



Application Number:	HGY/2026/0364
Application Type:	Approval of details reserved by a condition Address: Tottenham Substation, Watermead Way, London, N17 OXD
Proposal:	Approval of Requirement 3 (Stages of authorised development) of the North London Reinforcement Order 2014 (The Order) attached to development consent order HGY/2014/3601 to account for amending staging plan.
Case Officer:	Nathan Keyte
Valid Date:	11/02/2026
Applicant:	National Grid
Agent:	James Lambert

RECOMMENDATION

1. APPROVED DEVELOPMENT

North London Reinforcement Project to replace and maintain an existing section of 275kV overhead power line with a 400kV overhead line and to undertake works to the associated substations at Waltham Cross, Brimsdown and Tottenham. This is designed to help facilitate the increased flow of electricity into London.

2. ANALYSIS/ASSESSMENT

Requirement 3 (Stages of authorised development) of The National Grid (North London Reinforcement) Development Consent Order 2014 (the DCO) states:

“The authorised development shall not commence until a written scheme setting out all the stages of the authorised development has, after consultation with the relevant highway authority and Lee Valley Regional Park Authority, been submitted to and approved by the relevant planning authority”.

Pursuant to Requirement 3 of the North London Reinforcement Order 2014 (the Order) the applicants have submitted a Written Scheme setting out the stages of the authorized development.

The application will supersede the staging plan as approved under HGY/2025/2787. The Staging Plan includes reference to works across other Borough's. For the purposes of clarity, this application relates to discharge only as it relates to works within the Borough of Haringey.

The table below sets out the stages of Authorised Development to be approved. Indicative dates for the period of works have been amended from the 2023 Staging Plan. It is noted that Stage 3A has been approved in part, under various applications relating to discharge of requirements, as has Stage 5H.

Stage	Name	Description	Work Nos	Indicative Period of works	Relevant Local Planning Authority
0	Early enabling works	Construction of 12 foundations for Cable Sealing End Compounds at Tottenham substation, at the location of pylon VC1R. <i>[This stage of work has been completed and is therefore not detailed in this document]</i>	N/A	Q1 2019 – Q3 2019	London Borough of Haringey
1a	Stubbins Hall Lane construction compound	~~Establishment of material holding facility and laydown area by Stubbins Hall Lane.~~ <i>[Not to be completed]</i>	5	~~Q4 2024 – Q2 2025~~	~~Epping Forest District Council~~
1b	Waltham Cross substation	Construction of new gas insulated switchgear substation at Waltham Cross.	4 (a-n)	Q1 2026 – Q3 2027	Epping Forest District Council
1c	Waltham Cross landscaping	Landscaping works associated with Waltham Cross substation	N/A	Q2 2027 – Q3 2027	Epping Forest District Council
2a	Brimsdown substation	Works related to the extension of the existing Brimsdown substation. Remodelling existing bund and works to temporarily divert footpath. Construction of a new bridge over the Small River Lee (Turkey Brook). Installation of cable sealing end compound at ZBC19, and underground cables to Brimsdown substation. Removal of cable sealing end compounds at ZBC20, and cables between ZBC20 and Brimsdown substation. Creation of new permanent footpath linking footpath at	6, 7 (a-e)	Q1 2026 – Q4 2029	London Borough of Enfield

Stage	Name	Description	Work Nos	Indicative Period of works	Relevant Local Planning Authority
		dismantled railway to Footpath No. 103; and new diversion Footpath No. 103.			
2b	Brimsdown substation landscaping	Landscaping works associated with Brimsdown Substation	N/A	Q4 2028 – Q4 2029	London Borough of Enfield
3a	Tottenham substation preparatory work	Demolition and remediation works.	13	Q3 2024 – Q3 2026	London Borough of Haringey
3b	Tottenham substation	Establishment of material holding facility and laydown area. Modifications to existing protection and control equipment to facilitate the bypass of Tottenham substation by the newly uprated 400kV overhead electricity line. Installation of new cable sealing end compounds at pylons ZBC43 and VC1R; installation of up to twelve 400kV cables predominantly underground from the northern cable sealing end compound at pylon ZBC43 to the southern cable sealing end compound at pylon VC1R; and installation of two cable bridges across Pymmes Brook.	9, 10c, 10d, 10e, 13	Q3 2026 – Q2 2027	London Borough of Haringey
3c	Tottenham substation landscaping	Landscaping works associated with Tottenham Substation	N/A	Q1 2027 – Q2 2027	London Borough of Haringey
4a	Enabling works for reconducting Tottenham	Establishment of an access track off Watermead Way.	13	Q1 2026 – Q3 2026	London Borough of Haringey

