

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

Our Ref: **2015/5381/P**  
Your Ref:  
Please ask for: **Fergus Freaney**  
Telephone: 020 7974 **3366**

5 October 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**  
**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. The application includes works to a Listed Building for which separate Listed Building consent is required. As such there is an associated Listed Building Application for internal and external works to a Grade II Listed building (744 High Road) (Ref: HGY/2015/3001).



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:

- 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