



Officer Report

Application Number: HGY/2024/0125
Application Type: Approval of details reserved by a condition
Address: Tottenham Substation, Watermead Way, London, N17 0XD
Proposal: Approval of Schedule 2 Requirement 5 (Landscaping) relating to Stage 3a (as approved under HGY/2023/0953), of The National Grid (North London Reinforcement Project) Order 2014 attached to development consent order HGY/2014/3601.
Case Officer: Nathan Keyte
Valid Date: 16/01/2024
Applicant: Mr Simon Dunstan
Agent: 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.

Stage 3A of the works relates to demolition and remediation to occur on the Tottenham Substation site.

The table below sets out the stages of Authorised Development approved under HGY/2023/0953.

Stage	Name	Description	Indicative Period of works	Relevant Local Planning Authority

0	Early enabling works	Construction of 12 foundations for Cable Sealing End Compounds at Tottenham substation, at the location of pylon VC1R. [This stage of work has been completed and is therefore not detailed in this document]	Q1 2019 – Q3 2019	London Borough of Haringey
1	Waltham Cross substation	Establishment of material holding facility and laydown area by Stubbins Hall Lane. Construction of new gas insulated switchgear substation at Waltham Cross.	Q1 2024 – Q2 2028	Epping Forest District Council
2	Brimsdown substation	Extend existing Brimsdown substation. Construction of a new bridge over the Small River Lee (Turkey Brook). Establishment of laydown area. Installation of cable sealing end compound at ZBC19, and underground cables to Brimsdown substation; removal of cable sealing end compounds at ZBC20, and cables between ZBC20 and Brimsdown substation. Remodelling existing bund and works to temporarily divert footpath. Creation of new permanent footpath linking footpath at dismantled railway to Footpath No. 103; and new diversion Footpath No. 103.	Q3 2024 – Q2 2028	London Borough of Enfield

3A	Tottenham substation preparatory works	Demolition and remediation works.	Q1 2024 – Q3 2024	London Borough of Haringey
3b	Tottenham substation	Establishment of material holding facility and laydown area. Works to facilitate bypassing of Tottenham substation.	Q3 2024 – Q2 2028	London Borough of Haringey
4	Reconducting Tottenham Hackney VC2	Installation of new transmission pylon VC1R, and conductors, insulators and fittings between VC1R and VC2, and new connections between VC1R and gantries. Removal of existing transmission pylon VC1, and conductors, insulators and fittings between VC1R and VC2, and connection between VC1 and the existing Tottenham substation.	Q4 2024 – Q2 2028	London Borough of Haringey

5	Over Head Line	Upgrading of ZBC OHL between ZBC2 and ZBC43. Removal of existing transmission pylon ZBC1, the conductors between ZBC1 and ZBC2, and the connection between ZBC1 to Waltham Cross substation. Removal of existing transmission pylon 4ZM1; installation of new transmission pylon 4ZM1R. Modifications to existing protection and control equipment to facilitate the bypass of Tottenham substation. Establishment of material holding facility and laydown area at car park by Lee Park Way.	Q4 2025 – Q4 2027	Epping Forest District Council London Borough of Enfield London Borough of Haringey London Borough of Waltham Forest
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2. PROPOSAL

The current application relates to Approval of Schedule 2 Requirements 5 (Landscaping) relating to Stage 3A (as approved under HGY/2023/0953), of The National Grid (North London Reinforcement Project) Order 2014 attached to development consent order HGY/2014/3601.

3. ANALYSIS/ASSESSMENT

Requirement 5

Requirement 5 (Landscaping) 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 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.
- (2) Each landscaping scheme submitted under requirement 5(1) shall reflect the environmental measures set out in the environmental measures document.
- (3) Where submitted for land in the designated Enfield Lock Conservation Area, a landscaping scheme submitted under requirement 5(1) shall include measures that preserve the character and

appearance of the Enfield Lock Conservation Area, to the satisfaction of the relevant planning authority.

- (4) Each landscaping scheme submitted under requirement 5(1) shall include details of—
- a. retained landscape features;
 - b. location, number, species, size and planting density of any proposed planting;
 - c. cultivation, importing of materials and other operations to ensure plant establishment;
 - d. implementation timetables for all landscaping;
 - e. temporary fencing that complies with current best practice to protect trees and hedgerows adjacent to the works;
 - f. the dimensions and materials for new sections of pedestrian or cycle paths where applicable; and
 - g. the colour of permanent security fencing around infrastructure.

Stage 3A relates to demolition and remediation works of the Tottenham Substation Site. Stages 3A and 3b were separated to provide for efficiencies in the delivery of Stage 3 of the Authorised Development. The Cover Letter submitted with the application states that final landscaping of the site would be provided under Stage 3B works, with the landscaping provided under Stage 3A to be finished in hardstand until this time.

National Grid have confirmed this arrangement, and that a comprehensive landscaping detail is to be provided as part of the Stage 3B works, and this is considered to be acceptable given the staging of development as it relates to the site.

The requirement as it relates to Stage 3A of the stages of Authorized Development can therefore be discharged.

4. RECOMMENDATION

GRANT DISCHARGE OF REQUIREMENT 5 AS RELEVANT TO STAGE 3A