Planning Sub Committee 22nd June 2015 Item No.

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

1. APPLICATION DETAILS	
Reference No: HGY/2015/0964	**Ward:** Northumberland Park

Address: Tottenham Hotspur Stadium, Bill Nicholson Way, 748 High Road N17 0AP

Proposal: Application under Section 73 of the Town and Country Planning Act 1990 for a minor material amendment to Planning Permission Reference HGY/2010/1000 granted on 21 September 2011 for:

Demolition and comprehensive redevelopment of a stadium (Class D2) with hotel (Class C1), retail (Class A1 and/or A2 and/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. Details of "appearance" and "scale" are reserved in relation to the proposed residential and hotel buildings.

The minor material amendment being sought is a variation to Condition 1 (Approved Drawing Numbers) added by non-material amendment (Ref: HGY/2011/2200) to provide a new basement level beneath the approved stadium in order accommodate some of the already consented car parking spaces proposed at ground floor level, as well as plant and storage areas, and amendments to the consented ground floor layout to allow for extended player changing facilities, enhanced media facilities and other associated stadium uses. No changes are proposed to the external appearance or the height, scale and mass of the consented stadium.

The application also proposes removal of conditions: 1, 3, 5, 6, 7, 8, 11, 12, 13, 14, 15, 19, 24, 25, 26, 27, 28, 29, 31, 33, 34, 35, 36, 37, 38, 39, 43, 44, 45, 47, 48, 49, 60, 61, 62 and 63 , and variations to conditions 2, 30, 54 and 58 of planning permission reference HGY/2010/1000. This relates to conditions **already discharged** or relating to the completed phase 1 'Northern Development' and minor changes / clarifications.

Applicant: Tottenham Hotspur Property Company Ltd

Ownership: Private/Council/Homes for Haringey

Case Officer Contact: Neil McClellan

Site Visit Date: 21.04.2015

Date received: 09/04/2015

Drawing number of plans:

See appendix 1

1.1 This application is reported to the Planning Sub-Committee because it is major development.

1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

The proposal falls within the scope of a 'minor material amendment'.

In the case of the proposed amendments to the stadium, the new basement and alterations to the ground floor layout do not result in any changes to the external appearance, height, scale, mass, access arrangements, spectator capacity or number of parking spaces in the approved scheme. The proposed amendments do not therefore result in substantial changes to the previously approved stadium and are considered by officers to be minor material and are acceptable.

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. Officers' have assessed the proposed amendments proposed in the S73 Application as having no additional environmental impacts when compared to the consented scheme.

The removal of conditions already discharged or relating to completed phase 1 'Northern Development' and minor changes/clarifications to others are acceptable. Officers are satisfied that the conditions proposed for removal are either no longer relevant to the stadium phase of the application or have already been discharged.

2. RECOMMENDATION

That the Committee resolve to GRANT the application and issue the resulting planning permission and that the Head of Development Management is delegated authority to issue the planning permission subject to the conditions and informatives set out below and subject to the prior completion of a sec. 106 Legal Agreement to secure the obligations provided for in the sec. 106 agreement on Planning Permission Reference HGY/2010/1000 (Revised by deed of variation):

Retained and amended conditions.

1. Time limit (5 years from original grant of planning permission).
2. Further details to be submitted prior to work commencing on 746, 748 and 750 High Road.

3. Repair and renovation of 746, 748 and 750 High road to be carried out in accordance with schedule of works contained in the s106 agreement.
4. Erection of on-site samples board display.
5. Limit on major non-football events to no more than 4 per year.
6. No major events to be held between midnight and 9:00 am.
7. Details of amplified music at any event in the stadium shall be submitted to the Council 28 days prior to the event taking place.
8. Approval of external video screens and associated sound systems.
9. All amplified sound from concerts to be controlled in accordance with the The Noise Council's Code of Practice on Environmental Noise Control at Concerts
10. No amplified sound (other than pa system) without the prior approval of the Council.
11. Landscape maintenance scheme.
12. Limits on car parking - 401 for the supermarket, 40 for the hotel, 319 for the stadium and 121 for the residential.
13. Limits on hours during which demolition and construction work can take place.
14. Construction traffic to use designated routes.
15. Limits on the times that construction traffic can arrive and depart the site.
16. Details of oil/petrol interceptors.
17. Limits on noise from machinery and plant.
18. Details of mechanical plant.
19. No use of roof top commercial facilities between 23:00 and 07:00.
20. No A3, A4 or A5 use between 24:00 and 08:00.
21. Investigation of potential impact of stadium on TV reception.
22. Details of design of CHP flues.
23. Responsibility for surface water drainage.
24. Development in accordance with approved FRA.
25. Submission of verification plan.
26. Discovery of previously unknown site contamination.

In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

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3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

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

3.1.1 Part One: Minor Material Amendment

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.

3.1.2 *New Basement Level*

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 majority of the new basement will be used to accommodate 259 of the 319 car parking spaces currently located at Ground Floor within the consented plans (HGY/2010/1000). The proposed relocation of parking to the new basement floor is to allow for both larger car parking spaces and more generous circulation space to be created to improve user experience. In addition to car parking it is proposed that 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.

3.1.3 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.

3.1.4 *Revised Ground Floor Level*

The revised ground floor layout will still accommodate 60 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.

3.1.5 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.

3.1.6 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.

3.1.7 **Part Two: Variation to HGY/2010/1000 Permission Conditions**
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.

3.1.8 The application proposes removal of conditions: 1, 3, 5, 6, 7, 8, 11, 12, 13, 14, 15, 19, 24, 25, 26, 27, 28, 29, 31, 33, 34, 35, 36, 37, 38, 39, 43, 44, 45, 47, 48, 49, 60, 61, 62 and 63 , and variations to conditions 2, 30, 54 and 58 of planning permission reference HGY/2010/1000. A full schedule of the changes to the conditions can be found in Appendix # of this report.

3.2 Site and Surroundings

3.2.1 The application site consists of approximately 11.5ha of land located around White Hart Lane Stadium. It includes most of the land between Northumberland Park, Park Lane, Tottenham High Road and Worcester Avenue.

