

TO DARE IS TO DO

16 March 2022



Dear Cllr Williams,

On Thursday 17 March you will be asked to determine a planning application for High Road West that will have a profound impact upon the future of North Tottenham.

I am taking the unusual step of writing to you in advance of that meeting, on behalf of Tottenham Hotspur Football Club, the largest private sector employer and socio-economic driver in the Borough.

We are extremely concerned that this application not only lets down our communities and residents, but that it utterly fails to live up to even the most basic of aspirations that the Council set for positive change in the area.

The terrible August 2011 riots, the second riots to rock this area, were a wake-up call for everyone.

The aspirations and objectives set out by the Council in response to the riots were not just about housing – but about real transformative change. This was to be achieved through the delivery of jobs, social and community infrastructure and the creation of a premier leisure destination for London. That aspiration was long consulted upon and subsequently endorsed in both the High Road West Masterplan (2014) and the Adopted Tottenham Area Action Plan (2017).

It was on this basis that we confirmed our decision, in a written agreement with the Council, to remain in Tottenham and to commit £1.2bn of investment in the Tottenham Hotspur Stadium and the wider Northumberland Development Project. We did not just want to build a stadium, we wanted to change the prospects for those that live in this part of London, particularly after the riots and for our stadium to be the flagship development that kickstarted its regeneration.

The word regeneration is often used. It's important to understand what we mean when we use it. We see it as bringing hope, prosperity and uplift to the people of Tottenham, embracing the local community, building on the character and talents of the area.

We have been good to our word. Not only have we created one of the finest multi-use stadiums in the world – a multi-award winning new landmark for Tottenham which performed important civic functions during the pandemic, and which has hosted so many public sector and Council events for you – we delivered a new Sainsbury's, a gym, retail outlets, 400 new homes of which 71% are affordable, Brook House primary school and the thriving London Academy of Excellence Tottenham to transform educational opportunities in the area. We've delivered nearly 4,000 permanent local jobs, and recently held a Jobs Fair at the stadium which saw more than 2,000 people queueing around the block to access job opportunities from over 50 employers.

The importance of employment should never be underestimated – it is fundamental to regeneration. It gives people purpose and self-esteem along with disposable income to create further economic activity. Sir Stewart Lipton's report *'It took another riot'* in December 2012 said this:

"Unemployment is the single biggest local issue with Tottenham suffering some of the highest levels in London. Tottenham needs more jobs, and it needs more of its jobs to go to local people."

The Council's own 2014 Masterplan Framework reference in the Overview and Scrutiny Committee report (29 November 2021) confirmed that the Council's vision included:

“A balanced place to live and work.... There will be high quality new workspaces and new job opportunities for the local community.”

Unforgivably, there has been no focus on jobs at all in these proposals. No space is secured for industrial use and just 1.6% of the total possible development is secured for employment (use class E). On the basis of what is actually secured by the Council, your own Officer Report confirms that just 374 jobs would be provided on site, a *loss* of 316 jobs compared with employment on site right now.

What is coming before the planning committee has no socio-economic or community benefits to speak of. It is plainly and simply a dense housing estate of up to 3,000 homes.

There is no mixed-use – the proposals are for up to 97% residential uses. The total space secured for indoor sports and recreation use is just 500 square metres across the whole area. The new ‘Moselle Square Library and Learning Centre’, despite this being much heralded through consultation, is also secured at just 500 square metres, smaller than the current library.

There is no new creche and nursery provision at all, no medical or healthcare facilities, and a minimum of just 500 square metres of community hall space.

No other developer would be allowed to even progress a planning application on this basis, let alone have it taken to committee with a recommendation to grant permission. Is this what Councillors really want to deliver for North Tottenham, after ten years of consultation and engagement?

The application itself also contains fundamental flaws and is so vague in nature that it is simply impossible to know what would be delivered, let alone properly assess the impact on listed buildings, conservation areas or crowd movement.

There has been an inexplicable failure to properly assess the safe movement of people. Nearly one million people pass through the space to and from the Stadium and White Hart Lane Station each year. Crowd Flow assessments formed no part of the original application, with the detailed assessments only shared with the Club a few days ago, on 4 March 2022. Even with such limited time to assess it, our expert advisors have identified serious flaws which lead us to the conclusion that the measures proposed would be unsafe and have major adverse consequences on anyone living in the area.

This isn't just an operational issue, it is a matter of public safety, and one we spent years developing with the police, transport operators and other partners. It cannot be left to conditions, or as a matter of trust in Lendlease, and the Council cannot simply ignore the fact that the application site lies directly between a 62,000 seat Stadium and the nearest public transport hub.

