TOTTENHAM HOTSPUR FOOTBALL CLUB

Section 73 Application

Supporting Statement

April 2015

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CONTENTS

1.	**Introduction**	**4**
2.	**Application Proposals**	**7**
3.	**Policy Context**	**9**
4.	**Conclusion & Summary**	**11**
	Appendix 1: Addendum to Water Strategy	
	Appendix 2: Addendum to Waste Strategy	
	Appendix 3: Addendum to Energy Strategy	
	Appendix 4: Addendum to Sustainability Strategy	
	Appendix 5: Schedule of Proposed Conditions	

Foreword

Since Tottenham Hotspur Football Club secured planning permission for a new football stadium and associated development in September 2011, it has been working to acquire all the relevant land needed to deliver the development through a compulsory purchase order process. The Club has now acquired all of the land needed for its development.

The Club has used this intervening period since securing planning permission productively and has refined the detailed design of the stadium, which was originally produced in 2008, to ensure that it meets the latest technical requirements and improvements in stadia design.

The Club has already commenced pre-development and site clearance works.

This planning application seeks permission to make a minor material amendment to the consented stadium design to provide a new basement level beneath the stadium. This new basement level will accommodate some of the already consented car parking spaces proposed at ground floor level, as well as plant and storage areas. The new basement level will space at the ground floor level to be freed-up to be allocated for extended player changing facilities, enhanced media facilities and other associated stadium uses.

The minor amendments proposed in this application relate only to the internal layout of the ground floor and the new basement level. It is not proposed to change the number of car parking spaces or the capacity of the stadium that is already consented, nor change the external appearance or the height, scale and mass of the consented stadium.

1. Introduction

1.1 This Supporting Statement has been prepared on behalf of Tottenham Hotspur Property Company Ltd in support of a planning application made under Section 73 (S73) of the Town and Country Planning Act (1990) following the grant of planning permission (HGY/2010/1000) and associated non-material amendment (HGY/2011/2200).

1.2 The application package comprises a Section 73 (S73) Minor Material Amendment (MMA) application comprising two elements:

- A new basement beneath the stadium in Phase 2 (part one); and
- Deletion and rewording of conditions (part two).

1.3 The changes to the approved stadium building relate only to the layout of the ground floor level and the installation of a new basement level. No changes are proposed that seek to change the consented stadium in terms of the external appearance, height, scale and mass or the layout of the floors above ground floor level.

1.4 This statement provides the context to the scheme and structure of the application. It then sets out details of the submission, including reference to applicable supporting documents. Finally, this statement provides an update to the planning policy contained within the original planning statement and how this relates to the proposed amendments.

Background

1.5 In May 2010 Tottenham Hotspur Property Company Ltd on behalf of Tottenham Hotspur Football Club (collectively known as the Club), submitted a planning application for a new football stadium at White Hart Lane together with enabling development comprising retail, housing and a hotel (application reference HGY/2010/1000). The project is known as the Northumberland Development Project (NDP).

1.6 The planning application was heard by a special planning committee of the London Borough of Haringey Council (LBH) on 30th September 2010, which determined to approve the application in line with their planning officer's recommendation. This was followed by a period of negotiation in relation to legal agreements with planning permission being achieved on 20th September 2011.

1.7 On 4th July 2012, a Section 96A Non-Material Amendment (NMA) application (Ref: HGY/2011/2200) was approved to facilitate the variation of the approved NDP plans through the insertion of a plans condition (Condition 1) into the planning permission.

The Submission

1.8 This application is made under S73 of the Town and Country Planning Act 1990.

1.9 The application format has been discussed with Officers at London Borough of Haringey (LBH) and the supporting information includes:

- Covering Letter;
- S73 Planning application and ownership forms (with Certificate B and C notices completed);
- This Supporting Statement which assesses the implications of the additional basement and provides updates in relation to the following matters:
    - Planning policy;
    - Water strategy (see Appendix 1);
    - Waste strategy (see Appendix 2);
    - Energy strategy (see Appendix 3); and
    - Sustainability strategy (see Appendix 4).
- Addendum to Environmental Statement.

1.10 The following drawings are also submitted for approval:

- Planning Application Boundary (Drawing Ref: A610 Rev 00 and A611 Rev 00)
- Revised Level 1 - Ground Floor Plan (Drawing Ref: 4494-9042-Rev 03)
- Section A-A & Level B1 (Drawing Ref: 4494-9041-02)

Environmental Impact Assessment

1.11 The Council has confirmed for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 that the proposals constitute "EIA Development" and the S73 Application is therefore accompanied by an addendum to the environmental statement submitted as part of planning application HGY/2010/1000. The scope of the addendum includes updates to the Archaeology, Surface Water Drainage and Flood Risk, Ground Condition and Hydrogeology, Transportation and Cumulative Effects chapters.

Changes to Supporting Statements

1.12 The Design Team has undertaken a review of the technical documents submitted as part of the original planning application (HGY/2010/1000) and a summary of the main issues arising as a result of the proposed amendments are detailed below.

Document	**Impacts of S73 / S96A Amendments**
Design and Access Statement	Amendments do not change justification for overall design. No visual / design impacts. Submitted drawings detail proposed changes.

Planning Statement	Assessment of policy updates since submission contained in Section 3.0 of this Statement.
Statement of Consultation	No impact.
Regeneration Strategy	No impact.
Water Strategy	See Addendum to Water Strategy, contained in **Appendix 1** of this document.
Waste Management Strategy	See Addendum to Waste Management Strategy, contained in **Appendix 2** of this document.
Energy Strategy	See Addendum to Energy Strategy, contained in **Appendix 3** of this document.
Sustainability Strategy	See Addendum to Sustainability Strategy, contained in **Appendix 4** of this document.
Utilities Planning Report	Negligible impact.
Transport Assessment and Travel Plan	Transport impacts relate to construction phase only. This is assessed in the ES Addendum.
Environmental Statement	Addendum updates to the Archaeology, Surface Water Drainage and Flood Risk, Ground Condition and Hydrogeology, Transportation and Cumulative Effects chapters

2. Application Proposals

2.1 The amendments proposed as part of the S73 Application fall into two main categories, as follows:

Part One: Additional Basement Level

2.2 The first part of the S73 application seeks the variation of approved plans for the stadium elements of the Northumberland Development Project (NDP), which comprised Phase 2. The Club proposes to vary Condition 1 attached to the Section 96A Decision Notice (HGY/2011/2200) to amend Drawing No. 06226 100 B and replace it with a revised new Drawing No. 4494-9042-Rev 03 and insert a new plan Drawing No. 4494-9041-02 as part of the Stadium Drawing package.

