



Quod

Planning Compliance Report

Northern Development
Project (NDP)
Residential

DECEMBER 2022

Q200691

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1 Introduction

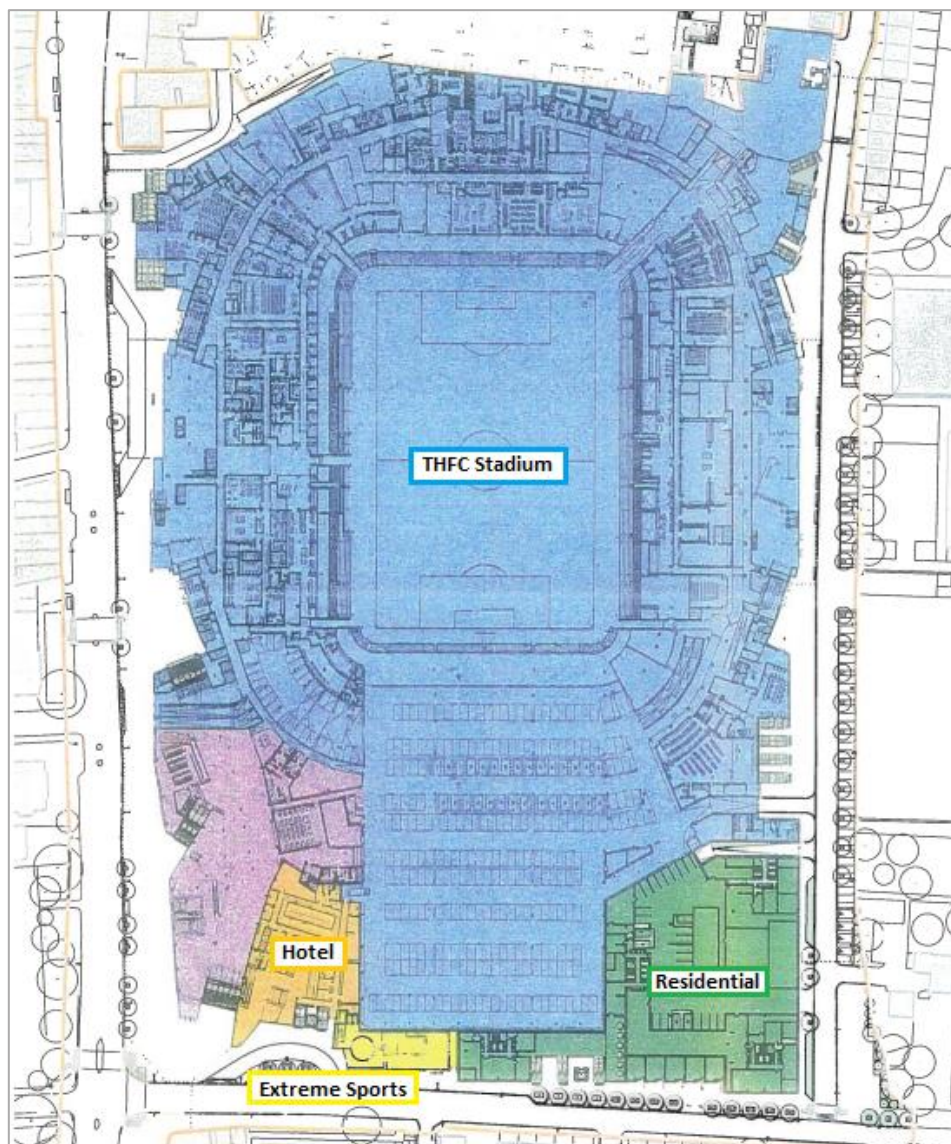
- 1.1 This Planning Compliance Report supports a Reserved Matters Application (RMA) submitted pursuant to Plot 5 of hybrid planning permission HGY/2015/3000.
- 1.2 The hybrid planning consent concerns the redevelopment of the Northumberland Park Development (NDP) Project. It comprises full planning permission for Plot 1 (the Tottenham Hotspur Football Club Stadium), Plot 2 (The Tottenham Experience) and Plot 3 (Hotel). Outline planning permission was granted for Plot 4 (the Extreme Sports Building), Plot 5 (Residential and flexible B1/D1 space) and Plot 6 (a Community Health Building).
- 1.3 Plots 1 and 2 have been developed and the Applicant are now beginning to bring forward proposals for the remaining plots.
- 1.4 This RMA relates to the landscaping details associated with the residential aspect of Plot 5, with the description of development being:

“Application for Reserved Matters in relation to ‘landscaping’ for Plot 5 (Residential and Flexible B1/D1) of Planning Permission HGY/2015/3000.”
- 1.5 Pre-application discussions have been held with Officers at the London Borough of Haringey (LBH) whereby the planning process, principle of the proposals and the design principles were discussed and agreed.
- 1.6 This Report demonstrates that the RMA accords with the development principles and controls that are imposed by the hybrid consent. It should be read alongside the enclosed Landscape Design Development Report and application drawings prepared by Re-Form.

2 Relevant Planning Background

- 2.1 The NDP hybrid planning permission (ref. HGY/2015/3000) consented the development of six plots in total, three in full (Plots 1-3) and three in outline (Plots 4-6). Plot 5 comprises four residential buildings and commercial uses (former B1/D1) to the south and south-east of the new Tottenham Stadium, as shown in green in Figure 1.

Figure 1: Residential Plot Location



- 2.2 Condition A2 of the hybrid consent confirms that matters of 'landscaping' and 'appearance' of Plot 5 are the only matters reserved for Plot 5.
- 2.3 The hybrid consent imposed planning conditions on both a site-wide and plot-specific basis. A Section 106 (S106) Agreement accompanied the consent. Through these conditions and S106 obligations, the application site (i.e. Plot 5) is subject to the following controls of relevance to the enclosed landscaping RMA.

Planning Conditions

- Conditions A4, F1 and H1 require that the development be constructed in accordance with the approved drawings and documents as outlined in Schedule 1 of the planning permission. The approved drawings/documents are listed in **Appendix 1** of this Report for completeness and in summary comprise: (i) the Plot 5 Parameter Plans and Plot 5 “illustrative” drawings; (ii) the approved landscape and public realm plans; and (iii) the technical reports, notably the Residential Design Code and Environmental Statement.
- Condition F2 requires the ‘first reserved matter’ to be submitted before 15 April 2023, being within 7 years of the date of the original consent. This explicitly relates to the “first” reserved matter only and allows for the remaining reserved matter associated with Plot 5 (being appearance) to follow thereafter.
- Condition F17 requires that the landscape RMA includes a statement outlining how wind mitigation has been incorporated into the landscaping scheme.
- Condition F21 requires that the “existing architects” for the residential element are retained for the detailed design, unless any other such architects are approved in writing by the local planning authority.
- Condition A3 requires compliance with the indicative phasing plan within the Environmental Statement, or any subsequent phasing plan approved.
- Condition A6 requires the development to be constructed in accordance with the standards set out within the Environment Statement.

Residential Design Code

- 2.4 Condition A4 (and Schedule 1) of the hybrid consent require that the development accords with the approved Residential Design Code. This establishes a range of requirements to control the character and quality of the residential buildings.
- 2.5 The Design Code includes matters specific to both of the outstanding reserved matters. Only matters concerning landscaping are therefore addressed within the enclosed RMA, with details of appearance deferred to a future RMA submission.

S106 Obligations

- 2.6 Schedule 10 of the S106 Agreement includes various obligations relating to Plot 5. Specific to the landscaping RMA only, this includes a requirement to submit a Residential Development Energy Statement alongside the first RMA application for Plot 5.
- 2.7 The S106 defines the Residential Energy Statement as:

“The statement to be submitted in parallel with the reserved matters application for the Residential Development setting out a proposed energy strategy for the Residential Development including predicted energy performance in order to demonstrate how the carbon targets set out in the Environmental Statement submitted in support of the Planning Application will be achieved and the calculation of the Residential Development Carbon Offsetting Contribution (if applicable).”

- 2.8 The S106 includes further obligations relating to the subsequent development of Plot 5; however, these are not applicable to the landscaping RMA in isolation and will be addressed at the subsequent stages of development defined by the S106.

