

Delegated Officer's Report

Application Number - HGY/2023/0823

Location

Stadium, Tottenham Hotspur Football Club, 748 High Road, Tottenham, London

Proposal

Amendment following a grant of planning permission HGY/2015/3000, in order to amend condition B16 to remove the annual limit of 6 concerts within the 16 major non-football events for the calendar year 2023 only.

Case Officer Martin Cowie

Valid Date 02/05/2023

Applicant TH Stadium Ltd

Agent Quod

RECOMMENDATION

Approve subject to the following conditions and informatives:

Conditions

1. No more than 16 major non-association football events (greater than 10,000 visitors) shall be held per annum in the stadium of which no more than 6 shall be music concerts, and no more than 2 boxing, except during the calendar year 2023 where there shall be no limit on the number of music concerts within the overall limit of 16 major non-association football events, subject to there being no more than three consecutive days of concerts and only one week in the year where there are more than three concerts in a single week.

Reason: To protect the environment and amenities of the locality.

Informatives

1. The applicant is committed to undertake a formal review of the Local Area Management Plan in 2023 in accordance with the provisions of the S.106 Agreement associated with Planning Permission ref: HGY/2015/3000.
2. The applicant shall ensure that the commitments set out in its letter dated 31.05.2023, submitted as part of this S.96a application for a Non-Material Amendment, are actioned as necessary prior to any further concerts taking place in 2023 and it shall keep the Local Planning Authority updated on progress in this regard. These include commitments covering:
 - Road closures
 - Parking and CPZs
 - Stewarding
 - Street cleaning, litter and anti-social behaviour.
 - Community tickets
 - Business support and local economic benefit
 - Toilet provision and signage
 - Event information
 - Shuttle bus arrangements
 - Local recruitment opportunities

PROPOSAL

This submission is a S.96a application for a Non-Material Amendment to change condition B16 attached to the Tottenham Hotspur Stadium permission approved 15 April 2016.

The amendment will lift the current limit of 6 concerts that are currently permitted to be held in the stadium but not the overall number of non-football events that will remain at 16 per year. The change will only apply to this calendar year, 2023.

Condition B16 currently states:

- *No more than 16 major non-association football events (greater than 10,000 visitors) shall be held per annum in the stadium of which no more than 6 shall be music concerts.*

Reason: To protect the environment and amenities of the locality

The Non-Material Amendment originally sought to change the wording of condition B16 to (changes in red type):

- *No more than 16 major non-association football events (greater than 10,000 visitors) shall be held per annum in the stadium of which no more than 6 shall be music concerts, **except during the calendar year 2023 where there shall be no limit on the number of music concerts within the overall limit of 16 major non-association football events.***

Reason: To protect the environment and amenities of the locality

During the course of considering the application for the Non-Material Amendment, the proposal now seeks to change the wording of condition B16 to:

- *No more than 16 major non-association football events (greater than 10,000 visitors) shall be held per annum in the stadium of which no more than 6 shall be music concerts, **and no more than 2 boxing, except during the calendar year 2023 where there shall be no limit on the number of music concerts within the overall limit of 16 major non-association football events, subject to there being no more than three consecutive days of concerts and only one week in the year where there are more than three concerts in a single week.***

Reason: To protect the environment and amenities of the locality

All other conditions and aspects of the original Stadium permission would remain unchanged, as permitted.

APPROVED DEVELOPMENT

Proposed demolition and comprehensive phased redevelopment for stadium (Class D2) with hotel (Class C1), Tottenham Experience (sui generis), sports centre (Class D2); community (Class D1) and / or offices (Class B1); housing (Class C3); and health centre (Class D1); 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 "landscape" are reserved in relation to the residential buildings and associated community and / or office building. Details of "appearance" and "scale" are reserved in relation to the sports centre building. Details of "appearance" are reserved in relation to the health centre building. Proposal includes the demolition of 3 locally listed buildings and includes works to a Grade II Listed building for which a separate Listed Building application has been submitted (Ref: HGY/2015/3001). The proposal is EIA development.

Relevant planning history:

The Stadium planning permission has been subject to a number of reserved matters applications and non-Material Amendments involving namely, increases in seating capacity. These were approved

following appropriate consideration by the Local Planning Authority in consultation with relevant Council departments.

CONSULTATION

The application was publicised by way of 9 site notices erected in the roads surrounding the Stadium.

Public:

- Object - 4
- Support - 0
- Comment - 2

The representations received locally are summarised below.

