Haringey Local Plan Pre-submission Response Form

Pre-Submission Consultation 8th January – 4th March 2016

The Council is consulting on four Development Plan Documents (DPDs). These are the:

- Alterations to the Strategic Policies;
- Development Management DPD;
- Site Allocations DPD; and
- Tottenham Area Action Plan.

They will be submitted to the Secretary of State for Examination in Public later this year. This is your final chance to make comments on the documents.

How to Make Comments

This form is designed for postal comments, if you wish to respond by email, please use the Word compatible version of this form which is available for downloading from the Council's website <u>www.haringey.gov.uk/localplan</u>.

Please note that you need to use a separate Part B form for each comment that you make. Your comments will be considered by a Planning Inspector, therefore they should only relate to the 'tests of soundness' and legal compliance (see guidance note at the back of this form, in the DPDs appendices and on our website for more information).

Complete the form overleaf and return to:

Local Plan team Level 6, River Park	Or by email to:	Or complete it online at:
House, Wood Green London N22 8HQ	<u>ldf@haringey.gov.uk</u>	www.haringey.gov.uk/localplan

To ensure your comments are considered, please ensure we receive them by **5pm on Friday 4th March 2016**.

Next Steps

In the summer of 2016 the Planning Inspector will hold an "Examination in Public" to consider the DPDs and comments made to them. The timetable for the Examination in Public will be advertised when it has been confirmed.

For further information please visit <u>www.haringey.gov.uk/localplan</u> or email <u>ldf@haringey.gov.uk</u>



Ref:

(for official use only)

Local Plan Publication Stage Response Form



Name of the DPD to which this representation relates:

Tottenham Area Action Plan

Please return to London Borough of Haringey by 5pm on Friday 4th March 2016

This form has two parts: Part A – Personal Details Part B – Your representation(s). Please fill in a separate Part B for each representation you wish to make.

Part A

1. Personal Det	ails ¹	2. Agent's Details
Title	Mr	Mr
First Name	Richard	Matthew
Last Name	Serra	Sherwood
Job Title (where relevant)	Head of Planning	Associate
Organisation (where relevant)	Tottenham Hotspur Football & Athletic Co Ltd	Quod
Address Line 1		Ingeni Building
Address Line 2		17 Broadwick Street
Address Line 3		London
Post Code		W1F 0AX
Telephone Number		0203 597 1000
Email address		matthew.sherwood@quod.com

¹ If an agent is appointed, please complete only the Personal Details Title, Name and Organisation boxes, but complete the full contact details for the Agent.



Name or Organisation: Quod on behalf of Tottenham Hotspur Limited and its Group Companies

3. To which part of the Local Plan does this representation relate?						
F	able 1, gure 2.4, gure 4.1			Policies Map	X	
4. Do you consider	the Local Plan is (tic	:k):				
4.(1) Legally complian	t	Yes		No		
4.(2) Sound		Yes		No		
4.(3) Complies with th to co-operate	e Duty	Yes		No		
Please tick as appropriate						
unsound or fails t If you wish to sup	ls of why you consic o comply with the du port the legal compl he duty to co-opera	uty-to-coo liance or s	perate. Please	e be as detaile the Local Plan	d as possible. or its	
comments. Please refer to accompanying representations letter: 'Haringey Local Plan Pre-submission response. Representations on behalf of Tottenham Hotspur Football & Athletic Co Ltd' - Section f) (i) – inconsistency between table/figures/policies map. Section f) (i) – inconsistency between table/figures/policies map. (Continue on a separate sheet/ expand box if necessary) 6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at question 5 above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if						
be as detailed as Please refer to accom response. Representa Section f) (i) – inconsis	panying representat tions on behalf of To	ottenham	Hotspur Footh			



Please note your representation should cover concisely all the information, evidence, and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?



No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary

Tottenham Hotspur Football & Athletic Co Ltd ("THFC") are bringing forward a new stadium and associated development (the Northumberland Development Project (NDP)) in Tottenham. The NDP represents an investment of over £600 million and is one of the most significant development projects within the borough. The representations that THFC are making on the Local Plan Pre-submission documents relate to the effectiveness of bringing forward the NDP and their other projects in the area and as such respectively request the opportunity support their points at the examination.

