



Defence Infrastructure Organisation

Christopher Waldron

Ministry of Defence

Safeguarding Department

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Your reference:

2382/APP/2023/2906

Our reference:

DIO/10059470_Rev1/2024

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Michael Briginshaw
Deputy Team Leader
Planning Services
Hillingdon Borough Council
3 North
Civic Centre
High Street
UB8UW

12th February 2024

Dear Michael.

MOD Safeguarding – RAF Northolt

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.

Location: Broadwater Lake, Moorhall Road, Hillingdon, Harefield

Grid Ref: E 504819 N 189172

Thank you for consulting the Ministry of Defence (MOD) on the above proposed development which was received by this office on the 15/11/23.

The Defence Infrastructure Organisation (DIO) Safeguarding Team represents the Ministry of Defence (MOD) as a consultee in UK planning and energy consenting systems to ensure that development does not compromise or degrade the operation of defence sites such as aerodromes, explosives storage sites, air weapon ranges, and technical sites or training resources such as the UK Military Low Flying System.

The applicant is seeking full planning approval for redevelopment for 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.

The application site occupies the statutory safeguarding zone surrounding RAF Northolt. In particular, the height and birdstrike safeguarding zones surrounding RAF Northolt, and is approximately 5.5km from the closest point of the runway at the aerodrome.

After reviewing the application documents, and performing the necessary assessments, I can confirm the MOD has no safeguarding objections to this proposal.

The MOD must emphasise that the advice provided within this letter is in response to the data and information detailed within the developer's document, submitted in support of application 2382/APP/2023/2906, as referred to in the correspondence dated 15th November 2023, received from London Borough of Hillingdon Council.

Any variation of the parameters (which include the location, dimensions, form, and finishing materials) detailed may significantly alter how the development relates to MOD safeguarding requirements and cause adverse impacts to safeguarded defence assets or capabilities. In the event that any amendment, whether considered material or not by the determining authority, is submitted for approval, the MOD should be consulted and provided with adequate time to carry out assessments and provide a formal response.

I trust this is clear however should you have any questions please do not hesitate to contact me.

Yours sincerely

C Waldron

Mr Chris Waldron
Assistant Safeguarding Manager