

Statement of Community Involvement Hillingdon Water Sports Facility and Activity Centre



Public Engagement

Public Exhibition Event

A public exhibition was held on Wednesday 22 February 2023 between 3pm and 7pm at Harefield Library which is located approximately 0.9 km from the application site. A summary of the responses can be found below. All concerns have been recorded and formulated into a table whereby the applicant has provided a response to each query.

Feedback from The Community

"This is a great organisation providing opportunities for all ages & abilities to experience outdoor activities on both water & land."

"Very positive. Currently this area is neglected and needs careful development. The natural resources should benefit as well as this sailing club, HOAC and all other uses."

"This will bring back invaluable facilities to the Borough. We used the previous HOAC every weekend."

"This is an excellent proposal, providing outdoor leisure activities and using land which is currently under-utilised."

"We have struggled to find any comparable facility which directly supported disabled families."

"Hillingdon lost a well-respected part of the community which needs to be rebuilt."

"Good idea to improve / develop the SSSI / nature part of the lake."

"Good use of old disused land. The old HOAC was a great facility for local groups and clubs."

"There is no shortage of wild nature areas elsewhere in the Colne Valley."

"I like the idea of giving young people of all backgrounds and abilities the opportunity to learn to sail which will give them confidence and enjoyment of the outdoors."

"I love your proposal, HOAC and its dedicated staff shaped my son's life from age of 8."

"HOAC worked with young people and promoted a love of nature and wildlife."

"Fantastic proposal. It will enhance the sailing and activities in the area and will improve disabled activity facilities."

"Fantastic proposal, will enforce the sailing and activities in the area and will improve disabled activity facilities."

"Fabulous proposal! Please hurry up! There are so many children, adults and vulnerable people who are missing out."

"HOAC worked with young people and promoted a love of nature and wildlife."

"The benefit to the young and people with disabilities outweighs people's concerns."

"Growing up in the outskirts of Greater London, it's hard to find places where you can immerse yourself in nature."

"HOAC is something that Hillingdon Borough should be proud of and I would certainly encourage all Borough Councils to offer something similar for their young people – it promotes good health, fitness & mental wellbeing which are essential for community living."

"Good to see some progress. I look forward to seeing it open in 2024."

"It is important that HOAC is relocated and continues to serve the people of Hillingdon."

- 1.1 An important part of the consultation process is to analyse and report back on the findings from all the comments received, in order for them to be able to be fed back into the design process and keep the Applicant's team updated on any topics or issues which may arise.
- 1.2 Those that attended the public consultation event were asked to complete a comment form to record their level of agreement or otherwise on the key aspects of the scheme, in order to obtain structured feedback.
- 1.3 When comments have been recorded on respondents' behalf, all due care has been taken to fairly represent comments and opinions, to ensure that the categorisation of answers has been carried out in a consistent and unbiased way.
- 1.4 Following the close of the consultation period, the Applicant's team analysed and discussed the comments received from the community and reported back to the project development team.

Responding to feedback

- 1.5 Throughout the consultation process, the Applicant has listened to feedback from stakeholders and local residents, and where possible has made changes to the emerging scheme design to address concerns raised.
- 1.6 The following table is a response to those concerns. Where it has been possible to make changes in order to address concerns raised through the consultation process, this is explained below.

Table 1: Public Comments

Public concern	Applicant response
Traffic management at the junction on Moorhall Road	Access for pedestrians, cyclists and vehicles will continue to take place from the site access road and the junction on Moorhall Road. Development proposals include improvements to the existing priority junction and access road. Further details can be found in the Transport Assessment, prepared by Robert West, enclosed as part of the submission.
Pedestrian connectivity to public transport	There are bus stops providing three eastbound and westbound services per hour, located to the west of the site access junction on Moorhall Road. The planning submission is supported by a Travel Plan which aims to explore initiatives to promote cycling and walking to HOAC staff and visitors; publicise and promote public transport usage (train, tube, and bus) to HOAC staff and visitors; to publicise and promote use of group transport and car sharing for visitors to HOAC; and to minimise single occupancy car trips by staff and visitors to HOAC.

