

Ecological Enhancement Report

Broadwater Farm Estate - Tangmere Phase

Presented to Formation Design and Build

Issued: April 2026

Lucion Delta-Simons Project Number: 142018.700448

Issue No.	Status	Issue Date	Comments	Author	Technical Review	Authorised
2	Final	13/04/2026	Figure update after client comment	Caley Nevin Consultant Ecologist	Jonathan Spencer Associate Director – Ecology Team Lead	Jonathan Spencer Associate Director – Ecology Team Lead

1.0 Context and Purpose

Lucion Delta-Simons Ltd ('Lucion') has been instructed by Formation Design and Build ('the Client') to produce an Ecological Enhancement Report (EER) for the redevelopment of the Tangmere Phase of the Broadwater Farm Estate, Lond, N17 ('the Site'). It is understood that the Site is to be redeveloped including the erection of mixed-use buildings with associated hard and soft landscaping (the 'Proposed Development').

The report is required to aid in the partial discharge of Condition 55 included in the decision notice issued by Haringey Council for the approved planning application HGY/2022/0823, which states:

"55) (a) Prior to the commencement of above ground works within each Phase, details of ecological enhancement measures and ecological protection measures within that Phase shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, 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."

2.0 Legislation

Following the issue of the National Planning Policy Framework (NPPF, 2024), measures proposed should ensure that the biodiversity protection and enhancements for the Site are incorporated into both the construction and operational phases of the development, and that overall, there is a net gain in the biodiversity value of the Site in accordance with NPPF and the Planning Practice Guidance (PPG). The NPPF advises that *"opportunities to improve biodiversity in and around developments should be integrated as part of their design"* (paragraph 1806) and paragraph 18074 advises that the planning system should contribute to and enhance the natural and local environment through a number of means, including *"Minimising impacts on and providing gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures."*

3.0 Habitat Enhancement Strategy

3.1 Nesting Birds

Once established, planted trees, shrubs, and hedgerows across the development will provide new nesting and foraging opportunities for a range of passerine bird species. A combination of native and ornamental tree and shrub species are incorporated. This includes fruit bearing species that produce fruit at different times of year, such as wild cherry *Prunus avium*, holly *Ilex aquifolium*, and Juneberry *Amelanchier lamarckii*. This will ensure the Site will provide ecological value for birds all year- round. Additionally, the biodiverse green roofs across the Site are varied in native species composition and substrate depth, with habitat features such as sand and log piles included to increase opportunities for invertebrates on Site. This in turn will provide foraging resources for a wide range of bird species.

The range of proposed planting will also provide structural diversity across the Site, providing sheltering opportunities across the year, and suitable nesting habitat during the breeding season. The incorporation of evergreen species will also ensure foliage is present all year round.

To further enhance the ecological value of the Site for birds, and to provide nesting opportunities following completion of the development, the following bird boxes suitable to support swifts *Apus apus* will be placed on eastern aspect of one of the buildings on Site, overlooking the vegetated courtyard:

4.no. Double Swift Nest Box (Schwegler Double Cavity Swift Nest Box, or similar approved product) Suitable for swifts, all 4 no. boxes will be attached integrated into buildings or attached externally. Indicative locations are outlined in Figure 1. The boxes should be installed as late as possible in the construction process to reduce the risk of adverse impacts on birds during the construction process and should avoid a southerly aspect. The boxes should be placed towards the top of buildings at least 5 m off the ground on sections of the brick that are close to existing or proposed vegetation, from which they can access foraging habitat. These swift boxes do not require maintenance or management.	
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3.2 Roosting Bats

The habitat enhancements across the Site will increase opportunities for invertebrate species, which in turn will increase foraging opportunities for bats. A sensitive lighting scheme has also been produced and reviewed by an ecologist (see External Lighting Scheme Review, Lucion 2026).

To enhance the ecological value of the Site and provide roosting opportunities for bats following the proposed development, bat roosting features will be integrated into buildings across the development.

4 no. Habibat Bat Box 001 (or similar approved product). Suitable for a range of species that often roost in buildings, 4 no. boxes will be integrated into buildings or attached externally across the development, creating roosting opportunities for bats. The boxes should be integrated into buildings as late as possible in the construction process to reduce the risk of adverse impacts on bats during the construction process. The boxes should be placed avoiding a northerly aspect and at least 3 m off the ground in sections of the brick wall where there are no windows directly below or above, to minimise the impact of artificial light. Indicative locations are outlined in Figure 1. The boxes will not require maintenance or management.	
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4.0 Conclusion

Together with the landscape enhancements, the species-specific enhancement measures in this report are considered suitable to support species likely to be present in the urban area surrounding the Site and will increase the Tangmere Phase's ecological opportunities relative to the baseline conditions at the Site. Furthermore, the habitat and species-specific enhancements across the phases of the wider development will improve connectivity across the Site and result in a cumulative positive impact for wildlife.

