



Quod

Social and Community Benefits Statement

Hillingdon Water Sports
Facility and Activity
Centre

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Q230225

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1 Introduction

This report sets out the community benefits associated with the development of the Hillingdon Water Sports Facility and Activity Centre at Broadwater Lake. It sets out the proposals and the potential positive impacts on the community in the London Borough of Hillingdon and the surrounding areas. This report has been prepared by Quod on behalf of the London Borough of Hillingdon in support of the planning application.

Purpose of this Document

- 1.1 This Social and Community Benefits Statement has been prepared by Quod to the support London Borough of Hillingdon ('the Applicant') in developing an outdoor activity centre known as Hillingdon Water Sports and Activity Centre (HWFSAC). The site is located at Broadwater Lake, Moorhall Road, Harefield, UB9 6PE ('the Site') in the London Borough of Hillingdon (LBH).
- 1.2 The purpose of this report is to set out the community benefits associated with the Proposed Development in recognition of the role it could play in shaping and influencing the livelihoods of the community who use this facility.
- 1.3 From a social and community perspective, the benefits of the Proposed Development will be positive for the community, particularly for young people, people with disabilities and local sports groups. The social benefits we have assessed and presented are focused on the specific communities that engage with, and are served by, the HWFSAC. Because their needs are context specific, we have considered it more appropriate to assess them qualitatively, rather than quantitatively.
- 1.4 The Report is structured as follows:
 - **Section 2** sets out the demographic profile of the LBH in relation to London.
 - **Section 3** outlines the previous use of the Hillingdon Outdoor Activity Centre.
 - **Section 4** presents the potential of the Development and the associated social benefits.

The Site

- 1.5 The Site comprises Broadwater Lake and surrounding land (approximately 62 hectares). It includes a large body of water with a number of small islands bordered by trees and scrub. Broadwater Lake is the largest of four lakes within the Mid Colne Valley Site of Special Scientific Interest (SSSI). The Site is also within Metropolitan Green Belt. The area south of the lake includes a peninsula (hereafter referred as 'the peninsula') which is predominantly woodland.
- 1.6 The surrounding area is defined by various water bodies such as River Colne and Grand Union Canal. Existing homes are located around the Site to the east and south of the boundary.

The Proposed Development

1.7 The Proposed Development will provide a new water sports facility and activity centre that will be a new base for Hillingdon Outdoor Activity Centre ('HOAC') and Broadwater Sailing Club (BSC). The replacement facility will be known as the Hillingdon Watersports Facility and Activity Centre (HWSFAC).

1.8 Planning permission is sought for the following ('the Proposed Development'):

“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.”

1.9 The former HOAC facility on Dews Lane sat on the direct route of High Speed Two (HS2) Phase 1. The new rail line passes directly through the activity centre, which was subject to a Compulsory Purchase Order to facilitate the new HS2 route. The former HOAC facility has been closed since October 2020. “The HS2 Act” 2017 includes the requirement for HS2 to fund the relocation of HOAC to an alternative site which is suitable for its needs. Post construction of the HS2 viaduct, the former HOAC site will no longer be suitable for use as an activity centre.

1.10 The Site at Broadwater Lake was concluded, following an **Alternative Sites Assessment** (submitted as part of this planning application), to be the only existing suitable option that meets the necessary criteria for water sports and outdoor activities, particularly the technical requirements for sailing. The new site (shown in Figure 1.1) would allow HOAC to continue its successful programmes and expand further the range of activities that it offers. Further information is provided in the **Planning Statement**.

1.11 The main components of the Proposed Development are as follows (see Figure 1.1):

- ecological mitigation and enhancement measures;
- demolition and relocation of the existing BSC clubhouse and associated car parking and boat parking from its existing location north of the existing lake;
- construction of a range of new fully accessible buildings including a two-storey club house building (the 'Main Building') for use by HOAC and BSC (including changing facilities, meeting and training rooms, storage, Workshop and seasonal worker accommodation), seven activity shelters, a boat shed/ storage and Workshop/ sports stores;

- three lake pontoons and two concrete slipways;
- boat parking and racking areas;
- localised dredging of the lake to create depths suitable for sailing and generate material to be re-used on-site,
- partial land reclamation within the lake using dredged material to create a suitable platform for development on the peninsula;
- removal of two islands and creation of new floating and fixed islands within the lake;
- relocation of HS2 a proposed ecological mitigation (not yet delivered);
- continued use of the lake for sailing and water based activities;
- facilities for outdoor activities including pedal karting, caving, archery, high level ropes, low level ropes, zip lines, big swing, general activities area, pond dipping and camping;
- staff car parking, cycle parking, coach drop off and turning area;
- improvements to the existing unnamed access road to Broadwater Lake from the south; and
- landscaping including new woodland, dense vegetation screens and boundary treatment.

