

Haringey Local Plan Pre-submission Response Form

Pre-Submission Consultation 8th January – 4th March 2016

The Council is consulting on four Development Plan Documents (DPDs).

These are the:

- Alterations to the Strategic Policies;
- Development Management DPD;
- Site Allocations DPD; and
- Tottenham Area Action Plan.

They will be submitted to the Secretary of State for Examination in Public later this year. This is your final chance to make comments on the documents.

How to Make Comments

This form is designed for postal comments, if you wish to respond by email, please use the Word compatible version of this form which is available for downloading from the Council's website www.haringey.gov.uk/localplan.

Please note that you need to use a separate Part B form for each comment that you make. Your comments will be considered by a Planning Inspector, therefore they should only relate to the 'tests of soundness' and legal compliance (see guidance note at the back of this form, in the DPDs appendices and on our website for more information).

Complete the form overleaf and return to:

Local Plan team
Level 6, River Park
House,
Wood Green
London
N22 8HQ

Or by email to:

ldf@haringey.gov.uk

Or complete it online at:


www.haringey.gov.uk/localplan

To ensure your comments are considered, please ensure we receive them by **5pm on Friday 4th March 2016**.

Next Steps

In the summer of 2016 the Planning Inspector will hold an "Examination in Public" to consider the DPDs and comments made to them. The timetable for the Examination in Public will be advertised when it has been confirmed.

For further information please visit www.haringey.gov.uk/localplan or email ldf@haringey.gov.uk

Ref: (for official use only)	Local Plan Publication Stage Response Form	
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Name of the DPD to which this representation relates:

Tottenham Area Action Plan

Please return to London Borough of Haringey by 5pm on Friday 4th March 2016

This form has two parts:

Part A – Personal Details

Part B – Your representation(s). Please fill in a separate Part B for each representation you wish to make.

Part A

	1. Personal Details ¹	2. Agent's Details
Title	Mr	Mr
First Name	Richard	Matthew
Last Name	Serra	Sherwood
Job Title (where relevant)	Head of Planning	Associate
Organisation (where relevant)	Tottenham Hotspur Football & Athletic Co Ltd	Quod
Address Line 1		Ingeni Building
Address Line 2		17 Broadwick Street
Address Line 3		London
Post Code		W1F 0AX
Telephone Number		0203 597 1000
Email address		matthew.sherwood@quod.com

¹ If an agent is appointed, please complete only the Personal Details Title, Name and Organisation boxes, but complete the full contact details for the Agent.

Part B – Please use a separate sheet for each response

Name or Organisation: Quod on behalf of Tottenham Hotspur Limited and its Group Companies

3. To which part of the Local Plan does this representation relate?

Paragraph	Table 1, Figure 2.4, Figure 4.1	Policy	<input type="checkbox"/>	Policies Map	<input checked="" type="checkbox"/>
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4. Do you consider the Local Plan is (tick):

4.(1) Legally compliant	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4.(2) Sound	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4.(3) Complies with the Duty to co-operate	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Please tick as appropriate

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty-to-cooperate. Please be as detailed as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please refer to accompanying representations letter: 'Haringey Local Plan Pre-submission response. Representations on behalf of Tottenham Hotspur Football & Athletic Co Ltd' - Section f) (i) – inconsistency between table/figures/policies map.

(Continue on a separate sheet/ expand box if necessary)

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at question 5 above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as detailed as possible.

Please refer to accompanying representations letter: 'Haringey Local Plan Pre-submission response. Representations on behalf of Tottenham Hotspur Football & Athletic Co Ltd' - Section f) (i) – inconsistency between table/figures/policies map.

(Continue on a separate sheet/ expand box if necessary)

Please note your representation should cover concisely all the information, evidence, and supporting information necessary to support/ justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.
After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

	No, I do not wish to participate at the oral examination	<input checked="" type="checkbox"/>	Yes, I wish to participate at the oral examination
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8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary

Tottenham Hotspur Football & Athletic Co Ltd (“THFC”) are bringing forward a new stadium and associated development (the Northumberland Development Project (NDP)) in Tottenham. The NDP represents an investment of over £600 million and is one of the most significant development projects within the borough. The representations that THFC are making on the Local Plan Pre-submission documents relate to the effectiveness of bringing forward the NDP and their other projects in the area and as such respectively request the opportunity support their points at the examination.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the oral examination.