3.2.2 The northern end of the site is now occupied by the completed Phase 1 'Northern Development' of the original planning permission comprising a Sainsbury's superstore and Lilywhite House which is home to Tottenham University Technical College and the football club's offices.

3.2.3 A large section of the central portion of the site has been cleared of buildings and ground works in relation to Phase 2 'Stadium Development' of the original permission are currently underway.

3.2.4 The rest of the site is occupied by the existing stadium, 3 locally listed buildings and the Grade II listed Warmington House all located at the site's southern end facing the High Road and the partially demolished buildings comprising the former Archway Sheet Metal Works Limited on Paxton Road which the club has recently acquired.

3.2.5 While the red line site boundary for the application includes all the area covered by the original NPD application, the current S73 proposal relates only to the Phase 2 'Stadium Development' which occupies roughly the middle third of the site.

3.2.6 The stretch of the High Road west of the site is designated as a Local Shopping Centre in the UDP but it performs many of the functions of a larger town centre for example accommodating a wide variety of main town centre uses, including Council Offices, Tottenham Sports Centre and a Public Library.

3.2.7 Parts of the western edge of the site are covered by the North Tottenham/Tottenham High Road Conservation Area. The terrace of buildings at 790-812 High Road which backs on to the completed Northern Phase includes four Grade II* listed buildings, five Grade II listed buildings and one locally listed building.

3.2.8 The application site forms part of the "North Tottenham Neighbourhood Area" within the emerging Tottenham Area Action Plan. The application site and planning permission for redevelopment is reconsidered in the AAP (Policy NT5). This emerging policy reflects the aspirations within the previous permission for a comprehensive redevelopment and sets out the planning requirements for any future applications on the site. THFC have engaged with the Council on their ongoing review of the consented stadium proposals, reflecting the ambition of the club to optimise that redevelopment presents. Pre-application discussions with the Council are ongoing and may result in afurther planning application in the future. The current proposals nevertheless relate to the existing approved stadium configuration and floor plans and should be detrmined with reference to the consented stadium building.

3.4 Relevant Planning History

3.4.1 The Stadium and associated land have an extensive planning history with a large number of applications. The most relevant to the current application are:

HGY/2010/1000 Demolition and comprehensive redevelopment of a stadium (Class D2) with hotel (Class C1), retail (Class A1 and/or A2 and/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. Details of "appearance" and "scale" are reserved in relation to the proposed residential and hotel buildings. **Decided 20.09.2011.**

HGY/2010/1001 Conservation Area Consent for demolition of 734-740, 742, 744a, 752a, 752b, 752c, 754-766, 768-772, 776 and 778-788, 806a, 806b High Road, N17, Paxton Hall, Paxton Road, N17, 2-6 Northumberland Park, N17 and any other buildings and structures within the curtilage of these buildings on land bordered by Northumberland Park N17 to the North, High Road N17 to the West, Park Lane N17 to the South and Worcester Avenue N17 to the East within the North Tottenham Conservation Area in conjunction with the comprehensive redevelopment of adjoining land for a stadium with hotel, retail, museum, offices and housing, together with associated facilities including the construction of new and altered roads, footways, public and private open spaces, landscaping and related works. **Decided 20.09.2011.**

HGY/2011/2350 Planning Permission for proposed demolition of buildings and development of a foodstore (Use Class A1) together with educational uses (Use Class D1); stadium-related uses (Use Class D2); showroom/brand centre (sui generis); and associated facilities including car parking, the construction of new and altered vehicle and pedestrian accesses, private open spaces, landscaping and related works. **Decided 29.03.2012.**

HGY/2011/2351 Outline Planning Permission for Proposed demolition and redevelopment to provide housing (Use Class C3) college (Use Class D1) and/or health centre (Use Class D1) and/or health club (Use Class D2) together with associated private and public open space, car parking, landscaping and related works; and altered footways, roads and vehicular accesses. Outline application with details of appearance, scale and landscaping reserved for subsequent approval. **Decided 29.03.2012.**

HGY/2012/0096 Non- material amendment following a grant of planning permission HGY/2010/1000. **Decided 28.02.2012.**

HGY/2013/1973 Variation of condition 42 attached to planning permission HGY/2011/2350 "Proposed demolition of buildings and development of a foodstore (Use Class A1) together with educational uses (Use Class D1); stadium-related uses (Use Class D2); showroom/brand centre (sui generis); and associated facilities including car parking, the construction of new and altered vehicle and pedestrian accesses, private open spaces, landscaping and related works", for variation of fourth floor plan to allow for proposed change of use from stadium-related uses to Use Class B1a and associated minor alterations. **Decided 31.03.2014.**

HGY/2013/1976 Variation of condition 42 attached to planning permission HGY/2011/2350 "Proposed demolition of buildings and development of a foodstore (Use Class A1) together with educational uses (Use Class D1); stadium-related uses (Use Class D2); showroom/brand centre (sui generis); and associated facilities including car parking, the construction of new and altered vehicle and pedestrian accesses, private open spaces, landscaping and related works", for variation of second floor plan to allow for proposed change of use from stadium-related uses (Use class D2); showroom/brand centre (sui generis), to Class D1 to form a new university technical college and associated minor alterations. **Decided 31.03.2014.**

HGY/2014/2326 Non-material amendment following a grant of planning permission HGY/2013/1976 for variation of condition 3 in relation to rear boundary works. **Decided ed 26.08.2014.**

HGY/2014/2327 Non-material amendment following a grant of planning permission HGY/2013/1973 for variation of condition 3 in relation to rear boundary works. **Decided 26.08.2014.**

HGY/2015/0797 Application for approval of reserved matters relating to the scale of buildings in Phase 3 'the Southern Development' granted outline permission (HGY/2011/2351) for the redevelopment of site to provide housing (Use Class C3), college (Use Class D1) and/or health centre (Use Class D1) and/or health club (Use Class D2) together with associated private and public open space, car parking, landscaping and related works. **This application is pending.**

In addition to the above all pre-commencement conditions relating to the Phase 1 'Northern Development' and Phase 2 'Stadium Development' have been discharged.