Object:

- Local disruption and disturbance, road closures, congestion, noise, excess rubbish and litter, urination and anti-social behaviour around the area and stations - worse on event days.
- Stadium too large for an already built-up area to allow concerts to operate safely. The Local Area Management Plan discussions should include more citizen membership input.
- The club has a major impact on the area, they need to act responsibly - both the Council and Spurs are aware of the issues in the area surrounding the stadium.
- Change will set future precedent – cumulative local impacts.
- Giving 5 Beyonce concerts in one week along with 2 further music events and will not protect the environment and amenities of the locality.
- The public sales for concerts this year contrary to existing planning condition.
- Spurs request more concerts, without specifying the numbers.
- Club should have engaged with Council earlier.
- Application should be taken to committee.
- Toilets are insufficient and poorly signposted.
- Some parking areas within the Tottenham North CPZ, particularly around White Hart Lane Station are closed to vehicles with CPZ bays suspended on event days. Incidents of stewards parking in suspended and residents bays adjacent to their post, rather than use parking provided by the stadium. Area is also targeted by attendees using disabled blue badges to park and those using visitor permits.
- Council estate roads have different parking regulations that does not allow non-resident blue badge use or CPZ visitor permit use on event days but there is often no enforcement. Parking on yellow lines restricting visibility and access routes to single lane, yet no stewarding and little enforcement.

Comment:

- Support in principle as extra events are good for the local economy.
- Spurs need to contribute financially to Haringey's clean up after these events and ensure infrastructure.
- No principal concern if the limits are rearranged for this specific year due to a 5-day run being rare and challenge of arranging events.
- Difficult to find 16 non-FA, non-concert events to host per annum.
- Don't believe a study was done to arrive at a fair number of either 6 or 16 when the original planning permission was given so their current usage is irrelevant.
- Question use of max volume between sporting events and concerts, while the peak might be similar the average volume of a concert will be higher for much of proceedings.
- More capacity for bins and people to urinate during events - people urinate on green spaces and alleyways around the Chesnut estate.
- Chesnut estate should receive invitations.

Internal:**LBH Waste Management Services:**

- There is a separate arrangement for street cleansing and waste collection connected to non-association major events held at the THS. An appropriate level of street cleansing and waste collection (i.e., bronze, silver or gold) is agreed with the Council and its contractor, Veolia in advance of each event and the Club then pays for that service.

That arrangement is not affected by this application, so on that basis we don't have any comments to submit for this consultation.

LBH Environment and Residents Experience:

- From a Regulatory and Enforcement Services perspective as the proposal relates to removing the cap of 6 music concerts within the overall limit of 16 major non-football events for 2023 only, no further comment is applicable on this matter.

LBH Building Control:

- From the experiences to date, concerts have been easier to manage within the local area than other third-party events and whilst there is a current restriction on concerts there is no restriction on other types of events, therefore having additional concerts would not represent a problem.

LBH Transport:

- The stadium as approved under HGY/2015/3000 has an approved comprehensive Transport Strategy and Local Area Management Plan which has been developed to support the event day activities at the new stadium. The stadium has hosted a number of events, including football, boxing, rugby and concerts with many challenges in relation to the availability of public transport, including the unavailability of the rail service due to engineering works or industrial action.

The transport strategy and the LAMP has been adopted to reflect these challenges including the: introduction of enhanced shuttle bus services to Wood Green and Liverpool Street, enhance coach provision and increasing local ticketing.

Given that the transport strategy and Local Area Management Plan is in place to support the proposed amendment to the condition to host an additional concert. The Transportation Planning and Highways Authority has no objection to this application.

External:**Metropolitan Police:**

- Whilst in principle we have no objections to the application it has to be recommended that such an application is not considered as standard practice or creates an event creep in future years. Future pre-application with our department and the MPS must be considered prior to event booking by the applicant to consider the impact on the local community and resources.

Local stakeholder engagement

As part of the planning permission for the Stadium, a Business and Community Liaison Group (BCLG) was set-up and has been meeting regularly since construction of the Stadium began. The Group provides a forum for regular dialogue between the Club and the community on a wide range of issues. It is attended by Ward Councillors, Council officers, and representatives of local businesses and resident associations.

Since the BCLG was set-up, another group has been formed, the Tottenham Traders Partnership (TTP) comprising a range of Club officials, Council officers, Ward Councillors and local traders. The group also meets regularly with a specific focus to how to ensure that the stadium events have a positive impact for local traders and on the economy.

