

Officer Report

Application Number:	HGY/2024/0727
Application Type:	Approval of details reserved by a condition
Address:	Tottenham Substation, Watermead Way, London, N17 0SG
Proposal:	Approval in part (Phase 1 and 2 Demolition and remediation of cable channel) of Schedule 2 Requirement 14 (Archaeology) 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:	15/03/2024
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 RiverLee (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	Q3 2024–Q2 2028	London Borough of Enfield

		diversion Footpath No. 103.		
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	Uprating 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 in part of Schedule 2 Requirement 11 (Contaminated Land and Groundwater) 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.

The description of the phases and the works associated with the remediation works are outlined in Section 1.3 of the Remediation Strategy in the associated application to discharge in part Requirement 11 (Contaminated Land and Groundwater), reference HGY/2024/0726.

Notwithstanding what is outlined in the submitted Covering Letter, as confirmed by the agent the scope of works to which the partial discharge of Requirement 14 is now sought relates to the demolition of the former depot building on the site ('Phase 0'), and the undertaking of remediation to enable the development works associated with the underground cables required in the north eastern portion of the site ('Phase 1'). This excavation will involve, in parts, the removal of the existing building concrete slab, shallow excavation works, soils treatment and other remediation works outlined in the remediation strategy submitted.

The applicant will subsequently apply for works prior wider remediation of the site occurring, which will require additional testing and investigation to be undertaken. These investigation works are stated to be undertaken under Part 4 Supplemental Powers, Paragraph 19 of the DCO which

allows NGET the powers to survey and investigate land including making trial holes on the land to investigate the nature of the surface layer and subsoil and remove soil samples and carry out archaeological investigations on the land (19(1)(b)(c)).

3. ANALYSIS/ASSESSMENT

Requirement 14

Requirement 14 (Archaeology) of The National Grid (North London Reinforcement) Development Consent Order 2014 (the DCO) states:

(1) No stage of the authorised development shall commence until for that stage, a written scheme for the investigation of areas of archaeological interest (as identified in the environmental measures document) has, after consultation with the Historic Buildings and Monuments Commission for England, been approved by the relevant planning authority.

*(2) Each scheme submitted under requirement 14(1) shall identify areas where one or more of—
(a) field work; and
(b) a watching brief are required, and the measures to be taken to protect, record or preserve any significant archaeological remains that may be found.*

(3) Any archaeological works or watching brief carried out under the scheme submitted under requirement 14(1) must be by a suitably qualified person or body.

(4) Any archaeological works or watching brief must be carried out in general accordance with the scheme approved under requirement 14(1) unless otherwise agreed with the relevant planning authority.

The works sought relate to the discharge in part of Requirement 14, to enable the demolition of the existing building and the remediation of cable corridors required in the north-eastern portion of the site.

Following an initial response by GLAAS, the Applicant provided a revised WSI and a Geoarchaeological deposit model. The model confirms that:

there are extensive deposits of archaeological interest/potential under the site but that they are buried beneath 1.5m-4m of modern made ground. Surface works and groundworks of less than 1.5m can therefore be 'de-scoped' from archaeological mitigation. Deeper groundworks may require mitigation the nature of which will depend on the nature and extent of the groundworks which need to be clarified.

GLAAS subsequently states that the Phase 1 (only) works will be acceptable on the basis of the below:

the phase 1 groundworks will impact on modern made ground and the upper alluvial deposits beneath them so constitute a low archaeological risk for which a watching brief as outlined in the written scheme of investigation would be appropriate. I would expect PCA to involve a geoarchaeologist in their monitoring to advise on interpretation of deposits and sampling. In the event of significant unexpected discovery we would need to convene a site meeting to agree an appropriate response.

The agent has since confirmed that a geoarchaeologist will be involved in the monitoring and interpretation of deposits and sampling, and that a meeting would be convened were any significant unexpected discovery to occur.

4. RECOMMENDATION

GRANT DISCHARGE IN PART OF REQUIREMENT 14 AS RELEVANT TO STAGE 3A.