



Moselle,
Broadwater Farm

Biodiversity Verification

January 2026

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1 Executive Summary

NRG Consulting have been commissioned to provide details of biodiversity verification for the proposed development at **Moselle, Adams Road, N17 6HW**.

The scheme benefits from Planning Permission (Ref: HGY/2022/0823). The description of development is:

‘Demolition of the existing buildings and structures and erection of new mixed-use buildings including residential (Use Class C3), commercial, business and service (Class E) and local community and learning (Class F) floorspace; energy centre (sui generis); together with landscaped public realm and amenity spaces; public realm and highways works; car-parking; cycle parking; refuse and recycling facilities; and other associated works. Site comprising: Tangmere and Northolt Blocks (including Stapleford North Wing): Energy Centre; Medical Centre: Enterprise Centre: and former Moselle school site, at Broadwater Farm Estate.’

This report has been written to discharge the following Planning Conditions.

Planning Condition 11b that states:

‘11) (b) Prior to the first occupation of each phase of the development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures within that Phase is in accordance with the approved measures. Development shall accord with the details as approved and measures shall be retained for the lifetime of the development. Reason: To ensure that the development provides the maximum provision and protection of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).’

Planning Condition 52b that states:

‘52) (b) Prior to the occupation of 90% of the dwellings of the relevant blocks, evidence must be submitted to and approved by the Local Planning Authority that the living roof has been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roofs have not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roofs shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.’

Scope

This report is based on the report produced by NRG Consulting for Planning Condition 11(a). This note is to confirm, via a post-construction verification, that the required ecological enhancement and protection measures have been delivered as part of the Moselle Phase of the Broadwater Farm Estate scheme.

This report presents the findings of the post-development ecological field survey, supported by a photographic record and a qualitative ecological impact assessment. Its purpose is to confirm that the approved measures have been implemented in accordance with the approved drawings, reports, and specifications, and that no unforeseen adverse ecological impacts have arisen as a result of the development.

2 Post-Development Activities & Site Survey

2.1 Survey Methodology

A post-development ecological field survey was undertaken following completion of the Moselle Phase and prior to first occupation, in accordance with the requirements of Planning Condition 11(b). The survey comprised a targeted ecological walkover designed to verify the delivery, condition, and functionality of the ecological enhancement and protection measures approved under Condition 11(a).

The site visit was undertaken on the **18th December 2025** under suitable weather conditions for ecological inspection. The survey was undertaken by an experienced surveyor, with the findings reviewed by Darren Storey MZool (Hons) MSc MCIEEM.

The inspection focused on confirming that approved measures had been implemented in the correct locations, to the appropriate specification, and without resulting in unforeseen adverse ecological impacts.

2.2 Verification of Ecological Measures and Photographic Evidence

The survey confirmed that the ecological enhancement and protection measures approved under Condition 11(a) and the living roof approved under Condition 52(b) have been implemented in accordance with the approved drawings, landscape plans, and supporting documentation. Verification was supported by a photographic record, included in Appendix 1, documenting:

- Soft landscaping and planting
- Biodiverse green roofs
- Rain gardens and SuDS features
- Bird boxes, bat boxes and integrated bat features
- Retained trees and protected areas
- External lighting installations in relation to ecological features

Each photograph confirms compliance with the approved scheme.

2.3 Post-Development Ecological Impact Assessment

The post-development ecological survey identified no unexpected adverse ecological impacts arising from the construction phase. All habitats and ecological features were present and functioning broadly as anticipated at this stage of establishment.

Lighting installations were consistent with the approved sensitive lighting strategy, with no evidence of inappropriate light spill affecting ecological features, bat roosting opportunities, or foraging corridors.

Ecological connectivity across the site has been maintained and enhanced through the delivery of the approved planting, biodiverse roofs and SuDS features. Minor variations associated with planting establishment or seasonal growth were observed but are not considered ecologically significant.

2.4 Deviations from Planning Condition 11a

The only deviation from the previous report is the relocation of a Bat Box to a mature tree on the scheme. Tree-mounted bat boxes are widely accepted as suitable artificial roost features. The selected tree provides:

- A stable structure with minimal vibration compared to a building façade
- Reduced artificial lighting and disturbance
- A more natural commuting and foraging context

These conditions are considered equally suitable / preferable to an elevation-mounted box. The bat box is at a suitable height above ground, unobstructed and oriented to avoid prolonged direct sunlight and prevailing winds

The revised location does not result in any adverse impacts to bats or other protected species and remains consistent with the overall objectives of the approved ecological mitigation strategy.