The recent engagement with these two groups on matters relating to the application for the Non-Material Amendment to the planning condition is set out below:

BCLG (07.03.2023)

- Discussed the forthcoming concert schedule including operational concerns and potential issues for residents. A second meeting was agreed to be held to discuss more specifically the proposed arrangements in respect to concerts and to invite wider representation.

BCLG (13.04.2023)

- An extended meeting of the BCLG which focused specifically on forthcoming concerts and the Club's proposed amendment to remove the annual limit of 6 concerts within the 16 major non-footballing events the Club is able to hold in 2023. Invite list included wider representation from resident groups, businesses, and local churches.

BCLG (13.06.2023)

- Provided an opportunity to discuss the recent Beyonce concerts and related matters.

Key issues raised:

- Road closure timings: concerns that road closures will be implemented at 3pm preventing residents accessing properties or receiving guests in the afternoon. This issue could be exacerbated as concert dates coincide with half-term.
- Lack of and poorly briefed stewards: concern that stewards are not always aware of operational details of events and are casual employees and thus ill informed.
- Litter and potential for anti-social behaviour: insufficient cleaning of streets post-event.
- Community tickets should be distributed locally.
- There is limited economic benefit to the area.
- Toilet signage – specific request for signage on corner of White Hart Lane and Whitehall Street
- Information about events should be communicated as widely as possible.
- Congestion caused by shuttle buses on White Hart Lane particularly when ticketholders leave the Stadium.
- Information about local recruitment opportunities should be communicated as widely as possible.
- Information about concerts should be communicated on the London Borough of Haringey website and bespoke pages designed.

TTP (02.05.2023)

- A meeting was held with local businesses to discuss the proposed Non-Material Amendment and operational details of upcoming concerts to maximise business benefit.

Key issues raised:

- The Club should utilise the Buy Haringey app during the concerts this Summer to encourage ticket holders to visit local businesses.
- Event day parking suspensions are too long and LBH should do a public consultation on parking restrictions.
- The Club should do more to sign-post businesses and activities in the wider Borough and inform stewards/way-finders so that they can inform ticketholders about pubs/cafés/activities in the vicinity.
- The Club should explore opportunities for artists to visit local businesses.
- Businesses should receive advanced notice of event day measures to plan accordingly.

SITE AND SURROUNDS

The application site relates to the Tottenham Hotspur Football Stadium which forms part of a wider mixed-use re-development site approved in 2016. The stadium and many of the related facilities have been completed and are in use.

The surrounding area comprises a mix of residential, commercial and community uses centred around the High Road. The wider area is predominantly residential in character.

BACKGROUND

The planning permission for the stadium and associated development, granted in 2016 was subject to a wide range of conditions and planning obligations (as part of the associated S.106 Agreement) to ensure the effective management of events at the stadium.

Conditions attached cover the following matters specific to the stadium:

- Restriction on the number of events and concerts to be held each year (Condition B16, subject to this NMA application)
- Waste and refuse strategy
- CCTV provision
- Noise control plan
- Illuminated signage
- Event day lighting
- LED screens
- External stadium screens
- High Road vehicular access
- Car parking management
- Temporary hoarding strategy
- Access arrangements for team coaches (match days only).
- Articulated vehicle access

Most of these conditions required details to be submitted and approved by the Local Planning Authority prior to the first stadium event taking place.

The S.106 Legal Agreement includes planning obligations concerning the following relevant matters:

- Local Area Management Plan – a plan required to be prepared to mitigate adverse environmental impacts and nuisance to residents. The plan covers all aspects relating to event management including travel, parking and access arrangements, signage, safety and security, waste collection, event facilities including public conveniences, lighting and noise control.
- Major Event Day Stadium Development Travel Plan.
- Minor Day Event Stadium Development Travel Plan.
- Stadium Development Coach Strategy.
- Stadium Development Air Quality Monitoring Plan.
- Major Event Day Monitoring Programme.
- Stadium Development Signage Strategy
- Shuttle Bus Service.
- Stadium Development Cycling Strategy
- Attraction of Visitors Measures, the Retentions of Visitors Measures and the Transport and Communications Strategy
- THFC Football Strategy Season Tickets and Other Major Event Day Tickets for Local People.
- Business Opportunities
- Stadium Development and Servicing Plan

Many of these obligations are subject to an annual review or ongoing monitoring and updating as necessary in consultation with relevant stakeholders.

