

LB Haringey Tottenham Area Action Plan (AAP)
Inspector's Draft Matters and Issues for Examination
Matters 4/Paragraph 18: NT7
Representor 19/Quod on behalf of THFC

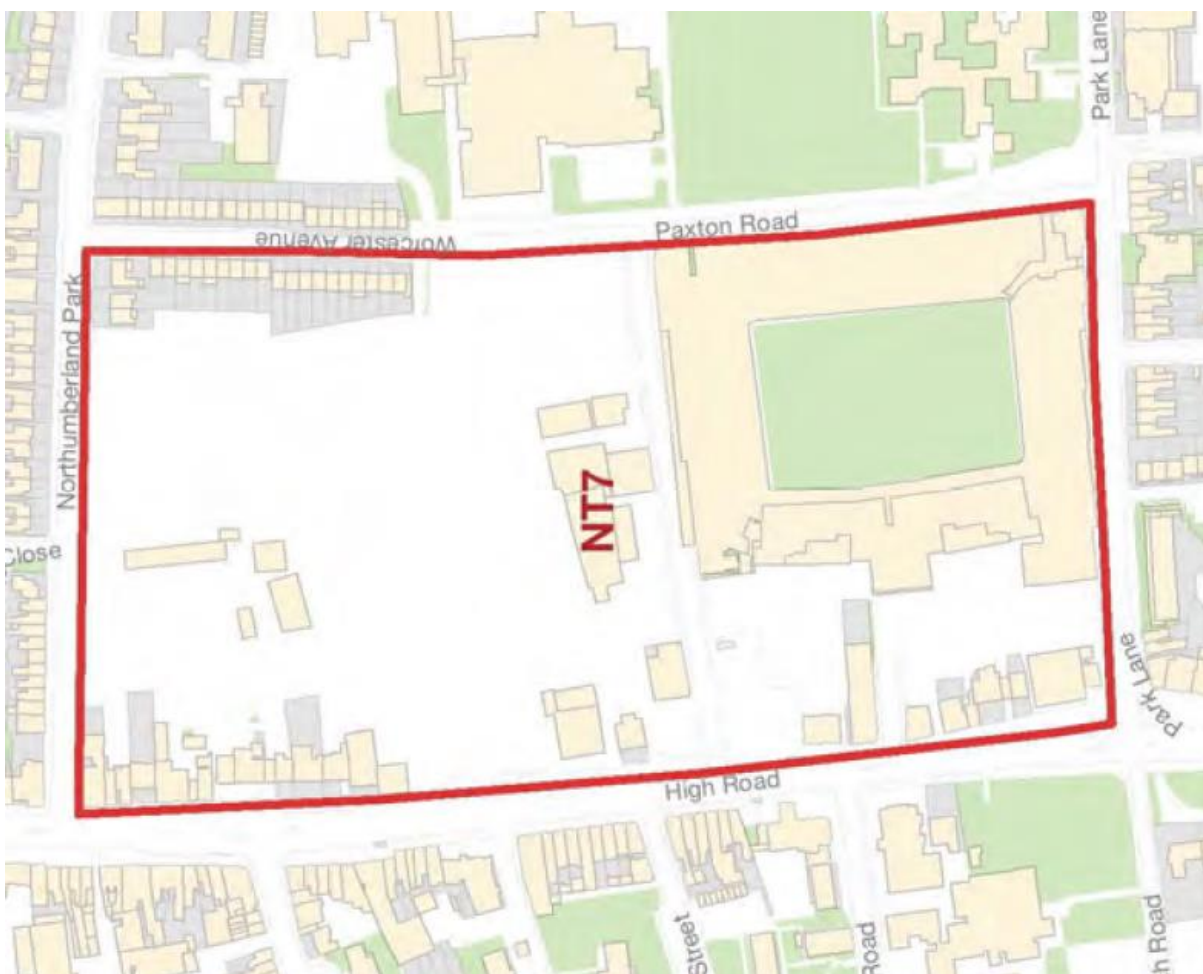
Hearing Statement on behalf of Tottenham Hotspur Limited and its Group Companies ("THFC")

NT7: Tottenham Hotspur Stadium

1. With regard to Site Allocation 'NT7: Tottenham Hotspur Stadium' the Inspector has sought:

"Clarification of the extent of the planning permission is needed and its relationship to the allocation policy and site area."