Figure 1.1: Masterplan Concept (Source: Landscape Statement)



2 Local Context

2.1 This section provides a summary of the demographic profile of Hillingdon (in the context of London as a whole, for comparison). The facility would cater for a wide community across the borough and surrounding areas rather than just the local community.

Demographic Profile

2.2 According to the 2021 Census¹, there are 305,000 people living in LBH. LBH's population grew by 12% between the 2011 and 2021 Censuses. This is higher than the average London growth (8%). LBH has a higher proportion of children (aged under 16 years) living in the borough than across London.

2.3 The 2021 Census includes data on disability as defined under the Equality Act (2010). The Equality Act defines an individual as disabled if they have "a physical or mental impairment" that has "a substantial and long-term negative effect on the person's ability to carry out normal day-to-day activities"². In LBH, there are 39,500 disabled people as defined in this way equating to 13% of the population. This is in line with the rate of people with disability in London overall. Of this total, 3,200 people with disability are aged under 15 years – equating to 8% of those disabled in LBH.

2.4 **Table 2.1** presents a summary of the data for LBH and London.

Table 2.1 – Summary of Demographic Profile

Measure	LBH	London
Total Population, 2021	306,000	8,800,000
Total Population, 2011	274,000	8,170,000
2011 – 2021 Growth	12%	8%
<i>Age</i>		
Under 16 years	21%	19%
Between 16 and 74 years	73%	75%
Over 75 years	6%	5%
<i>Disability</i>		
Disabled as defined under the Equality Act	39,500 (13%)	1,160,000(13%)
Under 15 years	3,200 (8%)	74,300 (7%)

Source: Census 2021, Census 2011.

Note: Figures might not sum due to rounding.

¹ Office for National Statistics, 2021. Census.

² Equality Act 2010, s.6(1).

3 HOAC's Role in the Community

- 3.1 HOAC has been a registered Youth Educational Charity since 1992. HOAC was responsible for the running and management of the Hillingdon Outdoor and Activity Centre, when previously operational. HOAC will continue to operate and manage the centre proposed at HWFSAC.
- 3.2 HOAC aimed to provide a quality and safe outdoor facility primarily for young people, but also for the whole community of Hillingdon (and beyond), at an affordable cost.
- 3.3 While the centre provided a broad range of outdoor and environmental educational activities for the community in West London and districts west of London, priority for use was given to young people, youth organisations, and disadvantaged or disabled groups. This required tailored programmes and activities and targeted engagement of those groups, as well as creating an inclusive and welcoming environment where those target groups could feel safe to participate in water sports.
- 3.4 The centre operated with six full time employees at the time of closure, and additional instructors seasonally or throughout the year, depending on the identified need and demand for services. The centre had a strong tradition of voluntary work, providing opportunities for engagement for the community members. HOAC has engaged with approximately 120 volunteers aged 14 to 20 years at the time of closure. However, the volunteer programme is now damaged, having been closed for 3 years, with many volunteers moving on. If the Proposed Development goes ahead and HOAC re-opens as part of HWSFAC, it is likely to create a similar number of new voluntary roles, mainly for teenagers and young adults. Residents have been active in contributing to the running of the facility and reinforced its role in building community cohesion.
- 3.5 HOAC operated the centre on a membership basis, either annual memberships or on a per-day basis. Affordable membership options were available for families to allow them to participate regularly. Independent sports clubs also used the former HOAC facility as their base, including:
 - Pico Club
 - Tera Club
 - Windsurf Club
 - Challenge Club
 - Hillingdon Rowing Club.
- 3.6 Activities available at the former HOAC facility included kayaking, rowing, windsurfing, paddle boarding, sailing and outdoor activities, such as camping and wildlife conservation. In addition to individual members, the centre ran a comprehensive community programme which engaged local schools and community groups to increase engagement in water sports. This removed financial or accessibility barriers for young people and encouraged healthy outdoor sport and recreation.

