



HILLINGDON

LONDON

Meeting:	Hillingdon Planning Committee	
Date:	21st April 2026	Time: 7:00pm
Venue:	Council Chamber, Civic Centre	

ADDENDUM SHEET

Item: 6	Location: Broadwater Lake
Amendments/Additional Information:	Officer Comments:
<p>Amend Condition 15 as follows:</p> <p>15 Pre-Commencement - Mitigation, Enhancement & Management Plan (MEMP)</p> <p><i>a) <u>No development shall commence until a Detailed Construction Phase Mitigation, Enhancement and Management Plan (MEMP) for Broadwater Lake and the adjoining peninsula has been submitted to and approved in writing by the Local Planning Authority, in consultation with relevant stakeholders (including Natural England and the Environment Agency).</u></i></p> <p><i>b) <u>No part of the development shall be brought into use until a Detailed Operational Phase MEMP for Broadwater Lake and the adjoining peninsula has been submitted to and approved in writing by the Local Planning Authority, in consultation with relevant stakeholders (including Natural England and the Environment Agency).</u></i></p> <p><i><u>The Detailed Construction Phase MEMP and Operational Phase MEMP shall be prepared in accordance with the submitted Outline MEMP (RPS/Tetra Tech, Nov 2025), with the Operational Phase MEMP also having regard to the approved Construction Phase MEMP, and shall together include, as a minimum:</u></i></p> <p><i>j) <u>A site wide habitat restoration plan covering fen/marginal, scrub, wet woodland and open water habitats, with target conditions, success criteria, and time bound actions;</u></i></p>	<p>To split Condition 15 for the MEMP into two phases, including the construction phase and the operational phase.</p>

ii) The full design, location and delivery programme for the mitigation and enhancement measures identified in the Outline MEMP (including: remodel Islands #2 and #6; removal of Island #7; sunken willow planters and reedbeds; creation/operation of the year round bird refuge and associated screens; peninsula woodland enhancement; former Broadwater Saling Club site habitat restoration; reedbeds in the eastern channel; annual vegetation management on Islands #3 and #4; tern rafts/rafts specification; gravel banks; orchard; wildlife pond; bird hide, and Invasive Non-Native Species (INNS) controls);

iii) A monitoring schedule for SSSI interest features and water quality, covering construction and operation (including breeding and wintering bird surveys and disturbance surveys at the frequencies set out in the Outline MEMP), survey methods, fixed monitoring locations, reporting format and review triggers;

iv) Adaptive management procedures, including thresholds for intervention, corrective/contingency measures, a cease/suspend activity mechanism where monitoring demonstrates material risk of damage to SSSI interest features, and a route for urgent decisions between scheduled Steering Group meetings;

v) A programme for periodic review (minimum every five years) and update;

vi) A Steering Group governance framework (membership, decision making, meeting frequency, publication of minutes and escalation), in consultation with Natural England and other statutory bodies as core members and provision for appropriate local partners;

vii) A schedule of assents/consents and permits under s28G/28H/28I of the Wildlife and Countryside Act 1981 for operations likely to damage the SSSI and the process for seeking such assents prior to works.

Any monitoring reports required pursuant to the approved Detailed Operational Phase MEMP and Construction Phase MEMP shall be submitted in accordance with Condition 55.

The development shall be carried out and thereafter operated only in accordance with the approved Operational Phase MEMP and Construction Phase MEMP.

<p>REASON <i>To ensure delivery, monitoring and adaptive management of mitigation/enhancement necessary to avoid adverse effects on the Mid Colne Valley SSSI, in accordance with Policy DMEI 7 of the Hillingdon Local Plan: Part 2 (2020), Policy G6 of the London Plan (2021) and the National Planning Policy Framework (2024).</i></p>	
<p>Amend Condition 19 as follows:</p> <p>19 Pre-Commencement - Contaminated Land, Remediation Strategy and Unexpected Contamination</p> <p><i>a) No development (excluding demolition, site clearance and initial ground investigations) shall commence until a Comprehensive Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority, in consultation with relevant stakeholders (including the Environment Agency, Affinity Water and Thames Water). The Strategy shall include:</i></p> <p><i>Site Investigation & Risk Assessment</i></p> <p><i>i) A site investigation incorporating soil, soil gas, surface water and groundwater sampling, together with a full risk assessment prepared by a suitably qualified and accredited specialist.</i></p> <p><i>ii) An updated Preliminary Risk Assessment (PRA) and updated conceptual site model, incorporating findings from all investigation phases completed to date.</i></p> <p><i>iii) Additional intrusive investigation, where the updated PRA identifies limitations in existing data.</i></p> <p><i>iv) A tiered quantitative risk assessment, using the results of intrusive investigations to assess risks to all receptors, including controlled waters.</i></p> <p><i>Remediation Design & Verification</i></p> <p><i>v) <u>An options appraisal, including sustainability and treatability assessments of potential remediation techniques.</u></i></p> <p><i>vi) <u>Details of all proposed remediation measures and a Method Statement explaining how completion of remedial works will be verified.</u></i></p> <p><i>vii) A detailed Remediation Strategy and Verification Plan, describing performance criteria, monitoring requirements, and verification procedures.</i></p>	<p>To re-order parts a) v) and a) vi) of the condition as the options appraisal precedes the method statement.</p>