Parameter Plans

- 2.9 The hybrid consent defines the boundary of the outline application and within this it fixes the footprint of the four residential towers and surrounding podium area (i.e. 'layout'). This therefore defines the extent of the intervening landscape at plinth level (see Figure 2 below).
- 2.10 At roof level, communal sky gardens are proposed to all four residential towers (see Figure 3 below). Communal and private access locations to these landscaped areas at plinth and roof level are defined through the Parameter Plans (see Figures 3 and 4).
- 2.11 As part of the hybrid consent, a high level of detail was provided in respect of the internal layouts. These are listed on the decision notice as "illustrative plans" only and are not prescriptive. They do, however, include indicative access locations which align with those shown on the approved Parameter Plans (as noted in Figures 3 and 4 below).
- 2.12 The heights of both the landscape plinths and the residential buildings themselves are identified as maximums (see Figure 5).
- 2.13 Figures 2, 3 and 4 include relevant extracts of the approved Parameter Plans.

Figure 2: Plinth Level Layout (Parameter Plan 1007_07_PP_003 – REV P5)

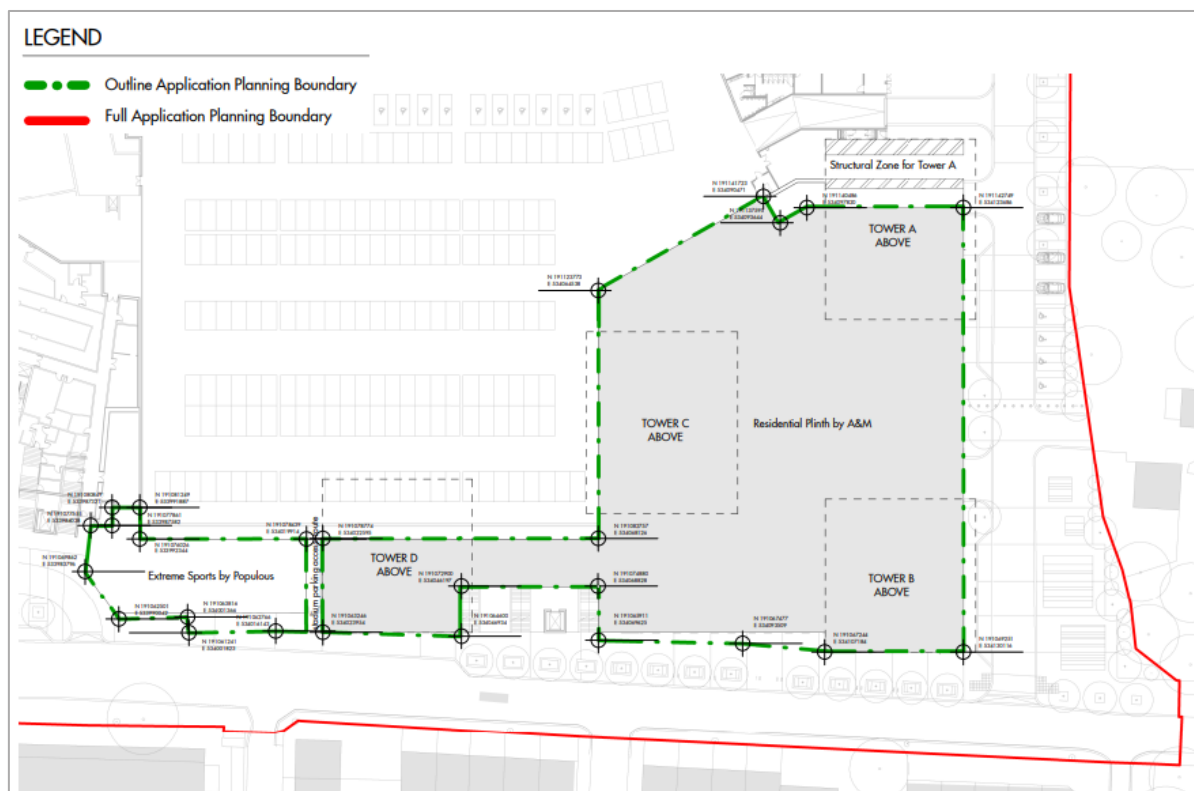


Figure 3: Roof Level (Parameter Plan 1007_07_PP_013 – REV P5)

