



THE NEW REVISED MASTERPLAN

The ecologically led masterplan landscape masterplan has been developed accordingly - an iterative process between terrestrial and aquatic ecologists, architects, sailing specialist, highways engineer, fire consultant, services engineers and landscape architects. Key moves are as follow:

- ① A net increase in the area of open water in comparison with the base through creating of biodiverse bays on island 2, removing the eastern side of island 06 which is contaminated by invasive Giant Knotweed and removal of island 08 which is the emergent tip of a spoil pile from past site workings and enables the opening up of the East Channel for sailing.
- ② Access to the lake for water activities relocated from the northwest of the peninsula to the East Channel so as to minimise potential conflicts between water activity and water birds and priority woodland on the peninsula.
- ③ Reduction in the number of boats stored from 400 to 250 including the use of portable racks for the triple height storage of dinghies.
- ④ Redesign and location of buildings with more sensitive elevational treatments, form and massing in an iterative process from sensitive views as modelled from viewpoints identified within the LVIA so as avoid and minimise their potential visibility.
- ⑤ Location of all proposed buildings on the existing remnant concrete hard surface from the past gravel quarrying and processing.
- ⑥ Prevention of angling on the peninsula and along the shore of the lake.
- ⑦ Consideration of potential disturbance from HS2 to the southwest of the lake.
- ⑧ Reduction in car parking numbers from 48 to 60 inclusive of blue badge bays and EV charging points.

These actions have more than quadrupled the existing area of undisturbed water within a wildlife refuge to the southwest of the lake from currently 3.42 hectares (ha) to 14.72 ha in the proposed scheme.





