

Michael Briginshaw

From: Town Planning <town.planning@hs2.org.uk>
Sent: 05 January 2024 15:08
To: Michael Briginshaw
Cc: Sukhpreet Khull
Subject: RE: Planning Consultation for 2382/APP/2023/2906

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OUR REF: HS2-LBH-SC-027

Dear Michael,

Thank you for the extension of time for providing this consultation response.

As previously explained in our email of 19 December 2023, HS2 Ltd have been assessing the application submission against our Environmental Statement ecological mitigation measures proposal at the same site known as the Broadwater Lake bird islands, i.e. several new gravel islands/rafts to be created in the south-eastern corner to provide nesting opportunities for water birds including gulls and terns. Whilst the application as submitted acknowledges these measures it suggests an alternative location to that which has powers under the HS2 Act 2017.

Having worked with our sub-contractors to formulate a comprehensive response to the applicant's proposal, HS2 have been advised that further information is required to ensure deliverability of the gravel islands is not hindered by the HOAC relocation proposal and to assess the effects and necessary mitigation that may be necessary should both proposals co-exist in this area compatibly, we have some questions to reach clarity.

Accordingly, please find below the additional information required by our technical specialists and the additional scope to assess relocating the gravel Islands to the south-western corner of Broadwater Lake. This assessment must consider the potential impact of a relocation of the gravel islands on HS2's Environmental Minimum Requirements (EMRs) providing assurance that the objectives of safeguarding the high-speed rail project are protected.

In order to thoroughly evaluate the potential impacts of the water sports centre on the gravel islands in their current proposed location, HS2 kindly request the following information:

1. Will visitors/users of the camping and activity field be permitted access to the lake on the south-eastern shore, which is adjacent to location 32?
2. Will dogs be allowed on the premises? If so, will they be allowed to roam freely without a lead?
3. Can they confirm that sailing activities will not be permitted in the vicinity of the gravel floating islands, specifically at locations 32 or 45 as indicated in the ecological mitigation plan?
4. Do they intend to preserve the existing trees surrounding the land to the east of location 32 to act as a screening? Alternatively, are there plans to remove any trees in that area?
5. If the trees are to be left in situ, would it be feasible to install a fence surrounding the wooded area to restrict access by people and dogs?

We would welcome a meeting with the applicant and yourselves to understand the proposed development better as there appears to be some uncertainty in plans of where the gravel islands are shown to be re-located. Also, with regard to respective construction programmes the following statement is noted from Chapter 6 – Construction of the application submission: *"6.8.19 There is no anticipated overlap with the enabling works phase of construction*

and the end of HS2 works currently on-going. Construction vehicle access from Moorhall Road by HS2 is expected to finish at the end of December 2023. Enabling works are not anticipated to begin until June 2024.” In that context is should be noted that HS2 construction traffic will continue to use our agreed Schedule 17 Lorry Routes into 2025.

In the meantime, unless/until those discussions have concluded please note that in the event the Council is minded to approve the application in its current form, against the advice of HS2 Ltd, then the application should, in accordance with paragraph 6 of the Safeguarding Directions issued on 22 August 2018, be sent together with the material specified in paragraph 7 of the Safeguarding Directions, by first class post to:

High Speed Rail Property Team

Department for Transport

Great Minster House

33 Horseferry Road

London

SW1P 4DR

Or by email to: highspeedrail@dft.gov.uk and copied to: town.planning@hs2.org.uk.

We hope this response is useful for purposes of the Council's ongoing consideration of the application and ahead of final determination and will provide further correspondence in due course but if there are any queries in the meantime please contact me for any further information, as required.

Kind regards,

James Fox | Safeguarding Planning Manager, Technical Services Directorate | HS2 Ltd

Tel: 0121 720 5066 | Mob: 07881 802995 | james.fox@hs2.org.uk | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

High Speed Two (HS2) Limited, Two Snowhill, Snow Hill Queensway, Birmingham, B4 6GA | www.gov.uk/hs2

From: Michael Briginshaw <mbriginshaw1@hillingdon.gov.uk>

Sent: Wednesday, December 20, 2023 9:15 AM

To: Town Planning <town.planning@hs2.org.uk>

Cc: Sukhpreet Khull <Sukhpreet.Khull@hs2.org.uk>

Subject: RE: Planning Consultation for 2382/APP/2023/2906

Dear James,

Thank you for your email.

An extension of time to 5th January 2024 is agreeable.

Kind regards,

Michael

Michael Briginshaw

Deputy Team Leader
North Area Planning Team
Planning, Regeneration and Environment
Central Services
Hillingdon Council
Tel. internal: 6175
Tel. external: 01895 250230



Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

From: Town Planning <town.planning@hs2.org.uk>
Sent: Tuesday, December 19, 2023 3:04 PM
To: Michael Briginshaw <mbriginshaw1@hillington.gov.uk>
Cc: Sukhpreet Khull <Sukhpreet.Khull@hs2.org.uk>
Subject: RE: Planning Consultation for 2382/APP/2023/2906

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OUR REF: HS2-LBH-SC-027

Dear Michael,

Thank you for your email of 24 November and confirmation that consultation requests for the HOAC relocation application could be provided by today (19 December).

Since my previous email to you HS2 Ltd has commissioned our Supply Chain Partners to assess the proposals in relation to our Environmental Mitigations, which as you are aware HS2 must deliver to accord with our Environmental Statement. At time of writing we are still awaiting this report and as such request an extension of time to provide the local planning authority with a comprehensive response.

Due to the imminent Christmas break it will not be possible to submit those comments until the New Year and I will provide you with an update on progress in due course.