New Basement Level

2.3 The amendment comprises a new basement under the proposed north, east and west stands of the approved stadium, which measures 19,618 sqm GIA. The new basement will largely accommodate 259 of the 319 car parking spaces currently located at Ground Floor within the consented plans (HGY/2010/1000). The new car parking is proposed to be relocated to the new basement floor to allow for both larger car parking spaces and circulation areas to be created to improve user experience. In addition to the car parking areas, the new basement will also accommodate c4,800 sqm of stadium back of house / storage areas and 1,500 sqm of VIP lobby / reception areas associated with the car parking.

2.4 Although there is no increase in the number of car parking spaces included within the development, the creation of a new basement level provides an opportunity to increase the level of wheelchair accessible car parking spaces from 46 to 58 spaces. This means that 18% of all car parking spaces within the stadium will be wheelchair accessible.

Revised Ground Floor Level

2.5 The revised ground floor layout will still accommodate 59 of the consented 319 car parking spaces. A new vehicular ramp will provide access to the new basement level, which will be located at ground floor level under the south stand.

2.6 The floor area at ground floor level that previously accommodated the 259 car parking spaces, now relocated to the proposed new basement level, will be used to provide additional changing room and associated facilities such as press conference room and briefing room. This will allow for the stadium to host tournament football. An additional VIP club will also be created totalling 800 sqm.

2.7 In line with condition 32 of the original consent a total of 319 car parking spaces will be provided for the stadium - no increase in car parking numbers is proposed.

Pre-commencement Conditions

2.8 The Phase 2 (Stadium Development) pre-commencement conditions that have been discharged have been reviewed to ensure that the approved information is still relevant in the context of the

proposed amendment. The only two conditions that are yet to be discharged, but for which information has been submitted, are:

- Planning Condition 38 – Site Drainage – HGY/2014/3518; and
- Planning Condition 39 – Water Supply – HGY/2015/0529.

2.9 The information approved, and submitted, for all pre-commencement conditions is still relevant and does not require any further updates.

Part Two: Variation to HGY/2010/1000 Permission Conditions

2.10 The second part of the S73 application seeks to amend the planning conditions attached to the HGY/2010/1000 consent to bring the permission in line with the implemented Northern Development permission (HGY/2011/2350); remove conditions that have already been discharged; and remove duplicate and/or superfluous planning conditions from the original consent. In this regard, it is relevant to note that the permission that related to the 'Southern Development'/ Phase 3, has now expired and therefore any conditions relating to this element of the NDP scheme are superfluous. The 'Southern Development'/ Phase 3 element of the original NDP permission has now been superseded by a newer planning permission for residential-led mixed use development under planning permission HGY/2011/2351.

2.11 In line with the guidance contained within the National Planning Practice Guidance (The PPG) new decision notices issued under S73 should repeat the relevant conditions from the original planning permission, unless they have already been discharged.

2.12 A schedule of changes to the conditions of the HGY/2010/1000 permission is contained within Appendix 5 of this statement. The changes reflect the following:

- Those conditions that have been either been discharged or are superfluous and do not need to be carried over onto the new S73 Decision Notice.
- Those conditions that have been discharged in relation to Phase 2 have been reworded to account for any remaining information required for approval.
- Those conditions that are reworded to reflect the implementation of the Northern Development under alternative permission HGY/2011/2350.

3. Policy Context

Changing Policy Context

3.1 There have been three key policy changes since the granting of planning permission HGY/2010/1000 on 20/09/2011. These being:

- The publication of the National Planning Policy Framework (NPPF) on 27th March 2012, which replaces all previous national planning policy guidance contained in PPS/PPG documents; and

- The Adoption of the Haringey Local Plan Strategic Policies and Proposals Map on 18 March 2013. This document (referred to as the Local Plan throughout the document), sets out a vision and key policies for the future development of the borough up to 2026. The adopted Local Plan along with the Saved UDP Policies forms part of the Development Plan for the Borough alongside the London Plan (adopted on 22 July 2011).

- The publication of *further alterations* to the London Plan (adopted March 2015).

3.2 Consideration of these documents, in the context of the applications, is set out below.

National Planning Policy Framework

3.3 Since the preparation of the original Environment Statement, the National Planning Policy Framework (NPPF) was published on 27th March 2012. The NPPF revokes all existing PPS (except PPS10: Planning for sustainable waste management), PPG, some Circulars, Ministerial Statements and Letters from the Chief Planning Officer.

3.4 Paragraph 14 of the NPPF advises that at the heart of the framework, there is a presumption in favour of sustainable development, which should be seen as a 'golden thread' running through plan making and decision-taking. For decision taking this means approving proposals that accord with the Development Plan without delay and where the development plan is absent, silent or relevant policies are out-of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF.

3.5 In terms of decision taking, paragraph 186 states that "local planning authorities should approach decision taking in a positive way to foster the delivery of sustainable development." Paragraph 187 continues that local planning authorities "should look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work with applicants to secure developments that improve the economic, social and environmental conditions of the area."

3.6 The NPPF also states in paragraph 192 that "The right information is crucial to good decision-taking, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations Assessment and Flood Risk Assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible."