- 3.7 While HOAC members were predominantly from within LBH, the centre had a great outreach to residents of surrounding local authorities, including Buckinghamshire and Hertfordshire, as well as other London boroughs, demonstrating a sub-regional role and significance.
- 3.8 The centre engaged with groups from Surrey, Sussex, Birmingham, Oxford and Manchester, as a result of proactive management and collaboration. The centre has engaged with over 40,000 school children, providing the schools with the opportunity to meet educational requirements set out in the national curriculum by the Department for Education³ which states that pupils should:
- *“swim competently, confidently and proficiently over a distance of at least 25 metres”* either in key stage 1 or 2;
 - *“take part in outdoor and adventurous activity challenges both individually and within a team”* in key stage 2;
 - *“take part in outdoor and adventurous activities which present intellectual and physical challenges and be encouraged to work in a team, building on trust and developing skills to solve problems, either individually or as a group”* in key stage 3; and
 - *“take part in further outdoor and adventurous activities in a range of environments which present intellectual and physical challenges and which encourage pupils to work in a team, building on trust and developing skills to solve problems, either individually or as a group”* in key stage 4.
- 3.9 The centre benefited from close relationships with the Royal Yachting Association and National Governing Bodies which supported HOAC in offering trial initiatives targeting ethnic minorities, disadvantaged and disengaged social groups. HOAC had a specific aim of increasing access to water sports for those who had been less likely to engage, or who lacked the financial means to do so.
- 3.10 The centre ran a successful training programme for water sport instructors targeted at young people from LBH. This programme was unique to London and across the country by having a reduced cost compared to other providers, making it a great opportunity for young people to gain invaluable skills. This programme, known as Young Leaders Scheme, provided an effective route for young people to become sailing instructors and join HOAC or other similar establishments as qualified staff, providing a route to employment.
- 3.11 Other successful programmes included organised camping over the summer for children and young people. This provided opportunities to experience water sports, as well as be in nature and engage in wildlife conservation. This was particularly important for school groups or scout groups from urban areas, where children had less opportunity to engage with the natural environment.

³ Department for Education (2014) The national curriculum in England: Framework document – December 2014.

4 HWFSAC – The Opportunity

- 4.1 This will be the only facility of its kind in the area, creating a unique opportunity for people of all ability to access water sports in a secure and supportive environment that is tailored to their needs. This will not only be ensured through design but also through the management and operation of the centre.
- 4.2 The Development presents an opportunity for HOAC to expand and improve the services, activities and engagement that they offer. The following activities will be offered at the centre:
- Sailing, kayaking, windsurfing, rowing, paddle-boarding;
 - Indoor fencing;
 - Outdoor archery range;
 - Non-motorised peddle karting;
 - Activity shelters for outdoor team building activities;
 - Bird watching;
 - Big swings and zip-wire;
 - Abseiling aerial trekking;
 - Camping;
 - Orchard and foraging; and
 - Caving.
- 4.3 The new centre has been purposefully designed to deliver a high-quality outdoor activity centre. The design has been informed by the experience of the previous HOAC management. To improve the built form quality of the centre such as making it accessible and easier for safeguarding children and to increase the capacity and range of services provided. The proposals will include new energy efficient buildings, increase access to areas of woodland, protect areas for wildlife conservation and facilitate the collaboration between HOAC and Broadwater Sailing Club. The two clubs will come together as occupiers of HWFSAC and will provide a diverse range of activities to introduce children and young people to water sports and nature.
- 4.4 The centre will continue to offer affordable water sports and tailored programmes for young people, disadvantaged groups and people with a disability. It will operate in the summer months from 1st April to 30th September from 08:30 – 17:30. BSC will be open all year round, in line with its current opening hours.
- 4.5 The Development will provide accessible facilities to respond to the needs of the groups the centre has been engaging with in the past. Even before HS2 took over the site at Dews lane, the location faced difficulties in adapting the building to improve accessibility, hence accessibility has been a core consideration in the design process of the Proposed Development.

4.6 The accessible design has been informed by guidance from:

- Sport England;
- The Department for Education (Guidance on design for disabled children and children with special needs);
- The Disabled Sailing Association;
- Sign Design Society;
- Building Regulations.