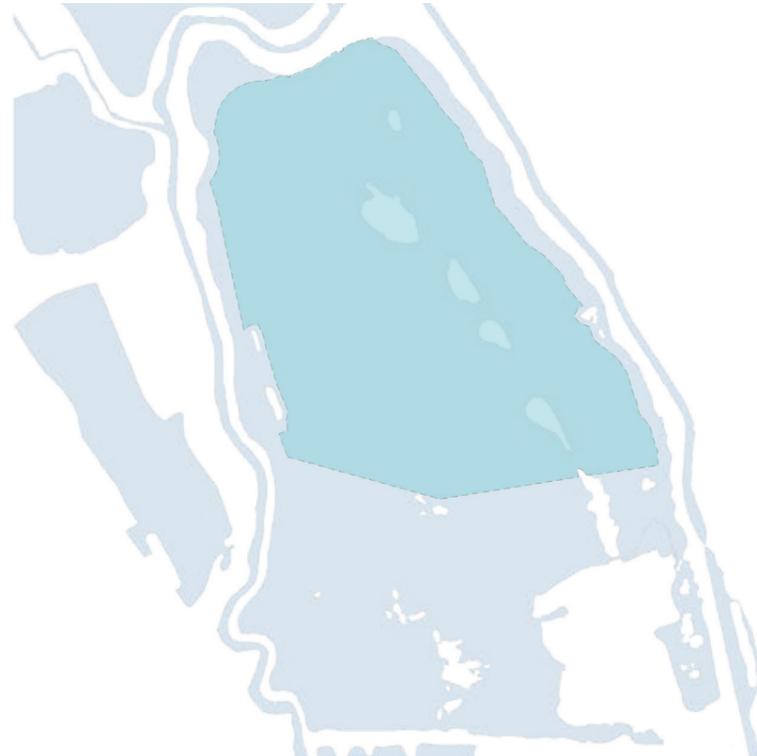
Adjacent HS2 Activity Today



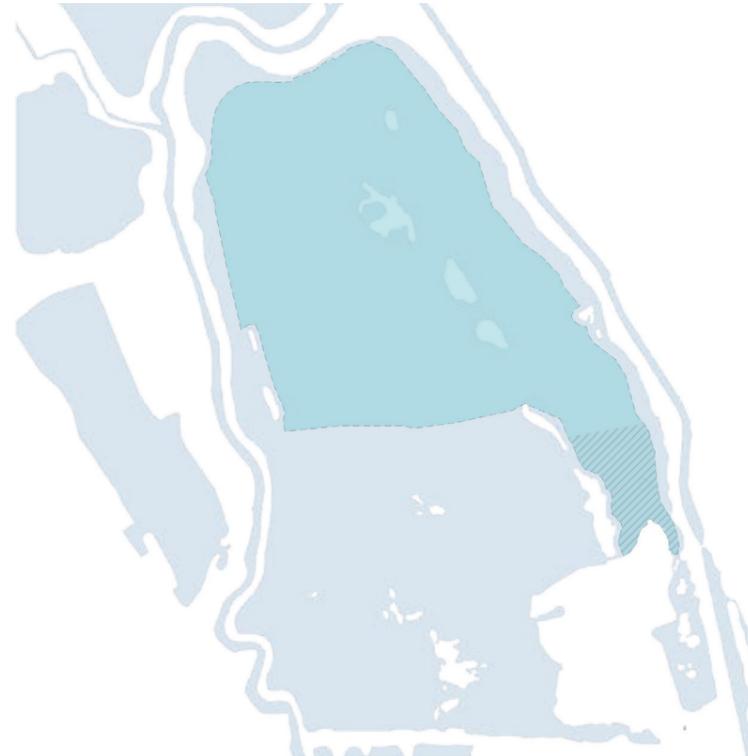
Proposed scheme



Reframing Sailing Today



Proposed scheme



In addition to spatial moves, one of the most significant means of enhancing conditions for wildlife on Broadwater Lake was to manage disturbance by existing activities - primarily angling.

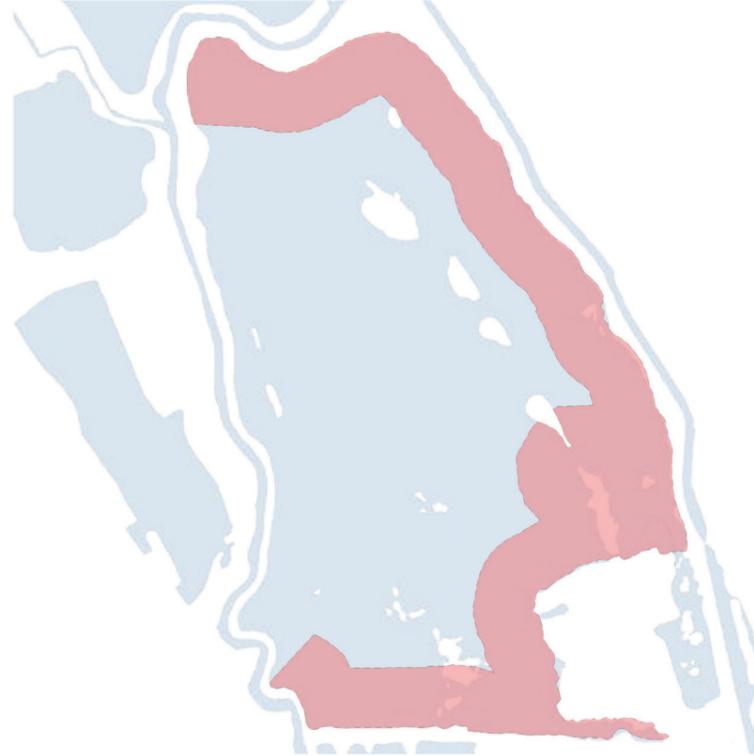
Based on the 100m from land and 200m from water disturbance parameters, the adjacent diagrams demonstrate that the area of undisturbed water would be more than quadrupled from the current situation taking into account sailing by the Broadwater Sailing Club, angling and HS2 construction and future operation.

The southern sailing boundary would be moved minimally northwards, but more importantly angling prevented along the southern shore and around the peninsula.

It should be noted that the proposed activity centre operations would only be carried out between April and October.



Controlling Angling
Today



Proposed scheme



4.3x Increase of Minimum Undisturbed Water
Today



Proposed scheme





Taking into account the remnants of the site's history and opportunities presented through relocation of the activity centre, development of the Landscape Masterplan was driven by ecological mitigation which would compensate for potentially negative impacts resulting from the proposed increased use of the site as identified within the Ecological Impact Assessment.

