

TO DARE IS TO DO

Mr Philip Elliott
Principal Planning Officer
Haringey Council
Placemaking and Housing
5th Floor, Alexandra House
10 Station Road
Wood Green
London N22 7TR



1 December 2022

By email

Dear Philip

Application Ref HGY/2022/3913

Approval of details pursuant to Condition 5

(Demolition/Construction Environmental Management Plans relating to Phase 1 (Plot A))

Comments by Tottenham Hotspur Football Club

These comments relate to the information submitted in respect of the above pre-commencement planning condition and in particular, the undated Construction Environmental Management Plan & Demolition Environmental Management Plan (CEMP/DEMP) and prepared by Morgan Sindall.

These comments are to be read with our letter of 28 September 2022, which set out our comments on the Construction Logistics Plan, as the three documents are stated to be read together. We are in the process of arranging a meeting with the applicant to discuss those comments, but that meeting has not yet taken place. Nevertheless, several of the points made in the 28 September letter were addressed to the Council (e.g. confirmation of other consultees). We are yet to receive a substantive reply.

To that extent, comments in that letter apply equally to this application. In addition:

1. Paragraph 1.3.8 of the CEMP/DEMP states:

"Construction management and planning, and adoption of environmental best practices, good neighbourhood policies and regular meetings with the management of local residents, businesses, stakeholders and community engagement will contribute to mitigating adverse environmental effects and ensuring good construction, environmental, health and safety practices."

There has been no liaison between the applicant and the Club in relation to this application. If not in the preparation and submission of the CEMP/DEMP, when does the applicant envisage this engagement taking place?

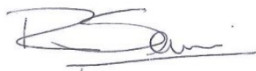
2. Unlike the CLP, there is no reference (implicit or explicit) in the submitted CEMP/DEMP to the existence of the stadium or its operation and the relationship the construction process will have with it. In particular, there is no acknowledgement of the relationship between Plot A, the proposed construction compound and queuing routes for crowds moving between the stadium and White Hart Lane Station (and beyond). This is directly relevant to matters within the CEMP/DEMP such as proposed operating hours, hoarding specification (it is unclear

whether MPSCTSA has been consulted) and specific mitigation measures (including the timing of such measures) in light of crowd flows on major event days to ensure safe access.

3. We recommend that there should be interface between any community engagement associated with construction and the Club's pre-existing Business and Community Liaison Group (BCLG) which amongst others, includes representatives from the Headcorn and Tenterden Estate Residents' Association.

Please therefore treat these comments as an **objection** until such time as they have been addressed and the proposed meeting with the applicant has taken place.

Yours sincerely



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Property Director

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