3.7 As this proposal only constitutes a minor material amendment to the existing approved scheme (Application Ref: HGY/2010/1000) and the scope of the Environmental Impact Assessment has been defined through the original application, the publication of the NPPF is not deemed to have any material impact on this Section 73 Planning Application. Where necessary, reference to the NPPF has been made in the Environmental Statement Addendum.

3.8 The sustainable mix of uses proposed by the NDP is consistent with the aims and objectives of the NPPF in seeking terms of delivering a sustainable development which will bring a wide range of social and economic benefits to the Borough.

Haringey Local Plan Strategic Policies

3.9 The Local Plan Strategic Policies and the Proposals Map (adopted on 18 March 2013) now forms part of the statutory Development Plan for the Borough alongside the Saved Policies in the Haringey Unitary UDP (adopted July 2006) on which these applications should be considered.

3.10 Policy SP1 of the plan promotes development in the Northumberland Park area of change, a significant part of which comprises the redevelopment and regeneration of the White Hart Lane area.

3.11 Other relevant policies to this submission include SP5 Water Management and Flooding, SP6 Waste Management and SP7 Transport, which are detailed further within the Environmental Statement (ES) Addendum.

3.12 It is considered due to the nature of the minor material amendment, the development is still entirely consistent with the aims and objectives of the Local Plan Strategic Policies document.

London Plan (2015)

3.13 The Further Alterations to the London Plan were adopted in March 2015. The minor material amendments proposed to the consented scheme, which principally results in the creation of a basement level with no increase in car parking or stadium spectator capacity, does not raise any strategic planning policy issues and the proposals are not affected by the most recent changes to the London Plan.

4. Conclusions and Summary

4.1 The Northumberland Development Project is in accordance with the National Planning Policy Framework, relevant strategic policies of the London Plan and relevant policies of the Haringey Core Strategy and UDP and there is strong policy support for the principle of development.

4.2 The changes proposed within the S73 application are minor in nature and remain entirely consistent with the aims and objectives of planning policy. We therefore respectfully ask that the applications are approved.

Appendix 1 – Addendum to Water Strategy

Design Note

project Northumberland Development Project

subject Section 73 Submission: Water Strategy: Impact of adding Basement

project no 032767

date 30 January 2015

Revision	Description	Issued by	Date	Approved (signature)
Final	For issue to LBH	STR	30/01/15	

1 Context

The Northumberland Development Project was submitted for Planning Approval in May 2010 (reference HGY/2010/1000). The documentation included a Water Strategy prepared by Buro Happold (reference 023970: Northumberland Development Project (May 2010 Submission) Water Strategy dated May 2010). This Design Note describes the impacts on that Water Strategy due to the introduction of 19,618m2 basement into the stadium scheme.

2 Water Strategy – Impacts

2.1 Water Resources – Demand Management

The Water Strategy describes the implementation of efficient water use practices across the development, including both social and engineered demand reduction measures. These practices remain unchanged with the introduction of the basement.

2.2 Drainage Strategy – Foul Sewerage

The Water Strategy describes the intention to connect into the existing network and provide upgrades to ensure that the systems do not back up and avoid exceeding existing network capacity. There is a minor impact on the strategy with the introduction of the basement, in that a very small element of foul drainage serving some toilets in the basement areas will be pumped to the Thames Water Sewer.

2.3 Drainage Strategy – Surface Water Sewerage

The Water Strategy describes the intention to provide SUDS across the site and provide attenuation of storm water to reduce the flood risk, and hence reduce the surface water discharge from its current rate of 284l/ha/s to 150l/ha/s. This principle is retained. There is a minor impact on the strategy with the introduction of the basement, the attenuation tanks will be located below the level where gravity discharge is feasible, hence it will be pumped from the attenuation tanks to the ground level and gravitate to the sewer.

3 Conclusion

The impact of introducing the basement will have a minor impact on the water strategy in that some elements of the drainage will require to be pumped. Initial discussions with Thames Water and the Environment Agency indicate that this is not a major concern.

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Appendix 2 – Addendum to Waste Management Strategy

Design Note

project Northumberland Development Project

subject Section 73 Submission: Waste Strategy: Impact of adding Basement

project no 032767

date 30 January 2015

Revision	Description	Issued by	Date	Approved (signature)
Final	For issue to LBH	STR	30/01/15	

1 Context

The Northumberland Development Project was submitted for Planning Approval in May 2010 (reference HGY/2010/1000). The documentation included a Waste Strategy prepared by Buro Happold (reference 023970: Northumberland Development Project Waste Strategy dated May 2010). This Design Note describes the impacts on that Waste Strategy due to the introduction of 19,618m2 basement into the stadium scheme.

2 Waste Strategy – Impacts

2.1 Reduced Quantities of Waste

Waste minimisation Actions identified in the Strategy include the reduction of packaging materials, the simplification of the waste streams and the minimisation of paper waste. These practices remain unchanged with the introduction of the basement.

2.2 Increased Recycling Rates – Towards Zero Waste

The approach to recycling waste materials is described in the strategy, with an aspiration to move towards a zero waste scenario for the stadium operation. This approach and aspiration remains unchanged with the introduction of the basement.

2.3 Future Proofing for Residential Element

The strategy with regard to the residential element of the site is unaffected by the introduction of the basement under the stadium.

2.4 Spatial Allowances

The waste strategy identifies possible layouts for waste service yard areas, de-bulking areas and transfer stations. These principles remain unchanged, although the location of some of the waste storage and transfer stations will be re-located from ground level to the basement level. Routings for waste disposal may change somewhat, but the principles are unaffected by the introduction of the basement.

3 Conclusion

The impact of introducing the basement will have a minor impact on the waste strategy in that some elements of the waste storage will be located at the basement level; however, this is not anticipated to adversely impact the overall waste management strategy.

