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**Re: Broadwater Lake Pre-App**

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**From** Anabela Grossinho <AGrossinho@hillingdon.gov.uk>

**Date** Mon 10/11/2025 8:00 AM

**To** Michael Briginshaw <mbriginshaw1@hillingdon.gov.uk>; Alan Tilly <ATilly@Hillingdon.Gov.UK>

Hi Michael,

In terms of Air Quality there are no constraints identified - the application site is outside the LBH AQMA and outside the catchment area of any identified Focus Area.

Given the trip generation reported in the TA, the proposed development is Air Quality neutral and no further mitigation is deemed necessary during the operation of the site, other than the effective implementation of the proposed Travel Plan.

During the construction phase, the appropriate risk mitigation measures for a Low Risk site during demolition, construction and trackout, and for a Medium Risk during earthworks, must be deployed in line with GLA's SPG on The Control of Dust and Emissions During Construction and Demolition (GLA, 2014). These measures should be written into a Dust Management Plan (DMP).

I hope this helps. Please let me know if you have any questions.

Kind regards

Ana

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

**Sent:** Thursday, November 06, 2025 4:30 PM

**To:** Alan Tilly <ATilly@Hillingdon.Gov.UK>; Anabela Grossinho <AGrossinho@hillingdon.gov.uk>

**Subject:** Re: Broadwater Lake Pre-App

Hi Ana and Alan,

The formal application is set to be submitted on 18<sup>th</sup> November.

Can you please advise if you have any comments ASAP that can be fed into the pre-app process?

Thank you for your assistance.

Kind regards,

Michael

**Michael Briginshaw**

Deputy Team Leader

North Area Planning Team

Planning and Sustainable Growth

Residents 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.

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**From:** Michael Briginshaw  
**Sent:** 26 September 2025 9:52 AM  
**To:** Alan Tilly <ATilly@Hillingdon.Gov.UK>; Anabela Grossinho <AGrossinho@hillingdon.gov.uk>  
**Subject:** Broadwater Lake Pre-App

Hi Ana and Alan,

Hope you are well.

We are currently engaging in pre-app discussions with the Applicant on a resubmission of the Broadwater Lake application (ref. 2382/APP/2023/2906) for a replacement HOAC facility. Please see the relevant information linked below.

- ☐ [180825 Planning Statement - HWSFAC Final \(with appendices\) 1.pdf](#)
- ☐ [HWSFAC - Air Quality Assessment - Final \(August 2025\).pdf](#)
- ☐ [HWAB3A~1.PDF](#)
- ☐ [HWSFAC - Parking Design and Management Plan - Final \(August 2025\).pdf](#)
- ☐ [HWSFAC - Transport Assessment Addendum - Final \(August 2025\).pdf](#)
- ☐ [HWSFAC - Travel Plan - Final \(August 2025\).pdf](#)

Could I please ask that you review the information and advise on any comments you have at this stage?

It is anticipated that the application will become live for public consultation the week commencing 6<sup>th</sup> October 2025.

Thank you for your assistance.

Kind regards,

Michael

**Michael Briginshaw**  
Deputy Team Leader  
North Area Planning Team  
Planning and Sustainable Growth  
Residents Services  
Hillingdon Council  
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Tel. external: 01895 250230



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