2. For ease of reference the boundary of Site Allocation NT7 is reproduced below:



3. In September 2011 THFC were granted planning permission (LPA ref. HGY/2010/1000) for the redevelopment of the White Hart Lane Stadium and the surrounding land. The scheme is known as

the 'Northumberland Development Project' (NDP) and the approved description of development was as follows:

“Demolition and comprehensive redevelopment of a stadium (Class D2) with hotel (Class C1), retail (Class A1 and/or A2 and/or A3 and/or A4 and/or A5), museum (Class D1) offices (Class B1) and housing (Class C3); together with associated facilities including the construction of new and altered roads, footways, public and private open spaces; landscaping and related works. Details of "appearance" and "scale" are reserved in relation to the proposed residential and hotel buildings.”

4. The planning permission comprised three phases of development including:
 - The Stadium;
 - The Northern Development; and
 - The Southern Development.
5. The Stadium Development comprised full planning permission for a new football stadium and associated development. The Northern Development comprised full planning permission for a mixed-use building with car parking at ground floor level, a retail foodstore as well as stadium related development (office and hospitality). The Southern Development comprised outline planning permission for residential and office development.
6. **Appendix 1** includes the red line site boundary plan for planning permission HGY/2010/1000. As can be seen, planning permission HGY/2010/1000 covers all of site allocation NT7.
7. In December 2011, THFC submitted a new stand-alone planning application for a revised scheme for the 'Northern Development' part of the NDP site (LPA ref. HGY/2011/2350). The application proposals were for broadly the same form of development to that secured through the NDP permission, but proposed changes to increase the size of the development for stadium-related uses and changes to the retail foodstore. Full planning permission was granted in March 2012 for:

“Proposed demolition of buildings and development of a foodstore (Use Class A1) together with educational uses (Use Class D1); stadium-related uses (Use Class D2); showroom/brand centre (sui generis); and associated facilities including car parking, the construction of new and altered vehicle and pedestrian accesses, private open spaces, landscaping and related works.”
8. The Northern Development has now been completed and is occupied by Lilywhite House, which comprises the THFC offices as well as the Tottenham University Technical College (UTC). Adjoining Lilywhite House to the north is a Sainsburys retail store. This is described as Phase 1 of the Northumberland Development Project. As it stands, part A of the Site Allocation makes reference to commercial (Lilywhite House) and educational (Tottenham UTC) uses within the Northern Development, however it does not recognise the permitted retail uses (Sainsburys retail store).
9. In December 2011 THFC also submitted a stand-alone planning application for a different form of residential-led development for the Southern Development element of the NDP scheme (LPA ref. HGY/2011/2351). Outline planning permission was granted in March 2012 for:

“Proposed demolition and redevelopment to provide housing (Use Class C3) college (Use Class D1) and/or health centre (Use Class D1) and/or health club (Use Class D2) together with associated private and public open space, car parking, landscaping and related works; and altered footways, roads and vehicular accesses. Outline application with details of appearance, scale and landscaping reserved for subsequent approval.”

10. In September 2015 THFC submitted revised proposals for the stadium and the remainder of the site (LPA ref. HGY/2015/3000). The changes from the earlier permissions are described in our Representations dated 4 March 2016. Scheme HGY/2015/3000 was granted planning permission in April 2016 and the description of development is as follows:

“Proposed demolition and comprehensive phased redevelopment for stadium (Class D2) with hotel (Class C1), Tottenham Experience (sui generis), sports centre (Class D2); community (Class D1) and / or offices (Class B1); housing (Class C3); and health centre (Class D1); together with associated facilities including the construction of new and altered roads, footways; public and private open spaces; landscaping and related works. Details of "appearance" and "landscape" are reserved in relation to the residential buildings and associated community and / or office building. Details of "appearance" and "scale" are reserved in relation to the sports centre building. Details of "appearance" are reserved in relation to the health centre building. Proposal includes the demolition of 3 locally listed buildings and includes works to a Grade II Listed building for which a separate Listed Building application has been submitted (Ref: HGY/2015/3001). The proposal is EIA development.”