4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

LBH Transportation Group
LBH EHS - Contaminated Land
LBH Flood and Surface Water – Senior Drainage Engineer

Metropolitan Police - Designing Out Crime Officer
Tottenham Police Station - Borough Commander
London Fire Brigade - Fire Safety Regulation North West Area
Mayor for London/GLA
Transport for London Road
The Victorian Society
Ancient Monuments Society
Society for The Protection Of Ancient Buildings
Twentieth Century Society
Georgian Group
Council for British Archaeology
Greater London Archaeology Advisory Service
English Heritage
Environment Agency
Natural England - London Office
Thames Water Utililties
L. B. Hackney - Town Planning Service
L. B. Enfield -Town Planning Service
L. B. Waltham Forest -Town Planning Service,
L. B. Barnet - Town Planning Service
L. B. Islington - Town Planning Service
L. B. Camden - Town Planning Service

Tottenham CAAC
Tottenham Civic Society

The following responses were received:
Internal:

1) LBH Transportation

The impact of the proposed new 56,250 capacity stadium was assessed under the original planning application (HGY/ 2010/100). The current S73 application does not increase the number of car parking spaces or the capacity of the stadium from that already approved and therefore the proposed amendment to the scheme will not generate any additional impact. Consequently the transportation planning and highways authority raise no objections to the application.

2) LBH Senior Drainage Engineer

Has agreed drainage solution subject to THFC accepting full liability for the maintenance of pumps and tanks.

External:

3) Thames Water

The application does not affect Thames Water and as such they have no comments to make.

4) Transport for London

The minor changes proposed will not result in any additional scenarios that were not considered at application stage. Therefore provided that Condition 17 of the extant consent which restricts the number of non football events per annum to four is not altered or removed, TfL has no objections to the application.

5) Greater London Authority

The s73 application to provide a new basement level, amendments to the ground floor layout, and removal/variation of conditions does not raise any new strategic planning issues. Therefore under Article 5(2) of the Town & Country Planning (Mayor of London) Order 2008, the Mayor of London need not be consulted further on this application and the Council may determine the application without further reference to the GLA.

6) Historic England

Offered no comment on the merits of the scheme. Advised that the application should be determined in accordance with national and local policy guidance, and on the basis of the Council's specialist conservation advice.

7) Greater London Archaeology Advisory Service

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. No further assessment or conditions are therefore necessary.

8) Metropolitan Police (Designing Out Crime Office)
Recommended that the site employ the services of a qualified Structural Blast Engineer (SBE) to help minimise risk from a terrorist attack.

9) Environment Agency
Raised some concerns about the introduction of a pumped surface water drainage system for the basement as it is considerably less sustainable than the originally proposed surface water drainage system which uses a gravity discharge. However have passed the responsibility for agreeing the drainage solution to the Council's Senior Drainage Adviser.

10) The London Boroughs' of Hackney, Camden and Barnet
All raise no objections to the application.

5. LOCAL REPRESENTATIONS

5.1 The application has been publicised by way of 4 site notices, a notice in the local press and 2,126 letters.

5.2 No representations have been received from neighbours, any local groups or Councillors.

6. MATERIAL PLANNING CONSIDERATIONS

6.1 The main planning issues raised by the proposed development are:

1. Principle of the Minor Material Amendment.
2. Changes to policy since the original decision was made.
3. Removal and amendment of conditions.
4. Consideration of Environemntal Statement (addendum).

6.2 Principle of the Minor Material Amendment.

6.2.1 There is no statutory definition of what constitutes a 'Minor Material Amendment'; instead it is the responsibility of each local planning authority to determine the definition of 'minor material'. The Government's National Planning Practice Guidance states that 'a minor material amendment' is generally one whose scale and nature results in a development which is not substantially different from the one which has been approved".

6.2.2 A judgment on "materiality" in any particular case is one of fact and degree, along with taking into account the likely impact of the amendment on the local environment. Materiality is considered against the development as a whole, not just part of it. The basis for forming a judgment on materiality is always the original planning permission. The cumulative effects of any previous amendments need also to be assessed against any original permission.

6.2.3 Section 96A of the Town and Country Planning Act 1990 states that "in deciding whether a change is material, a Local Planning Authority must have

regard to the effect of the change, together with previous changes made under this section, on the planning permission as originally granted."

6.2.4 The proposed basement will sit in a "horse shoe shape" beneath the north, east and west stands of the approved stadium. It is sited entirely below the foot print of the approved stadium and no part of it will visible above ground.

6.2.5 The proposed changes to the layout of the ground floor will be entirely within the envelope of the approved stadium superstructure. The changes to the layout do not result in any changes to the exterior appearance or design of the consented scheme, and therefore no additional impact on the character and appearance of the North Tottenham/Tottenham High Road Conservation Area or on local visual amenities.

6.2.6 The height and massing of the approved stadium is unchanged by the proposed amendments. No new openings are proposed in the exterior of the approved stadium's superstructure. The proposed alterations therefore no not have any additional impact on the amenities of neighbours in terms of overshadowing, daylight/sunlight or privacy.

6.2.7 The proposed 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 arrangements allow for larger car parking spaces and improved vehicle circulation. The proposed changes do not result in any increase in car-parking for the stadium which remains at 319 and in line with the limit imposed by condition 32 of the original permission. The larger car parking spaces does allow for an increase in the number 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.

6.2.8 The spectator capacity of the stadium remains at the 56,250 seats approved in the original scheme. The impact of the new stadium was assessed under the original planning application (HGY/ 2010/100). Notwithstanding emerging policy aspirations for growth in North Tottenham, the Highway Authority does not consider that the proposals warrant a reassessment of the transport impact of the development. The current S73 application does not increase the number of car parking spaces or The capacity of the stadium remains that already approved and the proposal is not considered likely to impact on visitor numbers.. The proposed amendment to the scheme is not considered to generate any material impact. Consequently the transportation team on behalf of the Highway Authority raise no objections to the application.