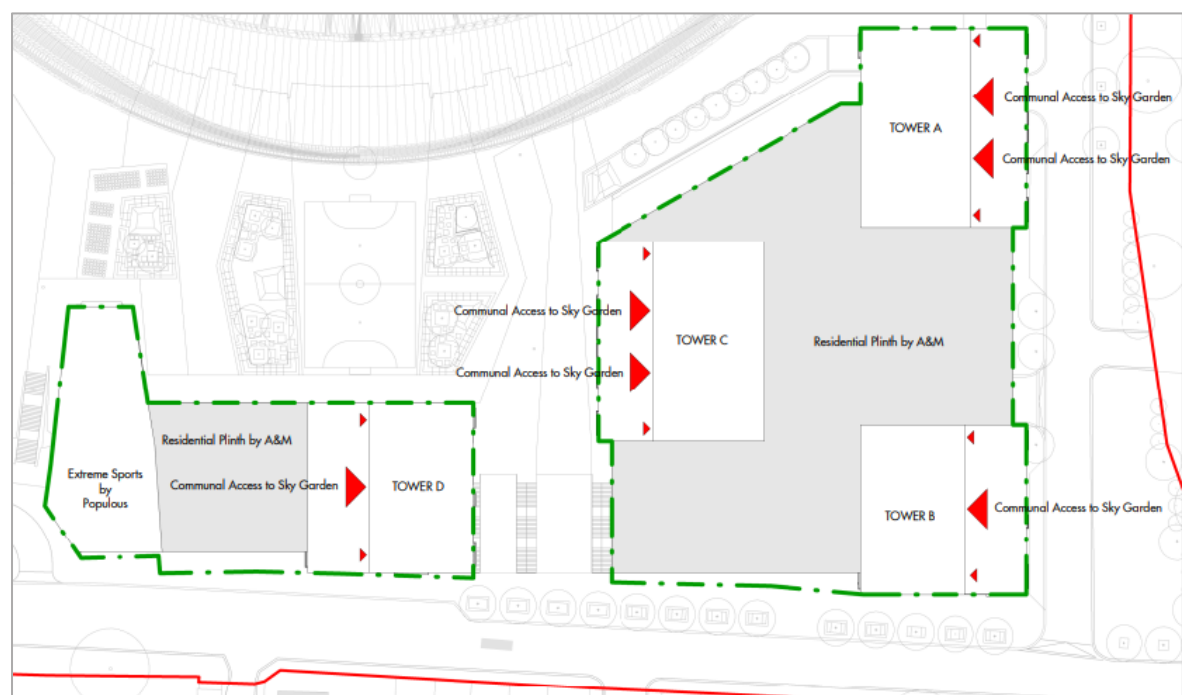


Figure 4: Plinth Level Access Locations (Parameter Plan 1007_07_PP_012 – REV P5)