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Appendix 3 – Addendum to Energy Strategy

Design Note

project Northumberland Development Project

subject Section 73 Submission: Energy Strategy: Impact of adding Basement

project no 032767

date 30 January 2015

Revision	Description	Issued by	Date	Approved (signature)
Final	For issue to LBH	STR	30/01/15	

1 Context

The Northumberland Development Project was submitted for Planning Approval in May 2010 (reference HGY/2010/1000). The documentation included an Energy Statement prepared by Buro Happold (reference 023970: Northumberland Development Project (May 2010 Submission) Energy Statement, Rev 04 draft dated May 2010). This Design Note describes the impacts on that Energy Statement due to the introduction of 19,618m2 basement into the stadium scheme.

2 Energy Statement – Impacts

2.1 'Lean' – Reduce Energy Consumption Expectations

The Energy Statement describes the expected electricity consumption figures, and proposed measures to reduce energy consumption including passive solar design and adoption of excellent building fabric characteristics and energy systems. These practices remain unchanged with the introduction of the basement. The overall energy consumption figures for the stadium are likely to increase by less than 3% with the introduction of the basement, which is considered to be insignificant in terms of overall impact.

2.2 'Clean' – Provide Energy from an Efficient Source

The Energy Statement describes the intention to connect into an efficient embedded energy generation and distribution system (Combined Heat and Power – CHP – or Combined Cooling Heat and Power – CCHP). This strategy is unchanged with the introduction of the basement.

2.3 'Green' – Utilise on-site Renewables

The Energy Statement describes the intention to provide biomass boilers within the proposed CCHP district energy system. This strategy is unchanged with the introduction of the basement.

3 Conclusion

The impact of introducing the basement will have a minor impact on the energy statement in terms of the overall expected consumption figures, but this impact is insignificant in overall terms.

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Appendix 4 – Addendum to Sustainability Statement

Design Note

project Northumberland Development Project

subject Section 73 Submission: Sustainability Strategy: Impact of Adding Basement

project no 032767

date 30 January 2015

Revision	Description	Issued by	Date	Approved (signature)
Final	For issue to LBH	STR	30/01/15	

1 Context

The Northumberland Development Project was submitted for Planning Approval in May 2010 (reference HGY/2010/1000). The documentation included an Outline Sustainability Strategy prepared by Buro Happold (reference 023970: Northumberland Development Project (May 2010 Submission) Outline Sustainability Strategy, Rev 04 draft dated May 2010). This Design Note describes the impacts on that Sustainability Strategy due to the introduction of a 19,618m2 basement into the stadium scheme.

2 Sustainability Strategy – Impacts

2.1 Community Issues

One of the factors in the introduction of the basement is to re-locate designated parking spaces from ground level to basement level, thus freeing up ground level space for general circulation use; aside from this, the impacts on the community are negligible

2.2 Transport

No additional parking spaces are proposed as part of the introduction of the basement; rather a rationalisation of the designated allowable parking spaces. This re-location and rationalisation will allow the provision of additional accessible parking spaces, and should also allow a better controlled flow of traffic into and out of the site on match days.

An indirect Transport impact, is the additional lorry movements needed to deal with the additional materials to be excavated off-site. This is covered in more detail in the Transportation chapter of the Environmental Statement addendum, but essentially these movements are expected to be extended over a number of months, in order to limit the impacts at any one time.

2.3 General Performance

The General Performance is slightly enhanced by the provision of additional storage space, and a larger waste handling facility space.

2.4 Energy and Carbon Emissions

As detailed in the Design Note “Section 73 Submission: Energy Strategy: Impact of Adding Basement” dated 30/01/15, the impacts on the Energy Usage are insignificant in overall terms.

2.5 Water Use and Storm Water Drainage

As detailed in the Design Note “Section 73 Submission: Water Strategy: Impact of Adding Basement” dated 30/01/15, the impacts on Water Usage are insignificant in overall terms; however, there are impacts on the storm water drainage which will now require to be pumped.

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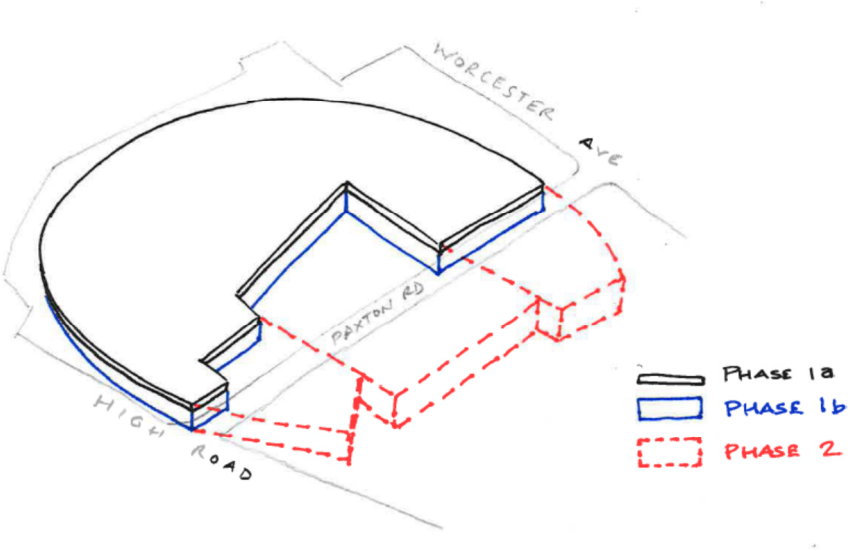
2.6 Construction Materials

Clearly, the introduction of the basement will require additional materials to be excavated. Initial site preparation has already been undertaken, including a reduced level dig (excavation Phase 1a) with some 65% of the excavated material being re-used both on and off-site.