4.7 For further details, refer to the **Design and Access Statement**.

4.8 The benefits associated with the proposals are set out in the following sections.

Community Benefits

4.9 The Development will have a number of benefits to the community in LBH and surrounding areas. These have been determined through consultation with the Applicant and the future operators of the HWFSAC.

A) Physical Activity and Inclusion

4.10 Increased physical activity can help to reduce negative health impacts associated with a sedentary lifestyle. It also can have a positive impact on mental health, supporting individuals in managing stress levels and alleviating depression and anxiety. Physical activity also plays a key role in specific diseases and health issues including cardiovascular disease, some cancers and obesity⁴.

4.11 Outdoor activities are found to benefit individuals in improving communication skills, cooperation, social interaction skills, sense of responsibility, empathy, engagement in the community, and social trust. Outdoor activities play a role in improving education attainment or treatment of people with special needs, including children with disability.⁵

4.12 HWFSAC would provide a great opportunity for outdoor physical activity and engagement with water sports for all age groups. The tailored programmes and activities benefit children and young people in particular, encouraging an active lifestyle from a young age. This can result in healthy habit formation that can be sustained into adulthood, therefore being a lifelong benefit⁶.

4.13 HWFSAC will provide shelters to support group work or camping activities for children, an archery area, a pedal go-kart track and a field with high ropes.

4.14 The merger with the Broadwater Rowing Club and the Sailing Club allows for the expansion of water sports provided and total overall capacity. The centre also has the potential to expand

⁴ Sport England (2017) Review of Evidence on the Outcomes of Sport and Physical Activity. A Rapid Evidence Review – May 2017.

⁵ Benefits of Outdoor Sports for Society (online) Stage 1 Full Report. Available at: <https://outdoorsportsbenefits.eu/resources/> [Accessed 13/07/2023]

⁶ Hallal PC, Victora CG, Azevedo MR, Wells JC (2006) 'Adolescent physical activity and health: A systematic review.' *Sports Medicine*. 36(12):1019–1030.

the range of tailored activities offered in partnership with these clubs and thus creating more opportunities for children and young people than before.

- 4.15 Generally, good access to high-quality environments for physical activity is associated with an increase in the frequency of their use. As previously mentioned the former water sports centre had a wide outreach across LBH, west London and nationally. The new, modern facility will have an increased capacity – and therefore potential for wider reach.
- 4.16 Inclusion is one of the key aims of HWFSAC. The centre would provide access to nature and water sports activities to disadvantaged and disabled groups, creating a safe facility that caters for diverse needs and where everyone feels welcomed.
- 4.17 HOAC has a long history of engaging disadvantaged groups and people with disability in water sports. Over time building an exemplary sports centre that has reached and encouraged participation from groups that might not have the financial means to participate otherwise.
- 4.18 HWFSAC work with the Disabled Sailing Association to ensure the highest safety standards with staff trained to provide support as needed. This will create a supportive environment for people nervous about partaking in water sports by ensuring activities and equipment are adaptable and that instructors can accommodate all needs.
- 4.19 Facilities will be designed to be inclusive. Examples include:
- All-round supportive seats and seats with backrests for canoe sailing.
 - Boats with wheelchair access.
 - Access to craft via slide boards, transfer stools, manual lifting slings or hoists.
 - Slipways, and pontoons on the lake will be a minimum of 3m wide to allow for two wheelchair users to pass each other comfortably.
- 4.20 People with disability often face barriers to physical activity due to lack of tailored resources, inaccessible sports provision, and unwelcoming environments. The HWFSAC will provide inclusive design, tailored programmes, expert management experience and partnership with community groups to provide a rare and very valuable resource.
- 4.21 For disabled children (those aged under 16), the most common impairment types reported were social or behavioural, mental health and ‘other’ impairments. Research has also found that recent growth in disability prevalence in children appears to be driven by an increase in mental health conditions reported⁷. By creating a safe and welcoming environment for those with a disability through design and management, particularly children, HWFSAC not only provides an opportunity for physical activity, but also a place of acceptance and support. Physical activity itself sustains good mental health, and the opportunity to undertake that in an encouraging environment would be even more beneficial.
- 4.22 The **Design and Access Statement** provides further detail of the design measures that have been incorporated in the facility to ensure that the design is inclusive, removing barriers some

⁷ House of Commons (2022) Research Briefing: UK disability statistics: Prevalence and life experiences – July 2023.

may face and creating a user friendly environment where all people can participate with ease. The following measures have been incorporated in the design of the facility's supporting uses:

