



Appendix 5.2

LANDSCAPE STRATEGY

Hillingdon Water Sports Facility & Activity Centre Broadwater Lakes ADDENDUM LANDSCAPE STRATEGY

17th November 2025

L-2121-DOC-002 - Rev 5

For the London Borough of Hillingdon

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SUPPORTING INFORMATION

1. Landscape and Visual Impact Assessment - within the Quad Environment Statement

2. Plans	File Name	Scale / Format
Overall Masterplan	HWSFAC-COL-00-XX-DR-L-1109 - Overall Site Masterplan.pdf	1:1500 @ A0
Overall Masterplan	HWSFAC-COL-00-XX-DR-L-1109.dwg	n/a
Ecological Mitigation and Enhancement Plan	HWSFAC-COL-00-XX-DR-L-1010 - Ecological mitigation and enhancement plan.pdf	1:1500 @ A0
Proposed Landscape Layout - Peninsula	HWSFAC-COL-00-XX-DR-L-1120 - Proposed Landscape Layout - Peninsula.pdf	1:500 @ A0
Proposed Landscape Layout - Access Road	HWSFAC-COL-00-XX-DR-L-1110 - Proposed Landscape Layout - Site Access Road.pdf	1:500 @ A0

Issued	Document name	Prepared	Checked	Reference	Revision
17.11.25	Addendum Landscape Strategy	Giuseppe Russo	Peter Owens	ADD	P05



INTRODUCTION

- ROLE OF ADDENDUM LANDSCAPE STRATEGY
 - RECAP OF THE PROJECT RATIONALE
 - SOCIAL VALUE & PURPOSE OF THE SCHEME



The Addendum Landscape Strategy captures the changes made to the site masterplan subsequent to revision of the design in response to stakeholder comments on the old submitted scheme.

In addition, detailed engagement was carried out with stakeholders in order to sensitively fit the proposal into the landscape.

This report should be read in context with supporting information presented in the adjacent documentation which evidence the design development from survey through analysis and appraisal.

Evidence is provided by London Borough of Hillingdon that found alternative sites to be inappropriate for the proposed development and that demonstrate the low levels of activity proposed both on land and water.

The New Revised Proposals have predominantly been driven by the requirement to minimise potential adverse ecological impacts. The ecological masterplan is shown in this document with information developed by Harper Environmental and reviewed by RPS / Tetra Tech.

ECOLOGICAL IMPACT ASSESSMENT

LANDSCAPE & ECOLOGICAL MANAGEMENT PLAN

LANDSCAPE & VISUAL IMPACT ASSESSMENT

- Text document
- Appendices:
- Figures
 - Zone of Theoretical Visual Influence
 - Accurate Visual Representations

LANDSCAPE STRATEGY

- Superseded design proposals
- Context studies & analysis

LANDSCAPE MASTERPLAN

- Based on the revised spatial strategy of avoiding key potential impacts on wildlife
- Revised ecological mitigation & enhancement proposals
- Reduced activities

GREENBELT ASSESSMENT

- Text document

PLANNING CONSULTANTS DOCUMENTS

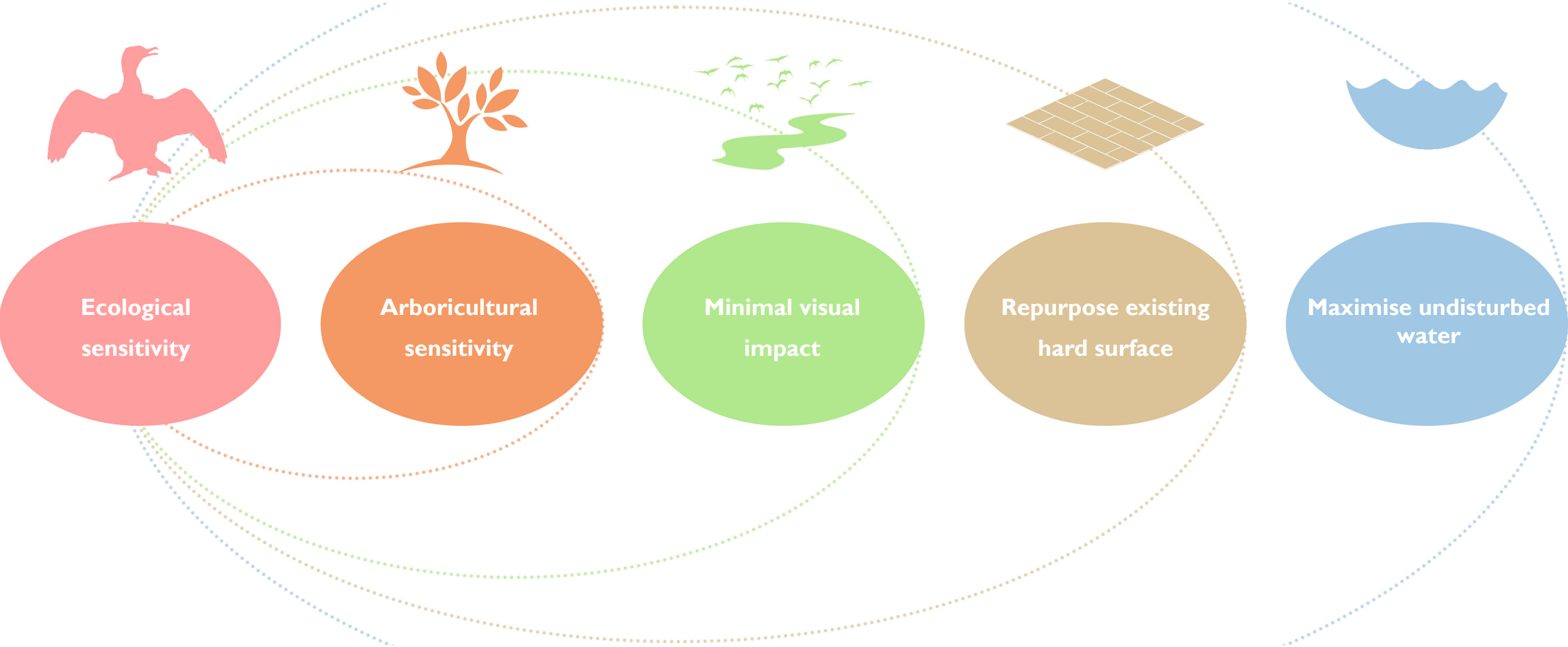
- Planning Statement
- Alternative Sites Assessment
- Schedule of activities
- Environmental Statement chapters from other consultants