The Tottenham Hotspur Stadium (THS), or 'Club' as referred to in this report began holding Major Events from 24 March 2019. A Major event is defined in the S.106 Agreement as involving more than 10,000 spectators.

This year, the Club has already hosted a rugby union game on 25 March (Saracens v Harlequins) and 5 Beyonce concerts on 29 May, 30 May, 1 June, 3 June and 4 June. A 6th concert (Red Hot Chili Peppers) is proposed for 21 July and subject to this application, a 7th concert (WizKid) is proposed on 29 July. Two further NFL games have been announced at the THS, taking the number of concerts for 2023 to 7 and non-concert major events to 3: a total of 10 non-association football major events.

If all 6 concerts and all 10 non-concert Major Event allowances are utilised during 2023, the respective percentages would be 33% and 42% overall since the Stadium began hosting events. The Club have stated that this is in part due to the Covid pandemic, where no concert or non-concert Major Events were held at the Club during 2020. As a result of the pandemic, numerous music artists had to postpone tours, which has led to higher demand for venues in the years following.

The need in part for this application therefore arises from the need to allow greater flexibility to enable the Club to continue to attract a wide variety of artists to Tottenham and consider how the impact of concert events differ from other major non-football events.

ANALYSIS/ASSESSMENT

S96 of the Town and Country Planning Act 1990 (as amended) allows the Council to make a change to any planning permission if satisfied that the change is not material. An application for a non-material amendment can only be made by or on behalf of a person with an interest in the land to which the planning permission relates and the application may be made only in respect of so much of the planning permission as affects the land in which the person has an interest.

The National Planning Practice Guidance (NPPG) sets out that there is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application. As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply. Therefore, local planning authorities have discretion in whether and how they choose to inform other interested parties or seek their views.

The NPPG states that when making a decision the local planning authority must have regard to the effect of the change, together with any previous changes made under section 96A. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. As this is not an application for planning permission, section 38(6) of the Planning and Compulsory Purchase Act 2004 does not apply.

The application seeks approval for a non-material amendment to remove the annual limit of 6 concerts within the 16 major non-football events, as set out in condition B16 attached to the Stadium development permission, for the calendar year 2023 only.

LBH Planning officers consider the application to be appropriate as a non-material amendment, based on several matters including:

- The large scale and nature of the Stadium development planning permission, and associated safeguarding conditions and obligations secured to effectively manage concert events.
- The applicant's submissions demonstrate that the impact of additional concerts is not significantly greater than other major non-football events subject to appropriate mitigating measures.

- The Council's experience of the management of concert events at the Stadium since it opened. The Council's various departments directly involved in managing concert events – Building Control, Transport, Planning and Waste Services have not raised concerns with the proposed amendment.
- The public representations received to the application and stakeholder engagement responses which largely raise concerns with the existing operations at the Stadium and the impact on the surrounding area.

The decision to deal with the Non-Material Amendment submission under delegated authority was made by LBH Planning Officers in consultation with the Chair of Planning Committee in accordance with the Council's Planning Protocol.

As set out in the Planning Protocol, the criteria to be used for determining whether an item can be a delegated decision include:

- Whether the proposal is a significant development which has caused substantial local interest;
- Where the officer recommendation is for approval contrary to policy in the Development Plan or other adopted guidance; and
- Whether the application is recommended for approval. Applications that are to be refused will not normally be determined at planning committee.

As indicated earlier, LBH Planning officers consider that whilst the proposal is very important to the local area and community, it is not a significant development in planning terms and has generated limited local interest and they are satisfied that there is no breach of the Development Plan or other relevant guidance.

Key issues

Having regard to the nature of the proposed Non-Material Amendment, and the views raised by the local community and stakeholders including relevant Council departments, a number of key issues have been identified which the Local Planning Authority has considered and sought to address in consultation with the applicant. These issues include:

- Road closures
- Parking and CPZs
- Stewarding
- Street cleaning, litter and anti-social behaviour.
- Community tickets
- Business support and local economic benefit
- Toilet provision and signage
- Event information
- Shuttle bus arrangements
- Local recruitment opportunities
- Concentration of concerts

The Non-Material Amendment seeks to lift the restriction of the number of concerts, currently 6 for the remainder of this calendar year only. It does not seek any more "major non-association football events" than the sixteen already allowed but some flexibility between them.

Concerts v Non-Concert Major Events

Having now staged a wide variety of both concerts and non-concert Major Events including NFL, rugby and boxing, the Club has had the benefit of being able to quantify and compare some of the measurable impacts associated with these events.