<p><i>Watching Brief</i></p> <p><i>b) If contamination not previously identified is found at any stage of development or remediation, works in the affected area shall cease and an Addendum Remediation Strategy shall be submitted to and approved by the Local Planning Authority prior to recommencement.</i></p> <p><i>Verification</i></p> <p><i>c) Following completion of the remediation works, a Verification Report shall be submitted to and approved in writing by the Local Planning Authority prior to occupation or use of any part of the development.</i></p> <p><i>Imported Soils</i></p> <p><i>d) All imported soils shall be clean, free from contamination, and independently tested prior to use. Test results and interpretive reports shall be submitted to and approved in writing by the Local Planning Authority before the soils are brought onto site.</i></p> <p>REASON <i>To ensure the safe development of the site, to protect future occupiers and neighbouring land, and to prevent pollution of controlled waters and the public water supply, in accordance with Policies DMEI 11 and DMEI 12 of the Hillingdon Local Plan: Part 2 (2020).</i></p>	
<p>Amend Condition 40 as follows:</p> <p><i>Prior to first occupation of the development, the applicant shall establish the Steering Group identified in the Outline MEMP. <u>The Group shall include, as core members and/or consultees, Natural England, the Environment Agency, HS2, and the Canal & River Trust; and provide for representation from appropriate local partners.</u> The Group shall meet at least quarterly for the first two years of operation and at least biannually thereafter, and shall have remit to:</i></p> <p><i>a) Oversee implementation of the MEMP/<u>OMAP</u>, monitoring and reporting;</i></p> <p>...</p>	<p>As requested by the Environment Agency and Natural England and to correct error.</p>
<p>Add the following Environment Agency informative:</p>	<p>As requested by the Environment Agency.</p>

Flood Risk Activity Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any of the following activities:

- erecting any temporary or permanent structure in, over or under a main river, such as a culvert, outfall, weir, dam, pipe crossing, erosion protection, scaffolding or bridge*
- altering, repairing or maintaining any temporary or permanent structure in, over or under a main river, where the work could affect the flow of water in the river or affect any drainage work*
- building or altering any permanent or temporary structure designed to contain or divert flood waters from a main river*
- dredging, raising or removing any material from a main river, including when you are intending to improve flow in the river or use the materials removed*
- diverting or impounding the flow of water or changing the level of water in a main river*
- quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert*
- any activity within 8 metres of the bank of a main river, or 16 metres if it is a tidal main river*
- any activity within 8 metres of any flood defence structure or culvert on a main river, or 16 metres on a tidal river*
- any activity within 16 metres of a sea defence structure*
- activities carried out on the floodplain of a main river, more than 8 metres from the river bank, culvert or flood defence structure (or 16 metres if it is a tidal main river), if you do not have planning permission (you do not need permission to build agricultural hay stacks, straw stacks or manure clamps in these places)*

For further guidance please visit Flood risk activities: environmental permits - GOV.UK or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment.agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Item: 9	Location: Rainbow and Kirby
Amendments/Additional Information:	Officer Comments:
Metis, the council's Drainage and Flood Risk consultants have advised that there would be no objection to the development on drainage and flood risk grounds subject to the submission of a detailed drainage scheme and evidence of the installation of completed SuDS.	Officers note that Metis have advised that the submitted drainage scheme is acceptable. Conditions requiring the submission of a detailed drainage scheme and evidence of the installation of SuDS installation are included in the list of recommended conditions (Conditions 37 and 38 respectively).

Item: 14	Location: 9 Pastures Mead
Amendments/Additional Information:	Officer Comments:
<p>Additional comments received:</p> <p>7.2 We do not consider that a 67% increase in foot print is modest. Constructed with matching bricks is a worry as demonstrated by the brick infill of the garage currently happening at no 11 which do not match the LBC Tudor bricks of the house (that are still available to buy).</p> <p>7.4 Nos 20 and 22 have smaller partial rear extensions and No1 has glass conservatory and the rear. No houses in Pastures Mead have full rear extension. No 8 had their planning refused for this reason.</p> <p>7.12 we have a 15 metre back garden measured from the house wall (12 m from the conservatory) with NO front garden. The back garden is triangular tapering to 3.5 m. Plot 9 has a larger plot with generous front garden.</p> <p>7.12 No 9 is set back from the streetline due to the the protected trees which is unique in that the adjacent houses 7and 9are very close together with a 0.95 gap to the boundary (not 1.15m as you quote, we would welcome a visit from the planning officer to confirm our measuring)and the wall of no 9 all along right next to our house. No other houses on the development are in such close proximity to each other.</p>	For completeness

We would suffer a considerable loss of light in the living room where the main impact of being in the shadow of the from the East side wall of the proposed extension and the pitched roof would exacerbate this.

The conservatory is built in all glass for this reason. The shadow begins to from the east at 14:00 and is completely in the shade by 3:30 in the summer (earlier in the winter)

Limited light is also compounded by the shade of the 3 storey block of flats on the west side which casts shade till 11:30 in the morning . Therefore the window of time is from 11:30 to 14:00, only 2 ½ hours of full sun. This window will be consideraby reduced with a 67% increase in footprint to the house, with a brick wall along 58% of the boundary of the back garden.