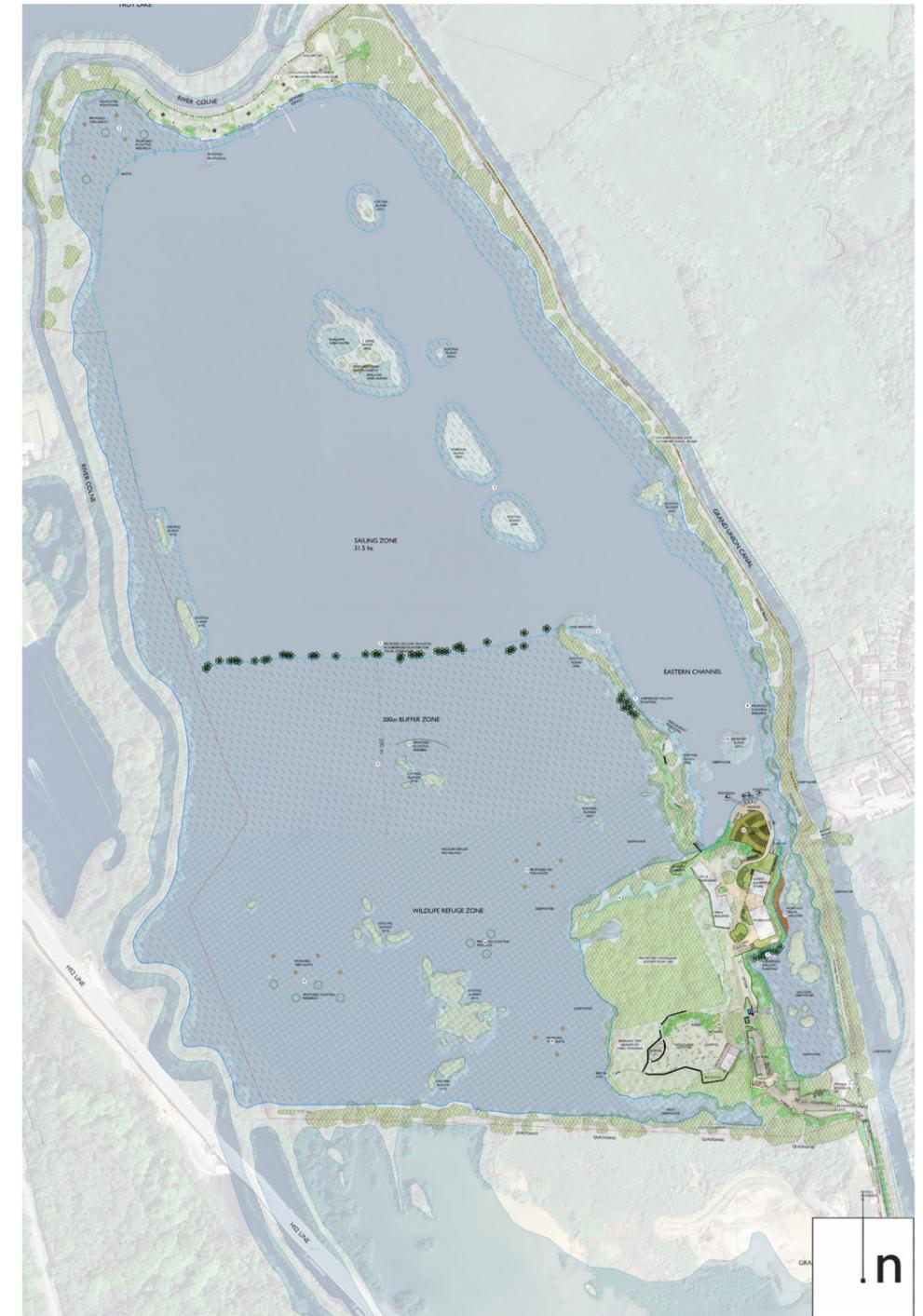
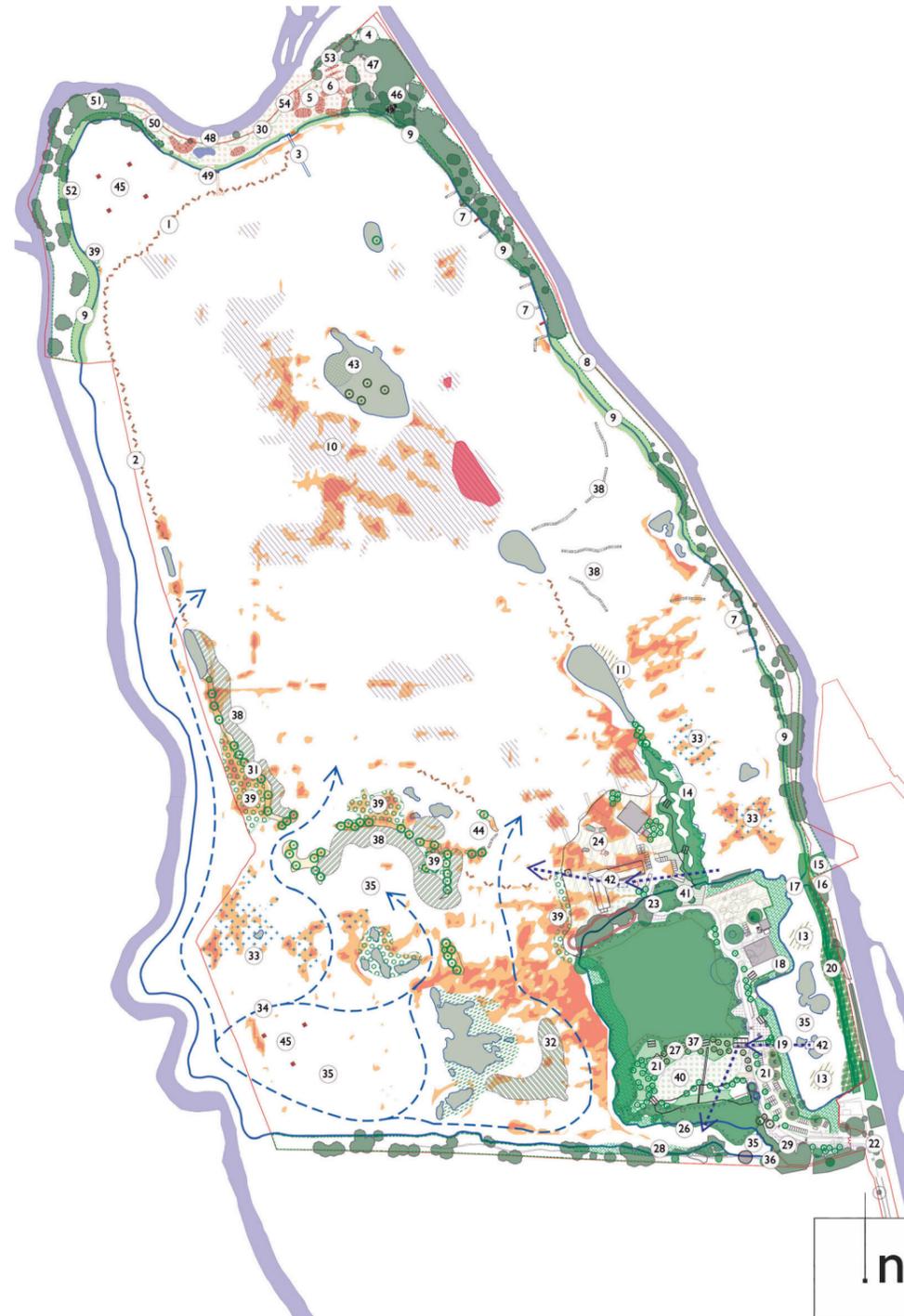
In addition, enhancements were included which go over and above the requirements of mitigation.