The volumes (and associated lorry movements) are detailed in the Transportation chapter of the Environmental Statement addendum, but the aspiration for future phases is to re-use as much of the excavated material as possible. Based on current estimates it is anticipated that approximately 20,000m3 of re-usable material will not be required as on site construction material. This material is likely to be sold for re-use off-site. Currently, the estimates of re-usable materials are as follows:

Excavation Phase	Estimated Total Volume of Excavated Material (m3)	Estimated Volume of Re-Usable Material (m3)	Estimated Volume of Material Unsuitable for Re-use (m3)	Notes on Re-Use
Phase 1b	46,200	44,200 on site (96%)	2,000 Small unusable fraction of excavation	Terrace Gravels and Lambeth Sands. To be re-used as piling mat and/or aggregate for concrete. Actual volumes to be verified during site operation and may be dependent on programme, logistics and achievable market rates
Phase 2	26,700	20,000 on site (75%)	6,700 Upper layer of made ground will not be suitable for re-use	Terrace Gravels and Lambeth Sands. To be re-used as piling mat and/or aggregate for concrete. Actual volumes to be verified during site operation



The sustainability strategy describes the approach to using appropriate materials in the new construction and this is unchanged with the introduction of the basement.

2.7 Biodiversity

The biodiversity strategy is unchanged with the introduction of the basement

2.8 Operational Waste

As detailed in the Design Note “Section 73 Submission: Waste Strategy: Impact of Adding Basement” dated 30/01/15, the impact on the Waste Strategy is minor.

3 Conclusion

The impacts of introducing a basement will have some impacts on the sustainability strategy, mostly associated with the additional excavation required and the additional materials needed to construct the basement. However, there are also significant benefits, in terms of being able to re-use significant amounts of the excavated materials, and in improved spatial allowances for disabled parking and waste handling. On balance, the benefits outweigh the negative impacts.

Appendix 5 – Schedule of Proposed Conditions

No.	CONDITION (Category)	Notes
1.	~~The housing and hotel elements of the scheme are granted in OUTLINE, in accordance with the provisions of Regulations 3 & 4 of the Town & Country Planning (General Development Procedure) 1995 and before any development is commenced, the approval of the Local Planning Authority shall be obtained to the following reserved matters, namely: b) external appearance and c) scale.~~	**Not be carried over.** **Reason**: Phase 3 permission has expired.
2.	The ~~part of the development where full details are approved by this planning application, namely the 'Northern Development~~', 'the Stadium' part of the development ~~and 'the Southern Development'~~ (see plan A600 Rev 00), shall ~~begin as follows:~~ ~~a. The Northern Development shall commence within three years of the date of this planning permission;~~ ~~b. a. The Stadium~~ shall commence within five years of the date of this planning permission~~; and~~ ~~c. b. The Southern Development (excluding those elements that are approved in outline only (namely the residential block and the hotel block) shall commence within seven years of the date of this planning permission~~.	See proposed changes in red. **Reason:** The Northern Development implemented under HGY/2011/2350 permission. Phase 3 permission has expired.
~~3.~~	~~In relation to the outline component (namely the residential block and the hotel block) application for the first reserved matters shall be made to the Local Planning Authority before the expiration of three five years from the date of this planning permission. That part of the development hereby permitted shall be begun either before the expiration of seven years from the date of this planning permission, or before the expiration of two years from the date of the approval of the last reserved matters application, whichever is the later.~~	**Not be carried over**. **Reason**: Phase 3 permission has expired.
4.	No development authorised by this planning permission shall be commenced until an agreement under Section 106 of the Town and Country Planning Act 1990 substantially in the same terms as the Section 106 Agreement which binds the land has been entered into by all of the relevant parties and completed in relation to the relevant area of land.	No change proposed.
~~5.~~	~~The residential development hereby permitted shall not exceed 200 separate dwelling units, whether flats or houses.~~	**Not be carried over**. **Reason**: Phase 3 permission has expired.
~~6.~~	~~At least 10% of the dwellings shall be capable of being converted for wheelchair access and 100% of the dwellings shall be built to meet Lifetime Homes standards, unless otherwise agreed in writing by the Local Planning Authority~~	**Not be carried over**. **Reason**: Phase 3 permission has expired.
~~7.~~	~~Applications for the Reserved Matters approval in respect of the hotel and housing elements shall be accompanied by an Environmental Sustainability Plan. The Environmental Sustainability Plan shall demonstrate:~~ ~~(a). how the proposed building design(s) realise(s) opportunities to include design and technology energy efficiency measures;~~ ~~(b) the reduction in carbon emissions achieved through these building design and technology energy efficiency measures, compared with the emissions permitted under the national Building Regulations prevailing at the time the application(s) for approval of reserved matters are submitted;~~ ~~(c) the specification for any green and/or brown roofs;~~	**Not be carried over**. **Reason**: Phase 3 permission has expired.

	~~(d) how energy shall be supplied to the building(s), highlighting;~~ ~~i. how the building(s) relate(s) to the site wide strategy for district heating incorporating tri generation from distributed combined heat and power;~~ ~~ii. how the building(s) relate(s) to the strategy for using bio fuel boilers to supplement the energy supplied through district heating systems;~~ ~~iii. the assessment of the cost effectiveness and reliability of the supply chain for bio fuels;~~ ~~iv. any other measures to incorporate renewables.~~ ~~(e) how the proposed building(s) have been designed to achieve a BREEAM and/or Eco homes rating of "very good" (or an equivalent assessment method and rating) or better;~~ ~~(f) The incorporation of bird boxes, bat roosts and other wildlife features on buildings.~~	
~~8.~~	~~Unless otherwise approved in writing by the local planning authority the floorspace approved as part of Reserved Matter approvals pursuant to this permission and provided for use as a hotel shall include no more than 150 bedrooms in total~~	**Not be carried over.** **Reason**: Phase 3 permission has expired.
9.	Before any works or development commence on the retained Heritage assets 746,748,750, Tottenham High Road , the following details in respect of each of the retained buildings shall be submitted to and approved in writing by the local planning authority: a. samples of all external materials comprising wall facing materials and cladding, window glass, door and window frames, decorative features, rainwater goods and paving b. elevational drawings, plans, roof plans, and sections at 1:100 scale of all the buildings, sample elevations and sections at 1:20 scale of bays, windows and doors, balconies, parapets and eaves c. drawings at 1:1 scale of sectional profiles of the window and door frames, cornices, string courses and other decorative mouldings d. detailed drawings of any roof mounted plant and equipment and screening measures e. details of the architectural treatment of the northern and eastern elevations of the Old White Hart Public House (No. 750)	No change proposed.
10.	The repair and renovation of the retained Heritage assets 746,748,750, Tottenham High Road shall be completed in accordance with a schedule of works contained within the Section 106 Agreement, and to the written satisfaction of the local Planning authority before any major event takes place in the new stadium.	No change proposed.
~~11.~~	~~No development shall take place for until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation has been submitted by the applicant and approved by the Local Planning Authority.~~	**Not to be carried over.** **Reason:** Fully discharged in respect of all three phases: • HGY/2011/1783 • HGY/2013/1472 • HGY/2014/1535
~~12.~~	~~No works of demolition within the conservation area should take place until detailed drawings at an appropriate scale of the new entrance porch of the stadium, barriers, landscape scheme, steps, ironwork, public art,~~	**Not to be carried over.** **Reason:** Fully discharged: • HGY/2011/1782