Stage	Name	Description	Work Nos	Indicative Period of works	Relevant Local Planning Authority
4b	Reconducting Tottenham to Hackney VC2	Installation of new transmission pylon VC1R, and conductors, insulators and fittings between VC1R and VC2, and new connections between VC1R and gantries. Removal of existing transmission pylon VC1, and conductors, insulators and fittings between VC1R and VC2, and connection between VC1 and the existing Tottenham substation.	11, 12	Q3 2026 – Q2 2028	London Borough of Haringey
4c	Tottenham pylons landscaping	Landscaping works associated with pylons VC1R and VC2 around Tottenham Substation	N/A	Q4 2027 – Q4 2028	London Borough of Haringey
5a	Pylon Works – Waltham Cross	Removal of existing transmission pylon ZBC1, the conductors between ZBC1 and ZBC2, and the connection between ZBC1 to Waltham Cross substation. Removal of existing transmission pylon 4ZM1; installation of new transmission pylon 4ZM1R.	1, 2a, 2b, 3a, 3b	Q1 2026 – Q2 2028	Epping Forest District Council
5b	Overhead Lines – Epping Forest	Uprating of ZBC OHL between ZBC2 and ZBC12.	1	Q1 2026 – Q4 2027	Epping Forest District Council
5c	Landscaping for Pylons in Epping Forest	Landscaping works around pylons 4ZM1R and ZBC2-12 in Epping Forest, including those at Waltham Cross substation	N/A	Q4 2027 – Q4 2028	Epping Forest District Council
5d	Overhead Lines – Enfield	Establishment of material holding facility and laydown	1, 8	Q1 2026 – Q4 2027	London Borough of Enfield

Stage	Name	Description	Work Nos	Indicative Period of works	Relevant Local Planning Authority
		area at car park by Lee Park Way. Uprating of ZBC OHL between ZBC13 to ZBC38.			
5e	Landscaping for Pylons in Enfield	Landscaping works around pylons ZBC13-38 in Enfield	N/A	Q4 2027 – Q4 2028	London Borough of Enfield
5f	Overhead Lines – Waltham Forest	Uprating of ZBC OHL between ZBC39 and ZBC42.	1	Q1 2026 – Q4 2027	London Borough of Waltham Forest
5g	Landscaping for Pylons in Waltham Forest	Landscaping works around pylons ZBC39-42 in Waltham Forest	N/A	Q4 2027 – Q4 2028	London Borough of Waltham Forest
5h	Overhead Lines - Haringey	Works to facilitate bypassing of Tottenham substation to include removal of existing phase and earthwire conductors from pylon ZBC43 to existing anchor blocks and installation of new phase and earthwire conductors to gantries within new northern cable sealing end compound and removal of existing cables connecting ZBC43 to Tottenham substation. Uprating of ZBC OHL at ZBC43.	1, 10a, 10b	Q1 2026 – Q4 2027	London Borough of Haringey
5j	Landscaping for Pylons in Haringey	Landscaping works around pylons ZBC43 in Haringey	N/A	Q4 2027 – Q4 2028	London Borough of Haringey

The current proposal relates to changes to Stage 2 in the Borough of Enfield and does not introduce additional changes to be considered within the Borough of Haringey. Rather, the revised staging schedule has been submitted so as to ensure one common schedule remains across the project.

Those stages involving works within Haringey remain as noted in the previous Staging Plan as:

- Stage 0 - already undertaken, case reference (HGY/2018/3384),
- Stage 3 - split into three stages to enable preparatory demolition and remediation works to occur ahead of the main authorized works. Stage 3b will include Authorised Work No. 13 (Material holding facility and laydown area) and parts of No. 10 (works to facilitate bypassing of Tottenham substation). Authorised Work No. 9 (Modifications to existing protection and control equipment to facilitate the bypass of Tottenham substation by the newly uprated 400kV overhead electricity line.) has now been relocated to Stage 3B.
- Stage 4 – Authorised Work No. 11 (Installation of a new transmission pylon VC1R, new phase and earthwire conductors, insulators and fittings between VC1R and VC2 and new connections from pylon VC1R to the gantries in the new southern cable sealing end compound.) and No. 12 (Removal of existing transmission pylon VC1 and phase and earthwire conductors between pylon VC1 and pylon VC2 and removal of connections from between pylon VC1 and the existing Tottenham substation.). The Stage also includes the establishment of an access track off Watermead Way.
- Stage 5 – Parts of work no. 10 Works to facilitate bypassing of Tottenham substation to include removal of existing phase and earthwire conductors from pylon ZBC43 to existing anchor blocks and installation of new phase and earthwire conductors to gantries within new northern cable sealing end compound and removal of existing cables connecting ZBC43 to Tottenham substation. Uprating of ZBC OHL at ZBC43.

The requirement can therefore be discharged.

3. RECOMMENDATION

GRANT DISCHARGE OF REQUIREMENT 3