

Haringey Local Plan Examination

Statement of Common Ground

As agreed between

**Haringey Borough Council and Tottenham Hotspur Limited
and its Group Companies**

28 July 2016

Introduction

1. This Statement of Common Ground has been prepared jointly between the parties consisting of Haringey Borough Council (“the Council”) and Tottenham Hotspur Limited and its Group Companies (“THFC”).
2. The Statement sets out confirmed points of agreement between the Council and THFC with regard to Policy SA4: Safeguarded Waste Sites and, therein, the site at 44 White Hart Lane, which will assist the Inspector during the examination of the Plan.

Background

3. The site at 44 White Hart Lane was, until August 2015, occupied and operated by Redcorn Limited as a car breakers yard. Being an existing waste management facility, the site’s waste capacity was safeguarded within the Local Plan: Site Allocations DPD pre-submission version, in accordance with Policy 5.17(G)(a) of the London Plan 2015.
4. On 12th February 2016 Haringey Council granted a three year planning permission for the site at 44 White Hart Lane for the “Erection for a temporary period of, together with use as, a construction compound” (LPA Ref: HGY/2016/3002) associated with the construction of the new THFC Stadium, located on the Tottenham High Road.
5. In anticipation of THFC’s need for the site at 44 White Hart Lane, Redcorn Limited surrendered its lease of the site in August 2015 and transferred its entire operation to their existing site at Brantwood Road, which is also a safeguarded waste site in the draft Local Plan and is within the Council’s administrative boundary.
6. In accordance with Part H of Policy 5.17 of the London Plan:

“If, for any reason, an existing waste management site is lost to a non-waste use, an additional compensatory site provision will be required that normally meets the maximum throughput that the site could have achieved.”
7. Based on returns submitted by Redcorn Limited to the Environment Agency for the past five years, the maximum throughput capacity being achieved by the facility at 44 White Hart Lane was circa 23,950 tonnes (2014 return). This is therefore the agreed amount of compensatory provision that would need to be provided on the Brantwood Road site.
8. As Brantwood Road is an existing waste facility, the existing throughput capacity of the site must also be taken into account, which was circa 36,480 tonnes (2010 return). Therefore, the total combined maximum throughput capacity of both sites is circa 60,000 tonnes per annum that the Redcorn Brantwood Road operation must be able to accommodate to ensure compliance with Part H of Policy 5.17.
9. On 15th July 2016 THFC submitted to the Council a letter confirming that the Redcorn Ltd facility at Brantwood Road has sufficient capacity to process 60,000 tonnes of waste per annum and that such tonnage is also well within the permitted licensed capacity of the site. The agreed position of the parties is therefore that the requisite policy test of Part H of Policy 5.17 of the London Plan has been satisfied and that the waste safeguarding designation applying to 44 White Hart Lane should be removed.

Agreed Matters

Proposed changes to Policy SA 4

10. Having regard to paragraph 9 above, and to Minor Modification MM67, the parties agree that:

A. Table 2 of Policy SA 4 should be modified as follows (modifications shown in bold):

Site and address	Size (ha)	Current use	Maximum throughput capacity (toones/annum)
44 White Hart Lane, Tottenham, N17	1.1	A19: Metal Recycling Site (Vehicle Dismantler)	23,852
Brantwood House, 175 Willoughby Lane, Tottenham	1.1	A19: Metal Recycling Site (Vehicle Dismantler)	36,486 60,000

B. The site at 44 White Hart Lane should be removed from Figure 1.11: Safeguarded Waste Sites.

C. The third bullet point of the Development Guidelines for Site Allocation NT5: High Road West should be deleted:

- ~~Part of the site has a licensed waste capacity, and this will need to be reprovided before development of this section of the site can commence in line with Policy SA4.~~

D. Reference to the safeguarded waste facility in paragraph 5.92 of the Tottenham AAP should be deleted:

- The northern part of the area is predominantly occupied by a number of local businesses such as timber merchants, car mechanics and metalwork fabrication, which also includes a safeguarded waste facility.**

Signed on behalf of Haringey Borough Council		
Name & Position	Signature	Date
Matthew Paterson, Head of Strategic Planning	<i>Matthew Paterson</i>	21 July 2016

Signed on behalf of Tottenham Hotspur Limited and its Group Companies		
Name & Position	Signature	Date
Matthew Sherwood, Associate, Quod	<i>Matthew Sherwood</i>	28 July 2016