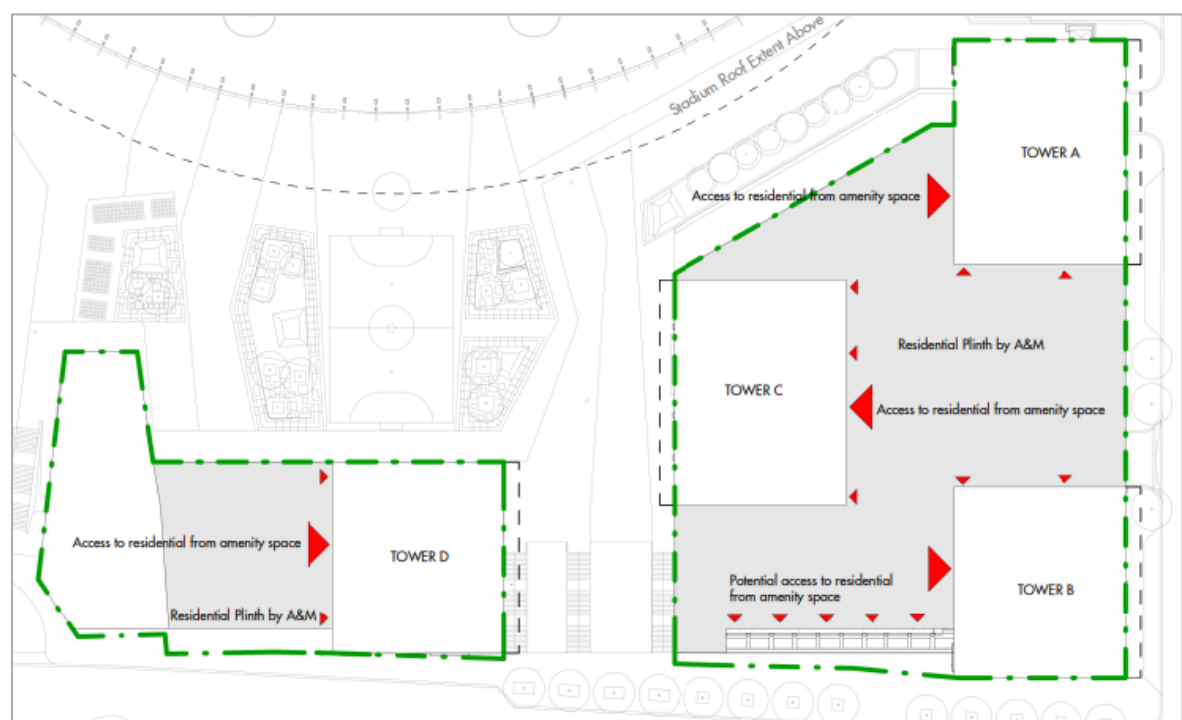


Figure 5: Maximum Heights (Parameter Plan 1007_07_PP_009 – REV P5)



3 Proposed Development

- 3.1 The proposed RMA relates to the proposed landscaping of the residential plinth, roof and street levels. A summary of each is provided below which should be read alongside the enclosed Landscape Design Development Report.

Residential Plinths

- 3.2 Two separate plinths are provided, one located between Blocks A, B and C, and the other advance to Block D. Within each plinth, the following components are integrated:
- Meandering pathways amongst planting, lawns and play areas.
 - Extensive soft landscape areas of trees and mixed ornamental planting, including plans for wind mitigation that aligns with the Environmental Statement approved pursuant to the hybrid planning permission.
 - Open lawns for informal recreation and seating.
 - Play spaces for different age groups.
 - Seating spaces of different sizes including individual benches and picnic tables.
 - Private terraces separated from the main communal gardens, formed though low railings and buffer planting.
- 3.3 A total of 445sqm of play space will be proposed which exceeds the requirement for 410sqm outlined by the Design Code (and as required by the GLA Guidance applicable at the time of granting the hybrid consent). Table 1 summarises the play space provision across age groups and against the minimum requirements.

Table 1: Play Space Provision

Age Group	Provision	Minimum Requirement
Under 5	260 sqm	250 sqm
5-11	105 sqm	90 sqm
12+	80 sqm	70 sqm
Total	445 sqm	410 sqm

- 3.4 The layout of the landscaping aligns with the approved access Parameter Plan, notably the defined entrances to the communal and private spaces, to ensure that it is aligned with both the requirements of the hybrid permission and the illustrative internal layouts.

Roof Level

- 3.5 Roof terraces to each of the four residential towers provide further communal and private spaces. The key components include:

- Further open spaces to provide space for flexible seating and small gatherings.
- Raised planters with mixed ornamental planting, small trees and seating in different orientations.
- Private terraces separated from the communal areas by planting and railings.

3.6 As above, the landscaping layouts align with the entrances and access points defined by the hybrid planning permission.

Street Level

3.7 At street level on the south frontage to Park Lane, five townhouses are proposed which will include a small defensible space of a minimum 1.5m depth, in addition to a 1.2m depth recessed entrance to the building.

3.8 These spaces will be defined by low level planters and hedging, alongside metal railings and gates.

4 Compliance: Planning Conditions

- 4.1 The following section outlines how the enclosed RMA satisfies the requirements of all relevant planning conditions outlined above.