11. **Appendix 2** includes the red line site boundary plan for planning permission HGY/2015/3000 (which was approved alongside Listed Building consent HGY/2015/3001 on 15 April 2016). As can be seen, planning permission HGY/2015/3000 covers the majority of Site Allocation NT7 (excluding the Northern Development).
12. **Appendix 3** provides a composite site diagram to clearly show the different uses that have been approved across all schemes. As mentioned above, Phase 1 on the composite diagram comprises the completed Lilywhite House and the Sainsburys retail store (the Northern Development). Phase 2 comprises the new stadium which is currently under construction. Phase 3 comprises the Southern Development.
13. For clarity, the land uses listed in the description of development across all planning permissions and all three phases of development are:
- Stadium (Class D2)
 - Hotel (Class D1)
 - Tottenham Experience (sui generis)
 - Showroom/brand centre (sui generis)
 - Sports Centre (Class D2)
 - Community (Class D1)
 - Offices (Class B1)

- Housing (Class C3)
- Health Centre (Class D1)
- Retail (Class A1 – A5)
- Education (Class D1)

14. All of these uses aside from Retail, the Tottenham Experience and the showroom/brand centre are listed in Part A of the Site Allocation. In order to be consistent, the Site Allocation wording should be updated to make reference to all of the permitted uses within the NT7 Site Allocation boundary.

15. Following our comment in the Representations dated 4 March 2016 relating to the extent of the employment areas shown on the NT7 Site Allocation, we have confirmed with the LB Haringey Strategic Planning Team that existing Designated Employment Area (DEA) 8 – ‘N17 Studios 784 – 788 High Road’ will be deallocated. Existing DEA 20 – ‘High Road East’ will become a ‘Regeneration Area’. These changes are described in the ‘Haringey Employment Land Study – February 2015’ (Haringey Local Plan Technical Evidence Document 61) and depicted in Appendix A, extract below:



16. As per response RTAAP115 of the Council’s Tottenham AAP Regulation 22 (1)(c)(v) Statement of Consultation (Pre-Submission) Table 1 and Figure 2.4 of the AAP will be corrected and updated accordingly.

Other THFC Representations on the Tottenham AAP

17. With regard to the other Representations made on the Tottenham AAP in our letter dated 4 March 2016, we have agreed in principle the following with the LB Haringey Strategic Planning Team:

- That additional wording will be added to the supporting text of Chapter 2 of the Tottenham AAP (under the Town Centre Section) to describe the process for redrawing the ‘Tottenham High Road North local centre boundary’ once further developments in the area are realised.
- That an additional Strategic Objective is added to Chapter 3, relating to the creation of the ‘Premier Leisure Destination in London’.

- That the Site Allocation NT4 development guideline specifying a consideration of the ongoing operational requirements of THFC also includes reference to outside broadcast requirements. Discussions are also underway about including this requirement within one of the AAP policies.
- That reference to the waste capacity re-provision in Site Allocation NT5 can be removed (as per the agreed Site Allocations Statement of Common Ground (SOCG) between LB Haringey and THFC dated 28 July 2016).

18. A further SOCG is currently being drafted to set out fully the points above and will be forwarded to the Inspector in due course.

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Appendices Contents Page:

Appendix 1 – Planning Permission HGY/2010/1000 Approved Red Line Site Boundary: Drawing ref. 0429-A600-00

Appendix 2 – Planning Permission HGY/2015/3000 Approved Red Line Site Boundary: Drawing ref. POP-4494-PLN-GA-0119-00

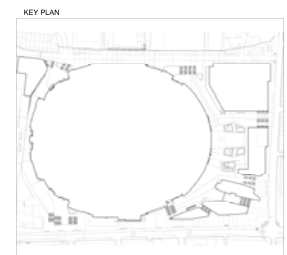
Appendix 3 – Composite Site Diagram to show approved uses across Planning Permissions HGY/2015/3000 and HGY/2010/1000

Appendix 1 – Planning Permission HGY/2010/1000 Approved Red Line Site Boundary: Drawing ref. 0429-A600-00

**Appendix 2 –Planning Permission HGY/2015/3000 Approved Red Line Site Boundary: Drawing ref.
POP-4494-PLN-GA-0119-00**



REVISIONS		
No.	DATE	DESCRIPTION
0	18/09/2015	PLANNING ISSUE



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- GENERAL KEY
- PLANNING APPLICATION BOUNDARY
 - OUTLINE PLANNING APPLICATION BOUNDARY
 - LISTED BUILDING
 - LOCALLY LISTED BUILDING