Concert MEDs	Date	Official Attendance	RC Start	RC End	Duration	Max External Noise Level (dB L _{Aeq} 15 min)*	Noise Complaints	Other Complaints**
Guns'n'Roses	01/07/2022	36,889	16:30hrs	23:30hrs	7hrs	64	0	8
Guns'n'Roses	02/07/2022	42,069	16:30hrs	23:30hrs	7hrs	65	0	
Lady Gaga	29/07/2022	42,069	17:00hrs	23:30hrs	6.5hrs	65	0	5
Lady Gaga	30/07/2022	38,291	17:00hrs	23:30hrs	6.5hrs	65	0	
<i>Average</i>		<i>39,830</i>	-	-	<i>6.8hrs</i>	<i>64.75</i>	<i>0</i>	<i>3.25</i>
Non-Concert MEDs	Date	Official Attendance	RC Start	RC End	Duration	Max External Noise Level (dB L _{Aeq} 15 min)*	Noise Complaints	Other Complaints**
Saracens v Bristol Bears	23/03/2022	33,248	13:00hrs	18:00hrs	5.0hrs	-	-	0
Challenge Cup Final: Wigan Warriors v Huddersfield Giants	28/05/2022	51,628	13:00hrs	18:00hrs	5.0hrs	-	-	1
NFL: Minnesota Vikings v New Orleans Saints	02/10/2022	57,968	08:30hrs	19:00hrs	10.5hrs	-	-	10
NFL: NY Giants v Green Bay Packers	09/10/2022	59,262	08:30hrs	19:00hrs	10.5hrs	-	-	3
Rugby Union: Barbarians v All Blacks XV	13/11/2022	31,309	12:00hrs	16:45hrs	4.75hrs	-	-	0
Boxing: Tyson Fury v Derek Chisora	03/12/2022	53,440	18:00hrs	23:30hrs	5.5hrs	63.7	0	11
<i>Average</i>		<i>47,809</i>	-	-	<i>6.9hrs</i>	<i>63.7</i>	<i>0</i>	<i>4.2</i>

The table above sets out details of all the concert and non-concert Major Events that were held at the THS during 2022. There were ten Major Events in total: four concerts and six non-concerts.

The table records the official attendances for each event; the road closure start/finish times and durations; the maximum off-site recorded noise levels; and the number of recorded complaints for each of the events. Although not exhaustive, they do provide a quantitative picture of the 'impact' of each of these events on the local community, which are relevant to the matters raised by the local community.

The table averages these impacts for both concerts and non-concerts. On all measures except noise (where all recorded noise levels are similar and in any event, comfortably within prescribed limits), the impact on average of concerts is demonstrably less. There are significantly fewer attendees; slightly shorter road closures; and slightly fewer complaints. By these measures, LBH officers consider the difference between concerts and non-concerts last year was not significant.

The average attendance was approximately 44,000 across the five Beyonce concert events this year. The proposed licence capacity for the Red Hot Chilli Peppers concert is approximately 47,000 and (subject to approval of this application) also approximately 47,000 for the Wizkid concert. Given the configuration of the stadium for a concert and the seats lost to accommodate the stage, the achievable capacity for nearly all concerts will be similar.

THS expect this year's NFL games to be at full stadium capacity again and just over 55,000 attended the Saracens game on 25 March. The quantifiable impacts of both concert and non-concert Major Events will therefore be very similar to 2022.

It should be noted that the 5 consecutive Beyonce concerts that were recently held at the Stadium did not generate significant issues that cannot be addressed through measures already in place to manage events secured in the Stadium development permission and associated S.106 Agreement. These include in the main, road closures and resident access, parking, taxis access, noise, litter, signage and stewardship arrangements. A key concern raised however, which is not currently restricted by the Stadium development planning permission, related to the concentration of the concerts in a relatively short space of time.

There was a clear indication from the community that holding that number of concerts within a week was overly disruptive. As a consequence, the Local Planning Authority has agreed with THS to elaborate on the condition subject to this Non-Material Amendment to limit both the number of consecutive concert events that can be held to no more than 3 and to limit the number per week to no more than 3 for the remainder of 2023.

Key issues and responses/mitigation

In seeking to respond to the key issues highlighted above, THFC have provided a letter of commitments setting out the existing provisions that guide the management of Major Events at the Stadium, and how the Club intend to address the matters raised.

