



Hillingdon Watersports & Activity Centre

Broadwater Lakes

Addendum Landscape Strategy



ECOLOGICAL MASTERPLAN

The following measures form the ecological mitigation and enhancement:

Note: Mitigation proposals are identified with - **M**
All other proposals would be enhancements.

1. Ecological reinstatement of Broadwater Sailing Club with:
 - Native grassland seeding on existing gravel surface
 - Native scrub planting to define linear features for habitat creation
 - Native tree planting within existing car park and throughout site
 - New earth mounds to create south facing banks as reptiles/ invertebrates basking and egg laying habitat
 - Shallow scrapes to allow ruderal ephemeral vegetation to colonise
 - Brash compost and log piles
 - Bee bricks and posts for a range of solitary bees
 - Generalist bird boxes and bat boxes to existing trees
 - Retain existing marginal vegetation and concrete slipway
 - Cut back areas of overhanging branches to lake edge to allow more emergent vegetation to flourish
2. Bay with no sailing as defined by a row of buoys to create quiet bay for birds to include:
 - 3 no. anchored floating reed beds with inbuilt nest platforms and underside aquatic enhancements
 - 4 no. tern rafts relocated pontoons from Broadwater Sailing Club for bird roosting / nesting
3. Remodel existing island 2 to:
 - Create 2 no. bays to significantly increase the shore to land area ratio. These would be 500mm below Summer water level for natural fen regeneration
 - Avoid 4 no. existing trees' root protection areas
 - Increase the net area of open water - **M**
4. Annual management to remove vegetation in September/October on islands 3 and 4 for ground nesting birds. All vegetation removed by hand/mechanical means, no herbicides.
5. Proposed native Willows planted in underwater planters (Ø 3.6m) to delineate northern boundary of the refuge and provide a gappy visual barrier that maintains long sight lines - **M**



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6. Invasive Giant Knotweed to be removed from island 6 - M
7. Proposed native willows planted within underwater planters (Ø3.6m)
8. 3m wide floating reedbeds anchored off the eastern shore of the east channel
9. Woodland management of 'triangle site'
10. Remove island 7, excavating to 1.5m Summer water depth, thus creating an increase in open water - M
11. Location of floating reedbeds to create a screen for existing island 4 group
12. 200m wide open water zone between refuge and sailing
13. Reclaimed land for dinghy storage and water access (with marginal planting for macro-invertebrates), part submerged in Winter
14. Sensory garden with wildlife pond surrounded by native mixed hedgerow
15. HS2 mitigation: 5 no. floating gravel tern rafts
16. New wet wooded planting to infill former access track on peninsula. To include generalist bird boxes (open and cavity nesting) and duck nest tubes - M
17. Bare gravelly beach - 200mm below Summer water level for macro-invertebrates
18. Habitat creation within the refuge - east
 - 3 no. floating reed beds
 - 3 no. tern rafts within open water
19. Habitat creation within the refuge - west
 - 4 no. floating reed beds - M
 - 4 no. tern rafts within open water - M
20. Proposed native orchard trees to increase biodiversity - M
21. Wildlife pond
22. Living green acoustic and movement screening fence, 2m high planted with native species appropriate to the woodland floor and edge in locations that minimise shading of woodland floor
23. Bird hide. Visually screened walkway to not disturb the open water, Information boards as to the species that are likely to be present.



Pochard



Floating reed beds



Tern raft



Log piles for invertebrates



Otter

BROADWATER SAILING CLUB ECOLOGICAL RESTORATION

- Accurate visualisation from Old Orchard Inn car park

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EXISTING VIEW



PROPOSED VIEW



REDUCING GREEN BELT IMPACT



This section should be read in conjunction with the Planning Statement, prepared by Quod.

Section 13 of the National Planning Policy Framework (NPPF, November 2024) states:

142. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

143. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

All purposes other than (d) and are relevant to this assessment and are considered from a landscape (spatial) and visual perspective within a Green Belt Assessment in the LVIA. The setting and special character of historic towns is not relevant as heritage was screened out of the Environmental Statement as it was judged that there would be no significant adverse effects.

It is recognised that there would be some very limited encroachment into the Green Belt however it is concluded that the actual perceivable extent of any harm would be very minor due to a combination of factors:

- HWSFAC is nature orientated and landscape dominated with a Site of overwhelmingly semi-natural cover including ecologically led improvements to existing remnant concrete hard surfaces;
- Built forms have been sensitively designed to blend into the setting, sited amongst existing trees with their screening benefits;
- The Site is neither contiguous with any urban areas nor would lead to the perceived merging of urban areas;
- Outward views of the proposal would be barely perceptible, particularly from public footpaths or the adjacent Moorhall Road;
- Embedded mitigation in the masterplanning has reduced potential visual impact and maintained openness through landscape treatments;
- Broadwater Lake is currently used for sailing with the existing Broadwater Lakes Sailing Club (BLSC) including buildings, structures and boat storage;
- The land take of proposals within the Green Belt would be significantly offset by the restoration of the BSC and HOAC sites to locally appropriate natural habitats.