6.2.9 The proposed basement will result in additional construction traffic to take account of the removal of additional excavation spoil and delivery of additional building materials. The applicant has amended its Construction Management and Construction Logistic Plans to take account of the additional traffic. The amended details have been assessed and agreed by LBH Transportation.

6.2.10 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.

6.2.11 The revised ground floor layout will still accommodate 60 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. 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. The Club claim that this will allow for the stadium to host tournament football. An additional VIP club will also be created totalling 800 sqm.

6.2.12 The proposed use of the additional floor space created by the amendment are considered ancillary to the main stadium use and does not change the capacity of the stadium, the way it is used or its anticpated impacts upon surrounding properties from that previously consented.

6.2.13 Given the above it is considered that the changes proposed by this s73 application are of a scale and nature that results in a development which is not substantially different from the one which has been approved. It therefore meets the advice of the Government's Planning Practice Guidance and can be considered a 'minor material amendment'.

6.2.14 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.

6.2.15 **Archaeology:** All three phases of the specification for archaeological evaluation have been undertaken to confirm the presence/absence and nature of archaeological deposits underlying the proposed development site, across the footprint of the site. Results from the full three phases of the evaluation will provide baseline data for the creation of a full mitigation strategy which can then agreed with the English Heritage Advisor prior to commencement of works. Given that the evaluation trenches proved an absence of archaeology across the sample and further archaeological fieldwork is unlikely. The residual impacts associated with the proposals are considered to be negligible.

6.2.16 **Surface Water Drainage and Floodrisk:** Additional measures will be required to ensure that surface water cannot flow down the access ramps to flood the basement car park. With the implementation of these measure the impact will be negligible.

6.2.17 **Ground Conditions:** When the basement has been constructed lowering of the groundwater table by pumping will cease and groundwater levels will return to the regional norm in the area. The basement is likely to inhibit groundwater flow in the local area though it is not large enough to effect the regional groundwater flow direction within the River Terrace aquifer. This is considered a minor adverse effect. Any excess ground water as a result of excavations for basement works will need to be disposed of safely. A number of measures will to be put in place and a permit agreed for discharge. After implementation of the mitigation measures the impact will remain negligible.

6.2.18 **Transportation:** There be no adverse impacts from the addition of the basement area. Indeed, the stadium operations would become much more efficient with the provision of the basement.

6.2.19 Officers' have assessed the proposed amendments proposed in the S73 Application as having no additional environmental impacts when compared to the consented scheme.

6.2.20

6.3 Changes to Policy

6.3.1 The replacement of White Hart Lane Stadium and associated development (The NDP scheme) originally approved under planning ref HGY/2010/1000 and subsequently amended, and that is the subject of this section 73 application has by definition already been judged by the Council (and by the Mayor of London and the Secretary of State) to be acceptable in principle. However a Section 73 is a grant of a new permission and should therefore be assessed against any changes to the development plan.

6.3.2 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.

- The Adoption of the Haringey Local Plan Strategic Policies and Proposals Map on 18 March 2013.

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

National Planning Policy Framework

6.3.3 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.

6.3.4 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.

6.3.5 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."

6.3.6 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."

6.3.7 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 submitted with the s73 application.

6.3.8 The sustainable mix of uses proposed by the NDP scheme 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

6.3.9 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.

6.3.10 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.

6.3.11 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.

6.3.12 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)

6.3.13 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.

6.4 Removal and amendment of conditions.

6.4.1 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.

6.4.2 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.

6.4.3 A schedule of changes to the conditions of the HGY/2010/1000 permission is contained within Appendix 3 of this Report. These changes in the main relate to the removal of conditions already discharged, or associated with the expired Phase 3 outline consent. A change to trigger for condition 54 is proposed to make it clear that submission is prior to work commencing on the stadium superstructure rather than on ground works. As such the variation of conditions results in no material changes.

6.5 Conclusion

6.5.1 The changes proposed by this s73 application are of a scale and nature that results in a development which is not substantially different from the one which

has been approved. This includes consideration of the proposal and against the conclusions of the Environemntal Statement accompanying the original application. It is therefore considered that the aspplication is consistant with the advice of the Government's Planning Practice Guidance and can be considered a 'minor material amendment'.

6.5.2 Due to the nature of the minor material amendment, the development is still entirely consistent with the aims and objectives of the NPPF, Local Plan Strategic Policies and The London Plan 2015, and with teh aspirations for the area in the emerging Tottenham AAP.

6.5.3 The proposed removal of no longer relevant conditions attached to the original permission and the rewording of others is consistent with guidance contained within the National Planning Practice Guidance.

6.5.4 Overall the proposal is considered to comply with the Local Development Plan and National Planning Guidance. Therefore, subject to the imposition of appropriate conditions and the prior completion of a s106 agreement the planning application is recommended for approval.

6.5.5 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

7.0 CIL

7.1 Regulation 128A (as amended by the 2014 Regulations) provides for section 73 applications to only trigger a levy liability where the permission creates an additional liability it introduces to the development. The Government's intention is that the provisions set out in regulation 128A should apply to all subsequent section 73 permissions granted in respect of such a development where the application relates to an original planning permission granted before CIL was introduced.

7.2 In the case of this s73 application CIL would only apply to the additional floor space being provided in the basement which is19,618 sqm GIA.

7.3 Football stadia do not fall within the schedule of uses that Haringey applies its own CIL charge to.

7.4 The Mayoral CIL does however apply. Based on the information given on the plans, the Mayor's CIL charge will be £686,630.00 (19,618 sqm x £35.00). An informative will be attached advising the applicant of this charge.

8.0 Section 106 Legal Agreement.

8.1 The terms of the existing s106 provided for in respect of Planning Permission Reference HGY/2010/1000 are to be imposed on the current s73 application and the consequential planning permission to be issued by way of the fresh

proposed s106 agreement. The current clauses are set out in Appendix 4 of this report. As there are no additional impacts arsing from the proposed amendment there are no additional s106 requirements.