Most of the issues raised are already being dealt with through existing provisions set out in the and the Club's ongoing engagement with the local community outside of this Non-Material Amendment submission. Few of the matters identified relate necessarily to the difference in impacts between concerts and other Major Events.

In accordance with the S.106 agreement and agreed as part of this submission, the Club will be conducting a review of the LAMP and associated obligations with the Council and other key stakeholders which will be subject to community engagement later in 2023. The review of the LAMP will be informed by the results of monitoring across a number of different football and non-football events during the 2022/23 season. This will ensure that any changes to the LAMP are evidence-based and also informed by feedback from the local community.

The Club, in its letter dated 31.05.23 committed to monitoring the Beyonce concerts closely and utilising community feedback and, through BCLG, seek feedback following the Beyonce concerts to feed more widely into the LAMP review process. The Club also fully committed to engaging with the Council on all aspects of the LAMP and always striving for improvements that minimise the impact of Major Events on the local community.

The key issues and responses/mitigation and commitments from the Club in its letter submitted as part of this planning application are summarised as follows:

Road closures:

- Concerns are raised that road closures will be implemented earlier preventing residents accessing properties or receiving guests in the afternoon. This issue could be exacerbated as concert dates coincide with half-term.

Response/mitigation:

- Current arrangements mean that road closures are in place from 5pm and are necessary to ensure the safety of ticketholders, residents, and pedestrians pre- and post-event. As evidenced within the submission, there is little difference between concert and non-concert Major Event Road closure durations, which seek to both make a careful balance between minimising the impact on the local community whilst ensuring public safety. The duration of road closures is established and reviewed as part of the Local Area Management Plan (LAMP).

The use of resident and visitor permits allows local residents and business access through vehicle checkpoints during all but the busiest periods pre- and post-event. Those periods are unlikely to last more than 90 minutes per night.

Parking and CPZ timings:

- Concerns are raised that parking remains indiscriminate in the local area and residents are selling permits on and CPZ timings should be extended to protect resident amenity.

Response/mitigation:

- Parking restrictions are determined via the LAMP and agreed by Haringey Council. Any changes to the Major Event Day CPZ need to be consulted on and supported by evidence and monitoring. This is done under separate legislation to planning. At a previous consultation, there was insufficient support locally for any changes to the timing of the Major Event Day CPZ although since then the Stadium has held a number of events and so a future consultation could result in a different outcome. It should be noted that the Major Event Day CPZ operates in exactly the same way for concert and non-concert Major Event Days.

Stewarding:

- Concerns are raised that stewards are casual employees and not from the local area and aren't always aware of the operational details of events.

Response/mitigation:

- Music concerts can attract visitors from further afield than some other events and visitors may be less likely to be familiar with the local area and arrangements, so the role of stewards is important in mitigating the impacts of music concerts.

The Club has confirmed that a significant proportion of stewards are employed from the local area and their main stewarding companies – Carlisle and CSP – frequently recruit at jobs fairs held at the Stadium by the Club's Foundation.

Stewards are provided with briefing packs for each event that are derived from the LAMP, so that they can provide clear and consistent advice.

The Club has committed to increased recruitment of directly employed steward supervisors to ensure greater operational continuity between events. The Club has committed to enhance the pre-briefing of staff ahead of events and provide bespoke briefings for each event.

Street cleaning, litter and anti-social behaviour:

- Concerns are raised that there are insufficient bins, toilets and cleaning of streets post-event.

Response/mitigation:

- Post-event street cleaning and waste collection is undertaken by the Council's contractor (Veolia) in accordance with a service level agreed between the Club and the Council in advance of each third-party event (i.e., for all concerts and non-concert major events). The Club pays for the entire cost of street cleansing and waste collection for all third-party events. As part of the S.106 Legal Agreement, the Club also provided £30,000 of funding for the installation of new litter bins.

In addition, the Club has reviewed the positioning of stewards and increased the visibility of litter bins on egress to prevent guests leaving with food and drink containers with effect from the Beyonce concerts onwards. The Club has also committed to amplify messaging around the 'Spurs Respects' agenda on stadium concourses as well as communicating to ticket holders pre-event.

For all third-party events, the Club communicates its Spurs Respects agenda to ticketholders via email pre-event. This includes guidance on how to be considerate to our neighbours, including information about toilet locations and how to dispose of waste correctly. This information is further communicated on concourse screens where possible on egress from the Stadium.