If significant changes to the scheme are needed – which the Council's own crowd flow expert has confirmed to be the case – that needs to happen before a planning permission is granted, not after. You cannot fix development parameters now, without knowing if it is safe, or what the impacts will be on the local community as crowd flows navigate themselves through what will be a construction site for ten years.

We are also astonished by the unprecedented level of uncertainty allowed through this application; an approach unique for such a sensitive urban location. You cannot know how tall or dense buildings will be, or even their orientation, and you cannot therefore understand their impact next to listed buildings and conservation areas. I enclose some images comparing what has been presented to the committee as an ‘illustrative scheme’ with the maximum alternative possible development. The

Council's Conservation Officer has already identified harm – based on the illustrative scheme rather than the true worst-case scenario – and the approach taken for this application is in direct contrast to any other applications that you will have had before, where complete heritage assessments and detailed design considerations were fully thought through before any planning permission was granted.

It would be a grave mistake for the planning committee to think that it can secure greater community benefits later, through future reserved matter applications or conditions. The approval of the outline application will fix the scale of development within each building envelope and the uses within the maximum and minimum parameters. Once the outline application has been approved there can be no going back. At the reserved matters stage for each slice of development, you will have no power to insist upon more than the minimum floorspaces permitted (in many cases zero), or a different balance of uses to provide greater employment, community or leisure facilities.

The Club has no choice other than to object in the strongest possible terms and the sheer volume of other objections that this application has generated is testament to the strength of local feeling.

If, like the Club and the local community, you are unhappy with the scheme or have concerns, now is the time to make that clear. This application is self-evidently rushed and not ready for consideration by the planning committee, and we are calling for it to be refused or at the very least deferred to allow proper consideration of the matters raised. We are willing, as we always have been, to work together with the Council and Lendlease as part of this process. Indeed, we have been waiting for the establishment of a Strategic Forum to enable this to happen.

This is not about finances or creating a new walkway to our stadium door. We already have our stadium and our fans have found their way to our front door quite happily. Unlike any developer, we are not here to develop, take a profit and leave – we are here for the long term. This is our home.

We fundamentally care about our neighbourhood. That's why we have delivered new, affordable homes, schools, shops and jobs alongside our stadium and embedded our Foundation.

Our vision is that our neighbourhood is a prosperous mixed community. That if you live here, you should be able to study, work and play here.

The proposals before you on Thursday do little to uplift the lives of people living in the area. It fails those it should be helping, and I urge you to reject or at the very least defer this application.

Yours sincerely,



Daniel Levy
Chairman

CC:

- Cllr Peray Ahmet, Leader, Haringey Council
- David Lammy MP
- Cllr John Bevan, Cabinet Member for Planning, Licensing and Housing Services, Haringey Council
- Cllr Sheila Peacock, Vice-Chair, Planning Sub Committee, Haringey Council
- Cllr Gina Adamou, Member, Planning Sub Committee, Haringey Council
- Cllr Dhiren Basu, Member, Planning Sub Committee, Haringey Council
- Cllr Luke Cawley-Harrison, Member, Planning Sub Committee, Haringey Council

- Cllr Emine Ibrahim, Member, Planning Sub Committee, Haringey Council
- Cllr Peter Mitchell, Member, Planning Sub Committee, Haringey Council
- Cllr Liz Morris, Member, Planning Sub Committee, Haringey Council
- Cllr Reg Rice, Member, Planning Sub Committee, Haringey Council
- Cllr Viv Ross, Member, Planning Sub Committee, Haringey Council
- Cllr Yvonne Say, Member, Planning Sub Committee, Haringey Council
- Jules Pipe, Deputy Mayor for Planning, Regeneration and Skills, GLA
- Andy Donald, Interim Chief Executive, Haringey Council
- David Joyce, Director of Housing, Regeneration and Planning, Haringey Council
- Rob Krzyszowski, Assistant Director, Planning, Building Standards & Sustainability, Haringey Council
- Robbie McNaugher, Head of Development Management and Planning Enforcement, Haringey Council
- Philip Elliott, Principal Planning Officer, Haringey Council
- Georgina Sapsted, Cannon Road Residents' Association
- Kate Worley and Barbara Cordwell, Headcorn, Tenterden, Beaufoy and Gretton Roads (HTBG) Residents' Association
- Gethin Segal, Homes for Haringey
- Bilad Dhoof, Love Lane Residents' Association
- Nick Olivieri, Peacock Industrial Estate
- Tino Leone, TAG Love Lane
- Moaz Nanjuwany, Tottenham Traders' Partnership

Enclosure:

- Images comparing the 'illustrative scheme' with the maximum alternative possible development.