- Accessible parking will be provided on-site (minimum 5% of the total provision), including for accessible minibus parking bays. These will be close to the facility entrances (as opposed to wider parking which will be provided south of the Site).
- The signage strategy for the Development will follow good practice guidelines to ensure wayfinding is accessible and clear, such as "The Sign Design Guide" produced by the Sign Design Society.
- Colour choices will be made with both partially sighted and colour-sensitive users in mind.
- The land-based activities (to include low ropes and high ropes circuits) will be designed as far as possible to allow users of all abilities to get involved in climbing. The low ropes circuit will be particularly suitable for people with mobility challenges, but advances in the high ropes circuit could also allow it to be wheelchair accessible.
- Two radios would help those with reduced hearing to understand instructions and communicate, including through output directly to earpieces or T-loop compatible hearing aids. Radios can also be used with those with visual impairments, allowing the team to keep audible support over distance.
- Footpaths will be accessible, without compromising the woodland and wetland character of the setting by using self-binding gravel or reinforced compacted earth solutions.
- All-Terrain Wheelchairs could be provided to expand the experience of disabled users within the woodland.

4.23 Inclusion principles apply to HOAC employees. The centre considered itself an exemplary working environment for inclusion, having had experience working with those with visual impairment, neurodiversity and having a strong commitment to making the workplace welcoming to all.

B) Community Cohesion

4.24 HWFSAC would be an invaluable community asset for LBH that would benefit residents in the borough, as well as surrounding areas, as previously shown. This would be achieved through experienced management and expert specialist and local knowledge.

4.25 Community facilities build strong and cohesive communities. They provide opportunities for social interaction and involvement in community activity. Community facilities contribute to a sense of place and local identity, building social cohesion within communities. In turn, this can reduce social isolation, and societal fragmentation, and promote mental and physical wellbeing.

4.26 To achieve these aims, it is important for community facilities to appeal to a wide range of people and be adaptable to meet a variety of needs. HWFSAC will be an exemplary community facility, providing access for families, young people, church groups, school groups, disadvantaged people and people with disability and their families and carers. The affordable prices would ensure accessibility for people from diverse economic backgrounds. Counting on previous experience from HOAC, the centre also has the opportunity to reach communities beyond Hillingdon.

- 4.27 The centre will support organised groups, particularly for children and young people. Child safeguarding will be of utmost importance and the Site will be secured physically and through experienced management. Existing clubs in the community will have a new space to serve as a base for operational and training activities. The co-location of services will ensure the facility is used as much as possible, for maximum return on investment.
- 4.28 Disabled people report higher levels of loneliness, as well as a lower state of wellbeing overall. When it comes to young adults (aged 16 to 24), higher rates of loneliness were reported “often or always” than those in older age groups, whether disabled or not⁷.
- 4.29 HWFSAC would support community activities through its facility and organised activities, bringing people together for shared experiences and thus alleviating feelings of loneliness.

C) Volunteering, Economic Opportunities and Skills

- 4.30 At the time of closure, HOAC employed:
- Six full time employees;
 - Four long season employees (February to November);
 - 10 seasonal employees (April to October) – who lived on-site;
 - 10 summer employees (July and August) – generally young people from the local area;
 - 20 part-time casual workers, the majority of which were young people aged 18-24 living locally.
- 4.31 It is likely that a similar number of employment opportunities and types of roles will be available at the new HWFSAC facility.
- 4.32 Volunteering allows people to contribute to society fostering a sense of responsibility, confidence, life-long learning and a sense of achievement. Meeting people through volunteering contributes to community cohesion and integration. The HWFSAC plans to continue providing volunteering opportunities.
- 4.33 The centre will continue to organise HOAC’s previous Young Leaders Scheme, which equips young people with skills and training in sailing, windsurfing, kayaking and sculling, supporting them to pursue a career in water sports. The Young Leaders Scheme also provides bursaries to support young people from disadvantaged backgrounds to ensure the benefits of the scheme reach those who might face financial obstacles in pursuing water sports. This is a great opportunity for young people to gain such skillset in London and provide a distinctive career path.
- 4.34 HOAC employed the part-time and seasonal employees to support with training for the water sports it offered. It is envisioned that these opportunities will continue to be available at HWFSAC for those wishing to pursue a career in water sports alongside in-house training and support to advance their qualifications.
- 4.35 Volunteering opportunities were available at the former HOAC facility, and this will continue at HWFSAC. Volunteers will provide support on the courses and activities offered at the centre and associated clubs and support the maintenance of the facility. This equips participants with transferable skills and training which could support them in obtaining further employment.

