

LB Hillingdon

FAO: Michael Briginshaw

By email only

15 December 2025

Application Reference: 2382/APP/2023/2906

Site: Broadwater Sailing Club, Moorhall Road, Harefield, Uxbridge, UB9 6PE

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.

Sport England Reference: PA/23/L/HN/66167

Thank you for consulting Sport England on the above application.

Summary

Sport England welcomes this planning application as it is considered to meet Sport England's Planning For Sport Principle 4 – Protect and promote existing sport and physical activity provision and ensure development does not prejudice its use and Principle 11 – Plan positively for sport and physical activity provision in designated landscapes and the green belt.

It is understood that the Council is consulting Sport England on this proposal in line with the Government's planning practice guidance see Paragraph: 003 Reference ID: 37-003-20140306.

Sport England's Planning for Sport Guidance provides general advice which can be accessed at [Planning for Sport](#).

If the proposal involves the **loss of any sports facility**, then full consideration should be given to whether the proposal meets Paragraph 99 of the National Planning Policy Framework (NPPF) and accords with local policies to protect social infrastructure as well as any approved relevant evidence base document that the local authority has in place.

If the proposal involves the provision of a **new sports facility**, to ensure it is fit for purpose the facility should be designed in accordance with Sport England and/or relevant sport National Governing Body design guidance notes [Design Guidance](#)

Proposal

It is proposed to replace the current facilities at Broadwater Sailing Club and Broadwater Rowing Club, adjacent to Broadwater Lake, to provide a new building for the clubs but also Hillingdon Outdoor Activity Centre (HOAC). HOAC is currently closed as its site has been taken to make way for HS2. This proposal is being advanced by the LB Hillingdon who it is understood are responsible for the HOAC. Other ancillary facilities are also proposed alongside to accommodate these watersports providers.

Comments from the sport national governing body

On this occasion, Sport England has yet to receive comments back from the Royal Yachting Association who previously confirmed that the plans for the new HOAC/Broadwater Sailing Club were acceptable. Their previous comments were;

'The RYA advise that Hillingdon Outdoor Activity Centre (HOAC) has been established for many decades and is well known for its work planning and delivering large footfall events to a variety of user groups. Their site is now being relocated and while the RYA has not reviewed the most recent plans they are confident that the HOAC team are looking at the best option for future delivery on the new site.

The RYA officer confirms that he has been offering support to this new facility since HOAC were first approached by HS2. The RYA understand Broadwater SC (BSC) are working in partnership with HOAC to ensure the new facility also takes into account their needs; which the RYA feels really adds weight to this planning development. The RYA has a good relationship with the centre and receive regular

updates where necessary from the team. The RYA are currently supporting the Centre with how they will deliver RYA Training activity next season (from April).

RYA has confirmed that they very much support the proposals and that HOAC, along with their link to BSC, are of strategic value to the work we undertake in sailing across all areas of sailing delivery, including supporting disabled access through our Sailability programme.'

Assessment

As we have not been able to contact the RYA to understand if the updated plans are acceptable, it is difficult to comment further on this revised scheme. We encourage the Council to make contact with the RYA to seek their views on the updated scheme.

Sport England has reviewed the updated information and this states that;

'Since the submission of the Planning Application in October 2023, a series of statutory consultee comments have been received. As a result of these comments, the scheme has been reduced in size. All documents have now been updated in line with the new scheme and re-submitted under the Planning Application. This approach has been agreed with Planning Officers at LBH. The principle of the development proposed remains consistent with the previous scheme.'

It is not known what the 'statutory consultee' comments were but it is disappointing for those that currently use Braodwater sailing Club and previously the water sports centre that these proposals have been watered down and with it the recreational and health and wellbeing benefits of the scheme.

With reference to the green belt, paragraph h (v) also explains that outdoor sport or recreation is permitted in the greenbelt provided it preserves its openness and does not conflict with the purposes of including land within it.

It is welcome that the applicant has referred to our Accessible and Inclusive Sports Facilities design guidance when preparing their scheme. This can be accessed here;

<https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance/accessible-inclusive>

Notwithstanding, Sport England considers that the proposals still have the potential to meet our Sport England Planning for Sport Principles 4 and 11 which are;

Principle (4) Protect and promote existing sport and physical activity provision and ensure development does not prejudice its use

Principle (11) Plan positively for sport and physical activity provision in designated landscapes and the green belt.

Sport England Position:

In light of the above, Sport England does not object to this application. Sport England recommends the following condition is attached to the application to ensure that the Broadwater Sailing Club is able to continue to operate during the construction of the new facility. For example;

- No development shall commence until [or specify other appropriate timescale based on the circumstances and with reference to the six tests] a scheme to the continuity of the existing sports use of the Broadwater Sailing Club and Broadwater Rowing Club facilities shown edged * on Drawing No. *; has been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The scheme must set out details of the size, location, type and make-up of the facilities together with arrangements for access during construction. The scheme must include a timetable for the provision of the replacement facilities. The approved scheme shall be implemented and complied with in full throughout the carrying out of the development.

Reason: To protect sports facilities from damage, loss or availability of use during the construction of the development and to accord with Development Plan Policy **.

If this is not achievable, please contact me to discuss how best to cover this. As highlighted above, in the case of sailing the recognised National Governing Body is the Royal Yachting Association. Should the Local Planning Authority wish to consult the RYA further, we can provide the relevant contact details and also help put you in touch with contacts at HOAC or the Broadwater Sailing Club. Please contact Sport England in the first instance.

Please note that this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agenda(s), report(s) and committee date(s).

If you would like any further information or advice, please contact me.

Yours sincerely,

Vicky Aston
Planning Manager

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CC: Royal Yachting Association