9.0 RECOMMENDATIONS

GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement

Applicant's drawing No.(s)

Plans:
Planning Application Boundary (Drawing Ref: A611 Rev 00)
Revised Level 1 – Ground Floor Plan (Drawing Ref: 4494-9042-Rev 3)
Section A-A & Level B1 (Drawing Ref: 4494-9041-02)

Supporting Documents:
Supporting Statement – DP9 April 2015
EIA Addendum (No.3) – April 2015
EIA Addendum (No.3) Non Technical Summary– March 2015
EIA Addendum Appendixes

Subject to the following condition(s)

1. The 'Stadium' part of the development (see plan A600 Rev 00), shall commence within five years of the date of the original planning permission (HGY/2010/1000) 20.09.2011.

   Reason: This condition is imposed by virtue of Section 92 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. 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)

Reason: To ensure a high quality development to preserve and enhance the character and appearance of the North Tottenham Conservation Area.

3. 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.

   Reason: To ensure a high quality development to preserve and enhance the character and appearance of the North Tottenham Conservation Area.

4. 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.

   Reason: To ensure a comprehensive and sustainable development and to achieve good design throughout the development.

5. 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).

   Reason: In order to protect the surrounding residential properties from noise pollution.

6. 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.

   Reason: In order to protect the surrounding residential properties from noise pollution.

7. 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.

   Reason: In order to protect the surrounding residential properties from noise pollution.

8. 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.

Reason: In order to protect the surrounding residential properties from noise pollution.

9. 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.

   Reason: In order to protect the surrounding residential properties from noise pollution.

10. 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.

    Reason: In order to protect the surrounding residential properties from noise pollution.

11. Within 2 years of commencing 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.

    Reason: To ensure a comprehensive and sustainable development, to ensure good design, to ensure that the landscaping is secured in accordance with the Environmental Impact Assessment

12. 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.

    Reason: In order to ensure the appropriate levels of car parking in the scheme are not exceeded.

13. 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.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties in accordance with the Environmental Impact Assessment.

14. 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.

Reason: To minimise the impact of lorry traffic in local residential roads in accordance with the Environmental Impact Assessment.

15. 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.

Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway or effect the amenity of local residents in accordance with the Environmental Impact Assessment

16. The surface water drainage details shall include that petrol/oil interceptors shall be fitted in all car parking/washing/repair facilities.

Reason: In order to prevent the pollution of the surface water drainage system in accordance with the Environmental Impact Assessment.

17. 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).

Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment.

18. 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.

Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment.

19. 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.

Reason: In order to protect the amenities of the locality in accordance with the Environmental Impact Assessment.

20. 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.

Reason: In order to ensure that the proposed development does not prejudice the amenities of the future occupiers of the development

21. 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
    (b) the impact of operating cranes on local television and radio reception, microwave and other telecommunications links and radar signals.

Reason: To ensure the development can be undertaken without impact on television and/or radio reception to protect residential amenity and in accordance with the assessment and conclusions of the Environmental Impact Assessment.

22. 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.

Reason: To ensure a comprehensive and sustainable development and to achieve good design through the development in accordance with the Environmental Impact Assessment.

23. 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.

Reason: To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage systems.

24. 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.

    Reason: To prevent flooding by ensuring the satisfactory storage and disposal of the surface water from the site.

25. 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), 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 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.

    Reason: To ensure that the risks to the health and welfare of future occupiers and to the environment are mitigated or eliminated to acceptable standards.

26. 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.

    Reason: To ensure protection of controlled waters.

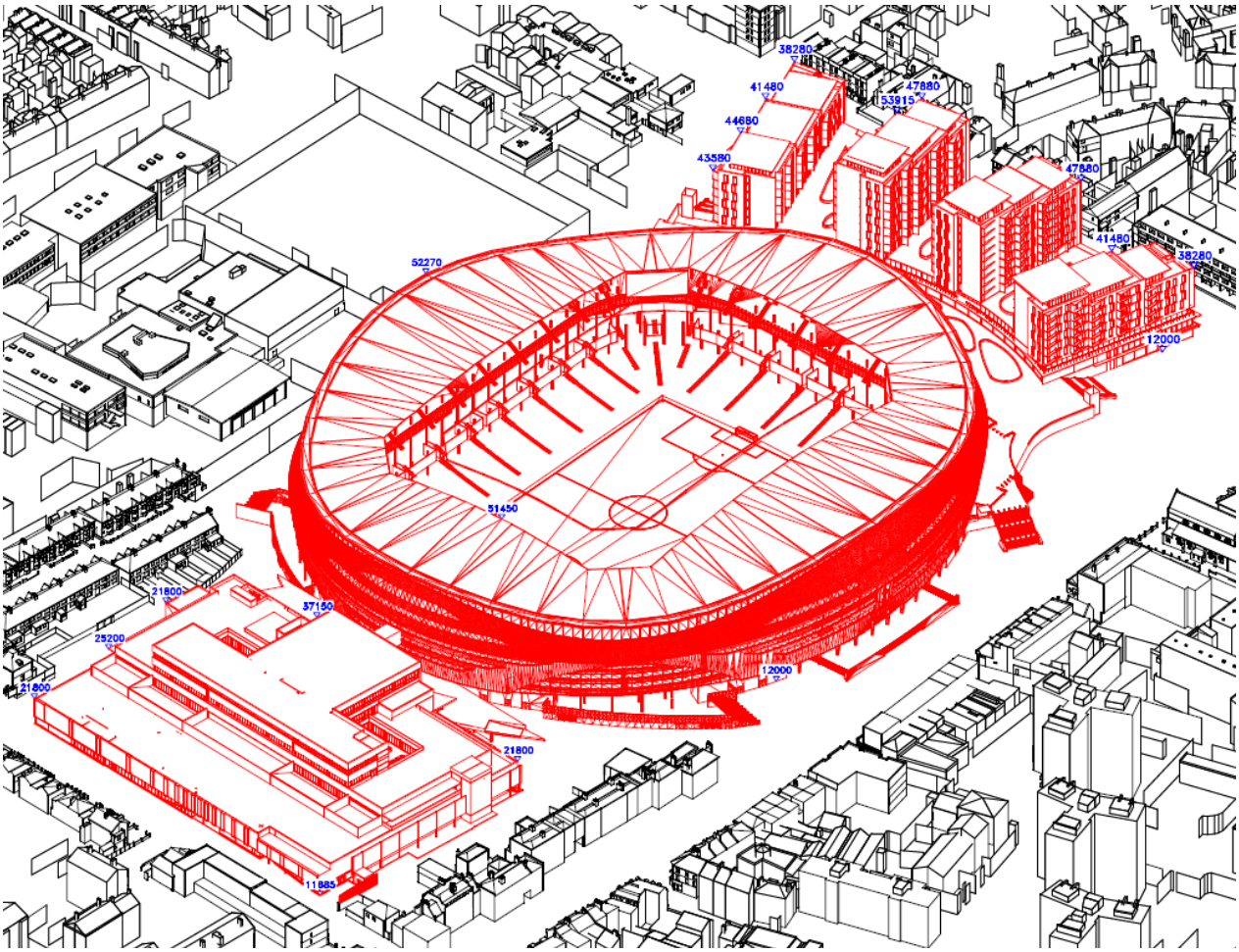
Appendix 1 Drawing Numbers and Supporting Documents