9. Signature		Date:	04.03.16



Name or Organisation: Quod on behalf of Tottenham Hotspur Limited and its Group Companies

10. To which part of the Local Plan does this representation relate?

Paragraph	<u>2.32 – 2.37</u>	Policy		Policies Map				
11. Do you consider the Local Plan is (tick):								
4.(1) Legally comp	liant	Yes		No				
4.(2) Sound		Yes		No	Х			
4.(3) Complies with to co-operate	n the Duty	Yes		No				
Please tick as appropria	ate							
unsound or fa If you wish to	unsound or fails to comply with the duty-to-cooperate. Please be as detailed as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your							
Please refer to accompanying representations letter: 'Haringey Local Plan Pre-submission response. Representations on behalf of Tottenham Hotspur Football & Athletic Co Ltd' - Section f) (ii) – support the contents of the paragraphs however they and other Local Plan documents need to clearly define how the North Tottenham High Road Local Shopping Centre will expand.								
(Continue on a separate sheet/ expand box if necessary) 13. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at question 5 above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as detailed as possible.								
Please refer to acc response. Represe Section f) (ii) – sup documents need to will expand.	entations on be port the conter	half of Tottenh	am Hotspur Foot graphs however t	ball & Athletic C hey and other L	Co Ltd' - .ocal Plan			



Please note your representation should cover concisely all the information, evidence, and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

14. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

Х

15. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary

Tottenham Hotspur Football & Athletic Co Ltd ("THFC") are bringing forward a new stadium and associated development (the Northumberland Development Project (NDP)) in Tottenham. The NDP represents an investment of over £600 million and is one of the most significant development projects within the borough. The representations that THFC are making on the Local Plan Pre-submission documents relate to the effectiveness of bringing forward the NDP and their other projects in the area and as such respectively request the opportunity support their points at the examination.

16. Signature		Date:	04.03.16



Name or Organisation: Quod on behalf of Tottenham Hotspur Limited and its Group Companies

17. To which part of the Local Plan does this representation relate?					
Paragraph <u>3.1, 3.9,</u> <u>3.23</u>	Policy		Policies Map		
18. Do you consider the Loca	I Plan is (tick):				
4.(1) Legally compliant	Yes		No		
4.(2) Sound	Yes	X	No		
4.(3) Complies with the Duty to co-operate	Yes		No		
Please tick as appropriate					
 Please give details of why unsound or fails to comply If you wish to support the compliance with the duty to comments. 	v with the duty-to- legal compliance to co-operate, ple	cooperate. Pleas or soundness of ease also use this	the Local Plan box to set out	d as possible. or its ⁄our	
Please refer to accompanying response. Representations on Section f) (iii).	behalf of Tottenh	am Hotspur Foot	ball & Athletic C	Co Ltd' -	
20. Please set out what modified legally compliant or sound above where this relates to duty to co-operate is incapt this modification will make you are able to put forware be as detailed as possible.	d, having regard to to soundness. (Ne bable of modificat the Local Plan le d your suggested	o the test you have B please note that tion at examination egally compliant of	ve identified at c t any non-comp on). You will nee or sound. It will l	question 5 Iliance with the ed to say why be helpful if	
Please refer to accompanying response. Representations on Section f) (iii).					
www.haringey.gov.uk				9 ey	

(Continue on a separate sheet/ expand box if necessary)

Please note your representation should cover concisely all the information, evidence, and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based**

on the matters and issues he/she identifies for examination.

21. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?



No, I do not wish to participate at the oral examination

Х	Yes, I wish to participate at
	the oral examination

22. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary

Tottenham Hotspur Football & Athletic Co Ltd ("THFC") are bringing forward a new stadium and associated development (the Northumberland Development Project (NDP)) in Tottenham. The NDP represents an investment of over £600 million and is one of the most significant development projects within the borough. The representations that THFC are making on the Local Plan Pre-submission documents relate to the effectiveness of bringing forward the NDP and their other projects in the area and as such respectively request the opportunity support their points at the examination.