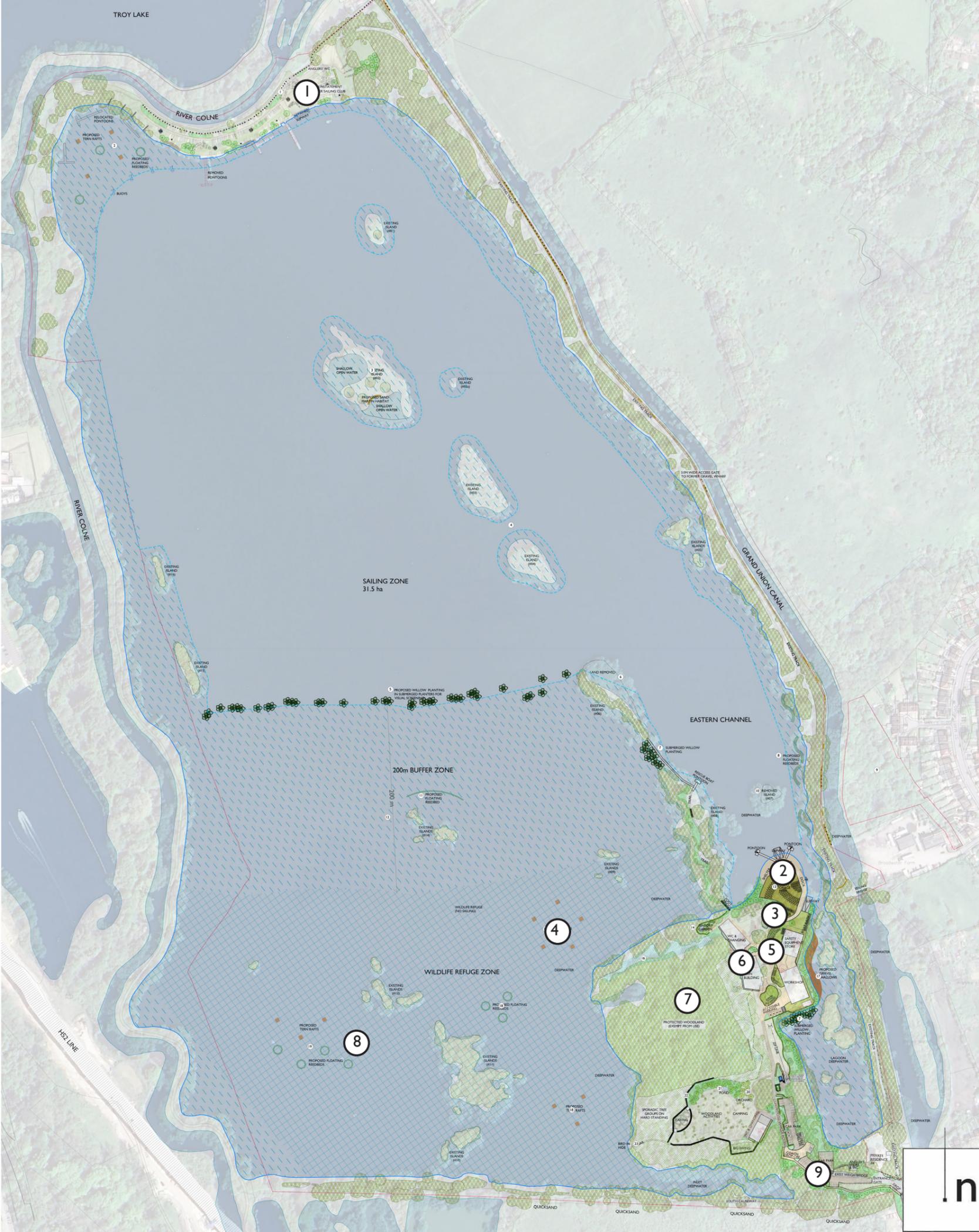
The adjacent plans show the original ecological proposals in comparison with the current application.