Condition A4, F1 and H1

- 4.2 All three conditions require compliance with the approved drawings and documents, which are listed at **Appendix 1** of this Report in so far as they relate to Plot 5.
- 4.3 **Appendix 2** of this Report outlines how the enclosed RMA satisfies each of the approved plans/documents, as relevant. This should be read alongside the enclosed Landscape Design Development Report which explains this compliance further.
- 4.4 In summary:
- The proposals are within the defined “outline application planning boundary” and concern the residential plinths and rooftop landscaped areas which sit within this boundary.
 - The landscape areas align with the building footprints established by the hybrid consent.
 - Communal and private residential areas and access points are shown at both plinth and roof levels. Access to these areas is consistent with the locations shown on the approved Parameter Plans and aligns with the internal layouts shown on the illustrative drawings.
 - The height of the plinths would be confirmed through future RMA applications, but these will comply with the maximum levels approved by the Parameter Plans.
 - Three atriums are proposed at plinth level. The location of these is not fixed by the approved plans and shown illustratively only.
- 4.5 The proposals are therefore fully compliant with the requirements of Conditions A1, F1 and H1.

Condition F2

- 4.6 Consistent with Condition F2, the enclosed RMA comprises the first reserved matter to be submitted for Plot 5 and is made in advance of the expiry date of 15 April 2023. There are no timescales imposed upon the submission of the ‘appearance’ RMA and this will follow in due course.

Condition F17

- 4.7 The enclosed Landscape Design Development Report explains how wind mitigation has been incorporated into the scheme. Notably, the wind mitigation assessed within the residential (Plot 5) landscaping areas assessed by the Environmental Statement has been incorporated as accurately as possible, with additional hard and soft landscaping introduced within the plinths which will add further wind mitigation.

Condition F21

- 4.8 Condition F21 requires that the “existing architect” for the residential element be retained for the detailed design, intended to retain the design quality of the scheme in the interest of the visual amenity of the area. It is unclear whether this relates solely to the building architects, or whether its scope is broader to also include the Applicant’s appointed landscape architect.
- 4.9 The condition does, however, allow for an alternative architect to be agreed with LBH. Through the approval of the enclosed RMA, approval of Condition F21 is sought (and deemed to be implied) for the avoidance of any doubt. For the reasons outlined in the enclosed Landscape Design Development Report, the landscaping proposals achieve a high level of design quality and visual amenity which accords with the overarching planning framework established by the hybrid consent.

Condition A3

- 4.10 The approved Environmental Statement (ES) indicates three phases of development, being the northern section of the Stadium (Phase 1), the southern section of the Stadium and associated podium (Phase 2), and the remainder of the development to include the four residential towers and associated landscaping (Phase 3).
- 4.11 Phases 1 and 2 have been constructed and the proposed works would be brought forward as part of the Phase 3 works. The phasing sequence outlined by the ES and Condition A3 is therefore satisfied.

Condition A6

- 4.12 The development would be constructed in accordance with the standards set out within the ES, in so far as these apply to the landscaping works. Condition A6 is therefore complied with.

5 Compliance: Design Code

5.1 The Landscape Design Development Report (Section 5) explains how the RMA accords with the relevant parts of the approved Design Code. Notably, this includes satisfying the following requirements:

- Introduction of private amenity spaces with defensible planting.
- Clearly defining the communal and private landscape areas.
- Ensuring that at least half of the roof area is provided as communal landscaped areas.
- Use of high quality surface materials.
- Achieving a minimum 1.5m width to the front garden spaces at ground level.
- Providing flexible communal landscape spaces which are accessed directly from street and main podium levels.
- Providing play spaces which exceed the GLA Guidance (draft SPD, 2012).
- Incorporating landscaping as wind mitigation features with regard to the Environmental Statement.
- Incorporating a wide mix of soft planting, including trees, shrubs and perennial species with native flora.