Plans:
Planning Application Boundary (Drawing Ref: A611 Rev 00)
Revised Level 1 – Ground Floor Plan (Drawing Ref: 4494-9042-Rev 3)
Section A-A & Level B1 (Drawing Ref: 4494-9041-02)

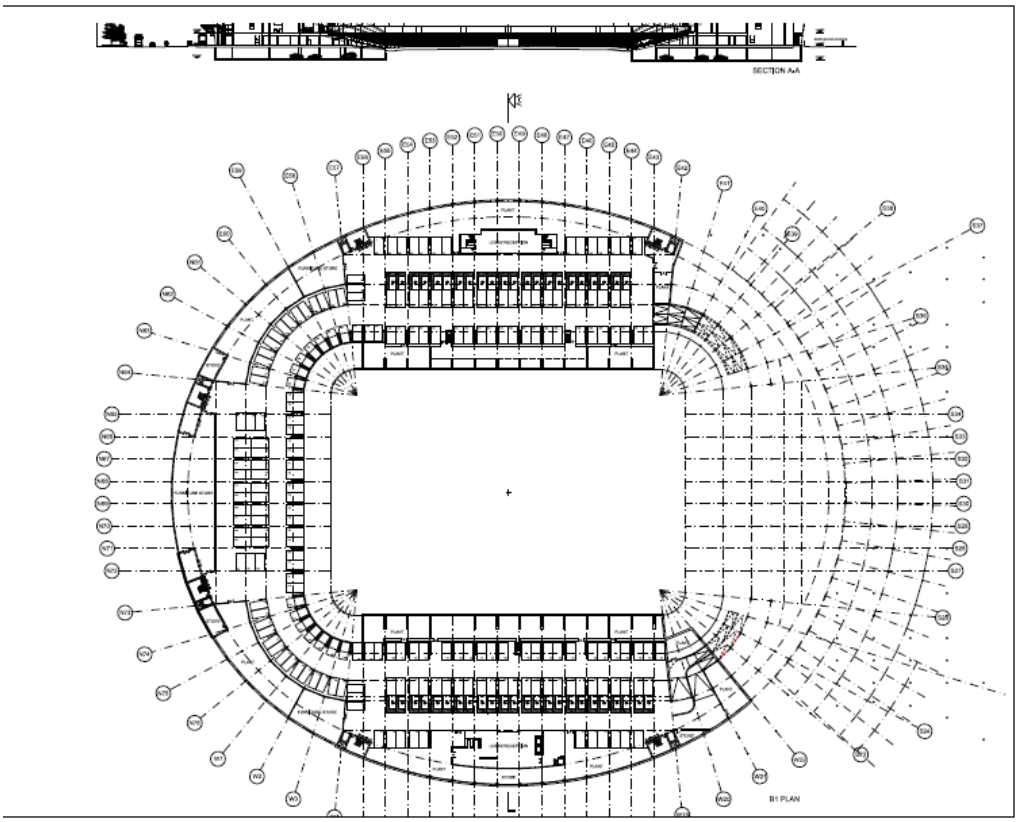
Supporting Documents:
Supporting Statement – DP9 April 2015
EIA Addendum (No.3) – April 2015
EIA Addendum (No.3) Non Technical Summary– March 2015
EIA Addendum Appendixes
Community Infrastructure Levy (CIL) Form

Appendix 2 Images

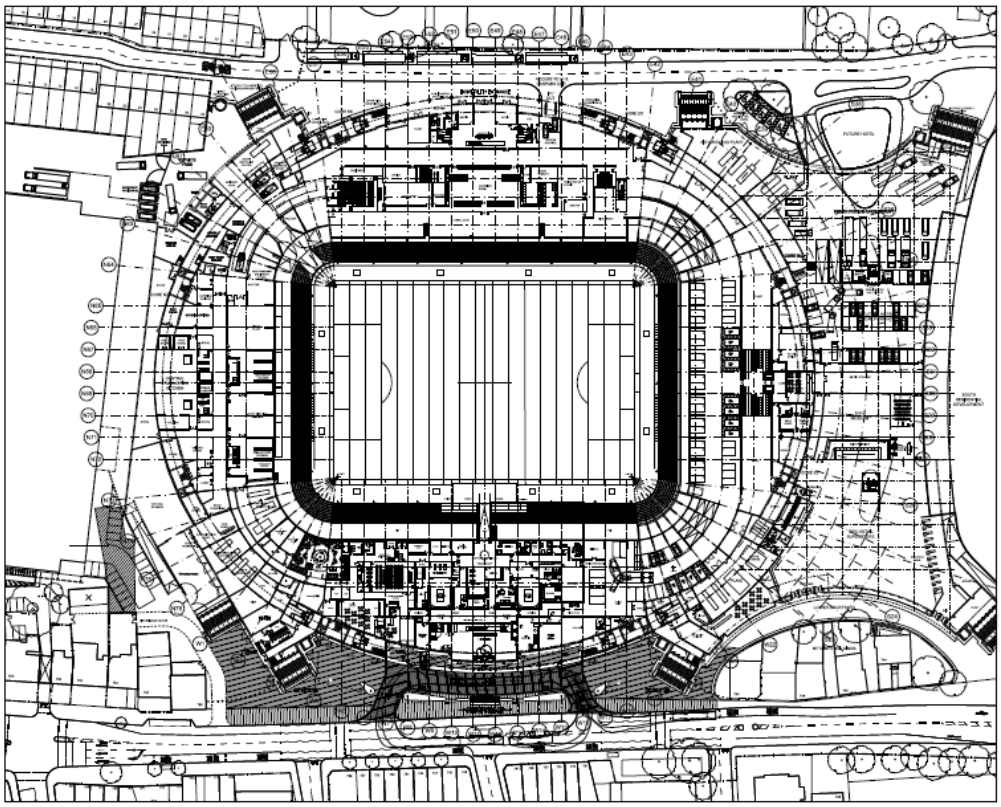
View of consented NDP Masterplan.