Previously, 10 to 15 of the volunteers would qualify as instructors each year when turning 18 following the programme offered by HOAC.

4.36 HOAC has inspired young people to pursue careers as trainers or coaches and to go on and form their own organisations which support the community, for example Fulham Reach Boat Club was founded by a former HOAC volunteer. This boat club is a registered charity that aims to promote Rowing for All. Active in west London the vision is to improve access to rowing as a sport by offering sessions and coaching to local schools and community groups. Similar to sailing, rowing can be seen as an exclusive and elitist sport. Similar to the work by HOAC, Fulham Reach Boat Club seeks to expand the reach of this sport and improve accessibility.

4.37 HOAC aims to inspire new generations of young people with the new centre at HWFSAC by providing a place where everyone feels welcomed and comfortable to practice water sports and pursue this as a career, should they wish to.

Case study: volunteering to build skills

One HOAC volunteer joined the programme through their SEN school. At the time, they had little work experience that might be required for them to join full-time employment.

The HOAC created the opportunity to gain vital transferrable skills, such as site maintenance.

As a result, they have now gained the confidence and experience necessary to take on a role at a Garden Centre, while continuing to volunteer at the HOAC (until it closed).

This type of opportunity help people who may find employment more challenging creates a place to build confidence and learn important skills that can be difficult to find in many other settings.

D) Being in Nature

4.38 The HWFSAC would provide enhanced opportunities for leisure and being in nature. The woodland would provide a restful and quiet outdoor environment meeting a wide range of needs, from school groups to noise sensitive users (such as neurodivergent children and adults).

4.39 The proposal includes bird hides (to cater for groups of 12 children at a time) which will be sensitively designed to fit into the surroundings. Angling and pond dipping will also be possible, offering children the opportunity to inspect insects and larvae under the microscope and familiarise them with organisms living in water.

4.40 HWFSAC plans to create further educational opportunities for young children from urban areas to explore wildlife conservation and engage with schools to meet the national curriculum requirements set by the Department for Education.

4.41 Creating opportunities for children who live in an urban environment otherwise to experience nature and wildlife is a significant benefit of this Development.

E) Stewardship and Operation

4.42 HOAC prides itself on stewardship and operation for the public benefit. As detailed in **Section 3**, the previous sports centre had an extensive outreach which was a result of a dedicated team and exemplary management.

- 4.43 The benefits of collocating the services of the Broadwater Sailing Club and the Broadwater Rowing Club allows for efficient use of management and resources between the three clubs. In turn, this creates further opportunities to expand outreach and tailor it to diverse interest groups.
- 4.44 From an ecological perspective, all works and existing features on site will be maintained in perpetuity by LBH, which is to be agreed upon under an **Environmental Management Plan** post-planning application. This would be of great benefit to the Site, which, under the previous ownership, had no maintenance. The Development will not only facilitate access to the natural environment but ensure that the quality of that environment is maintained.

5 Conclusions

- 5.1 This Statement sets out the community benefits of the HWFSAC in support of the planning application for the Site. The facility will deliver the following outline benefits:
- Provides a unique space that champions inclusivity by increasing access to water sport activities to disabled and disadvantaged people;
 - Makes the natural environment accessible to those who would otherwise have limited access to the countryside, providing opportunities for leisure and educating children from urban areas on fauna and flora;
 - Provides training and skilling opportunities for young people through part-time employment, volunteering opportunities and training in water sports;
 - Creates opportunities for community cohesion, providing a facility for community members of all ages to gather and engage in outdoor and water sport activities;
 - Sustains physical activity and a healthy lifestyle.
 - Stewardship and operation – builds on previous experience to create opportunities for all residents in Hillingdon (and beyond) to engage in water sports.
- 5.2 The **Alternative Sites Assessment** has considered additional sites for the facility, however a more suitable location cannot be found. I
- 5.3 Should the centre not come forward, it would be a great loss to a community that has benefited for over 30 years from its outreach and its facilities. The long-term impacts (health, confidence, employability, skills, engagement with nature) will have wide reaching benefits for future generations to come.