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31st March 2026

Dear Adam,

**BROADWATER FARM ESTATE, LONDON, N17
APPLICATION FOR PARTIAL DISCHARGE OF CONDITIONS 43A (DETAILS OF
THE ENERGY STRATEGY), 45 (REVISED CARBON OFFSET CALCULATION), 47
AND 58A (SCHEME FOR ENERGY MONITORING) OF PLANNING PERMISSION
REF: HGY/2022/0823
PLANNING PORTAL PP-14814154**

On behalf of our client, London Borough of Haringey, we hereby submit an application for approval of details reserved by condition for the partial discharge of Conditions 43a (Details of the Energy Strategy), 45 (Revised Carbon Offset Calculation), 47 and 58a (Scheme for Energy Monitoring) of planning permission reference HGY/2022/0823, dated 7th March 2023.

This application seeks the partial discharge of Condition 43a, 45, 47 and 58a in relation to Phase 2 (Tangmere and Townhouses) of the Broadwater Farm Estate development only, the extent of which is illustrated on the accompanying Phasing Plan.

Condition 43a states:

"The development hereby approved shall be constructed in accordance with the Energy Statement by XCO2 (dated October 2022) delivering a minimum 65.8% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, new central energy centre, and a minimum 332 kWp solar photovoltaic (PV) array.

(a) Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:

a. Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;

- b. Confirmation of the necessary fabric efficiencies to achieve a minimum 10% reduction in SAP2012 carbon factors, including details showing how thermal bridging is reduced;
- c. Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- d. Details of the PV, demonstrating the roof areas have been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp).

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

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Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22."

Condition 45 states:

"Prior to commencement of above ground construction, a revised carbon offset calculation and details of the off-site carbon offset mechanism shall be submitted to and approved by the Local Planning Authority. This should separately identify the carbon savings achieved by the heat network in the new build development and the existing development for both the ASHP and DEN connection scenarios (noting that the saving in the existing homes is expected to be substantial in both cases). If the calculation shows the combined savings in the new and existing development are over and above those required to make the new development zero carbon, the savings may be banked by the developer for future projects.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22."

Condition 47 states:

"No development shall take place beyond the superstructure of the development until a detailed scheme for energy monitoring has been submitted to and approved in writing by the Local Planning Authority. The details shall include details of suitable automatic meter reading devices for the monitoring of energy use and renewable/ low carbon energy generation. The monitoring mechanisms approved in the monitoring strategy shall be made available for use prior to the first occupation of each

building and the monitored data for each block shall be submitted to the Local Planning Authority, at daily intervals for a period of 5 years from final completion.

Reason: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2021 Policy SI 2 and Local Plan Policy SP4 before construction works prohibit compliance."

Condition 58a states:

"(a) Prior to the completion of the superstructure a detailed scheme for energy monitoring has been submitted to and approved in writing by the Local Planning Authority. This shall include details of suitable automatic meter reading devices for the monitoring of energy use and renewable/low carbon energy generation. The monitoring mechanisms approved in the monitoring strategy shall be made available for use prior to the first occupation of each building.

...

Reason: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2021 Policy SI 2 and Local Plan Policy SP4 before construction works prohibit compliance."

In order to discharge the above conditions, the application is accompanied by the following:

- (i). Covering letter by CMA Planning (this document);
- (ii). Tangmere Energy Statement, prepared by NRG Consulting, dated March 2026; and
- (iii). Phasing Plan.

The application has been submitted pursuant to Regulation 3 (Council-own) development and the application fee will be paid by the client under separate cover.

We trust that the enclosed is in order and look forward to receiving acknowledgement shortly that the application has been formally registered. In the meantime, should you require clarification on any issues or wish to discuss this matter further please do not hesitate to contact Adam Williams of this office.

Yours sincerely



CMA Planning

Enc. as above