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PROJECT NAME
NORTHUMBERLAND DEVELOPMENT PROJECT

DRAWING TITLE
**NORTHUMBERLAND PARK
APPLICATION SITE BOUNDARY
MASTERPLAN**

STATUS	PROJECT No.
PLANNING	4494

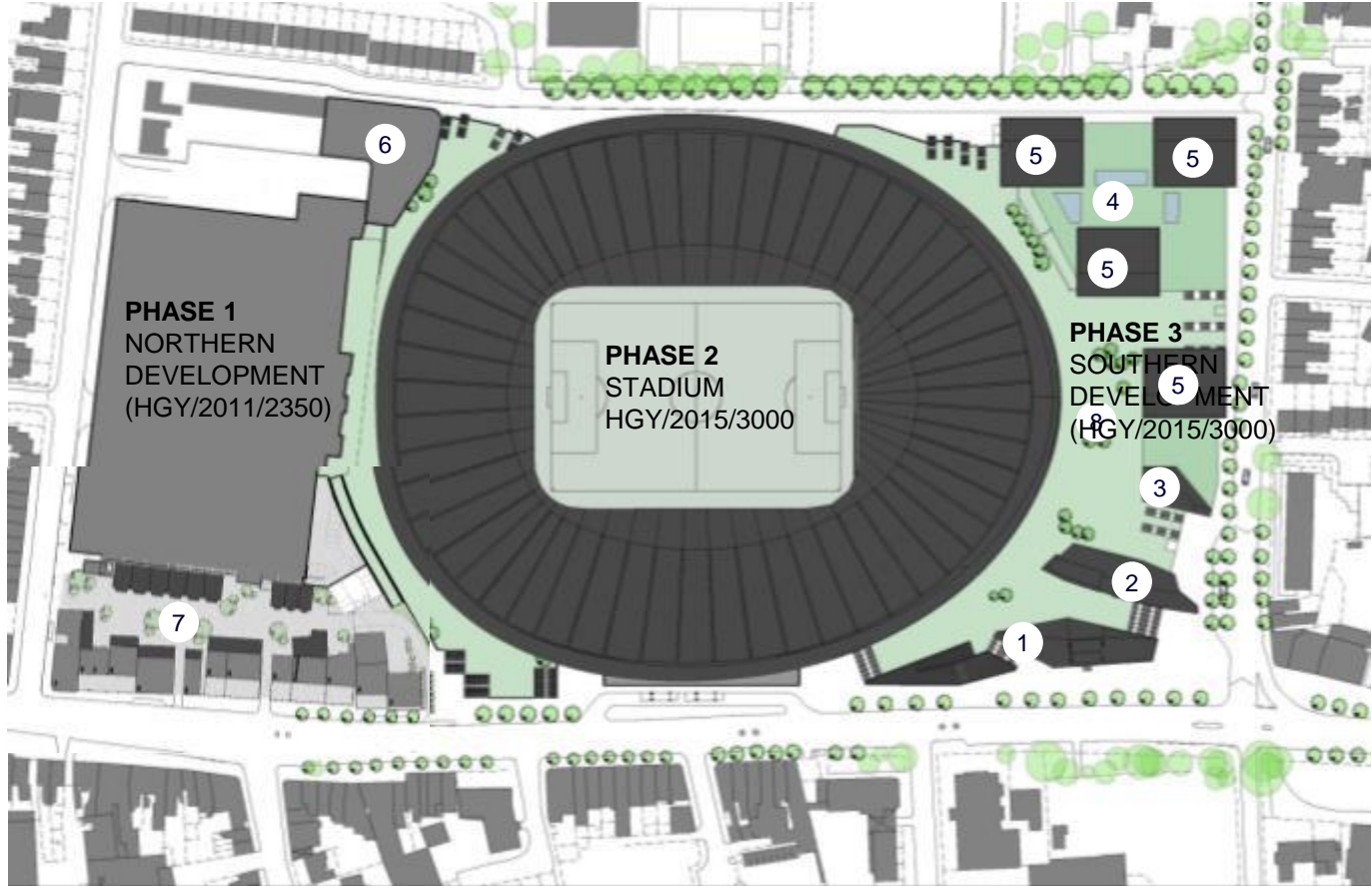
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DRAWN	CHECKED	APPROVED	
TM	DJ	TJ	

AGENT	JOB No.	PHASE	TYPE	DRAWING	REV
POP	-4494	-PLN	-GA	0119	00

**Appendix 3 – Composite Site Diagram to show approved uses across Planning Permissions
HGY/2015/3000 and HGY/2010/1000**

NORTHUMERLAND DEVELOPMENT PROJCT SCHEME COMPONENTS



- 1. TOTTENHAM EXPERIENCE
- 2. HOTEL WITH 179 ROOMS/49 SERVICED APARTMENTS
- 3. EXTREME SPORTS CENTRE
- 4. COMMERCIAL/COMMUNITY USE
- 5. 585 RESIDENTIAL UNITS
- 6. 'NORTH EAST BUILDING (HEATH)
- 7. NORTHERN TERRACE