9. Signature	<div style="background-color: black; width: 100%; height: 20px;"></div>	Date:	04.03.16
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Part B – Please use a separate sheet for each response

Name or Organisation: Quod on behalf of Tottenham Hotspur Limited and its Group Companies

10. To which part of the Local Plan does this representation relate?

Paragraph	<u>2.32 – 2.37</u>	Policy		Policies Map	
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11. Do you consider the Local Plan is (tick):

4.(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4.(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4.(3) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Please tick as appropriate

12. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty-to-cooperate. Please be as detailed as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please refer to accompanying representations letter: 'Haringey Local Plan Pre-submission response. Representations on behalf of Tottenham Hotspur Football & Athletic Co Ltd' - Section f) (ii) – support the contents of the paragraphs however they and other Local Plan documents need to clearly define how the North Tottenham High Road Local Shopping Centre will expand.

(Continue on a separate sheet/ expand box if necessary)

13. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at question 5 above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as detailed as possible.

Please refer to accompanying representations letter: 'Haringey Local Plan Pre-submission response. Representations on behalf of Tottenham Hotspur Football & Athletic Co Ltd' - Section f) (ii) – support the contents of the paragraphs however they and other Local Plan documents need to clearly define how the North Tottenham High Road Local Shopping Centre will expand.

(Continue on a separate sheet/ expand box if necessary)

Please note your representation should cover concisely all the information, evidence, and supporting information necessary to support/ justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.
After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.


14. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

	No, I do not wish to participate at the oral examination	X	Yes, I wish to participate at the oral examination
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15. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary

Tottenham Hotspur Football & Athletic Co Ltd (“THFC”) are bringing forward a new stadium and associated development (the Northumberland Development Project (NDP)) in Tottenham. The NDP represents an investment of over £600 million and is one of the most significant development projects within the borough. The representations that THFC are making on the Local Plan Pre-submission documents relate to the effectiveness of bringing forward the NDP and their other projects in the area and as such respectively request the opportunity support their points at the examination.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the oral examination.

16. Signature		Date:	04.03.16
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Part B – Please use a separate sheet for each response

Name or Organisation: Quod on behalf of Tottenham Hotspur Limited and its Group Companies

17. To which part of the Local Plan does this representation relate?

Paragraph	<u>3.1, 3.9,</u> <u>3.23</u>	Policy		Policies Map	
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18. Do you consider the Local Plan is (tick):

4.(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4.(2) Sound	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
4.(3) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Please tick as appropriate

19. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty-to-cooperate. Please be as detailed as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please refer to accompanying representations letter: 'Haringey Local Plan Pre-submission response. Representations on behalf of Tottenham Hotspur Football & Athletic Co Ltd' - Section f) (iii).

(Continue on a separate sheet/ expand box if necessary)

20. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at question 5 above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as detailed as possible.

Please refer to accompanying representations letter: 'Haringey Local Plan Pre-submission response. Representations on behalf of Tottenham Hotspur Football & Athletic Co Ltd' - Section f) (iii).

(Continue on a separate sheet/ expand box if necessary)

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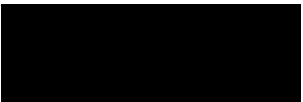
21. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

<input type="checkbox"/> No , I do not wish to participate at the oral examination	<input checked="" type="checkbox"/> Yes , I wish to participate at the oral examination
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22. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary

Tottenham Hotspur Football & Athletic Co Ltd (“THFC”) are bringing forward a new stadium and associated development (the Northumberland Development Project (NDP)) in Tottenham. The NDP represents an investment of over £600 million and is one of the most significant development projects within the borough. The representations that THFC are making on the Local Plan Pre-submission documents relate to the effectiveness of bringing forward the NDP and their other projects in the area and as such respectively request the opportunity support their points at the examination.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the oral examination.

