

TO DARE IS TO DO

Mr Robbie McNaugher MRTPI
Head of Development Management and Planning Enforcement
Housing, Regeneration and Planning
Haringey Council
River Park House
225 High Road
London N22 8HQ



24 July 2023

By Planning Portal: Ref PP-12336064 and
Email: robbie.mcnaugher@haringey.gov.uk

Dear Mr McNaugher

Tottenham Hotspur Stadium
Application to amend Condition B16 (Major Non-association Football Events) of
Planning Permission HGY/2015/3000

Further to our pre-application discussions on this matter, I enclose a further application under S.96A of the Town and Country Planning Act 1990 to amend Condition B16 of planning permission HGY/2015/3000, which reads:

"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 condition was amended through the approval of a previous non-material amendment application (LPA Ref: HGY/2023/0823) on 6 July 2023 to read:

"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."

Background and Context to Application

The approval of application HGY/2023/0823 regularised the number of music concerts during 2023 by providing flexibility between music concerts and other third-party major events, subject to restrictions on frequency; the overall cap of 16 major non-association football events; and several informatives relating to the ongoing review of the Local Area Management Plan.

That application was justified on there being no material differences between music concerts and other third-party major events by reference to average attendances; road closure durations; noise levels; and complaints received.

The Club has successfully staged five Beyonce concerts (29, 30 May and 1, 3 and 4 June) and a single Red Hot Chilli Peppers (RHCP) concert (21 July) since the approval of the previous NMA application. The only announced concert remaining during 2023 is WizKid on 29 July.

Meetings of the Business and Community Liaison Group (BCLG) took place on 13 June and 11 July. At the 13 June meeting, feedback was received on the staging of the Beyonce concerts. At the 11 July meeting, the Club set out its intention to submit a further NMA application for 2024 seeking the same flexibility between music concerts and other third-party events. No objections were raised to the proposal. The next meeting of the BCLG is scheduled to take place on 15 August where further feedback on the staging of the RHCP and WizKid concerts will be received. To date, no complaints have been received following the RHCP concert. BCLG meetings will continue monthly thereafter.

Proposed Amendment

The Club is deep into the planning of music concerts and other third-party events for 2024 and therefore seeks clarity as soon as possible on the number and type of major events it can stage next year. The earlier promoters can announce event, the longer the Club has to prepare for the events with the Council and the local community.

This NMA application therefore seeks identical flexibility for 2024 with the following proposed amendment to Condition B16 (as amended by HGY/2023/0823):

*“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 years 2023 **and 2024** 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.”

As with HGY/2023/0823, this condition introduces new restrictions on the number of concerts that can take place during a single week and the overall number of boxing major events that can take place during the year that do not exist within the original Condition B16.

The Club will continue to work closely with the Council and the local community – primarily through the BCLG and Tottenham Traders Partnership (TTP) forums – to ensure that the impacts of these events are as positive as possible.

In accordance with the stadium premises licence, all events finishing after 22:00hrs (which would ordinarily include all concerts) will also require the Club to submit a “Bespoke Transport Plan” for approval, which comprises a travel demand forecast/more share and any addenda to the version of the approved LAMP that deals with concerts.

At the discretion of the Council’s Head of Building Control, all such events are subject to Safety Advisory Group (“SAG”) meetings.

We therefore enclose the following with this covering letter:

- this explanatory covering letter;
- application forms;
- location plan; and
- block plan.

Payment of the sum of **£234.00** has been made via the Planning Portal.

I trust that the enclosed is acceptable, and I look forward to receiving formal confirmation of validation in due course. In the meantime, please do not hesitate to contact me should you have any queries or require further information.

Yours sincerely



Richard Serra MRICS MRTPI
Property Director

