



# Officer Report

**Application Number:**

**HGY/2026/1127**

**Application Type:**

**Approval of details reserved by a condition**

**Address:**

Broadwater Farm Estate, London

**Proposal:**

Submission of details to discharge Condition 55 (Ecological Enhancement Plan - partial discharge - Tangmere and Townhouses phase only) as attached to the planning permission HGY/2022/0823 - Broadwater Farm Estate, 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.

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

**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.

## **CONSULTATION**

Nature Conservation Officer - No Objection: (Comments summarised).

## **ANALYSIS/ASSESSMENT**

Condition 55 (Ecological Enhancement Plan) reads:

*'Prior to the commencement of above ground works within each Phase, details of ecological enhancement measures and ecological protection measures within that Phase shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.*

*Development shall accord with the details as approved and retained for the lifetime of the development.*

*Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with London Plan (2021) Policies G1, G5, G6, S11 and S12 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.'*

This application relates to the Tangmere and Townhouses Phase of the parent development only.

The details submitted have been assessed by the Council's Ecological Officer, who is satisfied that the submitted information adequately addresses Condition 55

Considering the details submitted and the objectives of the condition, these details are considered acceptable to be discharged.

## **RECOMMENDATION**

### **GRANT DISCHARGE OF CONDITION 55 FOR TANGMERE AND TOWNHOUSES PHASE ONLY.**

It is considered that sufficient information has been submitted in support of this application to partially discharge condition 55.

## **Informative**

The Applicant is advised that Condition 55 has been discharged in part in that it relates to the Tangmere and Townhouses Phase of the development only.

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