On-site security	The access and egress point to the south of the site will be gated for both pedestrian and vehicular access. The gates will be closed and secured throughout the day and night. The gates will be automatically controlled.
Speed control along Canal Bridge	The existing bridge over the Grand Union Canal will be upgraded and used for routing utility services only. The bridge will not be accessible for pedestrians and vehicles.
Disabled parking	Eight disabled parking spaces (cars and minibus) will be provided at the site.
Memberships for the public	The activity centre will operate 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.
Impact on the environment and SSSI allocation	Habitat creation and enhancement is at the focus of the planning application given the sensitive location. An Ecological Mitigation Plan is included as part of the submission which explains how the development will be delivered whilst responding directly to the environmental constraints posed by the Site.
Management of Broadwater Sailing Club	<p>The Broadwater Sailing Club (BSC) is to be relocated from the northern part of the site to the new site at the south of the site. BSC will be co-located with the HWSFAC, within a new, purpose-built facility, where it will become a lessee of the Council. The facilities at the current BSC will be replaced in its proposed location.</p> <p>The BSC will use the same access as the HWSFAC which is located to the south of the site, off Moorhall Road. Further details of when the BSC will predominately operate can be found in the Parking Design and Management Plan, prepared by Robert West, enclosed as part of the submission.</p>
Waste management	Adequate facilities will be provided for operational and construction related waste, including segregated bins for refuse and recycling.
Dredging of the lake to maintain 2m depth	The dredging of the lake has taken into consideration the fluctuations over summer to ensure the 2m depth is maintained. The dredging will allow all uses to operate on the lake.

The impact of operational noise from HS2	The Noise Assessment enclosed as part of the submission takes into consideration the existing noise sensitive receptors and the potential impact of operational HS2 on the residential aspects on the proposed development. It is understood that wayside noise barriers have been proposed as part of the HS2's noise strategy and have been designed to ensure that they do not generate any new potentially significant noise impacts impact compared to those advised in HS2's Environmental Statement.
Flood risk management of the canals and nearby reservoirs	<p>All large reservoirs are regularly inspected by reservoir panel engineers and reservoir flooding is extremely unlikely to occur. The risk of the canal exceeding its bank level is considered to be low.</p> <p>The Canal and River Trust has advised that it is not aware of any records of overtopping from, or breaches of this section of the waterway. Broadwater Lake would also act to intercept any flows arising from the canal and as such further minimise any risk to the peninsula.</p>
Choice of location	Broadwater Lake was concluded as the only option which is suitable, deliverable and meets the necessary criteria required for a water sports and activity centre. An Alternative Sites Assessment has been carried out and is enclosed as part of the submission.
Management of fly tipping from the barges into the lake	CCTV will be in place will be in place across the site including at the site access. LBH will control and manage the CCTV. The LBH security team will be responsible for removing any users with unauthorised access from the site.
Will the pathway at the southern end of the lake be made “safe” in the areas of “quicksand”?	No development is proposed in this area. Instead, a protective fence and thorny planting is proposed to allow for a quiet area for otters.
Concern that the Mid Colne SSSI team were not consulted.	<p>Early engagement with the following:</p> <ul style="list-style-type: none"> ▪ Natural England ▪ Canal River Trust ▪ Greater London Authority ▪ Wildlife Trust ▪ Environment Agency

	All of the consultants mentioned have been consulted with prior to the planning submission and further details can be found in the enclosed planning statement.
LBH objected to HS2 in part on the grounds that the development would impact the SSSI	LBH objected to the development of HS2 for a number of reasons which are outlined in their response to the HS2 Environmental Statement Consultation. It is acknowledged that the Site falls within a SSSI however this development will result in an enhancement of the SSSI.
Accommodation for on-site staff	Accommodation will be provided on-site for seasonal staff.

London Borough of Hillingdon
Public consultation on Hillingdon Water Sports and Activity Centre
Comment/ Feedback Sheet February 2023

Name (Optional)	
Address (Optional)	
Tel (Optional)	
Email (optional)	
Comments on proposals	

