

Place Directorate

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Mr Lewis Jenkins
Quod
8-14 Meard Street
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Officer: Michael Briginshaw
Email: planning@hillington.gov.uk
Tel: 01895 250230
Ref: 2382/APP/2023/525

Dear Mr Jenkins,

19th May 2023

Town and Country Planning Act 1990 (as amended) & Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 2017 (as amended) (herein 'EIA Regs 2017')

Scoping Opinion - Hillington Water Sports Facility and Activity Centre, Broadwater Lake

I refer you to the above matter with respect to the request for a Scoping Opinion from the Hillington Council Local Planning Authority. The following documentation was submitted with the request:

- Q220454 EIA Scoping Report Cover Letter (Dated 22nd February 2023);
- Q220454 EIA Scoping Report (Dated February 2023); and
- Scoping Report Addendum Note (Dated April 2023).

The proposed development

The applicant, Hillington Council, proposes to submit a planning application for a development which is summarised as follows:

Construction of buildings to provide an outdoor activity centre and a waterbased sailing and rowing area to create the Hillington Watersports and Activity Centre including access, car parking, landscaping and associated works.

The detailed description of development in paragraph 1.4.6 of **Appendix A: Arup's Environmental Impact Assessment Scoping Opinion**.

Aspects of the environment likely to be significantly affected (the Scoping Opinion)

The letter sets out the Scoping Opinion in relation to the 'Scoping Report', taking into account the observations of the various statutory and non-statutory consultees.

Please be advised that the scope of the EIA will need to be kept under review and modified, for example, if there is a material change in the project or baseline conditions, if new information comes to light and/or new environmental impacts are identified that have the potential to be significant.

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Scoped Out:

The topics which are agreed to be 'scoped out' are listed as follows:

- Socio-economics;
- Noise and Vibration;
- Air Quality;
- Climate Change;
- Traffic and Transport;
- Cultural Heritage – Archaeology;
- Cultural Heritage – Built Heritage;
- Agriculture and Soils;
- Light Pollution;
- Wind, Daylight, Sunlight and Overshadowing;
- Solar Glare and Glint;
- Human Health;
- Materials and Waste;
- Vulnerability to Major Accidents and Disasters;
- Energy and Sustainability;
- Utilities;
- Aviation; and
- Electromagnetic interference.

Based on the information provided in the Scoping Report, consideration of likely effects during both the construction and operation of the proposed development, and the subsequent comments included in this Scoping Opinion, it is considered that the above topics can be scoped out. The justification for scoping out these topics is reported in more detail in **Appendix A**.

Scoped In:

The topics which are agreed to be 'scoped in' are listed as follows:

- Biodiversity;
- Water Resources and Flood Risk;
- Ground Conditions and Contamination; and
- Landscape and Visual.

Based on the information provided, it is considered that there are likely to be significant effects associated with Biodiversity, Water Resources, Flood Risk, Ground Conditions and Contamination, and Landscape and Visual. The technical assessment process and results for each of these topics should be reported in the ES.

The justification for scoping in these topics is contained within the Scoping Report. Relevant additions or variations required from the information contained within the Scoping Report are reported in detail in **Appendix A**.



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The applicant is encouraged to read and consider comments received from all consultees which are available at **Appendix B**.

I trust the above clearly sets out the Scoping Opinion of Hillingdon Council. However, should there be any matters arising, please do not hesitate to contact us.

Yours sincerely,

Julia Johnson

Director of Planning, Regeneration and Public Realm

On behalf of the Council



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Appendix A: Arup's Environmental Impact Assessment Scoping Opinion

Please see document appended separately.

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Appendix B: Consultation Responses

Please see document appended separately.