APPLICANT DOCUMENTS

- Alternative Sites Assessment



1. The Proposed Development will provide a replacement facility of the former Hillingdon Outdoor Activity Centre (HOAC) which is located on Dews Lane, Harefield. A planning application was submitted for the construction of new buildings for a new water sports facility and activity centre at Broadwater Lake, Moorhall Road, Harefield. The facility will be known as the Hillingdon Water Sports Facility and Activities Centre (HWSFAC).
2. A planning application for the proposed development was submitted to London Borough of Hillingdon in October 2023. Since the submission of the Planning Application, a series of statutory consultee comments have been received. As a result of these comments, the scheme has been reduced in size.
3. The replacement of the former HOAC facility is a required as a result of an Agreement between London Borough of Hillingdon, HS2 Ltd and the Department of Transport.
4. Design and construction methodology must therefore be highly sensitive and lead to a net enhancement as Broadwater Lake forms part of a Mid Valley Site of Special Scientific Interest (SSSI) within Green Belt.
5. Following consultee comments it is acknowledged that there are opportunities to minimise potential impacts of the original submitted scheme. A number of objections were received to the original application from stakeholders and members of the public. Some of the comments related to ecological and Green Belt issues and are addressed within these developed and revised proposals.
6. With the benefit of an additional year of ecological data, the Client and design team have reviewed all objections and in tandem with regular stakeholder consultation, an alternative ecologically driven highly reduced masterplan has been developed.
7. The key design drivers for this community related are shown below





Social value was defined by the World Health Organisation and Sport England as the promotion of:

- Mental Health
- Physical Health
- Community Health

The purpose and proposals for the Hillingdon Water Sports Facility & Activity Centre strongly reinforce these criteria.

It is widely evidenced that exposure of people to nature is of benefit to our physical mental wellbeing - enhancement of the semi-natural environment of woodland, water and birdsong would create this setting.

The primary purposes of this application are multiple and intertwined for the mutual benefit of nature and people:

1. To offer underprivileged and disabled children the opportunity to experience being within nature and participate in environmentally benign outdoor activities on the water and land.
2. To understand, manage and enhance the condition of the SSSI in perpetuity by means of a covenant from the London Borough of Hillingdon. Actions would be undertaken in accordance with the terms of a Landscape & Environmental Management Plan (LEMP) which supports this application.
3. Environmental research, education and training for children, conservation organisations and learned organisations.

Activities proposed at Broadwater Lake would be sailing, kayaking and raft building on the water.

Within existing clearings and amongst low value trees, low key woodland activities would be undertaken.

The existing sailing activities of Broadwater Sailing Club will continue.

Further details regarding the existing and proposed activities can be found in the Design and Access Statement prepared by Haverstock and the Planning Statement prepared by Quod.



Sailing



Land activities



Bird watching



Kayaking



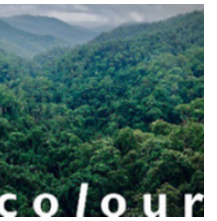
Raft building



Pond dipping



RECAP OF KEY SITE CONDITIONS



THE SITE

The proposed site is set within the wider **Broadwater Lakes Nature Reserve**, which forms part of the wider **Colne Valley SSSI** and the current home to the **Broadwater Sailing Club**.

The main potentially usable land mass of the application site is a peninsula of land connected by a narrow neck of land to the southeast of Broadwater Lake.

This section recaps site conditions from the original planning application in terms of:

- Landscape character
- Underwater contours
- Topography
- The remnant hard surface
- Existing trees



From a landscape character perspective, the peninsula which can currently be understood as a number of character areas:

- ① Linear northern islands 06 and 08 currently connected by a poor condition bridge;
- ② Northwest shoreline with groups of broadleaved trees
- ③ Wet woodland - an ecological priority habitat to be avoided
- ④ Scattered Birch struggling to colonise semi-clearing on existing concrete
- ⑤ Native woodland edge to southern inlet
- ⑥ Arrival clearing with weighbridge and surrounding woodland
- ⑦ Remnant concrete with partly removed invasive Buddleia - lagoon shore
- ⑧ Remnant concrete with partly removed invasive Buddleia - northeast zone
- ⑨ Island 07 island to be removed to enable large scale southwest wildlife refuge
- ⑩ Southwest wildlife refuge

