

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>01/12/2009</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>27/11/2009</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Elizabeth Beaumont				2009/5263/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Tottenham Hotspur Stadium Bill Nicholson Way 748 High Road N17 0AL				Planning – Core Documents; Technical Reports; Transport Assessment; Environmental Statement; Northern Development; Stadium Drawings; Southern Development Drawings; Public Realm Drawings			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Observations to the adjoining borough of Haringey for the demolition and comprehensive redevelopment of stadium (Class D2) with Hotel (Class C1), retail (Class A1 and A2 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.							
<b>Recommendation(s):</b>		No objections					
<b>Application Type:</b>		Request for Observations to Adjoining Borough					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		None required					
<b>CAAC/Local groups comments:</b>		None required					

## Site Description

The application site incorporates the land in between High Road to the west, Northumberland Park to the north, Worcester Avenue to the east and Park Lane to the south. The site covers an area of approximately 11.5 hectares and is comprised of a combination of predominately residential with commercial and industrial uses. The existing stadium (known as White Heart Lane) is located to the south of Paxton Road. It currently provides 36,237 seater stadium. The site is located within a conservation area and there are a number of Grade I and Grade II listed buildings within the site boundaries.

## Relevant History

N/A

## Relevant policies

### Replacement Unitary Development Plan 2006

T1 (Sustainable transport)

T2 (Capacity of transport provision)

T4 (Public transport)

T9 (Impact of parking)

T12 (Works affecting highways)

### Camden Planning Guidance 2006

## Assessment

The London Borough of Camden has been consulted on an application for the demolition and comprehensive redevelopment of stadium (Class D2) with Hotel (Class C1), retail (Class A1 and A2 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.

The redevelopment works would include the following:

- Creation of "Stadium Square" – a major new civic space suitable for a host of open air activities both on match days and at other times.
- A new Club Museum (930 sq. m) and Club Shop (2,160 sq. m) together with a 150-bedroom hotel (8,575 sq. m).
- New headquarters of the charitable Tottenham Hotspur Foundation and fronting Park Lane, on the site of the existing South Stand, providing 827 sq. m of office floorspace
- The southern development would incorporate a range of 434 new flats and houses, including affordable housing for local people (40%). This would be arranged in three blocks ranging from 13 to 19 storeys (adjacent to the stadium).
- a new foodstore with a net sales area of 7,207 sq. m. This would front onto Northumberland Avenue and is intended as an anchor for the retail facilities and services on High Road, Northumberland Park and White Hart Lane, adding to the vitality and viability of this part of "Tottenham's Town Centre." A 400 space car parking area would be provided on the ground floor.

The proposed capacity of the replacement stadium will be 56,250. Vehicular access to the stadium would be via Worcester Avenue.

The proposal site is located approximately 4 miles from the boundary with the London Borough of Camden and is not within a strategic viewing corridor therefore design issues will not be considered. The main area for consideration by the London Borough of Camden for this proposal will be in terms of transport issues.

## Transport

The proposed application includes only 161 car parking spaces, of which 121 are for residents and 40 are for the hotel. Therefore there is little car parking provision for visitors to the new stadium to use private vehicles. Furthermore, although the proposal includes a large scale of mixed use and a new stadium itself; the majority of trips to and from the site will not be conducted by private vehicles, but will be via rail, tube or bus.

The site is located in close proximity to the North Circular Road (A406) and 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.

In any event, 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.

**Conclusion**

The proposal is considered to be acceptable in terms of transport issues. The proposed development does not raise any other issues for consideration by the London Borough of Camden and no objections would be raised.

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