Proposed Basement Plan with Section



Proposed Changes to the Ground Floor Level



Appendix 3 Proposed changes to existing 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. The Stadium~~ shall commence within five years of the date of this planning permission; ~~and~~ ~~c. 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.** **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~~	**Not be carried over.** **Reason:** s106 will be signed prior to the issuing of the planning permission.

	~~completed in relation to the relevant area of land.~~	
~~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;~~ ~~(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;~~	**Not be carried over.** **Reason**: Phase 3 permission has expired.

	~~(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, materials, and balustrades have been submitted and approved by the Council as local planning authority.~~	**Not to be carried over.** **Reason:** Fully discharged: HGY/2011/1782
~~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	**No change proposed.**

	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).	
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~~	**Not to be carried over.** **Reason:** Phase 1 implemented

	~~approved in writing by the Local Planning Authority.~~ ~~a) CCTV;~~ ~~b) Security Lighting~~	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 underlined** **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~~	**Not to be carried over.** **Reason:** Phase 1

	~~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).~~	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 in writing by the Local Planning Authority prior to the commencement of the works.~~	**Not to be carried over.** **Reason:** Phase 1 implemented under permission HGY/2011/2350; Phase 2 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~~	**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

	~~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.~~	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	**No change proposed.**

	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).	
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 (b) the impact of operating cranes on local television and radio reception, microwave and other telecommunications links and radar signals.	**See proposed changes underlined.** **Reason:** For clarity.
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	**No change proposed.**

	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.	
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 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~~	**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

	~~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.~~	
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~~	**Not to be carried over.**

	~~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.~~	**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.

Appendix 4 Current s106 Clauses.

Current Clauses
Phasing Plan.
Carbon Emissions - Completed Development to achieve **44% carbon emissions reduction** on 2006 Building Regulations.
Residential units to **achieve Level 4 Sustainable Homes Code** and rest of development to achieve **BREEAM 'Very Good'**.
Each phase of the development shall be constructed so as to enable a connection to a **CCHP plant** to be brought forward in the surrounding area.
THFC to appoint a **Travel Plan Co-ordinator** for the lifetime of the whole development, submit to the Council where relevant updated Travel Plans for approval, and comply with approved Travel Plans.
Prior to occupation of each phase THFC shall provide **electric charging points** (no. & location of points to be approved by the Council) to serve parking spaces to be provided for that phase.
Council to work with THFC and TfL in seeking the agreement of Network Rail to the construction of a new southern ticket hall and entrance to **White Hart lane Station** directly accessible form Whitehall Street by **2016** and to the renaming of White Hart Lane Station to a name to be agreed with THFC.
THFC to use reasonable endeavours to ensure that the **Considerate Constructors Scheme** is implemented and complied with throughout the construction of the whole development.
THFC to undertake survey to identify any adverse impacts to **television reception** in local area as a result of the development and undertake mitigation as far as practicable.
THFC to pay Council & TfL legal costs.
THFC to commission a **Heritage Management Plan** (for al heritage assets within the scheme) & submit to the Council for approval. THFC to bind successors in title to the provisions of the Management Plan.
Nos. 744-750 High Road – THFC to complete a survey indentifying external enveloping works & subject to Council approval, complete the external works.

THFC to layout and open for public use for not less than 364 days a year the **Heritage Public Access Space** in the vicinity of 744-750 High Road.
Nos. 796 & 810 High Road – THFC to complete a survey indentifying external enveloping works & subject to Council approval, complete the external works within 1 year of that approval.
Nos. 797, 799, 806, 807, 818, 820 & 822 High Road – THFC to complete a survey to set out repair and restoration works needed together with a timetable for carrying the works. Subject to Council approval, carry out the works within 5 years of the date of the s106.
THFC to ensure that all contractors and occupiers of Development to reflect principles & objectives of the **Haringey Guarantee Programme.**
THFC and contractors to liaise with the Council, Foundation and training agencies on job **opportunities & skill needs.**
THFC to aim to ensure **all new permanent jobs and construction jobs are made available first to Haringey residents** (& to agree a mechanism with the Council for advertising jobs).
THFC to use reasonable endeavours to achieve via its contractors and sub-contractors employed to construct the Development a target of **50 apprenticeships** are offered to residents in construction and related skills during the period of construction and to liaise with the College of Haringey, Enfield and North-East London in securing the offer of those apprenticeship places.
THFC to provide **10 non-football (non-construction) apprenticeships for 6 years & 75 jobs for a year for 6 years** for Tottenham Area residents.
THFC to organise supply chain workshops – 4 a year for 8 years to advise **Tottenham businesses** how to obtain contracts arising from the development.
A10/1010 Town centre management Programme – THFC to ensure supermarket operator will provide a dedicated person to act as a town centre manager with responsibility for agreeing with the Council and implementing the Town Centre Management Programme on the A10/1010 corridor between the North Circular Road (in Enfield) and Monument way (in Haringey) with the projects to be agreed between the Council and LB Enfield. Supermarket operator to guarantee performance and funding for 6 years from occupation of Supermarket.
THFC to implement approved **temporary land uses** – including publicly accessible open space, sport, leisure uses and landscaping on the