Enclosed:

Figure 1a - Indicative Locations of Ecological Enhancements

Figure 1b - Indicative Locations of Ecological Enhancements

Figure 2a – Indicative Locations of Ecological Enhancements: Town Houses West Elevations

Figure 2b – Indicative Locations of Ecological Enhancements: Town Houses South Elevations

Figure 2c – Indicative Locations of Ecological Enhancements: East Elevation - Courtyard

Figure 1a - Indicative Locations of Species-Specific Enhancements



Legend

- Site boundary
- 4 no. Double Swift Boxes (Schwegler Double Cavity Swift nest box, or similar)

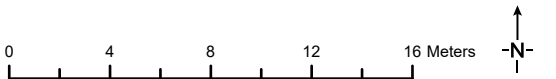


Figure Indicative Locations of Ecological Enhancements				
Job Broadwater Farm Estate, Tottenham - Tangmere Phase				
Client Formation Design and Build				
Figure No.	1a	Revision	A	Date 13/04/2026
Drawn	JM	Checked	CN	Scale 1:300 @ A3
Job No.	142018.700448		Central GR 532938E 190098N	

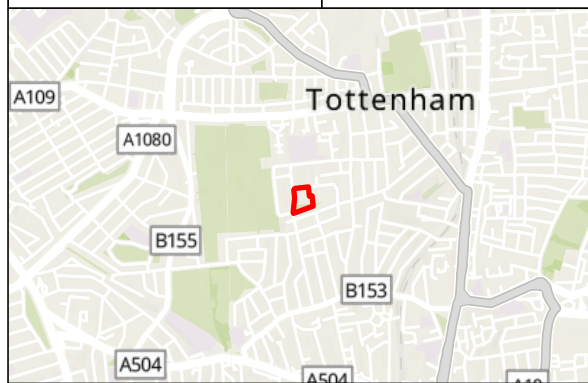


Figure 1b - Indicative Locations of Species-Specific Enhancements



Legend

Site boundary

4 no. Bat Box (Ibstock Large Enclosed Bat Box 'C', or similar)

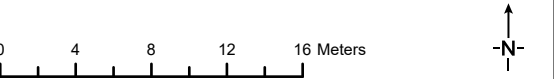


Figure	Indicative Locations of Ecological Enhancements		
Job	Broadwater Farm Estate, Tottenham - Tangmere Phase		
Client	Formation Design and Build		
Figure No.	1b	Revision	A
		Date	10/04/2026
Drawn	JM	Checked	CN
		Scale	1:400 @ A3
Job No.	142018.700448		Central GR 532945E 190038N

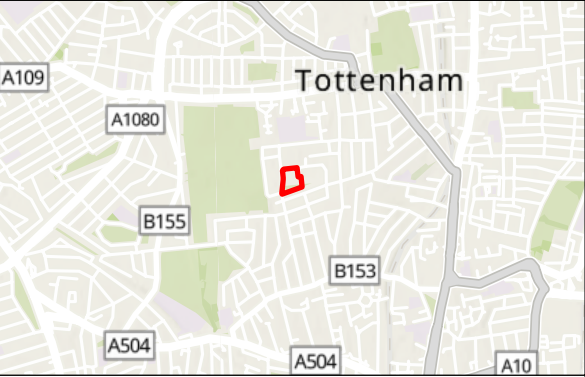
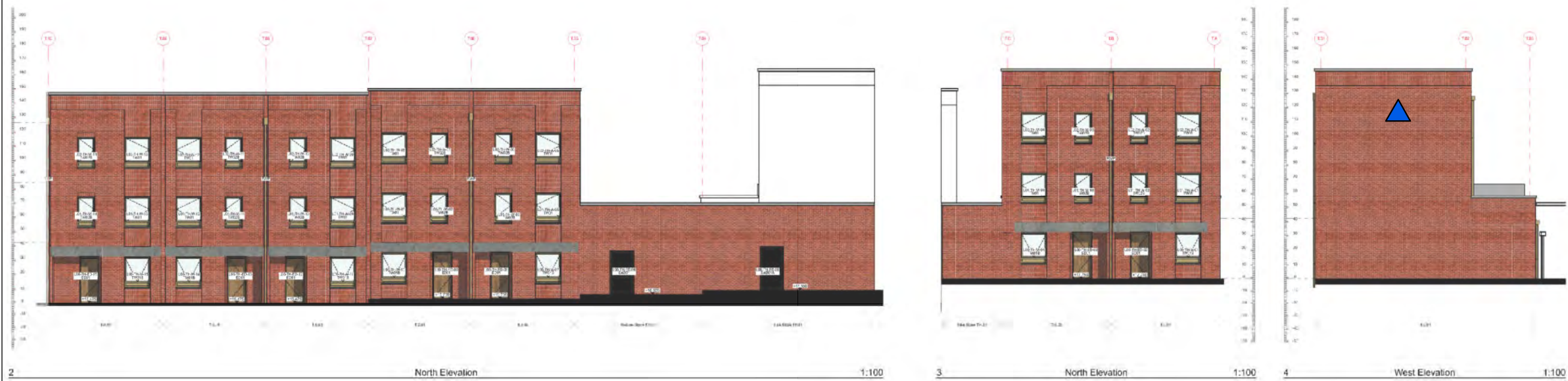