6 Compliance: S106 Obligations

- 6.1 The S106 Agreement requires that a Residential Energy Statement be submitted alongside the first RMA for the residential development. This is to outline the predicted energy performance of the development and compare this to the carbon reduction targets outlined within the ES. If required, a carbon offsetting contribution is to be applied.
- 6.2 The enclosed RMA relates solely to landscaping and does not address the appearance of the residential towers. The latter will directly inform the energy performance of the scheme and without this there is no further energy information available beyond that outlined within the Energy Strategy within the ES (Appendix 4.2) in support of the hybrid planning consent.
- 6.3 In summary of the approved Energy Strategy, this confirms that following the application of the London Plan energy hierarchy applicable at that time (London Plan, 2015), it is estimated that the residential component could achieve a carbon dioxide emissions reduction of 15% without a connection to the emerging District Energy Network (DEN). With a DEN connection, this could increase to 35%.
- 6.4 These results are indicative and need to be further developed as part of the detailed design of the residential buildings, however.
- 6.5 It is proposed to agree with LBH via further written correspondence that the Residential Energy Statement should be deferred to accompany the future appearance RMA. In the interim, the above provides a statement to accompany the first RMA and proportionately address the requirements of the S106 on an interim basis.



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Appendix 1

[Planning Permission HGY/2015/3000 \(Schedule 1\)](#)

Extract of Consented Drawings and Documents (Plot 5)

Plot 5	
Parameter Plans	Illustrative Drawings
1007_07_PP_000 – REV P4 1007_07_PP_001 – REV P5 1007_07_PP_002 – REV P5 1007_07_PP_003 – REV P5 1007_07_PP_004 – REV P5 1007_07_PP_005 – REV P5 1007_07_PP_006 – REV P5 1007_07_PP_007 – REV P4 1007_07_PP_008 – REV P4 1007_07_PP_009 – REV P5 1007_07_PP_010 – REV P5 1007_07_PP_011 – REV P5 1007_07_PP_012 – REV P5 1007_07_PP_013 – REV P5 1007_07_PP_014 – REV P4 1007_07_PP_015 – REV P4 1007_07_PP_016 – REV P4 1007_07_PP_017 – REV P4 1007_07_PP_018 – REV P4 1007_07_PP_019 – REV P4	1007_07_098 – REV P4 1007_07_099 – REV P4 1007_07_100 – REV P4 1007_07_101 – REV P4 1007_07_102 – REV P4 1007_07_103 – REV P4 1007_07_104 – REV P4 1007_07_105 – REV P4 1007_07_106 – REV P4 1007_07_107 – REV P4 1007_07_115 – REV P4 1007_07_119 – REV P4 1007_07_120 – REV P4 1007_07_123 – REV P4 1007_07_128 – REV P4 1007_07_131 – REV P4 1007_07_136 – REV P4 1007_07_200 – REV P4 1007_07_201 – REV P4 1007_07_202 – REV P4 1007_07_203 – REV P2 1007_07_204 – REV P1 1007_07_300 – REV P4 1007_07_301 – REV P4 1007_07_302 – REV P4 1007_07_303 – REV P4

Landscape Plans & Public Realm	
POP-4494-PLN-GA-8000 – REV 0 POP-4494-PLN-GA-8001 – REV 0 POP-4494-PLN-GA-8002 – REV 0 POP-4494-PLN-GA-8003 – REV 0 POP-4494-PLN-GA-8004 – REV 0 POP-4494-PLN-GA-8005 – REV 0 POP-4494-PLN-SC-8006 – REV 0	POP-4494-PLN-SC-8007 – REV 0 POP-4494-PLN-DP-8008 – REV 0 POP-4494-PLN-GA-8009 – REV 0 POP-4494-PLN-GA-8100 – REV 0 POP-4494-PLN-GA-8101 – REV 0 POP-4494-PLN-GA-8102 – REV 0

Environmental Statement
Environmental Statement Volume 1 (Non-Technical Summary) Environmental Statement Volume 2 (Main Report) Environmental Statement Volume 3 (Technical Appendices)

Technical Reports
Planning Statement Heritage Statement Design & Access Statement Residential Design Code Statement of Community Involvement Tree Survey Energy Strategy Water Strategy Utilities Planning Report Sustainability Report Transport Assessment



Appendix 2

[Planning Permission HGY/2015/3000 \(Schedule 1\)](#)

