

Hillingdon Outdoor Activities Centre

The Colne Valley Youth and Community Association, Registered Educational Charity No. 1012242 in Partnership with the London Borough of Hillingdon

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This submission on behalf of the Trustees and Management of the Hillingdon Outdoor Activities Centre (HOAC). Our position is summarized below:

Support for Relocation Principle

HOAC supports the principle of this application. We acknowledge and welcome the high-quality features of the proposed design, including its strong green credentials, low-carbon initiatives, and commitment to site-wide accessibility. We are eager to establish a permanent home at Broadwater Lake to restore the vital community and educational services lost due to the HS2 project.

Failure of Meaningful Consultation

We must record our disappointment that HOAC was not consulted on the revised Mitigation Strategy. As the primary end-user, our expertise is essential to ensuring the site is safe and functional. We have a clear desire to help manage the SSSI to the benefit of all users and inhabitants, ensuring that recreation and conservation coexist successfully. A three-way dialogue between LBH, HOAC, and Natural England is now urgently required to resolve operational conflicts.

Breach of HS2 Relocation Parameters

Under HS2 fund parameters, this facility must be "fit for purpose" and "substantially the same" as our previous site. The current proposal—specifically the restrictive limit of water users and timing restrictions fails this test. Without adjustment, the project cannot fulfil its primary objective.

The Necessity of Planning Conditions

For this relocation to succeed, the planning consent must move beyond theoretical ecological modelling and address the practical realities of operating a safe, inclusive outdoor centre. The following conditions are requested to bridge the current gap between the proposed environmental constraints and our operational requirements. By involving HOAC as an active partner in site stewardship, the Council can ensure the SSSI is managed effectively while delivering a facility that is usable for its intended purpose and compliant with the HS2 mitigation mandate.

Proposed Planning Conditions

Condition 1: Dedicated Use for HOAC and BSC This permission is granted specifically to facilitate the relocation of HOAC as part of the HS2 mitigation strategy and the continued operation of the Broadwater Sailing Club (BSC). The site and its facilities shall be used primarily for the shared occupancy of these two organisations to ensure the continuity of their respective missions and to prevent the site from being diverted to alternative commercial tenders.

Condition 2: Jointly Authored Management Plan (OMP) No development shall commence until an Operational Management Plan (OMP) is submitted and approved. This plan must be jointly authored by LBH, HOAC Management, and Natural England to ensure a workable balance between SSSI conservation and the capacity required for a sustainable educational centre.

Condition 3: Outcome-Based Capacity and Zoning reviews Operational limits must be subject to ongoing reviews based on actual observed outcomes rather than theoretical data assessments. These reviews shall address:

- **Evidence-Led Capacity:** If real-world monitoring demonstrates that activity levels both on and off the water do not negatively impact on the SSSI, participant capacity will be adjusted accordingly. This must reflect the precedent set by the Broadwater Sailing Club, who operate with significantly higher numbers and have access to a larger section of the lake
- **Safety:** The OMP must define a larger operational area, as the proposed restriction to the narrow Eastern Channel is operationally unsafe for high-volume groups.

Condition 4: HOAC Approval of Site Infrastructure Final technical designs for water-access points, launch facilities, buildings and land-based activity zones must be reviewed and signed off by HOAC Management. This ensures the physical site supports the safety and logistical requirements of our full educational curriculum.

Conclusion

HOAC wishes to see this application succeed, but it must be functional. We urge the Planning Committee to adopt these conditions to ensure the project delivers a "fit for purpose" legacy for the youth of Hillingdon.



Karen Smaggasgale
Chair of HOAC Trustees



Neil Maddock
Centre Principal

Hillingdon Outdoor Activities Centre (HOAC)