The Club also has plans for a litter awareness campaign, "Don't mess with Tottenham", which will be launched in due course in conjunction with the Council.

Through this campaign the Club will have committed to reach out to local schools via the Tottenham Hotspur Foundation and host workshops emphasising the importance in taking pride in the local community whilst educating young people about the importance of recycling. The Club will have committed to amplifying the messaging of the campaign through Club Ambassador and player involvement, increasing the profile of the campaign amongst the Club's fans.

Residents have been made aware through the Club's local alert service and individual letters to every household within a 500m radius, that the Club's event day resident phone line was in operation 24 hours/day from Sunday 28 May until Monday 5 June over the course of the Beyonce concerts.

The Council's Waste Management Service has not objected to this application.

Community tickets:

- Concerns are raised in relation to the number and way community tickets are allocated.

Response/mitigation:

- The Club allocated a total of 500 community tickets to residents across the five Beyonce concerts. This included an allocation of 100 to Haringey Council who distributed tickets to care leavers; 100 tickets to community groups and local organisations; and 300 tickets to local residents within the vicinity of the stadium. Priority was given to the streets closest to the Stadium that are most impacted by event day measures and the Club will keep the way it allocates community tickets under review in consultation with the Council.

Business support and local economic benefit:

- Concerns have been raised in respect to how local businesses can be more effectively supported by the Club and concert events to attract further direct economic benefit to the area.

Response/mitigation:

- During recent stakeholder engagement and most notably during the Club's meetings with the Tottenham Trader's Partnership (TTP) and BCLG, the Club has received feedback from businesses locally who say they have benefited significantly from third-party events – particularly those with food and beverage offerings.

More generally, the Club states that football and third-party events at the Stadium contribute approximately £300 million to the local economy and last year the Club's activities attracted over 1.6 million visitors to Tottenham, many of whom visited local businesses for food and drink. The Club also confirm that almost 4,000 jobs are supported by the Stadium development, and they have a significant number of staff employed on event days from the local area. The Club is working with the TTP to put together a local business directory that the Club will amplify through its communications channels. The Club communicates event day measures by letter to all businesses within a 500m radius of the stadium. However, where possible the Club has committed to look to do so sooner to members of the TTP.

The Club has also previously worked with the TTP to promote offers on Haringey Council's Buy Haringey app to coincide with local events such as the Tottenham Winter Festival. The Club has committed to do this again for forthcoming concerts encouraging ticket holders to download the app and take advantage of offers from local businesses across the Borough.

In addition, where possible the Club has committed to explore opportunities for artists to engage with local schools, community projects and businesses and have already had discussions with promoters about facilitating such visits.

Toilet provision and signage:

- Concern raised in relation to the provision of toilets and better signage, particularly on the corner of Love Lane and Whitehall Street.

Response/mitigation:

- The provision and positioning of toilets is set out in the Local Area Management Plan (LAMP) and agreed by the Council taking account of feedback from the community. Additional toilet signage was sited at the junction of Love Lane and Whitehall Street in response to this request. The siting of toilets and signage will continue to be the subject of community feedback and refined where necessary through revisions to the LAMP.
- Additional directional signage was for instance added for the Whitehall Street event toilets in response to community feedback and the Club's own operational observations during the first Beyonce concert on Monday 29 May.

Event information communications:

- Concern raised that events should be more effectively and widely communicated.

Response/mitigation:

- The Club has a local communications plan for third-party events which includes sending direct letters to all homes on streets within a 500m radius of the Stadium. In addition, tailored letters are sent to residents on streets most impacted by operational activity including Worcester Avenue, Park Lane, and Bromley Road.

The Club's local alert service also sends key information about event day measures and operations via email and SMS to over 2,000 residents.

There are currently 15 ways for the local community to find out when an event is taking place, including: the 'Blue Book' (see below); the THFC eCalendar; the local email and SMS alert service (referenced above); the Ask Spurs function on the THFC website; the interactive event phonenumber, which provides details on forthcoming events and road closures; THFC's Twitter account; THFC's Facebook page; Event Day CPZ entry signs (which display the date of the next two forthcoming events); TfL communications at White Hart Lane, Northumberland Park, Tottenham Hale and Seven Sisters stations and via TfL's own channels; yellow Advance Warning signs, which are located at 40 key locations; The Spurs Shop and Tottenham Experience; external Stadium and Tottenham Hotspur screens; the Stadium campus electronic 'post and flag' signs; and (where implemented by TfL and Highways England) Strategic Messaging Systems on the M25, North Circular and other strategic roads providing advance warning of a forthcoming event.