3 Conclusion

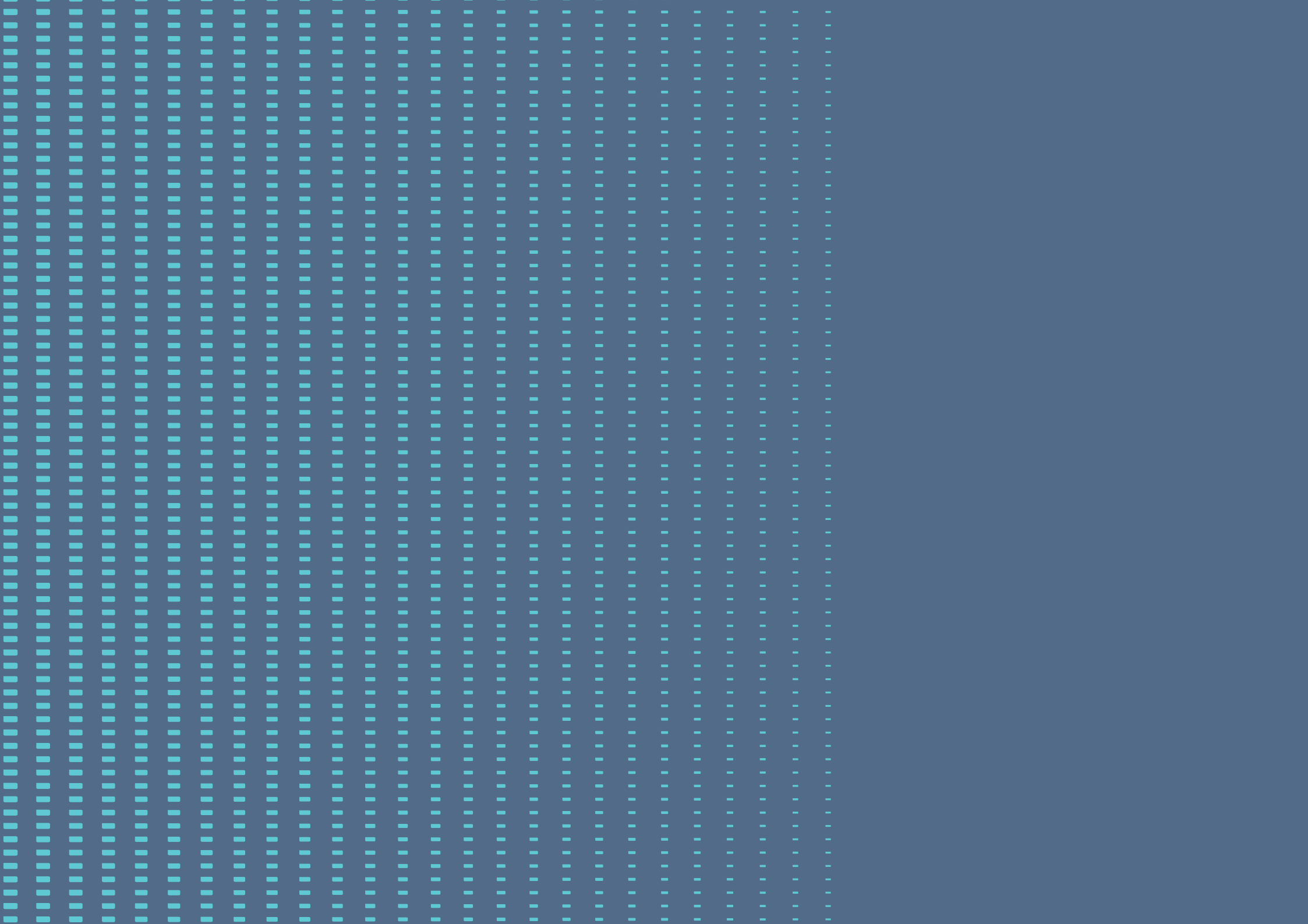
This report has been prepared to discharge **Planning Conditions 11b and 52b** for the proposed development at **Moselle, Broadwater Farm Estate**.

The post-development ecological field survey and photographic verification confirm that the ecological enhancement and protection measures approved under Condition 11(a) have been implemented in accordance with the approved drawings, specifications and supporting documentation. The survey has demonstrated that habitats, ecological features and sensitive lighting measures are present, are functioning as intended, and have been delivered without giving rise to any unexpected adverse ecological impacts.