	~~materials, and balustrades have been submitted and approved by the Council as local planning authority.~~	
~~13.~~	~~Prior to the opening of the supermarket, the applicant shall submit to the Council as local planning authority for approval detailed drawings at an appropriate scale (elevations 1:20, plans 1:50) of the rear boundary works to the northern terrace, showing materials, and access arrangements.~~	**Not to be carried over.** **Reason:** Fully discharged: • HGY/2014/1532
~~14.~~	~~Before any development in relation to the stadium commences, detailed drawings at 1:20 of the landscape and boundary treatment for the forecourt of No. 744 High Road (Warmington House) shall be submitted to the Council as local planning authority for approval. The landscape and boundary treatment shall be carried out in accordance with the approved details.~~	**Not to be carried over.** **Reason:** Fully discharged: • HGY/2014/1630
~~15.~~	~~Full details of the development, including samples of all materials to be used for the external surfaces of each phase Phase 3 (Southern Development) of the development as set out in the agreed phasing plan included in the section 106 agreement shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced on that phase. Samples shall include sample panels, glazing and a roofing material sample combined with a schedule of the exact product references~~	**Not to be carried over.** **Reason:** Phase 1 implemented under permission HGY/2011/2350; Phase 2 discharged under HGY/2014/1127; and Phase 3 permission expired.
16.	All approved materials shall be erected in the form of a samples board to be retained on site throughout the works period for the phase concerned and the relevant parts of the works shall not be carried out otherwise than in accordance with the approved details.	No change proposed
17.	The number of single day major non - association football events per annum (including music concerts) shall be no more than 4 of which no more than 1 shall be on Sunday and no more than 1 on a Bank Holiday (where a major event is a single day event attended by 10,000 visitors or more).	No change proposed.
18	No major event shall take place in the stadium outside the hours of 09:00 (09:00am) and 24:00 (12:00am) unless otherwise agreed in writing by the Council as Local Planning Authority.	No change proposed.
~~19.~~	~~Notwithstanding what is shown on the submitted drawings, details of the set down and pickup facilities for disabled people using the stadium facilities shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of each phase of the development. Such agreed details are to be implemented and maintained to the satisfaction of the Local Planning Authority.~~	**Not to be carried over.** **Reason:** Fully discharged: • HGY/2014/1137
20.	At least 28 days prior to any amplified music event utilising the auditorium, the owner shall submit for approval by the Local Planning Authority a detailed feasibility study examining the likely propagation of music noise from the proposed event. The study shall have full reference to the guidance of 'The Noise Council's Code of Practice on Environmental Noise Control at Concerts' or subsequent alternative guidance.	No change proposed.
21.	External screens with associated sound system shall not be used inside or outside at the stadium without the prior permission of the Local Planning Authority in writing.	No change proposed.
22.	For the music concert events hereby permitted, amplified sound from concerts within the stadium must be controlled in accordance with guidance provided by The Noise Council's Code of Practice on Environmental Noise Control at Concerts.	No change proposed.
23.	No event involving amplified sound, other than a public address system, shall take place or be operated on the podium or other location outside the stadium itself without the express written permission of the Local Planning Authority.	No change proposed.

~~24.~~	~~Prior to the commencement of each phase of the development a scheme showing full details for the following for the phase concerned shall be submitted to and approved in writing by the Local Planning Authority.~~ ~~a) CCTV;~~ ~~b) Security Lighting~~	**Not to be carried over.** **Reason:** Phase 1 implemented under permission HGY/2011/2350; Phase 2 discharged under HGY/2014/1127; and Phase 3 permission expired.
~~25.~~	~~Prior to the commencement of development on any phase an external lighting strategy for that phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The details of the external lighting for each phase shall be in accordance with the approved strategy.~~	**Not to be carried over.** **Reason:** Phase 1 implemented under permission HGY/2011/2350; Phase 2 discharged under HGY/2014/1666; and Phase 3 permission expired.
~~26.~~	~~The applicant shall submit within 2 years of commencing phase 1 of the development a fully detailed design strategy for any signage to be displayed on any part of the remainder of the site.~~	**Not to be carried over.** **Reason:** Phase 1 implemented under permission HGY/2011/2350.
~~27.~~	~~Precise details of all signage for each phase of the development as shown on the drawings approved in relation to this planning permission.~~	**Not to be carried over.** **Reason:** Phase 1 implemented under permission HGY/2011/2350; Phase 2 discharged under HGY/2014/1534; and Phase 3 permission expired.
~~28.~~	~~Prior to the commencement of development full details of a scheme for the provision of hoardings around the site during the construction period including details of design, height, materials and lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works and unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the scheme as approved. Agreed phasing plan shall be submitted and approved in writing by the Local Planning Authority before any signage for that phase is displayed. The signage details shall be in accordance with approved signage strategy.~~	**Not to be carried over.** **Reason:** Phase 1 implemented under permission HGY/2011/2350; Phase 2 discharged under HGY/2014/1136; and Phase 3 permission expired.
~~29.~~	~~The applicant shall submit within 2 years of commencing phase 1 of the development, a programme for commencing and completing the planting and laying out of the approved landscaping scheme and the detailed scheme(s) shall be carried out only in accordance with the approved programme.~~	**Not to be carried over.** **Reason:** Phase 1 implemented under permission HGY/2011/2350.
30.	Within 2 years of commencing ~~each~~ phase 2 of the development, the applicant shall submit a landscape maintenance scheme for each phase of the development which shall be approved in writing by the local planning authority. Any trees or areas of planting which, following completion of the relevant phase of landscaping, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.	See proposed changes in red. **Reason**: Phase 1 implemented under permission HGY/2011/2350; and Phase 3 permission expired.
~~31.~~	~~Prior to the commencement of each phase of the development details of the arrangements for storage and collection of refuse for the each phase of the development hereby approved, including location, design, screening, operation and the provision of facilities for the storage of recyclable materials shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out only in accordance with the details so approved and shall be permanently retained thereafter.~~	**Not to be carried over.** **Reason:** Phase 1 implemented under permission HGY/2011/2350; Phase 2 discharged under HGY/2014/1673; and Phase 3 permission expired.
32.	Unless otherwise agreed in writing by the Local Planning Authority, the car parking provision within the development shall not exceed the following car parking spaces: 401 for the supermarket, 40 for the hotel, 319 for the stadium and 121 for the residential.	No change proposed.