23. Signature		Date:	04.03.16
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Part B – Please use a separate sheet for each response

Name or Organisation: Quod on behalf of Tottenham Hotspur Limited and its Group Companies

24. To which part of the Local Plan does this representation relate?

Paragraph	Strategic Objectives	Policy		Policies Map	

25. Do you consider the Local Plan is (tick):

4.(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4.(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4.(3) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Please tick as appropriate

26. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty-to-cooperate. Please be as detailed as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please refer to accompanying representations letter: 'Haringey Local Plan Pre-submission response. Representations on behalf of Tottenham Hotspur Football & Athletic Co Ltd' - Section f) (iii) – proposal for new strategic objective.

(Continue on a separate sheet/ expand box if necessary)

27. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at question 5 above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as detailed as possible.

Please refer to accompanying representations letter: 'Haringey Local Plan Pre-submission response. Representations on behalf of Tottenham Hotspur Football & Athletic Co Ltd' - Section f) (iii) – proposal for new strategic objective.

(Continue on a separate sheet/ expand box if necessary)

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After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

28. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

	No, I do not wish to participate at the oral examination	<input checked="" type="checkbox"/>	Yes, I wish to participate at the oral examination
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29. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary

Tottenham Hotspur Football & Athletic Co Ltd (“THFC”) are bringing forward a new stadium and associated development (the Northumberland Development Project (NDP)) in Tottenham. The NDP represents an investment of over £600 million and is one of the most significant development projects within the borough. The representations that THFC are making on the Local Plan Pre-submission documents relate to the effectiveness of bringing forward the NDP and their other projects in the area and as such respectively request the opportunity support their points at the examination.

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30. Signature	<div style="background-color: black; width: 100%; height: 30px;"></div>	Date:	04.03.16
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Part B – Please use a separate sheet for each response

Name or Organisation: Quod on behalf of Tottenham Hotspur Limited and its Group Companies

31. To which part of the Local Plan does this representation relate?

Paragraph	<u>5.84</u>	Policy		Policies Map	
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32. Do you consider the Local Plan is (tick):

4.(1) Legally compliant Yes No

4.(2) Sound Yes No

4.(3) Complies with the Duty to co-operate Yes No

Please tick as appropriate

33. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty-to-cooperate. Please be as detailed as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please refer to accompanying representations letter: 'Haringey Local Plan Pre-submission response. Representations on behalf of Tottenham Hotspur Football & Athletic Co Ltd' - Section f) (vi) – key objective should be made consistent with other areas of the document.

(Continue on a separate sheet/ expand box if necessary)

34. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at question 5 above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as detailed as possible.

Please refer to accompanying representations letter: 'Haringey Local Plan Pre-submission response. Representations on behalf of Tottenham Hotspur Football & Athletic Co Ltd' - Section f) (vi) – key objective should be made consistent with other areas of the document.

(Continue on a separate sheet/ expand box if necessary)

Please note your representation should cover concisely all the information, evidence, and supporting information necessary to support/ justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.
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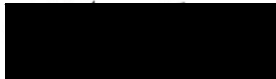
35. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

	No, I do not wish to participate at the oral examination	<input checked="" type="checkbox"/>	Yes, I wish to participate at the oral examination
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36. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary

Tottenham Hotspur Football & Athletic Co Ltd (“THFC”) are bringing forward a new stadium and associated development (the Northumberland Development Project (NDP)) in Tottenham. The NDP represents an investment of over £600 million and is one of the most significant development projects within the borough. The representations that THFC are making on the Local Plan Pre-submission documents relate to the effectiveness of bringing forward the NDP and their other projects in the area and as such respectively request the opportunity support their points at the examination.