Compliance with Approved Plans and Documents

Approved Drawings	Compliance
Plot 5 Parameter Plans	
1007_07_PP_000 – REV P4	The proposals are within the identified “outline application planning boundary”. They concern the residential plinths and rooftop landscaped areas which fall within this boundary.
1007_07_PP_001 – REV P5	
1007_07_PP_002 – REV P5	
1007_07_PP_003 – REV P5	
1007_07_PP_004 – REV P5	
1007_07_PP_005 – REV P5	
1007_07_PP_006 – REV P5	
1007_07_PP_007 – REV P4	The proposals fall within the “outline application planning boundary” and between the consented residential towers.
1007_07_PP_008 – REV P4	
1007_07_PP_009 – REV P5	Podium heights are not confirmed through the RMA, although they are expected to comply with the maximum heights stated.
1007_07_PP_010 – REV P5	Ground floor defensible landscaped areas are provided to the ground floor residential properties.
1007_07_PP_011 – REV P5	Level P2 access is not relevant to the enclosed RMA.
1007_07_PP_012 – REV P5	The communal and private residential access points shown at plinth level are all retained by the enclosed landscape plans. This includes communal access to the landscaped areas alongside private access to residential terraces.
1007_07_PP_013 – REV P5	The communal and private residential access points shown at roof level are all retained by the enclosed landscape plans. This includes communal access to the sky garden and private residential access to enclosed terraces.
1007_07_PP_014 – REV P4	n/a
1007_07_PP_015 – REV P4	n/a
1007_07_PP_016 – REV P4	n/a

1007_07_PP_017 – REV P4	n/a
1007_07_PP_018 – REV P4	n/a
1007_07_PP_019 – REV P4	The proposed communal and private residential spaces are consistent with those proposed.
Plot 5 “Illustrative” Drawings <i>Note – these drawings are illustrative only and are not therefore prescriptive.</i>	
1007_07_098 – REV P4	n/a
1007_07_099 – REV P4	n/a
1007_07_100 – REV P4	n/a
1007_07_101 – REV P4	n/a
1007_07_102 – REV P4	n/a
1007_07_103 – REV P4	The proposed landscaping includes communal and private access points to the four residential towers which align with the indicative internal layouts. The landscaping layout also includes three atriums within the communal residential plinth, the locations of which are only shown illustratively on drawing 1007_07_103 – REV P4 and therefore not fixed in location.
1007_07_104 – REV P4	n/a
1007_07_105 – REV P4	n/a
1007_07_106 – REV P4	n/a
1007_07_107 – REV P4	n/a
1007_07_115 – REV P4	Communal and private rooftop gardens at roof level of Towers B and D roof level are proposed.
1007_07_119 – REV P4	n/a
1007_07_120 – REV P4	n/a
1007_07_123 – REV P4	Communal and private rooftop gardens at roof level of Tower A are proposed.
1007_07_128 – REV P4	n/a
1007_07_131 – REV P4	Communal and private rooftop gardens at roof level of Tower C are proposed.
1007_07_136 – REV P4	n/a
1007_07_200 – REV P4	Landscaping is proposed within the indicative podium levels.

1007_07_201 – REV P4	
1007_07_202 – REV P4	
1007_07_203 – REV P2	
1007_07_204 – REV P1	
1007_07_300 – REV P4	
1007_07_301 – REV P4	
1007_07_302 – REV P4	
1007_07_303 – REV P4	
Landscape Plans & Public Realm	
POP-4494-PLN-GA-8000 – REV 0	n/a – all plans relate to the full application element and other development plots.
POP-4494-PLN-GA-8001 – REV 0	
POP-4494-PLN-GA-8002 – REV 0	
POP-4494-PLN-GA-8003 – REV 0	
POP-4494-PLN-GA-8004 – REV 0	
POP-4494-PLN-GA-8005 – REV 0	
POP-4494-PLN-SC-8006 – REV 0	
POP-4494-PLN-SC-8007 – REV 0	
POP-4494-PLN-DP-8008 – REV 0	
POP-4494-PLN-GA-8009 – REV 0	
POP-4494-PLN-GA-8100 – REV 0	
POP-4494-PLN-GA-8101 – REV 0	
POP-4494-PLN-GA-8102 – REV 0	