~~33.~~	~~Prior to the commencement of each phase of the development the applicant must submit for approval a detailed cycle parking layout for each phase of the development. All works shall be carried out in accordance with the approved drawings for each phase of the development.~~	**Not to be carried over.** **Reason:** Phase 1 implemented under permission HGY/2011/2350; Phase 2 discharged under HGY/2014/1665; and Phase 3 permission expired.
~~34.~~	~~A minimum of 23 disabled car parking spaces shall be provided in the supermarket car park.~~	**Not to be carried over.** **Reason:** Phase 1 implemented under permission HGY/2011/2350
~~35.~~	~~No staff, with the exception Blue Badge holders, are permitted to use the supermarket car park between the hours of 8:00am and 19:00pm Monday to Saturday.~~	**Not to be carried over.** **Reason:** Phase 1 implemented under permission HGY/2011/2350
~~36.~~	~~Unless otherwise agreed in writing by the Local Planning Authority, within each part of the site, as specified in the agreed S106 phasing plan, no preparatory or development ground works in that part of the site shall commence until a full site investigation, history, details of previous and present usage, risk assessment and details of any remediation required have been submitted to and approved in writing by the Local Planning Authority.~~	**Not to be carried over.** **Reason:** Phase 1 implemented under permission HGY/2011/2350; Phase 2 discharged under HGY/2014/1135; and Phase 3 permission expired.
~~37.~~	~~Unless otherwise agreed in writing by the Local Planning Authority, within each part of the site, as specified in the agreed S106 phasing plan, no development shall commence in that part of the site until a Ground Contamination, Soil Remediation and Disposal Strategy supported by site history has been submitted to and approved in writing by the Local Planning Authority.~~	**Not to be carried over.** **Reason:** Phase 1 implemented under permission HGY/2011/2350; Phase 2 discharged under HGY/2014/1134; and Phase 3 permission expired.
~~38.~~	~~Unless otherwise agreed in writing by the Local Planning Authority, within each phase of the site, as specified in the agreed S106 phasing plan, no development shall commence until details of site drainage works including an Impact Study of existing Sewerage infrastructure, suitable connection point of foul water drainage system and details of surface water discharge have been submitted to and approved by, the Local Planning Authority in consultation with the Sewerage undertaker.~~	**Not to be carried over.** **Reason:** Phase 1 implemented under permission HGY/2011/2350; Phase 2 discharged under HGY/2014/3518; and Phase 3 permission expired.
~~39.~~	~~Unless otherwise agreed in writing by the Local Planning Authority, within each phase of the site as specified in the agreed S106 phasing plan, no development shall be commenced on any phase until a Water Supply Impact Study, including full details of anticipated water flow rates, and detailed site plans have been submitted to, and approved in writing by the Local Planning Authority (in consultation with Thames Water).~~	**Not to be carried over.** **Reason:** Phase 1 implemented under permission HGY/2011/2350; Phase 2 details already submitted under HGY/2015/0529; and Phase 3 permission expired.
40.	No demolition, construction or building works shall be carried out except between the hours of 0800 and 1800 hours Monday to Friday or before 0800 and 1200 hours on Saturday and not at all on Sundays or bank holidays unless written approval from the Local Planning Authority has been obtained prior to works taking place.	No change proposed.
41.	Lorries delivering plant or materials during the construction phase of the development will only use designated routes agreed in writing in advance with the Local Planning Authority.	No change proposed.
42.	Vehicles may arrive, depart, be loaded or unloaded during the construction phase of the development within the general area of the application site only between 0700 hours and 1800 hours Monday to Friday and 0800 hours and 1200 hours on Saturday and not at all on Sunday or Bank Holidays except with the prior written approval of the Local Planning Authority.	No change proposed.
~~43.~~	~~Within each phase of the site, as specified in the agreed S106 phasing plan, details of a scheme for monitoring and mitigating noise and dust emissions for all plant and processes shall be submitted to and approved~~	**Not to be carried over.** **Reason:** Phase 1 implemented under permission HGY/2011/2350; Phase 2