cleared land not required for the Northern Development.
THFC to commission **utility service diversions** and **dedicate appropriate land** in its ownership to adjoining Northumberland Park for public highway use.
Council will undertake in accordance with agreed timetable and start date **highway improvements on Northumberland Park & High Road** (estimated cost £1.06m).
Council will consult and implement a **Controlled Parking Zone** to deter on-street parking by supermarket shoppers (estimated cost £0.33m).
THFC will repay to the Council the cost of the highway and CPZ works incurred by the Council related to the Northern Development up to a maximum of £1.39m if it abandons its plan to bring forward a Stadium in Tottenham.
THFC will demonstrate to the Council how land/development value achieved by THFC from the **Northern Development** contributes towards the delivery of the new Stadium as proposed in the viability report submitted by THFC dated 15 Dec. 2011.
THFC will demonstrate to the Council how any land/development value estimated as likely to be generated by the **Southern Development** contributes towards the delivery of the new Stadium as proposed in the viability report submitted by THFC dated 15 Dec. 2011.
THFC commit to enter into a **s278 agreement with LB Enfield** to fund CPZ and highway/signage improvements (estimated cost £477,000) and the Council will work jointly with THFC & LB Enfield to explore the opportunity to deliver cost savings via co-ordinated implementation with the CPZ in LB Haringey.
Council to consult on and implement a **CPZ** to deter on-street parking by Stadium users on event days.
Council to undertake **highway/environmental works and improvements on Worcester Avenue.**
Council to undertake **pedestrian route and crossing improvements** in the vicinity of Northumberland Park Station (at estimated cost of £0.2m).
THFC to operate a **Stage 1 Shuttle Bus to Victoria and Piccadilly Line Stations** and implement an extended service (Stage 2) if necessary as a result of the Event Day Monitoring Programme. The Council and TfL will work with THFC to indentify and provide appropriate access, parking and waiting arrangements on adopted

public highways, including the use of bus lanes, to encourage the fullest possible use of the Stadium Shuttle Bus Services.
THFC to implement all approved measures within the **Stadium Travel Plan**, including the Home Supporter Coach Initiative, the Retention of Visitors Measures Plan and Transport, Marketing and Communication Strategy.
THFC to fund and **implement additional measures** approved by the Council if, at the end of the first football season following the opening of the Completed Stadium, less than 77% of the spectators at the Stadium travelled by non-car mode for the main part of their journey. Surveys to be repeated each season and additional measures submitted to the Council for approval and then subsequent funding y THFC and implementation by THFC, the Council or others as appropriate)with THFC providing required funds to the Council or others as necessary) until such time as the non-car transport mode share has consistently been 77% or higher for 5 consecutive seasons.
Council to promote stopping up of **Bill Nicholson Way & Paxton Road** and any TROs (including for Worcester Avenue) required for the new Stadium.
TfL to use best endeavours to fund and implement passenger gateline capacity improvements (including a 3rd escalator) at **Tottenham Hale Station.**
THFC to operate and fund measures with an approved **Local Area Management Plan** (covering geographical area to be agreed by the Council) to minimise adverse environmental impacts and nuisance to residents and business which are otherwise likely to be adversely affected by the use of the Stadium for Major Events.
THFC will complete the **Podium and Public Access Space** and allow public access at all times on 364 days a year (and to public toilets that shall be open for public use from 8am-8pm – or longer as necessary for Stadium Events) in accordance with a management plan approved by the Council.
THFC to procure that the Foundation will develop a programme for a minimum of **12 community events a year** to be run (in consultation with the Council) on the Podium and Public Access Space for 6 years from the opening of the completed Stadium.
THFC to host monthly **free educational visits** during construction and when completed for local schools and community groups.
THFC to give priority to 2,500 Haringey and 2,500 Enfield residents in allocating **additional season tickets.**

THFC will not charge any Haringey or Enfield resident to be on the **waiting list for season tickets**.
THFC to continue existing scheme offering **free tickets to local children** through achievement attained on Foundation programmes.
Council to use reasonable endeavours to secure the **re-naming of the section of White Hart Lane** east of the Station to the High Road to a name to be agreed with THFC.
Council will seek Network Rail's agreement to fund selective door opening a Northumberland Park Station to **facilitate stopping for longer trains**.
Council will actively promote with Network Rail and the Department of Transport the **upgrade of the West Anglia Mainline** to provide enhanced match day rail services.
Council will promote with Network Rail, the Department of Transport and any future rail operator the replacement of existing rolling stock as part of the franchise tender to provide an **increase of at least 20% in rail passenger capacity** on services serving local stations.
Council and TfL will work expeditiously to complete analysis of existing and predicted traffic flows and depending on results implement a scheme to **optimise traffic signalling and flows in the A10/A1010 corridor** from the North Circular to Monument Way taking all transport modes into account.
THFC to procure the operation of a **Car Club** (size, membership criteria and no. of Car Club parking spaces to be agreed with Council) for 3 years from first occupation of the residential development and provide marketing literature for 3 years to publicise the Car Club. THFC to pay the cost of membership for one year of all first residential occupiers living in the development who elect to join the car club.
THFC to offer lease to the successor body to the Central London Primary Care Trust (or an agreed alternative public sector healthcare provider) at least 1,000sqm. floorspace (GIA) in the Southern Development fitted out to an agreed specification with the PGT of proposed lessee to be suitable for use as **healthcare centre**, The lease to be offered should be for a minimum of 25 years (unless otherwise agreed between the parties) on market terms but with the inclusion of a rent-free period for the first 6 months of the lease. It is at the PCT successor's discretion whether to take up the offer of the lease.