

Our Ref: TAH/KFW/DP5594

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9th December 2022

Dear Philip,

APPROVAL OF DETAILS PURSUANT TO CONDITION 5 (DEMOLITION/CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLANS RELATING TO PHASE 1 (PLOT A) REF: HGY/2022/3913 RESPONSE TO TOTTENHAM HOTSPUR FOOTBALL & ATHLETIC CO LTD

On behalf of Lendlease High Road West Limited ('LL' hereafter) we write in response to the comments received from Tottenham Hotspur Football & Athletic Co Ltd ("THFC") in their letter dated 1st December 2022. The purpose of this letter is to provide a comprehensive response to the comments received and should be read alongside the Demolition and Construction Management Plan which was originally submitted. These matters are dealt with as follows:

1. MEETING WITH THFC

In their opening, THFC have stated that:

"These comments are to 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."

In addition, THFC have added:

"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?"



As officers are aware, LL remains committed to open and transparent dialogue with THFC, local residents, businesses and other interested parties regarding the High Road West Masterplan including on matters relating to construction activities.

To this end, LL has continued to request a meeting with THFC to specifically discuss their comments on the Construction Logistics Plan ('CLP') since 7th November 2022.

At the time of writing, we await to receive confirmation from THFC on their availability to meet notwithstanding the dates offered to meet over the past five weeks. LL remains committed to open and transparent engagement with THFC and would welcome the opportunity to discuss the content of this submission.

2. OPERATION OF THE STADIUM

"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."

The claims made are incorrect. The DEMP/CEMP makes explicit reference to THFC's publication titled "Events at the new stadium – a guide for local residents and businesses" ("THFC's Blue Book") at sections 2.3 and 8.3. This includes considering the provision of THFC's Blue Book including any further updates as the construction work progresses.

Hoarding design is referenced in numerous sections of the DEMP/CEMP, specifically in section 6. Operating hours are included in section 10.2. Mitigation measures are considered in all sections of the DEMP/CEMP and summarised in Appendix A of the DEMP/CEMP. This includes (a) restriction of HGV movements, and (b) working hours.

Detailed consideration 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) is (where necessary) included within the submitted Construction Logistics Plan (ref: HGY/2022/2282) and as acknowledged by THFC, all three documents should be read together for a composite understanding of the proposed construction activities associated with Plot A.

3. COMMUNITY ENGAGEMENT

"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."

As set out in this letter, LL welcome the opportunity to engage with local businesses, residents and other local stakeholder groups to discuss on-going construction activities. Such details of how this will be managed over the lifetime of construction for Plot A specifically is set out in the Business and Community Liaison Construction Group Plan (Ref: HGY/2022/4047) which seeks to establish a forum for engagement with interested parties and local stakeholders prior to works commencing. We welcome the opportunity to discuss this and also the contents of the DEMP/CEMP with THFC at the earliest opportunity.

We trust this provides sufficient comfort to LB Haringey and THFC that all matters set out above have been considered and covered within the DEMP/CEMP for Plot A. Should you have any questions, or would like to discuss further, please do not hesitate to contact either Archie Halls or Katharine Woods at this office.

Yours sincerely,

DP9 Ltd.

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