The ecological enhancements delivered as part of the Moselle Phase contribute positively to habitat provision, ecological connectivity and biodiversity outcomes within the site and the wider Broadwater Farm Estate.

No departures from the approved scheme have been identified that would undermine the ecological objectives secured through the planning process.

On this basis, it is confirmed that the requirements of Planning Conditions 11b and 52b have been met, and it is therefore considered that the condition can be discharged by the Local Planning Authority.



Appendix 1



Ecological Enhancement Measure	Photographic Evidence	Compliant with Approved Measures
Native tree planting (street trees and internal planting strips)		Yes
Native tree planting (street trees and internal planting strips)		Yes

Table: Post-Development Verification of Ecological Enhancement Measures (Moselle Phase)

Ecological Enhancement Measure	Photographic Evidence	Compliant with Approved Measures
Retained trees and tree protection outcomes		Yes
Native hedgerow planting (Carpinus betulus)		Yes

Table: Post-Development Verification of Ecological Enhancement Measures (Moselle Phase)

Ecological Enhancement Measure	Photographic Evidence	Compliant with Approved Measures
Woodland understorey planting		Yes
Species-rich / modified grassland areas		Yes

Table: Post-Development Verification of Ecological Enhancement Measures (Moselle Phase)

Ecological Enhancement Measure	Photographic Evidence	Compliant with Approved Measures
Introduced shrub planting (public realm and woodland planting)		Yes
Introduced shrub planting (public realm and woodland planting)		Yes

Table: Post-Development Verification of Ecological Enhancement Measures (Moselle Phase)

Ecological Enhancement Measure	Photographic Evidence	Compliant with Approved Measures
Rain garden / SuDS feature		Yes
Biodiverse green roofs (3 rd floor roofs)		Yes

Table: Post-Development Verification of Ecological Enhancement Measures (Moselle Phase)

Ecological Enhancement Measure	Photographic Evidence	Compliant with Approved Measures
Biodiverse green roofs (5 th floor roof)		Yes
Biodiverse green roofs (5 th floor roof)		Yes

Table: Post-Development Verification of Ecological Enhancement Measures (Moselle Phase)

Ecological Enhancement Measure	Photographic Evidence	Compliant with Approved Measures
Biodiverse green roofs (6 th floor roof)		Yes
Measured depth of substrate		Yes

Table: Post-Development Verification of Ecological Enhancement Measures (Moselle Phase)

Ecological Enhancement Measure	Photographic Evidence	Compliant with Approved Measures
Bird boxes – north and east elevations		Yes
Bird Boxes North and East Elevations		Yes

Table: Post-Development Verification of Ecological Enhancement Measures (Moselle Phase)

Ecological Enhancement Measure	Photographic Evidence	Compliant with Approved Measures
Sensitive lighting implementation adjacent to ecological features		Yes
Bat boxes and integrated bat features		Yes*

Table: Post-Development Verification of Ecological Enhancement Measures (Moselle Phase)

Ecological Enhancement Measure	Photographic Evidence	Compliant with Approved Measures
Sensitive lighting implementation adjacent to ecological features		Yes
Sensitive lighting implementation adjacent to ecological features		Yes

Table: Post-Development Verification of Ecological Enhancement Measures (Moselle Phase)

Appendix 2



PL2505 MOSELLE LIGHTING IMPACT ASSESSMENT

PL2505 MOSELLE LIGHTING IMPACT ASSESSMENT

James Molloy

12th September 2025

Document:	PL2505 MOSELLE LIGHTING IMPACT ASSESSMENT		
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1. Introduction & Scope

This Lighting Impact Assessment has been prepared to accompany the proposed development at Broadwater Farm, Tottenham. The purpose of the assessment is to demonstrate compliance with recognised best practice in exterior lighting design, to ensure that lighting provided for the safe operation of the site does not give rise to unacceptable environmental effects, with particular regard to ecological receptors.

The assessment has been undertaken in accordance with the methodology set out in the Institution of Lighting Professionals' PLG04 – *Guidance on Undertaking Environmental Lighting Impact Assessments*, together with the associated recommendations of ILP GN01:2021 *Guidance on the Reduction of Obtrusive Light*, CIE 150:2017 *Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations*, and ILP/BCT GN08/18 *Bats and Artificial Lighting*. It also has due regard to the findings and recommendations of the Preliminary Ecological Appraisal (Temple, 2022) and Bat Survey Report (The Ecology Consultancy, 2022).

