



FAO -

Nathan Keyte
London Borough of Haringey
By email only

OUR REFERENCE:
5224802

YOUR REFERENCE:
PP-12558766

Dear Mr Keyte,

DATE
14 March 2024

The National Grid (North London Reinforcement Project) Order 2014 (the Order submission for Requirement 12 Ecological Management Strategy)

Enclosed with this letter is the formal submission for the discharge of Requirement 12 of the National Grid (North London Reinforcement Project) Order 2014 (the Order) for Stage 3A of the development. The document being discharged is the Tottenham Substation Preliminary Ecological Appraisal Addendum specific to Stage 3A, alongside the Preliminary Ecological Appraisal for the wider Stage 3B site which is included as an Appendix.

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Requirement 12

Requirement 12 of the Order states

- (1) *“No stage of the authorised development shall commence until a written ecological management strategy applicable to that stage reflecting the ecological measures included in the environmental measures document, has after consultation with the Environment Agency, Natural England and, where it refers to any land within the boundary of the Lee Valley Regional Park, Lee Valley Regional Park Authority, been submitted to and approved by the relevant planning authority.”*
- (2) *Each ecological management strategy prepared in accordance with requirement 12(1) shall include an implementation timetable and must be carried out as approved unless otherwise agreed with the relevant planning authority.*

The content of Requirement 12 has been discussed at a pre-application meeting with Officers at Haringey Council on 6th December 2023. Comments from the pre-application advice letter received on 21st December 2023 regarding Requirement 12 are as below:

“The wording of Requirement 12 states that a written ecological management strategy applicable to each stage is required before that stage can commence. While it is noted that the development included under Stage 3A does not include habitat of importance, its proximity to a SSSI is to be considered. Requirement 12 is therefore required to be addressed in the Stage 3A works and will inform the CEMP.

It was advised that considering the location of the site in proximity to a SSSI, that an amended Preliminary Ecological Appraisal be provided that covers the entirety of the works within Stage 3A and Natural England be consulted. This however is to be proportional to the scale of development proposed, i.e. can be brief, but is to inform the development of the CEMP for Stage 3A (noting paragraph 4.38 of the provided July 2023 PEA). No additional bat surveys are considered to be required to inform the PEA/ strategy for Stage 3A works.”

The Preliminary Ecological Appraisal Addendum has been prepared and submitted against Requirement 12(1) in accordance with the guidance received above. 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.

It is understood that Natural England and the Environment Agency (EA) will be consulted as a statutory consultees by the London Borough of Haringey as part of this Requirement submission. An approach to Natural England regarding the scope of this submission was made on 1st February 2024 although no response has been received to date.

An approach was also made to the EA on 13 December 2023 regarding the scope of the submission. A response was received via email on 14th December 2023 confirming that while the EA is specifically mentioned in the requirement, the EA have no comments relating to ecology for this particular stage due to the constraints in place. The EA have confirmed that they can confirm this position to the LPA when required.

An implementation timetable for ecological measures is to be provided to meet Requirement 12(2) and works must be carried out with this as approved unless otherwise agreed with the relevant planning authority.

As described in the Preliminary Ecological Appraisal (PEA), the proposed demolition and site remediation works proposed under Stage 3A are not considered to result in any impacts upon any Protected and Priority Species and therefore no mitigation measures are recommended with the exception of a lighting strategy being required should there be any night works. No tree felling or vegetation clearance is anticipated to be required during demolition or site remediation (other than the limited and sparse ephemeral vegetation growing through and between a few small areas of hardstanding).

The mitigation measures are set out in Table 3.1 of the PEA and the Implementation timetable below (Figure 1) indicates when each element of the works will take place and the mitigation measures will apply accordingly.

Scope of work	2024									
	March	April	May	June	July	August	September	October	November	December
Demolition of buildings										
Clearance of ephemeral vegetation										
Remediation works										
Daytime working throughout the works										

Figure 1: Implementation timetable

The application

The application seeks to discharge Requirement 12 in full.

This application to discharge Requirement 12 is made via the Planning Portal Reference PP-12558766. 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