In the meantime though we would be grateful if you could acknowledge receipt of this email.

Kind regards,

James Fox | Safeguarding Planning Manager, Technical Services Directorate | HS2 Ltd

Tel: 0121 720 5066 | Mob: 07881 802995 | james.fox@hs2.org.uk | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

High Speed Two (HS2) Limited, Two Snowhill, Snow Hill Queensway, Birmingham, B4 6GA | www.gov.uk/hs2

From: Michael Briginshaw <mbriginshaw1@hillingdon.gov.uk>
Sent: Friday, November 24, 2023 4:08 PM
To: Town Planning <town.planning@hs2.org.uk>
Cc: Sukhpreet Khull <Sukhpreet.Khull@hs2.org.uk>
Subject: RE: Planning Consultation for 2382/APP/2023/2906

Dear James,

Thank you for your email and apologies for any confusion caused.

The 6th December date is based on a 21 day timeframe usually applicable to consultation processes on applications which are not subject to EIA. This application is subject to an EIA and should have stated a longer timeframe on the consultation email. As such, there is no issue with comments being submitted after 6th December but Officers would request that they are provided by 19th December if possible.

I can confirm agreement to an extension of time to 19th December 2023.

Thank you for your assistance.

Kind regards,

Michael

Michael Briginshaw

Principal Planning Officer
Strategic and Major Applications - Central and South Team
Planning, Regeneration and Environment
Central Services
Hillingdon Council
Tel. internal: 6175
Tel. external: 01895 250230



Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

From: Town Planning <town.planning@hs2.org.uk>
Sent: Friday, November 24, 2023 4:00 PM
To: Michael Briginshaw <mbriginshaw1@hillingdon.gov.uk>
Cc: Sukhpreet Khull <Sukhpreet.Khull@hs2.org.uk>
Subject: Planning Consultation for 2382/APP/2023/2906

OUR REF: HS2-LBH-SC-027

Dear Mr Briginshaw,

Thank you for your email consultation on the above matter, which I confirm was received in the Town Planning team's mailbox on 15 November 2023 and it was noted that comments are requested **by Wednesday 6 December 2023**. However, it is also noted from your website that comments are due on the application by 19 December 2023. Therefore, can you please clarify which date applies in this case?

In meantime you are aware from our previous engagement on the Scoping Opinion report consultation it is clear there are multiple construction and operational interfaces between the proposed development at Broadwater Lake and HS2 safeguarded works planned in that location. However, in that context we are reassured by statement at para 2.3.48 of the attached Environmental Statement, Volume 1, Chapter 2 in relation to HS2's Environmental Mitigation Measures and that: *"The Applicant has engaged with HS2 to ensure that the mitigation outlined in Table 2.3 is delivered to fulfil its purpose to mitigate the effects of HS2."*

At time of writing HS2 Ltd's internal review of the application subject to consultation is still ongoing, including assessment of whether the proposed development within HS2's land would still enable HS2 to be compliant with its own environmental commitments and obligations but unfortunately due to resourcing and capacity within the team in build up to Christmas period it is not possible for HS2 Ltd to submit a finalised response by the earlier deadline given above.

As such could you please accept this email as a formal request for an extension of time for HS2 Ltd to respond to this consultation, **until close of business on Tuesday 19 December 2023**?

Thank you in advance of your assistance and if there are any queries in the meantime please contact me via this mailbox for further information as required.

Yours sincerely,

James Fox | Safeguarding Planning Manager, Technical Services Directorate | HS2 Ltd

Tel: 0121 720 5066 | Mob: 07881 802995 | james.fox@hs2.org.uk | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

High Speed Two (HS2) Limited, Two Snowhill, Snow Hill Queensway, Birmingham, B4 6GA | www.gov.uk/hs2

From: PlanningEConsult@Hillingdon.Gov.UK <PlanningEConsult@Hillingdon.Gov.UK>

Sent: Wednesday, November 15, 2023 4:34 PM

To: Town Planning <town.planning@hs2.org.uk>

Subject: [EXTERNAL] Planning Consultation for 2382/APP/2023/2906

LONDON BOROUGH OF HILLINGDON

NOTE: we now use an automated system to retrieve these replies, to respond to this consultation please **click the reply button** on the top of the tool bar, **do not change the subject line or e-mail address**, enter your comments and attach any associated documents you wish to submit and then click send.

Our Ref: **2382/APP/2023/2906**

Date: **15 November 2023**

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

BROADWATER LAKE, MOORHALL ROAD HAREFIELD

O.S.Sheet/s: Eastings: 504819 Northings: 189172

Proposal: 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 to be occupied by HOAC and BSC including changing facilities, meeting rooms, storage, Workshop and seasonal worker accommodation (sui generis), activity shelters; installation of pontoons and concrete slipways; boat shed; equipment storage huts (north of lake and at entrance); 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; new access and access road; localised dredging and land reclamation; relocation of existing sailing area and creation of floating and fixed islands within the lake; coach drop off and turning area; vehicle parking; cycle parking; and associated works.

Please find below details of the above-mentioned application which has been received by this Council.

We shall be pleased to receive any comments you may wish by **6 December 2023** and these will be taken into account when this Council determines the application.

To comment on this application please follow the instructions at the top of this email carefully.

Full details of the planning application, including the plans, can be viewed on the Council's web site

[Click here to view application](#)

From the date of receiving this letter it may take 2-3 days for the plans to be placed on the web site.

All enquiries about this application should be made to the case officer **Michael Briginshaw** on Tel: **01895 250230**.

Yours Faithfully

London Borough of Hillingdon Planning Services

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