions	Up to 200 children plus 20 adults (ration of 10 children to one adult) at any one time.	<u>Peak</u> : up to 120 children plus 12 adults and HOAC staff.



Note continued

Detail	Original Scheme (October 2023)	Revised Scheme (November 2025)
	Up to 100 children on the water at any one time with supervision.	<u>Average</u> : 72 children plus eight adults and HOAC staff on-site at any one time.
HWSFAC User Assumptions (Sailing Use Only)	<u>Peak</u> : up to 12 children in six dinghy's plus two adults in a silent electric safety boat. Occasional windsurfing (up to six windsurfers). <u>Average</u> : six children in three dinghy's plus three adults in a silent electric safety boat at any one time. Occasional windsurfing .	<u>Peak</u> : up to 12 children in six dinghy's plus two adults in a silent electric safety boat. Occasional windsurfing (up to six windsurfers). <u>Average</u> : six children in three dinghy's plus three adults in a silent electric safety boat at any one time. Occasional windsurfing.
HWSFAC User Assumptions (Angling)	During late July and August fishing is proposed in SE Lagoon for children only. Anglers, won't lake fish in late July and August, except for teaching angling to children.	During late July and August fishing is proposed in SE Lagoon for children only. Anglers, won't lake fish in late July and August, except for teaching angling to children.
HWSFAC User Assumptions (Land Based Activities)	<ul style="list-style-type: none">- High Ropes, Low Ropes & Swings – up to 50 users across all activities- Archery – 10 to 15 children- Caving – 10 to 15 children- Pedal Karting – 10 to 15 children- Woodland based team building – 10 to 15 children- Bird hides – 10 to 15 children.- Indoor instruction – up to 100 children.- Outdoor instruction – 10 to 15 children.	<u>Peak</u> : Up to 60 children plus six adults and HOAC staff at any one time split across different activities on the Peninsula. <u>Average</u> : 36 children plus four adults and HOAC staff on-site at any one time split across different activities on the Peninsula.



Note continued

Detail	Original Scheme (October 2023)	Revised Scheme (November 2025)
	<ul style="list-style-type: none"> - Management, monitoring and training activities – 10 to 15 children. - 	
HWSFAC User Assumptions (Ecology Field Centre Study / Environment and Ecology Development and Training Users)	-	A portion of the total HWSFAC users on site at any one time (Peak - up to 120 children plus 12 adults and HOAC staff. Average - 72 children plus eight adults and HOAC staff on-site at any one time).
HWSFAC User Assumptions (Camping)	25 to 50 children	25-50 (Friday evening to Sunday)
Staff (Employed between 1st April and 31st September)	Eight permanent 14 seasonal 10 adult volunteers	Six permanent 14 seasonal 10 adult volunteers
Opening Times	HWSFAC – between 1 st April and 31 st September Broadwater Sailing Club – all year round	HWSFAC – between 1 st April and 31 st September Broadwater Sailing Club – all year round
Hours of Operation	Monday to Friday – 0830 to 1730 Saturday and Sunday – no operation	Monday to Friday – 1000 to 1500 (save for camping activities) Saturday and Sunday - 1000 to 1500 (save for camping activities)
Outdoor Activity Area		
Dredging & Island Removal	47,356 square metres	7,094 square metres



Note continued

Detail	Original Scheme (October 2023)	Revised Scheme (November 2025)
Land to be reclaimed to create development platform	16,114 square metres	2,884 square metres
Sailing Area	33.3 hectares	29.46 hectares
Water Activity Zones	Sailing zone also used for kayaking, canoeing, stand up paddle boarding and dragon boats	All water activities now take place in eastern channel only
Area of undisturbed water	3.42 hectares	14.72 hectares
Extension of the existing peninsula through land reclamation	16,151 square metres	2,892 square metres
Removal of islands	Removal of two islands in the middle of the lake equating to 2,187 square metres	Removal of three islands equating to 3,608 square metres
Creation of smaller islands using dredged material	8 permanent islands / 4,308 square metres	0 permanent islands / 0 square metres
Net increase in open water	0	716 square metres
Creation of floating reedbeds	-	800 square metres
Creation of beach launch area	324 square metres	382 square metres
Standard Parking Spaces	62	36
EV (Active) Spaces	4	6
EV (Passive) Spaces	4	0
Blue Badge (Cars) Spaces	5	6
Blue Badge (Minibus) Spaces	3	2
Brown Badge Spaces	3	0
Coach Spaces	2	0



Note continued

Detail	Original Scheme (October 2023)	Revised Scheme (November 2025)
Cycle Parking Spaces	42	42
Boat Parking	425	260
Indoor Activity Area		
Proposed Floorspace (Total) (GIA)	4,274 square metres	3,474 square metres
Proposed Floorspace (Total) (GEA)	4,644 square metres	3,844 square metres
Existing Floorspace to be Demolished (GIA)	150	150 square metres
Floorspace breakdown (Gross Internal Area)	Main Building – 2,250 square metres	Main Building (Operation Zone) – 2,062 square metres
	Activity Shelter – 422 square metres	Camp Zone – 157 square metres
	Toilet Block – 77 square metres	Safety Zone – 1,231 square metres
	Boat Shed – 669 square metres	Anglers' Shelters – 24 square metres
	Workshop – 727 square metres	
	Anglers Store – 13 square metres	
	Pumping Station and Energy Centre – 83 square metres	
	BSC store – 33 square metres	
Maximum Building Heights	7.10 metres (eaves) / 10.98 metres (ridge)	7.2 metres (eaves) / 10.5 metres (ridge)
Number of Activity Shelters	7	1