



Officer Report

Application Number:

HGY/2026/0192

Application Type:

Approval of details reserved by a condition

Address:

Broadwater Farm Estate, London

Proposal:

Approval of details for the discharge of Conditions 11(b) (Evidence of Ecological Enhancements - partial approval - Moselle Phase only) and 52 (b) (Evidence of Delivery of Living Roofs - partial approval - Moselle Phase only) of planning permission HGY/2022/0823 for:

'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' as approved on 07/03/2023.

Case Officer:

This application relates to the Moselle Phase Only.

Valid Date:

Adam Silverwood

Applicant:

27/01/2026

Agent:

London Borough of Haringey
CMA Planning

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

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 application was approved on the 7th March 2023.

ANALYSIS/ASSESSMENT

Condition 11(b) (Evidence of Ecological Enhancements) reads:

‘(a) At least 12 months prior to occupation of development hereby approved, information shall be submitted for the written approval of the Local Planning Authority, demonstrating that the approved development would be in accordance with the recommendations of the Preliminary Ecological Appraisal hereby approved. Information shall also be submitted for the written approval of the Local Planning Authority showing the outcome of a wildlife survey that investigates the possible location of peregrine falcons and their nests within the application site and which describes and secures appropriate protection and mitigation measures as appropriate. This wildlife survey must be completed during the months of March to April (prior to any potential nesting period) and also prior to the demolition of the Northolt building on site. These details shall also describe how the development provides a biodiversity net gain, and provide plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.

(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).’

The applicants have submitted the document ‘Moselle Biodiversity Verification PC11B and 52B (January 2026)’ which provides photographic confirmation of street tree planting, retained trees, native hedgerow planting, woodland understory planting, grassland areas, shrub planting, suds features within a rain garden, bird boxes on the northern and eastern elevations and sensitive lighting. The applicants should be aware that the works regarding sensitive lighting and SUDS should be installed in accordance with the relevant conditions.

Officers consider the submitted details to be sufficient with regards to the requirements of condition 11(b) and is therefore recommended for approval for the Moselle Phase of the development only.

Condition 11 has now been discharged in full.

Condition 52 (Evidence of Delivery of Living Roofs) reads:

‘(a) Prior to the commencement of development beyond the superstructure, details of the living roofs and/or living wall must be submitted to and approved in writing by the Local Planning Authority.

Living roofs must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:

- i) A roof plan identifying where the living roofs will be located and floor plans identifying where the living walls will be rooted in the ground, if any;*
- ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm), and no less than 250mm for intensive living roofs (including planters on amenity roof terraces);*
- iii) Roof plans annotating details of the substrate: showing at least two substrate types across the roofs, annotating contours of the varying depths of substrate*
- iv) Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;*
- v) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with roof ball of plugs 25m³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces.*

The living roofs will not rely on one species of plant life such as Sedum (which are not native);

- vi) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; vii) Management and maintenance plan, including frequency of watering arrangements; and,*
- viii) A section showing the build-up of the blue roofs and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site, if any.*

(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.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with London Plan (2021) Policies G1, G5, G6, S11 and S12 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.'

Pursuant to condition 52(b), details have been submitted in respect of the prior to occupation condition. The information has been assessed by LBH Carbon Management Officers who consider it to be sufficient with regards to the requirements of condition 52(b) and is therefore recommended for approval for the Moselle Phase of the development only. Condition 52 has now been discharged in full for the Moselle Phase only.

RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 11(b) - MOSELLE PHASE ONLY

GRANT PARTIAL DISCHARGE OF CONDITION 52(b) - MOSELLE PHASE ONLY

Informative

The Applicant should be informed that conditions 11(b) and 52(b) have been discharged in part and this decision notice relates to the Moselle Phase of the development only.

Informatives:

The Applicant is informed that conditions 11(b) and 52(b) have been discharged in part in that this decision notice relates to the Moselle Phase of the development only.