

Officer Report

Application Number:	HGY/2026/1497
Application Type:	Approval of details reserved by a condition
Address:	Tottenham Substation, Watermead Way, London, N17 0SG
Proposal:	Approval of Schedule 2 Requirement 12 (Ecology Management Plan) relating to Stage 4a (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:	28/05/2026
Applicant:	6
Agent:	National Grid 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 4a relates to establishment of an access track off Watermead Way

2. PROPOSAL

Approval of Schedule 2 Requirement 12 (Ecology Management Plan) relating to Stage 4a (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 Ecologist – No objection, with recommendation for informative to ensure future landscaping is secured.
Environment Agency – Support
Natural England – No objection raised.
Lee Valley Regional Park Authority – No objection. Previous advice has been taken on board.

4. ANALYSIS/ASSESSMENT

Requirement 12

Requirement 12 (Ecological Management Strategy) 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 ecological management strategy applicable to that stage, reflecting the ecological measures included in the environmental measures document, has after consultation with the Environment Agency, Natural England and, where it refers to any land within the boundary of the Lee Valley Regional Park, Lee Valley Regional Park Authority, been submitted to and approved by the relevant planning authority.
- (2) Each ecological management strategy prepared in accordance with requirement 12(1) shall include an implementation timetable and must be carried out as approved unless otherwise agreed with the relevant planning authority.

Stage 4(a) includes the establishment of the access track off Watermead Way.

The submitted information includes an Ecological Management Strategy. Vegetation clearance is required to facilitate the track, as well as additional stockpiling and associated facilities.

Re-landscaping of the area will be addressed via a separate discharge of requirement, however the agent has confirmed as part of the current application that the MGroup's landscaping and ecology teams are aligned in terms of vegetation removal and reinstatement. The species selection and density for the native shrub planting and minimum of 4 replacement trees will align well with the ecological requirements and enhancement measures set out in the DCO Environmental Statement.

Importantly, the Lee Valley Regional Park Authority and Council Ecologist have not raised objections to the clearance, provided it is undertaken in accordance with the submitted documents and suitable relandscaping occurs.

The requirement as it relates to Stage 4(a) of the stages of Authorized Development can therefore be discharged.

5. RECOMMENDATION

GRANT DISCHARGE OF REQUIREMENT 12 AS RELEVANT TO STAGE 4(a)

