

APPENDIX 1 Further Consultation Responses



Rt. Hon. DAVID LAMMY MP

House of Commons
London SW1A 0AA

Member of Parliament for Tottenham

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14th December 2015

Dear Member of the Planning Committee,

I am writing in my capacity as MP for Tottenham to support Tottenham Hotspur's Northumberland Development Project planning application. After careful consideration of the costs and benefits to the proposal it is my view that the current plan should be granted consent by the Haringey Planning Committee in their meeting scheduled for the 16th December.

Tottenham Hotspur is a fundamental part of the life blood of our community. Whether you support the team or not – the contribution that the club has made through its foundation and work in and around Tottenham over the years is undeniable.

The Northumberland Development Project has the ability to provide a much needed economic boost to the area, with the potential to have a positive impact on Tottenham's business and residential communities.

However, as with all significant development proposals, it is important to note the complexities and challenges created by a plan in order to best mitigate any negative impact.

The committee will recognise the tremendous challenges in relation to housing need in Tottenham. While I welcome the increase in housing proposed, the committee will want to satisfy itself as to the effectiveness of the housing review mechanism and the lack of affordable housing in the current plan.

The committee will also recognise that Tottenham High Road has been a thoroughfare for London for centuries and is made up of beautiful and important civic architecture. I hope the committee recognise that all development plans need to balance the historic nature and character of the existing buildings with the community benefits that will be delivered now and in the future by the development.

We are lucky in Tottenham to have organisations, businesses and civic groups that appreciate the importance of actively engaging as community partners. This proposal shows that Tottenham Hotspur is no exception and I welcome the new events programme to be run by the Tottenham Hotspur Foundation and the new facilities that they will be provided with.

Finely, this scheme has the potential more broadly to be a catalyst to wider regeneration and support the Council's own regeneration plans for High Road West and Northumberland Park.

Yours sincerely,

Rt Hon David Lammy MP
Member of Parliament for Tottenham



Regeneration and Planning
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London Borough of Haringey
Neil McClellan
Planning
639 High Road,
Tottenham,
London,
N17 8BD

Our Ref: **2015/6564/P**
Your Ref:
Please ask for: **Fergus Freaney**
Telephone: 020 7974 **3366**

10 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:

Tottenham Hotspur Stadium
Bill Nicholson Way
748 High Road
London
N17 0AP

Proposal:

(HARINGEY REF: HGY/2015/3000) Request for observations from London Borough of Haringey for 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. The Proposal includes the demolition of 3 locally listed buildings. The proposal is EIA development. PLEASE NOTE - THIS IS A RECONSULTATION FOLLOWING THE SUBMISSION OF ADDITIONAL ENVIRONMENTAL INFORMATION.

Drawing Nos:



LONDON BOROUGH OF HARINGEY

The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises no objection.

Informative(s):

- 1 The request for observations to the LB Haringey Council relates to a resubmission of a scheme to demolish the existing Tottenham Hotspur Stadium and comprehensive redevelopment of the site to erect a new stadium, hotel, housing and associated attractions.

The proposal would see the design of the stadium changed and its capacity increased. Camden raised no objection to the original scheme for the new stadium and redevelopment of the surrounding area. Similarly, the redesign and increase in capacity is not considered to have any impact on Camden.

The proposal site is located approximately 4 miles from the boundary with the London Borough of Camden. The majority of trips to and from the site will not be conducted by private vehicles, but would be via rail, tube or bus. As the site is located in close proximity to the North Circular Road (A406) the majority of vehicles would use this road to access the site. Therefore Camden will not experience impacts of any significance because its roads are not located on the route to or from the stadium. Visitors are likely to originate from either outside of London, or from other parts of London via the North Circular Road. As with the observations on the initial application it is considered that any roads that may be used in Camden would be main arterial roads, and these roads would have capacity to be able to absorb any small increase in vehicle trips this stadium might generate. Therefore this application is acceptable in transport terms with regard to impacts on Camden.

As such, the proposed details are in general accordance with policies CS5, CS10, CS11, CS13, CS14, CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP15, DP16, DP17, DP18, DP19, DP22, DP25, DP26 and DP31 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.1, 5.2, 5.3, 5.7, 5.10, 5.11, 6.9, 6.12, 7.2, 7.4, 7.5, 7.6 and 7.15 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 9, 17, 29, 35, 56-66, 93-98, 126, 128 and 129-141 of the National Planning Policy Framework.

Yours faithfully



Ed Watson

Director of Culture & Environment

From: Vicky Aston [mailto:Vicky.Aston@sportengland.org]
Sent: 09 December 2015 13:31
To: McClellan Neil
Cc: Dylan.evans@thefa.com
Subject: App Ref: HGY/2015/3000 - Tottenham Hotspur Stadium, Bill Nicholson Way, London NW Sector, N17 0AL - Sport England Ref: L/HR/2015/41303/5

Dear Neil,

Thank you for consulting Sport England on the above application.

Summary: Sport England raises **no objection** to this application which is considered to meet exception E4 of our adopted Playing Fields Policy.

Sport England –Statutory Role and Policy

It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in the light of the National Planning Policy Framework (particularly Para 74) and Sport England's policy to protect playing fields, 'A Sporting Future for the Playing Fields of England' (see link below):
www.sportengland.org/playingfieldspolicy

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field, unless one or more of the five exceptions stated in its policy apply.