	~~in writing by the Local Planning Authority prior to the commencement of the works.~~	discharged under HGY/2014/1133; and Phase 3 permission expired.
~~44.~~	~~Within each phase of the site as specified within the agreed S106 phasing plan, no development shall be commenced unless a Construction and Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. The Plan shall include details of the arrangements for the temporary use and/or management (as appropriate) of those parts of the sites awaiting redevelopment. The development shall be carried out in accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.~~	**Not to be carried over.** **Reason:** Phase 1 implemented under permission HGY/2011/2350; Phase 2 discharged under HGY/2014/1132; and Phase 3 permission expired.
~~45.~~	~~Within each phase of the site as specified within the agreed S106 phasing plan, details of the scheme for the surface water drainage works including the provision of a Sustainable Urban Drainage System shall be submitted to and approved by the Local Planning Authority prior to the commencement of works.~~	**Not to be carried over.** **Reason:** Phase 1 implemented under permission HGY/2011/2350; Phase 2 discharged under HGY/2014/1131; and Phase 3 permission expired.
46.	The surface water drainage details shall include that petrol/oil interceptors shall be fitted in all car parking/washing/repair facilities.	No change proposed.
~~47.~~	~~Unless otherwise agreed in writing by the Local Planning Authority, full details of a site wide ecology management strategy and associated pollution prevention strategy shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.~~	**Not to be carried over.** **Reason:** Phase 1 implemented under permission HGY/2011/2350; Phase 2 discharged under HGY/2014/1130; and Phase 3 permission expired.
~~48.~~	~~Prior to the commencement of development of the site full details of a Japanese Knotweed eradication programme shall be submitted to and approved in writing by the Local Planning Authority.~~	**Not to be carried over.** **Reason**: Fully discharged: • HGY/2011/1786
~~49.~~	~~Unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of development, full details of an Environmental Design and Management Strategy shall be submitted to and approved in writing by the Local Planning Authority and unless otherwise agreed in writing by the Local Planning Authority the development shall be carried out only in accordance with the Strategy as approved.~~	**Not to be carried over.** **Reason:** Fully discharged: • HGY/2014/2957
50.	At 1 metre outside the windows of any neighbouring habitable rooms the level of noise from plant and machinery shall be at all times at least 5 decibels below the existing background noise levels, expressed in dB (A) at such locations. Where the noise from plant and machinery is tonal in character the differences in these levels shall be at least 10dB (A).	No change proposed.
51.	Technical specification details of the mechanical plant to be installed within the plant areas shown on the submitted floor plans approved, together with an accompanying acoustic report shall be submitted to and approved by the local planning authority prior to installation of this plant. The plant shall not be operated other than in complete accordance with such measures as may be approved.	No change proposed.
52.	Unless otherwise agreed in writing by the Local Planning Authority no commercial roof top facilities shall be in use between the hours of 2300 - 0700 hours any day of the week.	No change proposed.
53.	Any restaurant (A3), public house and wine bar (A4) or takeaway (A5) uses hereby permitted shall not be operated before 0800 or after 2400 hours on any day of the week.	No change proposed.
54.	Prior to construction of the Stadium superstructure further investigations shall be undertaken and approved in writing by the Local Planning Authority of the impact of the construction works on the television reception in the local area: (a) In particular the 'shadow flicker' on existing and future residential occupants within nearby buildings; and	See proposed changes in red. **Reason**: For clarity.

	(b) the impact of operating cranes on local television and radio reception, microwave and other telecommunications links and radar signals.	
55.	Full details of the location and appearance of the CHP flues, including height, design, location and sitting shall be submitted and approved in writing by the Council before work on the CHP commences.	No change proposed.
56.	With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.	No change proposed.
57.	The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA). Ref: BDRP0001, Version 6, Final, May 2010 and the following mitigation measures detailed within the FRA: i. Reducing the surface water runoff from the site by at least 50% for all storm events up to and including the 1 in 100 year critical storm, taking into account the effects of climate change. The peak discharge must not exceed 150/l/s/ha. ii. Provision of storage on site to attenuate all flood events up to and including the 1 in 100 year event, taking into account the effects of climate change. iii. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven.	No change proposed.
58.	Prior to the commencement of phase 2 of the development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), ~~the following components of a scheme to deal with the risks associated with contamination of the site~~ a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the 'Remedial Strategy Phase 2 (Central and Stadium) Area Design Note (07.11.2014) prepared by Buro Happold has are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be submitted to and approved, in writing, by the local planning authority. ~~:~~ ~~1. A preliminary risk assessment which has identified:~~ ~~- All previous uses~~ ~~- Potential contaminants associated with those uses~~ ~~- A conceptual model of the site indicating sources, pathways and receptors~~ ~~- Potentially unacceptable risks arising from contamination at the site.~~ ~~2. A site investigation scheme, bases on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.~~ ~~3. The site investigation results and detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.~~ ~~4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.~~	See proposed changes in red. **Reason**: Phase 1 implemented under permission HGY/2011/2350 and Phase 3 permission expired. The schemes relating to (1), (2) and (3) have already been discharged for Phase 2 HGY/2014/1129

59.	If, during development, contamination not previously identified is found to be present at the site then no further development (unless agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.	No change proposed.
~~60.~~	~~Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.~~	**Not to be carried over.** **Reason:** Fully discharged: HGY/2014/2957
~~61.~~	~~A minimum footpath width of 4.5m shall be maintained between the building line of the supermarket and the kerb line to the carriageway on Northumberland Park along the entire supermarket frontage to Northumberland Park, unless otherwise agreed in writing by the Local Planning Authority.~~	**Not to be carried over.** **Reason:** Relates to Phase 1 implemented under permission HGY/2011/2350.
~~62.~~	~~Deliveries to the supermarket shall only take place between the hours of 5.00am and 11.00pm on any day. In addition to implementing the noise mitigation measures described in the approved Environmental Statement, Servicing Route A via the junction of Tottenham High Road (A1010) and Northumberland Park (as identified in Figure 4.1, Volume 8 of the approved Transport Assessment) shall be utilised unless otherwise agreed in writing by the Local Planning Authority."~~	**Not to be carried over.** **Reason:** Relates to Phase 1 implemented under permission HGY/2011/2350.
~~63.~~	~~The Supermarket hereby approved must encourage the use of local shopping facilities by allowing local shoppers to stay in the car park for up to 3 hours.~~	**Not to be carried over.** **Reason:** Relates to Phase 1 implemented under permission HGY/2011/2350.