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21st April 2026

Dear Adam,

**BROADWATER FARM ESTATE, LONDON, N17
APPLICATION FOR PARTIAL DISCHARGE OF CONDITION 55 (ECOLOGICAL
ENHANCEMENT MEASURES) OF PLANNING PERMISSION REF:
HGY/2022/0823
PLANNING PORTAL REF: PP-14876557**

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 Condition 55 (Ecological Enhancement Measures) of planning permission reference HGY/2022/0823, dated 7th March 2023.

This application seeks the partial discharge of Condition 55 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 55 states:

“(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.

Development shall accord with the details as approved and retained for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13."

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

- (i). Covering letter by CMA Planning (this document);
- (ii). Ecological Enhancement Report: Broadwater Farm Estate - Tangmere Phase, prepared by Lucion Delta-Simons, dated 13/04/2026; and
- (iii). Phasing Plan.

As the application relates to Regulation 3 (i.e. Council-own) development, the application fee will be paid by the applicant 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