As can be seen, not only are development proposals greatly reduced in the new scheme, but the need for mitigation is as well.

This is primarily due to the much simpler and clearer arrangement of activity to the north, emerging from the East Channel and undisturbed water to the south and southwest.

Details on the following pages.





Hillingdon Watersports & Activity Centre
Broadwater Lakes
 Addendum Landscape Strategy



AN ECOLOGICALLY-LED MASTERPLAN STRATEGY

With the site located within a SSSI (Site of Specific Scientific Interest) and covered by a section of the Site of Metropolitan Importance for Nature Conservation, an exemplary approach has been taken so as to accommodate all the requirements of the activity centre whilst also improving the ecological baseline.

- ① Transform the current BSC into habitats;
- ② Reclaim land for the most impactful development so as to avoid terrestrial habitat loss. Design in ecologically beneficial characteristics and impacts on this new land;
- ③ Minimise areas of new hard surfaces, using permeable materials wherever possible;
- ④ Integrate and locate the notional HS2 mitigation area in a location safe from land predators;
- ⑤ Work around the most valuable existing trees and their root protection zones;
- ⑥ Minimise the extent and impact of building footprints, using efficient layouts;
- ⑦ Avoid areas of greatest ecological and landscape sensitivity;
- ⑧ Use ecological survey information and analysis to enhance and develop a suite of specifically targeted habitats on land and in the lake;
- ⑨ Maximise use of existing concrete surface as hard standing;