



Officer Report

Application Number:

HGY/2026/1145

Application Type:

Approval of details reserved by a condition

Address:

Broadwater Farm Estate, London

Proposal:

Submission of details for the discharge of Conditions 24 (Surface Water Drainage Scheme - partial discharge Tangmere and Townhouses only) as attached to planning permission HGY/2022/0823 - Broadwater Farm Estate, London, N17, 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:

Adam Silverwood

Valid Date:

14/05/2026

Applicant:

London Borough of Haringey

Agent:

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 24 (Surface Water Drainage Scheme):

'No development above ground level within each Phase shall take place until a detailed Surface Water Drainage scheme for that Phase has been submitted and approved in writing by the Local Planning Authority. The detailed drainage scheme should also accompany a detailed drainage plan appropriately cross-referenced to supporting calculations for the development and they should clearly indicate the location of all proposed drainage elements demonstrating that the surface water generated by this development (For all the rainfall durations starting from 15 min to 10080 min and intensities up to and including the climate change adjusted critical 100 yr storm) can be accommodated and disposed of without discharging onto the highway and without increasing flood risk on or off-site. The scheme shall include rainwater harvesting, where possible. The development shall thereafter be completed in accordance with the approved details.'

Reason: To ensure that the principles of Sustainable Drainage are incorporated into this proposal and maintained thereafter.'

CONSULTATION:

Haringey Council Flood & Water Management
No objections (comments summarised)

ASSESSMENT:

Considering the comments from the above consultee, these details are considered acceptable and the Condition can be discharged but in part only as the submission relates to the Tangmere and Townhouses only.

An informative has been added informing the applicants that the condition is discharged in part only..

RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 24 - TANGMERE & TOWNHOUSES ONLY

It is considered that sufficient information has been submitted in support of this application to part discharge Condition 24 in part only.

Informative

1. The Applicant is advised that condition 24 has been discharged in part in that it relates to the Tangmere and Townhouses Phase of the development only.

Informatives:

The Applicant is advised that condition 24 has been discharged in part in that it relates to the Tangmere and Townhouses Phase of the development only.

