

London Borough of Hillingdon -
Development Control
Civic Centre, Uxbridge, UB8 1UW

Reference: NE-2023-136465/04
Customer reference:
2382/APP/2023/2906
10 April 2026

Redevelopment of the site to create the Hillingdon Watersports Facility and Activity Centre including demolition of existing Broadwater Lake 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; new 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 turning area; vehicle parking; cycle parking; and associated works. (Re-consultation following submission of amended plans and documents)

Hillingdon Water Sports Facility and Activity Centre, Broadwater Lake Moorhall Road Harefield, Uxbridge

Dear Michael,

Thank you for providing us with your draft conditions for your committee report for 2382/APP/2023/2906. We are satisfied that the conditions we requested in our response NE-2023-136465/03 have been incorporated into the wording despite the amalgamation with other conditions. We are grateful for the opportunity to review the conditions. We do just have a couple of things to point out, which would be beneficial if you could amend ahead of the final draft.

1. Condition 16 (Pre-Com CEMP) parts s, t, u and v are duplicated in Condition 18 (Pre-Com – Groundworks etc) as parts e, f, h and i. We don't feel that this is a problem, but it may cause a bit of confusion when the applicant is trying to discharge conditions.
2. Condition 19 under 'Remediation Design and Verification' the parts of the conditions should be rearranged with the requirement for the preparation of a remediation options appraisal (part f) coming before the remediation method statement (part e) – in its current form the condition is asking for a remediation

method statement before the remediation options appraisal has been completed.

3. Condition 40 - while we are happy and willing to work with the developer/stakeholders to ensure there are no issues, we would request that the wording is softened and/or we are removed from the list of stakeholders named in the steering group. This is because we cannot guarantee that we will have resource to partake in the work highlighted, and further we are satisfied that the other conditions - particularly Conditions 15,16,22,23 and 24 adequately control the development in the way we requested in the letter.

Please refer to our letter NE-2023-136465/03 for our full response and advice provided.

Final comments

Thank you for contacting us regarding the above application. Our comments are based on our available records and the information submitted to us.

Please quote our reference number in any future correspondence. Please provide us with a copy of the decision notice. Should you have any queries regarding this response, please do not hesitate to contact me on HnLSustainablePlaces@environment-agency.gov.uk, quoting the reference at the beginning of this letter.

Yours sincerely,

Harry Scott,

Tel: +442030251774

Email: hnl sustainable places@environment-agency.gov.uk

2 Marsham Street, London, SW1P 4DF