



Officer Report

Application Number:

HGY/2026/0880

Application Type:

Approval of details reserved by a condition

Address:

Broadwater Farm Estate

Proposal:

Submission of details for the discharge of Condition 14 (Cycle Parking - Partial Approval - Phase 2 Tangmere and Townhouses only) as attached to the planning permission HGY/2022/0823 - as approved on 07/03/2023 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.

Case Officer:

This application relates to Phase 2 (Tangmere and Townhouses) of this development, only.

Valid Date:

Adam Silverwood

Applicant:

14/04/2026

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 14 (Cycle Parking) reads:

'Prior to the commencement of above ground works for each phase of the development hereby approved scaled drawings with details of the location and dimensions of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority.

The cycle parking spaces shall be provided in accordance with the London Cycling Design Standards prior to first occupation of the development and shall be retained thereafter for this use only.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards.'

This application relates to Phase 2 - Tangmere and Townhouses only.

CONSULTATIONS:

Transport - No objections (summary of comments)

ASSESSMENT:

Considering the comments from the Councils Transport Officer, these details are considered acceptable to be discharged. An informative is included informing the applicant that this is a partial approval and relates to Phase 2 - Tangmere and Townhouses only.

RECOMMENDATION

GRANT PARTIAL APPROVAL OF CONDITION 14 FOR PHASE 2 - TANGMERE AND TOWNHOUSES

It is considered that sufficient information has been submitted in support of this application to part discharge condition 14.

Informatives:

The Applicant is informed that Condition 14 has been discharged in part in that it relates to Phase 2 Tangmere and Townhouses only.