

Planning Sub Committee 23<sup>rd</sup> July 2015

**ADDENDUM REPORT FOR ITEM 5**

**UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 12**

<b>Reference No:</b> PPA/2015/0010	<b>Ward:</b> Tottenham Green
<b>Address:</b> Tottenham Hotspur Stadium, Bill Nicholson Way, 748 High, Road N17 0AP	
<b>Proposal:</b> Replacement 61,000 seat stadium with a retractable pitch, new club superstore and museum, 180 bed hotel, an extreme sports centre, a community medical centre, new public square and 579 residential units arranged in 4 towers ranging in height from 16 to 32 storeys located above a 2-3 storey podium. The proposals also include works to the Grade II Listed Warmington House and the demolition of three locally listed buildings.	

**1. QRP RESPONSE**

As stated in the Briefing Report this proposal was scheduled to be presented to the Haringey Quality Review Panel on the 15<sup>th</sup> July. The presentation went ahead and the panel's response is set out below.

**Quality Review Panel's views**

*Summary*

The scale and ambition of the development proposals by Tottenham Hotspur create a highly challenging brief. However, the panel finds much to admire in the proposals designed by Populous for the stadium, hotel, extreme sports hub, 'Tottenham Experience', and health centre; and by Allies & Morrison for the housing. The panel offers cautious support to the scale and massing of development, in the context of the scale of the stadium - and on the basis that analysis of townscape impact, environmental conditions, and architectural expression will continue. Substantial further work is also required to demonstrate the quality of public spaces within the development, around its perimeter, in relation to the High Road and 'High Road West' regeneration scheme. In this context the panel suggests that redesigning a section of the High Road next to the site as a shared surface should be considered. The panel would not support demolition of three locally listed buildings to facilitate the widening of the pavement, when alternative solutions to improve pedestrian safety have not been thoroughly explored. The panel would also not support an outline application for the residential tall buildings, and recommends detailed planning applications, to allow the planning authority to secure high quality design and construction. More detailed comments are provided below on: the stadium; 'Tottenham Experience'; hotel and extreme sports hub; residential tall buildings; landscape / street design and sustainability.

**2. DM FORUM**

This scheme was presented to a Development Management Forum on 15 July

2015. The meeting took place at Northumberland Park Community School and was advertised by site notices and through email invitations to local residents associations, community groups and local Councillors, There were approximately 40 attendees, excluding Council officers and the applicant. The following issues were raised:

- In the 1960's White Hart Lane regularly had 60,000 spectators with the same locally listed buildings without any crowd safety problems.
- Stadium is an overly large carbuncle that doesn't relate to its context.
- No Council housing in the scheme.
- The Tottenham scheme is part of a wider Council led initiative to demolish housing and local businesses.
- The 13<sup>th</sup> richest club, Tottenham ducked out of most of its s106 obligations attached to the current permission. How much will they contribute through s106/CIL with this scheme?
- How much affordable housing will there be?
- How many events will be held each year?
- The event day CPZ does not cover Homes for Haringey's estate roads and Home's for Haringey do little to prevent spectator parking on their estates.
- There is wide spread abuse of the disabled parking badge scheme by spectators.
- What can be done to prevent local land owners from operating pop up car parks on event days?
- Congestion and road closures in the area mean that some local residents are unable to use their own cars on event days.
- The High Road is closed on match days anyway so the crowd safety should not be used to justify removal of the locally listed buildings and in any case there are other pinch points along the High Road.
- Is there any accident data that supports the Clubs concerns over crowd safety?
- Will the proposed community facilities actually be delivered?
- The community should be allowed to take charge of the delivery and operation of these facilities.
- Tottenham Hotspur's own consultation leaflet should have advertised the Forum.
- The proposed residential towers and hotel are out of scale with surrounding streets.
- Stadium will sterilise Park Lane.
- The Club is downplaying the significance of the 3 locally listed buildings which as well as being part of the local area's heritage are also historically linked to the club. One use to be Bill Nicholson's office and the Club's postal address.

- The Club tried to take the buildings down in the 1980s but were refused by the Council.
- The 'virtual' exhibit proposed in the museum referencing the removed buildings would be a poor replacement for the real thing.
- The Grade II listed Fletcher House has already been lost as a result of the consented scheme.
- When are the Club going to fulfil their obligation from the previous planning permission to refurbish the 'Northern' terrace?
- A conservation area management plan should be drawn up.
- Modern football supporters tend to arrive at the last minute adding to crowd congestion just before kick off.
- Council is not independent and has extensive links to the Club.
- Council's lack of independence highlighted by its attendance at MIPIM – the international property fair.
- Will there be any affordable housing in the scheme?
- Will the viability assessment, crowd flow data and other technical reports be made public?
- The proposed community facilities will only be replacing existing facilities that are to be removed as part of the Council's High Road West Masterplan.
- How high will the tallest tower be?
- How many people are anticipated to use the non football attractions?
- The proposal is purely a money making exercise and not an improvement for Tottenham.
- There are no buses along the High Road for one and a half hours after a game which causes huge disruption to local residents.
- The Club should provide training and job opportunities for local residents.
- Concerns about the height of the residential towers, highlighted the recently completed Brook House tower as an example of a poorly designed tall building.
- Concerns about the impacts of the increased capacity of the stadium on the area.
- Local infrastructure is not capable of supporting the increased capacity. Getting that number of people away from the stadium will be difficult – Wembley and the Emirates struggle and they both have better public transport.
- Concerns about increased anti-social behaviour as a result of the increased capacity.
- Are there any plans to extend the CPZ. Concerns that local residents will have to park in their own streets.
- Can't have visitors on a match day due to parking restrictions, road closures and general congestion.
- Will people be given time to understand and comment on the proposal?

- Why can't the Victoria Line be extended to Northumberland Park rail depot?

These issues give members an indication of some of the concerns of local residents and the wider community in respect of the proposal.