



# Officer Report

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| <b>Application Number:</b> | <b>HGY/2026/1583</b>                                                                                                                                                                                                    |
| <b>Application Type:</b>   | <b>Approval of details reserved by a condition</b>                                                                                                                                                                      |
| <b>Address:</b>            | 807 High Road, Tottenham, London, N17 8ER                                                                                                                                                                               |
| <b>Proposal:</b>           | Approval of details reserved by Condition 12 (Drainage - Design Implementation, Maintenance, and Management) attached to 807 High Road Planning Permission ref. HGY/2024/0692 dated 4 July 2025 [for PBSA and Class E]. |
| <b>Case Officer:</b>       | Philip Elliott                                                                                                                                                                                                          |
| <b>Valid Date:</b>         | 04/06/2026                                                                                                                                                                                                              |
| <b>Applicant:</b>          | Mr Richard Serra                                                                                                                                                                                                        |
| <b>Agent:</b>              | Mr James Beynon                                                                                                                                                                                                         |

## **RECOMMENDATION**

**Approve**

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

### **1. APPLICATION DETAILS**

**Reference No:** HGY/2026/1583

**Ward:** Bruce Castle

**Date received:** 04/06/2026

**Last amended date:** 06/07/2026

**Drawing number of plans:** 6056-WAL-ZZ-XX-SW-RP-D-0001 1 - 807 High Road Condition 12 Response dated 04/06/2026 and Flood Risk Assessment & Drainage Strategy - WIE20265-104-R-1-3-1-FRA February 2024.

**Address:** 807 High Road, Tottenham, London, N17 8ER

**Proposal:** Approval of details reserved by Condition 12 (Drainage - Design Implementation, Maintenance, and Management) attached to 807 High Road Planning Permission ref. HGY/2024/0692 dated 4 July 2025 [for PBSA and Class E].

**Applicant:** High Road West (Tottenham) Ltd [Tottenham Hotspur Football Club 'the Club']

**Officer contact:** Philip Elliott

### **2. APPROVED DEVELOPMENT**

Planning permission (Reference: HGY/2024/0692) was granted on 04/07/2025 for: ...the demolition of existing buildings and the erection of a replacement building of up four storeys to include purpose-built student accommodation (Sui Generis) and flexible commercial, business and service uses (Class E), hard and soft landscaping, and associated works.

Previously planning permission (Reference: HGY/2021/0441) was granted on 03/09/2021 for: ...the demolition of the existing buildings and the erection of a replacement building up to four storeys to include residential (C3), retail (Class E, a) and flexible medical / health (Class E, e) and office (Class E, g, i) uses; hard and soft landscaping works including a residential podium; and associated works.

The previous buildings on the site were demolished under HGY/2021/0441 with CLPs being approved for demolition works under approvals HGY/2025/0360 and HGY/2024/2354.

### **3. CONSULTEE RESPONSES**

#### Flood & Water Management Lead (summarised)

Having reviewed the applicant's submitted:

- a) Flood Risk Assessment and Drainage Strategy Document reference number WIE20265-100-R-1-3-1-FRA dated February 2024 as prepared by Waterman Infrastructure & Environment Limited Consultant
- b) Covering letter reference number Q230777/jb dated 4<sup>th</sup> June 2026 as prepared by Quod Consultant
- c) A Planning Condition 12 Response document reference number 6056 revision 01 dated 4<sup>th</sup> January 2026 as prepared by Walsh – Structural, Civil and Geotechnical Engineers

We are satisfied that sufficient information has been received in terms of assessing the above condition and if the site is built, managed and maintained as per the above referred Flood Risk Assessment and Condition 12 drainage report, we are content that the impact of surface water drainage has been adequately addressed.

### **4. ANALYSIS/ASSESSMENT**

Condition 12 reads as follows:

#### 12) Drainage - Design Implementation, Maintenance, and Management

Prior to commencement of the development (other than demolition, below ground and building core works) an updated Flood Risk Assessment & Drainage Strategy shall be submitted to the Local Planning Authority for approval, the strategy shall include:

- i) Calculations including a Network Diagram confirming a full range of rainfall data for each return period provided by Micro drainage modelling or similar simulating storms through the drainage system, with results of critical storms, demonstrating that there is no surcharging of the system for the 1 in 1 year storm, no flooding of the site for 1 in 30 year storm and that any above ground flooding for 1 in 100 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings. These storms should also include an allowance for climate change;
- ii) For the calculations above, more up to date FEH rainfall datasets shall be utilised as opposed to the use of the FSR rainfall method;
- iii) Details of the management and maintenance plan for the installed drainage system in perpetuity as per the above;
- iv) Evidence from Thames Water confirming that the site has an agreed rate and point of discharge; and
- v) Any overland flows as generated by the scheme shall be directed to follow the path that overland flows currently follow. A diagrammatic indication of these routes on a plan demonstrating that these flow paths would not pose a risk to properties and vulnerable development shall be provided.

The scheme shall only be implemented, retained, managed, and maintained in accordance with the approved details.

REASON: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system.

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Pursuant Condition 12 the applicant has submitted a Flood Risk Assessment and Drainage Strategy and a document responding to each criterion in Condition 12. The Flood & Water Management Lead has confirmed that the details would satisfy the requirements of the Condition and can be approved.

## **5. RECOMMENDATION**

APPROVE DRAINAGE - DESIGN IMPLEMENTATION, MAINTENANCE, AND MANAGEMENT DETAILS  
RESERVED BY CONDITION 12 ATTACHED TO PLANNING PERMISSION HGY/2024/0692.

As shown on approved drawings/documents: 6056-WAL-ZZ-XX-SW-RP-D-0001 1 - 807 High Road  
Condition 12 Response dated 04/06/2026 and Flood Risk Assessment & Drainage Strategy - WIE20265-  
104-R-1-3-1-FRA February 2024.