

Dear Michael,

Thanks for contacting the Environmental Protection Team (Land Contamination) regarding the above planning application 2382/APP/2023/2906 for the 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) and we would like to comment as follows.

Having consider the applicant submitted Phase I Environmental Desk Study Report with reference 23 – 09 – 03A prepared by Geo Integrity Ltd dated September 2023 taken note of sections 5 (Summary of Geotechnical Risk), 6 (Initial Conceptual Site Model) and 7 (Conclusions and Recommendations for further work) as well as Part Phase II Geotechnical and Geo – Environmental Report with reference 23 – 09 – 03B also prepared by Geo Integrity Ltd dated September 2023 taken note of sections 3 (Phase II Intrusive Investigation), 4 (Geo – Environmental Testing), 5 (Geotechnical Interpretative Section), 6 (Geo – Environmental Interpretative Section), 7 (Waste Disposal Classification) and 8 (Conclusions and Recommendations), **please be advise that we have no objection to the application on land contamination but the following land contamination condition is recommend should the planning application be approved considering the explicit confirmation of the need for further investigation as stated in section 5.8 and 6.3 of the submitted Phase II Geotechnical and Geo – Environmental Report with reference 23 – 09 – 03B prepared by Geo Integrity Ltd dated September 2023. Moreover, this report was said to have be conducted for only the Accessible Areas of the Peninsula and investigation of the remaining part of the development will still need to be undertaken.**

Land Contamination Condition

(i) The development hereby permitted (excluding demolition, site clearance and initial ground investigation works) shall not commence until a scheme to deal with unacceptable contamination, (including asbestos materials detected within the soil), has been submitted to and approved by the Local Planning Authority (LPA). All works which form part of any required remediation scheme shall be completed before any part of the development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing. The scheme shall include the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A site investigation, including where relevant soil, soil gas, surface water, and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations, and recommendations for remedial measures to make the site suitable for the proposed use; and

(b) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with the details of a watching brief to address undiscovered contamination. No deviation shall be made from this scheme without the express agreement of the LPA prior to its implementation.

(ii) If during remedial or development works contamination not addressed in the submitted remediation scheme is identified an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) Upon completion of the approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include the details of the final remediation works and their verification to show that the works have been carried out in full and in accordance with the approved methodology.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping and/or engineering purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the factual results and interpretive reports of this testing shall be submitted to and approved in writing by the Local Planning Authority..

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

We hope the above clarify our position on the submitted application.

Otherwise, feel free to contact us should you have any further query in respect of the application.

Regards,



Kenny Abere
Principal Environmental Health Officer
Environmental Protection Team
 London Borough of Hillingdon
 Civic Centre
 High Street
 Uxbridge, UB8 1UW

From: PlanningEConsult@Hillingdon.Gov.UK <PlanningEConsult@Hillingdon.Gov.UK>
Sent: 20 January 2026 11:04
To: Contaminated Land <contaminatedland@hillingdon.gov.uk>
Subject: Planning Consultation for 2382/APP/2023/2906

MEMORANDUM

Development Management

FROM: *Development Management* **TO:** Contaminated Land
Planning Services Kehinde Abere - Principal Environmental
Health Officer Kehinde Abere - Principal
Environmental Health Officer

LOCATION: 3N/04 **CONTACT:** Michael Briginshaw
DATE: 20-01-2026 **REF:** 2382/APP/2023/2906

SUBJECT : CONSULTATION ON PLANNING APPLICATION

SITE: BROADWATER LAKE MOORHALL ROAD HAREFIELD
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 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)

Please would you let me have your comments on this matter within the next 10 working days by replying to this email.

(Instructions for replying - Click the reply button on the top of the tool bar, enter your comments and attach any associated documents you wish to submit and then click send, please do not change the subject line or e-mail address thank you)

Full details of the planning application, including plans, can be viewed on the council's website.

[Click here to view application](#)

Yours Faithfully,

London Borough of Hillingdon Planning Services

Pconint (OCB)