Figure 2a - Indicative Locations of Ecological Enhancements: Town Houses West Elevations



Legend

▲ 2 no. Bat Box (Ibstock Large Enclosed Bat Box 'C', or similar)



Figure Indicative Locations of Ecological Enhancements: Town Houses West Elevations

Job Broadwater Farm Estate, Tottenham - Tangmere Phase

Client Formation Design and Build

Figure No. 2a Revision A Date 31/03/2026

Drawn JM Checked CN Scale 1:1,500 @ A3

Job No. 142018.700448 Central GR 532956E 190060N



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Figure 2b - Indicative Locations of Ecological Enhancements: Town Houses South Elevations



Legend

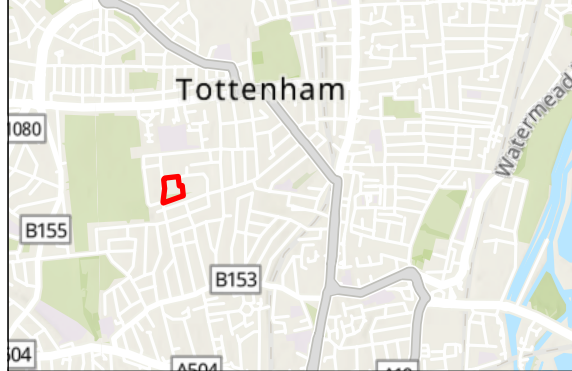
▲ 2 no. Bat Box (Ibstock Large Enclosed Bat Box 'C', or similar)

Figure Indicative Locations of Ecological Enhancements: Town Houses South Elevations

Job Broadwater Farm Estate, Tottenham - Tangmere Phase

Client Formation Design and Build

Figure No.	2b	Revision	A	Date	10/04/2026
Drawn	JM	Checked	CN	Scale	1:5,500 @ A3
Job No.	142018.700448	Central GR 533627E 190106N			



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PRELIMINARY

formation
Design & Build Ltd

CLIENT: [Redacted]

DATE: 10/04/2026

PROJECT: Tangmere

DRAWING: E02 TH South & East Elevations

DRAWING NO: TAN-AQP-TH-ZZ-DR-AR-0411

DRAWN BY: [Redacted]

DATE: 10/04/2026

REVISIONS

NO.	DATE	DESCRIPTION
1	10/04/2026	Issue for client review

NOTES

1. All dimensions are in millimetres unless otherwise stated.

2. All dimensions are to the face of the work unless otherwise stated.

3. All dimensions are to the centre of the work unless otherwise stated.

4. All dimensions are to the edge of the work unless otherwise stated.

5. All dimensions are to the centre of the work unless otherwise stated.

6. All dimensions are to the edge of the work unless otherwise stated.

7. All dimensions are to the centre of the work unless otherwise stated.

8. All dimensions are to the edge of the work unless otherwise stated.

9. All dimensions are to the centre of the work unless otherwise stated.

10. All dimensions are to the edge of the work unless otherwise stated.

LEGEND

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8. All dimensions are to the edge of the work unless otherwise stated.

9. All dimensions are to the centre of the work unless otherwise stated.

10. All dimensions are to the edge of the work unless otherwise stated.

PROJECT INFORMATION

PROJECT: Tangmere

PROJECT NO: 142018.700448

CLIENT: Formation Design and Build

ARCHITECT: A&Q PARTNERSHIP (LONDON) LTD

2-4 Hoxton Square, The Lee Building, London, N1 0NU

Tel: 0207 813 2244 Email: london@a-q.co.uk

ARCHITECTURE DESIGN, MASTERPLANNING, INTERIORS

Figure 2c - Indicative Locations of Ecological Enhancements: East Elevation - Courtyard



Job No.	142018.700448	Central GR	533312E 190045N
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