

Officer Report

Application Number:	HGY/2026/1294
Application Type:	Approval of details reserved by a condition
Address:	Tottenham Substation, Watermead Way, London, N17 0SG
Proposal:	Approval of Schedule 2 Requirement 11 (Contaminated Land and Groundwater) relating to Stage 5h (as approved under HGY/2026/0364), of The National Grid (North London Reinforcement Project) Order 2014 attached to development consent order HGY/2014/3601.
Case Officer:	Nathan Keyte
Valid Date:	08/05/2026
Applicant:	6 National Grid
Agent:	James Lambert

RECOMMENDATION

Approve

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. The National Grid (North London Reinforcement Project) Order 2014 attached to development consent order HGY/2014/3601.

Planning approval for staging under Requirement 3 (Stages of Authorised Development) of The National Grid (North London Reinforcement) Development Consent Order 2014 (the DCO) was subsequently made and approved for Haringey under HGY/2023/0953, with a revised staging plan submitted and approved under HGY/2025/2787, then HGY/2026/0364.

Stage 5h of the works relates to 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; and uprating of ZBC OHL at ZBC43.

2. PROPOSAL

Approval of Schedule 2 Requirement 11 (Contaminated Land and groundwater) relating to Stage 5h (as approved under HGY/2026/0364), of The National Grid (North London Reinforcement Project) Order 2014 attached to development consent order HGY/2014/3601.

3. CONSULTATION RESPONSE

LBH Contaminated Land Officer – no objection.

Environment Agency – no objection.

4. ANALYSIS/ASSESSMENT

Requirement 11

Requirement 11 (Contaminated Land and Groundwater) of The National Grid (North London Reinforcement) Development Consent Order 2014 (the DCO) states:

(1) No stage of the authorised development shall commence until a written scheme applicable to that stage, to deal with the contamination of any land, including groundwater, within the Order limits which is likely to cause significant harm to persons or pollution of controlled waters or the environment has, after consultation with the Environment Agency, been submitted to and approved by the relevant planning authority.

(2) Each scheme submitted under requirement 11(1) shall include an investigation and assessment plan and relevant reports, prepared by a specialist consultant approved by the relevant planning authority in consultation with the Environment Agency, to identify the extent of any contamination and the remedial measures to be taken to render the land fit for its intended purpose, together with a management plan which sets out immediate and long-term remedial measures with respect to any contaminants found to be remaining on the site. The plan shall include a scheme of post-remedial monitoring, as necessary to demonstrate that the remediation works have been carried out appropriately and site remediation criteria have been met.

(3) Remedial measures must be carried out in general accordance with the scheme approved in accordance with requirement 11(1) unless otherwise agreed with the relevant planning authority. Where provided for in the scheme, post-remedial monitoring must be carried out to demonstrate that the remediation works have been carried out appropriately and the site remediation criteria have been met.

Stage 5(h) relates to 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, as well as uprating of ZBC OHL at ZBC43.

The small parcel of land relating to Pylon ZBC 43 (Stage 5h) has been assessed as posing a low risk to human health from on-site pollution sources. This is on the basis that the proposed works do not involve ground disturbance and all track matting will be installed on existing areas of hardstanding.

Sufficient information has been provided to assess the discharge of this condition as it relates to Stage 5h. On the basis that the works are carried out, managed, maintained, and reinstated in accordance with the submitted reports and documents, the impacts relating to contaminated land and ground water as it relates to Stage 5h have been adequately addressed.

The requirement as it relates to Stage 5(h) of the stages of Authorized Development can therefore be discharged.

As noted in the submitted reports, significant pollutant linkages have been identified on-site in relation to controlled waters receptors. These risks are to be addressed by the remedial actions as set out in previously submitted AtkinsRéalis reporting relating to other stages of works.

Therefore, the applicant is reminded that the above mentioned remedial actions must be undertaken to ensure that unacceptable risks to controlled water receptors is addressed.

5. RECOMMENDATION

GRANT DISCHARGE OF REQUIREMENT 11 AS RELEVANT TO STAGE 5(h)

Informatives:

The applicant is reminded that the remedial actions as listed in the approved documents must be undertaken to ensure that unacceptable risks to controlled water receptors is addressed.