

Officer Report

Application Number:	HGY/2026/1749
Application Type:	Approval of details reserved by a condition
Address:	Tottenham Substation, Watermead Way, London, N17 0SG
Proposal:	Approval in part (Phase 1) of Schedule 2 Requirement 11(3) (Contaminated Land and Groundwater - verification) relating to Stage 3a (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:	18/06/2026
Applicant:	6
Agent:	Mr Gareth Taylor Ms Karen Liu

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 3 relates to remediation works at the former bus depot site.

2. PROPOSAL

Approval in part (Phase 1) of Schedule 2 Requirement 11(3) (Contaminated Land and Groundwater - verification) relating to Stage 3a (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

4. ANALYSIS/ASSESSMENT

Requirement 11

(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 has been 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.

Assessment

As outlined in the submitted Cover Letter:

Requirement 11 (Contaminated Land and Groundwater) was partially discharged in 2024, with parts (1) and (2) of this requirement approved to enable the undertaking of Phase 1 remediation works and demolition works associated with Stage 3a (Reference: HGY/2024/0726).

These works related to the north-eastern portion of the Tottenham substation site and were designed to facilitate underground cable infrastructure. Demolition of the on-site buildings was completed in 2024, followed by the Phase 1 remediation in 2025 that comprised the shallow excavation and disposal of contaminated soils, undertaken in accordance with the Remediation Strategy approved under HGY/2024/0726.

Phase 1 works was to enable the remediation of cable corridors within the north-eastern portion of the site. Verification of these works is now sought, in addition to the works expanding to have included the remediation of an area relevant to a pylon footprint. The total area from that previously outlined to be remediated is understood to have reduced.

The application for discharge is accompanied by a Verification Report by AtkinsRealis UK Ltd. The report details the complete record of all Phase 1 remediation activities on the site and the data collected. It also states that remediation of a pylon footprint has also been incorporated into the remediation works.

A total of 3,800 cubic metres has been excavated and disposed of off-site, equating to approximately 60% of the initial proposed excavation for the Phase 1 remediation. The report states that areas of gross contamination identified, within the remainder of the Phase 1 footprint, shall be mitigated as part of the Phase 2 remediation works. Phase 2 works have been submitted under HGY/2026/1873.

The EA and Council's Contaminated Land officer have both reviewed the documents provided, and support the discharge of Requirement 11(3) as it relates to Phase 1 of Stage 3A.

5. RECOMMENDATION

GRANT PARTIAL DISCHARGE OF REQUIREMENT 11(3) AS RELATES TO PHASE 1 OF STAGE 3A