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37. Signature		Date:	04.03.16
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Part B – Please use a separate sheet for each response

Name or Organisation: Quod on behalf of Tottenham Hotspur Limited and its Group Companies

38. To which part of the Local Plan does this representation relate?

Paragraph	<input type="text"/>	Policy	<u>NT4</u>	Policies Map	<input type="text"/>
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39. Do you consider the Local Plan is (tick):

4.(1) Legally compliant Yes No

4.(2) Sound Yes No

4.(3) Complies with the Duty to co-operate Yes No

Please tick as appropriate

40. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty-to-cooperate. Please be as detailed as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please refer to accompanying representations letter: 'Haringey Local Plan Pre-submission response. Representations on behalf of Tottenham Hotspur Football & Athletic Co Ltd' - Section f) (vii) – greater clarity should be introduced into the Development Guidelines.

(Continue on a separate sheet/ expand box if necessary)

41. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at question 5 above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as detailed as possible.

Please refer to accompanying representations letter: 'Haringey Local Plan Pre-submission response. Representations on behalf of Tottenham Hotspur Football & Athletic Co Ltd' - Section f) (vii) – greater clarity should be introduced into the Development Guidelines.

(Continue on a separate sheet/ expand box if necessary)

Please note your representation should cover concisely all the information, evidence, and supporting information necessary to support/ justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

42. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

43. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary

Tottenham Hotspur Football & Athletic Co Ltd (“THFC”) are bringing forward a new stadium and associated development (the Northumberland Development Project (NDP)) in Tottenham. The NDP represents an investment of over £600 million and is one of the most significant development projects within the borough. The representations that THFC are making on the Local Plan Pre-submission documents relate to the effectiveness of bringing forward the NDP and their other projects in the area and as such respectively request the opportunity support their points at the examination.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the oral examination.

44. Signature

Date:

04.03.16

Part B – Please use a separate sheet for each response

Name or Organisation: Quod on behalf of Tottenham Hotspur Limited and its Group Companies

45. To which part of the Local Plan does this representation relate?

Paragraph	<input type="text"/>	Policy	<input type="text" value="NT5"/>	Policies Map	<input type="text"/>
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46. Do you consider the Local Plan is (tick):

4.(1) Legally compliant Yes No

4.(2) Sound Yes No

4.(3) Complies with the Duty to co-operate Yes No

Please tick as appropriate

47. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty-to-cooperate. Please be as detailed as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please refer to accompanying representations letter: 'Haringey Local Plan Pre-submission response. Representations on behalf of Tottenham Hotspur Football & Athletic Co Ltd' - Section f) (viii).

(Continue on a separate sheet/ expand box if necessary)

48. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at question 5 above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as detailed as possible.

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(Continue on a separate sheet/ expand box if necessary)

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49. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

	No, I do not wish to participate at the oral examination	<input checked="" type="checkbox"/>	Yes, I wish to participate at the oral examination
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50. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary

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51. Signature	<div style="background-color: black; width: 100%; height: 40px;"></div>	Date:	04.03.16
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Part B – Please use a separate sheet for each response

Name or Organisation: Quod on behalf of Tottenham Hotspur Limited and its Group Companies

52. To which part of the Local Plan does this representation relate?

Paragraph	<input type="text"/>	Policy	<u>NT7</u>	Policies Map	<input type="text"/>
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53. Do you consider the Local Plan is (tick):

4.(1) Legally compliant Yes No

4.(2) Sound Yes No

4.(3) Complies with the Duty to co-operate Yes No

Please tick as appropriate

54. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty-to-cooperate. Please be as detailed as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Please refer to accompanying representations letter: 'Haringey Local Plan Pre-submission response. Representations on behalf of Tottenham Hotspur Football & Athletic Co Ltd' - Section f) (ix) – allocation should be factually updated to reflect latest planning position.

(Continue on a separate sheet/ expand box if necessary)

55. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at question 5 above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as detailed as possible.

Please refer to accompanying representations letter: 'Haringey Local Plan Pre-submission response. Representations on behalf of Tottenham Hotspur Football & Athletic Co Ltd' - Section f) – allocation should be factually updated to reflect latest planning position.

(Continue on a separate sheet/ expand box if necessary)

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56. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

	No, I do not wish to participate at the oral examination	<input checked="" type="checkbox"/>	Yes, I wish to participate at the oral examination
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57. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary

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58. Signature		Date:	04.03.16
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