2. Documentation

- BS 5489-1:2020 – Code of Practice for the Design of Road Lighting and Public Amenity Areas
- CIE 150:2017 – Limitation of the Effects of Obtrusive Light
- ILP GN01:2021 – Guidance on the Reduction of Obtrusive Light
- ILP GN08/18 – Bats and Artificial Lighting at Night
- Bat Conservation Trust / ILP (2018) – Guidance Note 08/18
- Haringey Local Plan and Development Management Policies (biodiversity and environmental protection)
- Preliminary Ecological Appraisal (Temple Group, 2022)
- Bat Survey Report (The Ecology Consultancy, 2022)

3. Baseline Lighting Environment

The Broadwater Farm Estate is a large residential area in Tottenham, London. The Phase 1 development site is currently dominated by existing buildings and areas of hardstanding. It is bordered to the west by Lordship Recreation Ground, a Site of Local Importance for Nature Conservation (SLINC). This area of open space provides suitable bat commuting and foraging habitat and is identified in the ecological assessments as sensitive to artificial lighting.

Existing lighting within the estate is typical of residential streets and amenity areas, with a baseline characterised as Environmental Zone E3 (suburban). The adjacent SLINC, however, exhibits darker conditions closer to Environmental Zone E2 (low district brightness).

4. Predicted Lighting Environment

The proposed lighting installation comprises Urbis Schreder AXIA 2.2 and Bora Explora luminaires, mounted predominantly on 6 m columns, supplemented by low bollard lighting in pedestrian areas

PL2504-MEC-HLG-SWI-EO-DR-00001

PL2505-MEC-HLG-SWI-EO-CA-00001

. All luminaires are specified as warm white LEDs with a 3000K colour temperature, installed at zero tilt, with full cut-off optics.

Lighting calculations confirm compliance with BS 5489-1:2020 and BS EN 12464-2:2024 for the proposed residential and parking environments. Average levels range between 15 and 20 lux on circulation routes with minimum values above 5 lux, and approximately 15 lux average within parking areas, all within the recommended ranges.

Lux contour plots demonstrate that levels above 1 lux are contained within the site boundary. Sensitive areas such as the western edge adjacent to Lordship Recreation Ground remain below 0.5 lux, ensuring that commuting and foraging habitats are not illuminated.

5. Assessment of Effects

The potential environmental effects have been assessed in accordance with ILP PLG04 under the five recognised criteria:

Sky glow will be negligible. All luminaires are installed at zero tilt with full cut-off optics, and the warm white spectrum minimises upward scatter.

Light trespass is controlled to within site boundaries. Vertical illuminance calculations confirm that no overspill above 1 lux occurs onto adjacent residential façades or the SLINC.

Glare has been addressed by luminaire selection, mounting heights, and optical control. All fittings are G2/G3 glare rated, limiting visual discomfort.

Building luminance is not applicable as no architectural or façade lighting is proposed.

Ecological effects are minimised through warm white LED specification, controlled beam optics, careful positioning of columns, and retention of dark buffer zones. The design avoids direct illumination of tree lines, new planting, and proposed roosting features, in accordance with the recommendations of the Bat Survey and PEA.

6. Mitigation Measures

Mitigation has been embedded within the scheme from the outset. This includes:

- use of warm white LED luminaires (3000K) with reduced blue light content;
- installation at zero tilt with full cut-off optics to prevent upward or outward spill;
- minimisation of column heights and careful siting to restrict spread;
- avoidance of illumination of sensitive habitat features, including woodland edges and newly planted linear corridors;
- retention of dark buffer zones to maintain habitat connectivity.

7. Residual Effects

With these measures in place, the residual effects of the proposed lighting scheme are negligible. The installation is compliant with ILP GN01:2021 limits for Environmental Zone E3 and would also meet E2 thresholds at the site boundary. No measurable overspill occurs onto adjacent ecological receptors, and the scheme accords with the ecological recommendations provided.

8. Conclusion

The proposed external lighting scheme for the Broadwater Farm development provides safe and effective illumination for residents while minimising environmental and ecological impacts. The assessment demonstrates compliance with BS 5489-1:2020 and ILP PLG04, together with the specific guidance on bats and artificial lighting. The design has been developed in consultation with ecological recommendations and ensures that the adjacent SLINC and on-site habitat features are protected. On this basis, the lighting installation can be considered both technically compliant and environmentally appropriate.

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