The Proposal and Impact on Playing Field

It is proposed to replace the pitch at the Tottenham Hotspur Stadium with one that is able to retract to allow other events to take place in the stadium.

Assessment against Sport England Policy

This application relates to the loss of existing playing fields and/or the provision of replacement playing fields. It therefore needs to be considered against exception E4 of the above policy, which states:

- E4 – The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development

I have therefore assessed the existing and proposed playing field against the above policy to determine whether the proposals meet exception E4. The existing pitch will be retained within the proposed scheme and therefore it meets this exception. Sport England has contacted the FA who are fully supportive of the stadium plans for Tottenham Hotspur FC. They have advised that the proposals will increase capacity at the stadium and drive up attendances at matches, enhance the fans match day experience whilst improving the

From: martin laheen [mailto:ecogreen1949@gmail.com]
Sent: 15 December 2015 10:34
To: McClellan Neil
Subject: HGY/2015/3000// Northumberland Development Project !!!!!

Good Morning Neil,
I trust you are well and Healthy, at this busey time for planning.
I do apologise for my late submission it is a long story.

I am supporting this life changing application, which will be the catalyst to kick start much need
Regeneration in North Tottenham.
I am championing three themes, which I will now outline !!!!!!!

JOBS & Local Communities !!!!!!!

Environmental & Energy Impacts !!!!!!!

Transport Impacts, Cycling & pedestrians Impacts.

JOBS & LOCAL COMMUNITIES !!!!!

There will be a big focus on Construction employment, which has already commenced.
The new North Stand, which will back into Phase One,
of the Northumberland Development Project.

There will be a large site compound, based in the former Environmental Agency site.
I do support the planning application for this Area.

I would like to see a Community-based Site Board, with updates on a regular time schedule.

All the trades vacancies.....

Administration.....

Architecture.....

Civil Engineering

Security

Etc. Ect.

A chart with break down of local employment.

One to 21 miles and nationality of workplace.

Ethnic, Physical & Learning Disabilities, also dose who have done time, deserve their chance back in
our local communities.

There are many local agencies working very hard to get the unemployed back into the workplace.

Tottenham Regeneration are working on a Jobs & Skills Programme.

Yours truly Martin Laheen is going around like a loose cannon, banging on and going on site 're local
employment.

I would like to make it very clear, when I say local I always

mean.....Haringey.....Enfield.....WaltemforestHackney.....Inslington..... Camden in this order
please.

The late Paul Head, the amazing Principle & Chief Executive of The College of Haringey, Enfield and North East London.

His dedication to his Students and tireless work with local communities to give us all a say in where we live, work and play.

The 'Paul Head Square' in the open space of the Bernie Grant Arts Centre says it all about the man and his legacy to Tottenham.

I would like the Planning Sub Committee to take into consideration why the College, its Students past and present , should be used in the Tottenham Development Prooject and future planning applications. Traineeships, Apprentships in CONEL they provide everything that an employer needs in today's workforce.

Northumberland Development Project Team, please take into consideration when the principle constructor is appointed.

They all need to be singing from the same song sheet, when they appointe sub-contractors down the line re LOCAL EMPLOYMENT.

There also needs to be a local Liason Group set up to oversee this massive project.

Thanking everyone for your kind understing with me during this important planning application.

Environmental & Energy Saving Systems !!!!!!!!!!!

New builds now have the opportunities to install the correct technological systems around the whole of the Northumberland Development Project.

General Waste, Food Waste & Recycling all need to be treated separately.

The high rise blocks and the buildings in the 'Tottenham Experience' need to have user friendly systems for the General public, fans, customers and most importantly the Project's Employees.

A guide line should be produced for everyone's Carbon Footprint.

Thanking you in advance, for taken into consideration my comments.

We only have one 'Planet Earth',we all live in its Environment.

TransportBuses.....TFL.....OverGround & UnderGroundPrivate Vehicles.....Motor Cyclists and the ever-increasing numbers of Cycling Public, well done to all of them.

From: martin laheen [mailto:ecogreen1949@gmail.com]

Sent: 15 December 2015 10:34

To: McClellan Neil

Subject: Re: HGY/2015/3000// Northumberland Development Project !!!!!!!

My apologies pressed the wrong key on the pad.....

Continued.....I am aware of the new Cycle Super Highway One, that wil be up and running before the new Stadium is completed.

I see from the plans, there will be provision for 900 cycles approximately, will this include motor cyclists and fans with foldaway bikes. I am in favour of banning private motors of parking within three miles of the new, state of the art stadium and Tottenham Experience.

The home game on Thursday night, the game was already underway, so TFL and Arriva were sending back W3s 'Out of Service', from Northumberland Park. I and many other public service users were left stranded at the White Hart Lane Bus Stop.

We all counted four ghost buses pass us by.....

There should be hopper buses from Ally Pally and the Fredrick Knight Sports Centre on Lee side Road.

I would advise that the Sub Planning Committee accept the Recommendations from the senior planning officers and grant full planning permission to the Northumberland Development Project. Thanking you all for your patience with my late submission.

Best of Green Wishes, God's Blessings to All.

Martin Laheen.

Vice Chair, Northumberland Park Residents Association.

Tottenham Local Communities & Environmental Champion.

"A good head and a good heart, are always a formidable combination."

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