



FAO -

OUR REFERENCE:
5224802

Nathan Keyte
London Borough of Haringey
By email only

Dear Mr Keyte,

DATE
04 January 2024

**The National Grid (North London Reinforcement Project) Order 2014
Formal submission for Requirement 5 Landscaping**

Enclosed with this letter is the formal submission for the discharge of Requirement 5 of the National Grid (North London Reinforcement Project) Order 2014 (the Order) for Stage 3a of the development. The document being discharged is a Landscaping Plan for Stage 3a.

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Requirement 5 Landscaping

Requirement 5 (1) states:

“No stage of the authorised development shall commence until a written landscaping scheme for that stage has, after consultation with the Lee Valley Regional Park Authority where the scheme refers to any land within the boundary of the Lee Valley Regional Park, been submitted to and approved by the relevant planning authority.”

Stage 3a involves the demolition of the existing building and land remediation work. The final landscaping of the area would be developed and brought forward under Stage 3b, which is due to commence in Q3 2024. In the time between the Stage 3a demolition and the Stage 3b landscaping works, compacted gravel will be left to cover the site.

Given that the final landscaping arrangement is intended to be developed as part of Stage 3b and Stage 3a would leave the site in a temporary state, it is not considered necessary to present a final landscaping scheme as requested by Requirement 5. A landscaping plan representing the temporary landscaping solution is submitted against this requirement to be discharged.

By extension, Requirements 6 would not be relevant for Stage 3a as no final landscaping scheme and implementation timetable will be prepared and submitted.

Requirement 6 states:

(1) All landscaping work shall be carried out in general accordance with the relevant landscaping scheme and implementation timetable approved under requirement 5.

(2) Any tree or shrub planted as part of a landscaping scheme approved under requirement 5 that, within a period of five years after planting, is removed, dies or becomes in the opinion of the relevant planning authority seriously damaged or diseased, must be replaced in the first available planting season with a specimen of the same species and size as that originally planted, unless otherwise approved by the relevant planning authority.

Consultation

The content and approach to Requirement 5 was agreed upon at a pre-application meeting with Officers at Haringey Council on 6th December 2023. Further comments from the pre-application advice letter received on 21st December 2023 regarding Requirement 5 is as below:

“It was agreed that a statement outlining how landscaping relevant to the area subject to the works under Stage 3a will be addressed under Stage 3b at a later date, and by whom, will be sufficient to discharge the requirements.”

This letter and the landscaping plan has been prepared and submitted against Requirement 5 in accordance with the guidance received above, with the letter acting as a statement outlining how landscaping relevant to the area subject to the works under Stage 3a will be addressed under Stage 3b at a later date. The document is relevant to Stage 3a of the Development as described in Requirement 3, Written Scheme of Stages, which has been submitted to London Borough of Haringey.

The Lee Valley Regional Park Authority has not been consulted for Stage 3a as the site sits outside of the Lee Valley Regional Park boundaries, with 30 meters of distance between the site boundary and Pymmes Brook.

The application

The application seeks to discharge Requirement 5 in full.

This application to discharge Requirement 5 is made via the Planning Portal Reference PP-12708448. In accordance with Section 1(1), Schedule 3 (Discharge of Requirements) of the Order, we kindly request notification from London Borough of Haringey as the relevant authority of any decision within 28 days from the business day after the application is made. National Grid will pay a fee of £145 as prescribed under section 303 and 333 (2A) of the Town and Country Planning Act 1990.

Should there be any queries about the submission, please do not hesitate to reach out.

Yours sincerely

Jessica Mangos

Senior Planner
Planning, Environmental Consenting and Communities