Shuttle bus arrangements:

- Concern has been raised in respect to congestion caused by shuttle buses on White Hart Lane particularly when ticketholders leave the Stadium. The traffic signals at the junction of White Hart Lane and the A10 is a key cause of the congestion.

Response/mitigation:

- The Club has committed that this will be fed-in to the next LAMP review and is already being reviewed by Transport for London who are responsible for the junction. The Club-funded shuttle buses are an important component of the Stadium Transport Plan and LAMP and contribute to minimising trips by private car.

Local recruitment opportunities:

- Concern raised that recruitment opportunities should be more effectively and widely communicated.

Response/mitigation:

- The Club has confirmed that it has created over 4,000 jobs as a result of the Stadium and associated developments. Each Thursday the Club's charitable Foundation hosts drop-in sessions at Percy House to provide application and interview guidance for those seeking jobs. A variety of jobs at the Stadium are also advertised including roles in hospitality, security, event support and retail.

Concentration of concerts:

- Concern raised about the number of concerts held within a week (e.g., Beyond concerts held for 5 days in a week) is overly burdensome for the local community. The Club should commit to a maximum number of consecutive events.

Response/mitigation:

- Although the Beyonce concerts are not the subject of this application, the Club has been monitoring those impacts very carefully; has engaged (through the BCLG and TTP meetings) with the community in advance; and has received feedback after the events in order to further refine operations. The Club has stated it is rare that a single artist will perform five concerts at a single venue and in this instance reflects the global profile of the performer concerned.

There is currently no restriction in the Stadium planning permission on the number of concerts that can be held consecutively (up to the current maximum of six), the Club have accepted a restriction that during the remainder of 2023, no artist can perform more than three consecutive concerts or more than 3 in a week.

Furthermore, although there is also no restriction on the number of boxing events that can be held (within the overall limit of 16 major non-football events), the Club have accepted a restriction for the remainder of 2023, that no more than two boxing events can be held, unless otherwise agreed in writing with the Council. This is to reflect the greater impact that the combination of a higher capacity and late finish associated with boxing events can have on the local community.

CONCLUSION

The proposed Non-Material Amendment to remove the restriction of 6 concerts only for the calendar year of 2023 is considered acceptable subject to the conditions and informatives set out in the recommendation.

The proposal does not seek any more “major non-association football events” than the 16 already allowed but some flexibility between them.

Officers are satisfied that concert events have not differed significantly in terms of local impact to any other Major Event, as defined in the planning permission. Following discussions with the Local Planning Authority and local consultation and stakeholder engagement, the Club also committed to maintaining current actions and initiatives and delivering, where possible further measures to mitigate the impact of concert events on the local area.

All relevant Council consultee services, who assist in directly managing event days, including Waste Services, Building Control, Transport and Environmental Services have raised no objection in principle to the proposal, nor has the Metropolitan Police, a key external stakeholder.

LBH Planning officers consider the proposal strikes an acceptable balance between seeking to enable the Stadium to continue to attract major concert events and provide local economic benefit whilst safeguarding the residential amenities of the established community around it.

RECOMMENDATION

GRANT Non-Material Amendment subject to the following conditions and informatives:

Conditions

1. No more than 16 major non-association football events (greater than 10,000 visitors) shall be held per annum in the stadium of which no more than 6 shall be music concerts, and no more than 2 boxing, except during the calendar year 2023 where there shall be no limit on the number of music concerts within the overall limit of 16 major non-association football events, subject to there being no more than three consecutive days of concerts and only one week in the year where there are more than three concerts in a single week

Reason: To protect the environment and amenities of the locality.

Informatives

1. The applicant is advised to undertake a formal review of the Local Area Management Plan in the October 2023 in accordance with the provisions of the S.106 Agreement associated with Planning Permission ref: HGY/2015/3000.
2. The applicant shall ensure that the commitments set out in its letter dated 31.05.2023, submitted as part of this S.96a application for a Non-Material Amendment, are actioned as necessary prior to any further concerts taking place in 2023 and it shall keep the Local Planning Authority updated on progress in this regard. These include commitments covering:
 - Road closures
 - Parking and CPZs
 - Stewarding
 - Street cleaning, litter and anti-social behaviour.
 - Community tickets
 - Business support and local economic benefit
 - Toilet provision and signage
 - Event information
 - Shuttle bus arrangements
 - Local recruitment opportunities