23. Signature	Date:	04.03.16



Name or Organisation: Quod on behalf of Tottenham Hotspur Limited and its Group Companies

24. To which part of the Local Plan does this representation relate?

Paragraph <u>Strategic</u> Objective	Policy S		Policies Map			
25. Do you consider the Loca	Plan is (tick):					
4.(1) Legally compliant	Yes		No			
4.(2) Sound	Yes		No	X		
4.(3) Complies with the Duty to co-operate	Yes		No			
Please tick as appropriate						
26. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty-to-cooperate. Please be as detailed as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.						
Please refer to accompanying representations letter: 'Haringey Local Plan Pre-submission response. Representations on behalf of Tottenham Hotspur Football & Athletic Co Ltd' - Section f) (iii) – proposal for new strategic objective.						
(Continue on a separate sheet/ expand box if necessary) 27. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at question 5 above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as detailed as possible.						
Please refer to accompanying response. Representations on Section f) (iii) – proposal for ne	behalf of Tottenh	am Hotspur Foot				



Please note your representation should cover concisely all the information, evidence, and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based**

on the matters and issues he/she identifies for examination.

28. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?



No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

29. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary

Tottenham Hotspur Football & Athletic Co Ltd ("THFC") are bringing forward a new stadium and associated development (the Northumberland Development Project (NDP)) in Tottenham. The NDP represents an investment of over £600 million and is one of the most significant development projects within the borough. The representations that THFC are making on the Local Plan Pre-submission documents relate to the effectiveness of bringing forward the NDP and their other projects in the area and as such respectively request the opportunity support their points at the examination.

30. Signature		Date:	04.03.16



Name or Organisation: Quod on behalf of Tottenham Hotspur Limited and its Group Companies

31. To which part of the Local Plan does this representation relate?					
Paragraph	<u>5.84</u>	Policy		Policies Map	
32. Do you consid	ler the Local Pla	an is (tick):			
4.(1) Legally comp	liant	Yes		No	
4.(2) Sound		Yes		No	Х
4.(3) Complies with to co-operate	n the Duty	Yes		No	
Please tick as appropria	ate				
 33. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty-to-cooperate. Please be as detailed as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments. Please refer to accompanying representations letter: 'Haringey Local Plan Pre-submission response. Representations on behalf of Tottenham Hotspur Football & Athletic Co Ltd' - Section f) (vi) – key objective should be made consistent with other areas of the document. 					
(Continue on a separate sheet/ expand box if necessary) 34. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at question 5 above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as detailed as possible.					
Please refer to acc response. Represe Section f) (vi) – key	entations on bel	nalf of Tottenh	am Hotspur Foot	ball & Athletic C	Co Ltd' -



Please note your representation should cover concisely all the information, evidence, and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

35. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?



No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

36. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary

Tottenham Hotspur Football & Athletic Co Ltd ("THFC") are bringing forward a new stadium and associated development (the Northumberland Development Project (NDP)) in Tottenham. The NDP represents an investment of over £600 million and is one of the most significant development projects within the borough. The representations that THFC are making on the Local Plan Pre-submission documents relate to the effectiveness of bringing forward the NDP and their other projects in the area and as such respectively request the opportunity support their points at the examination.

37. Signature	Date:	04.03.16



Name or Organisation: Quod on behalf of Tottenham Hotspur Limited and its Group Companies

38. To which part of the Local Plan does this representation relate?					
Paragraph	P	olicy	<u>NT4</u>	Policies Map	
39. Do you consid	der the Local Plan	is (tick):			
4.(1) Legally comp	oliant	Yes		No	
4.(2) Sound		Yes		No	
4.(3) Complies wit to co-operate	h the Duty	Yes		No	
Please tick as appropri	ate				
 40. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty-to-cooperate. Please be as detailed as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments. Please refer to accompanying representations letter: 'Haringey Local Plan Pre-submission 					
response. Representations on behalf of Tottenham Hotspur Football & Athletic Co Ltd' - Section f) (vii) – greater clarity should be introduced into the Development Guidelines.					
legally compli above where duty to co-op this modificat	It what modification iant or sound, havi this relates to sou erate is incapable ion will make the L to put forward your d as possible.	n(s) you cons ng regard to t ndness. (NB of modificatio .ocal Plan leg	ider necessary the test you hav please note tha n at examinatio ally compliant c	ve identified at c t any non-comp n). You will nee or sound. It will b	cal Plan question 5 liance with the ed to say why be helpful if
Please refer to acc response. Represe Section f) (vii) – gr	entations on behal	f of Tottenhar	m Hotspur Foot	ball & Athletic C	o Ltd' -

Haringey

(Continue on a separate sheet/ expand box if necessary)

Please note your representation should cover concisely all the information, evidence, and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based**

on the matters and issues he/she identifies for examination.

42. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?



No, I do not wish to participate at the oral examination

Х	Yes, I wish to participate at
	the oral examination

43. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary

Tottenham Hotspur Football & Athletic Co Ltd ("THFC") are bringing forward a new stadium and associated development (the Northumberland Development Project (NDP)) in Tottenham. The NDP represents an investment of over £600 million and is one of the most significant development projects within the borough. The representations that THFC are making on the Local Plan Pre-submission documents relate to the effectiveness of bringing forward the NDP and their other projects in the area and as such respectively request the opportunity support their points at the examination.

44. Signature		Date:	04.03.16



Name or Organisation: Quod on behalf of Tottenham Hotspur Limited and its Group Companies

45. To which part of the Local Plan does this representation relate?					
Paragraph	P	olicy	<u>NT5</u>	Policies Map	
46. Do you consid	der the Local Plan	is (tick):			
4.(1) Legally comp	oliant	Yes		No	
4.(2) Sound		Yes		No	X
4.(3) Complies wit to co-operate	h the Duty	Yes		No	
Please tick as appropri	ate				
 47. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty-to-cooperate. Please be as detailed as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments. Please refer to accompanying representations letter: 'Haringey Local Plan Pre-submission response. Representations on behalf of Tottenham Hotspur Football & Athletic Co Ltd' - Section f) (viii). 					
legally compli above where duty to co-op this modificat	companying repre	n(s) you consid ing regard to th ndness. (NB p of modification _ocal Plan lega r suggested re sentations lette	der necessary le test you hav lease note that at examinatio Ily compliant c vised wording er: 'Haringey Lo	ve identified at c t any non-comp n). You will nee or sound. It will t of any policy or ocal Plan Pre-s	cal Plan juestion 5 liance with the ed to say why be helpful if text. Please
1					



Please note your representation should cover concisely all the information, evidence, and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

49. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

Х

50. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary

Tottenham Hotspur Football & Athletic Co Ltd ("THFC") are bringing forward a new stadium and associated development (the Northumberland Development Project (NDP)) in Tottenham. The NDP represents an investment of over £600 million and is one of the most significant development projects within the borough. The representations that THFC are making on the Local Plan Pre-submission documents relate to the effectiveness of bringing forward the NDP and their other projects in the area and as such respectively request the opportunity support their points at the examination.

51. Signature	Date:	04.03.16



Name or Organisation: Quod on behalf of Tottenham Hotspur Limited and its Group Companies

52. To which part of the Local Plan does this representation relate?

Paragraph		Policy	<u>NT7</u>	Policies Map	
53. Do you consid	der the Local P	lan is (tick):			
4.(1) Legally comp	liant	Yes		No	
4.(2) Sound		Yes		No	
4.(3) Complies with to co-operate Please tick as appropria	·	Yes		No	
54. Please give de unsound or fa If you wish to	etails of why yo ils to comply w support the leg	ith the duty-to- al compliance	E Local Plan is no cooperate. Pleas or soundness of ase also use this	e be as detaile the Local Plan	d as possible. or its
Please refer to acc response. Represe Section f) (ix) – allo	entations on be	half of Tottenh	am Hotspur Foot	ball & Athletic C	Co Ltd' -
legally complia above where t duty to co-ope this modification	ant or sound, h this relates to s erate is incapat on will make th o put forward y	aving regard to coundness. (NE ble of modificat the Local Plan le	(Continue on a sepansider necessary to the test you hav be please note that ion at examinatio egally compliant of revised wording	to make the Lo re identified at o t any non-comp n). You will nee r sound. It will	cal Plan question 5 bliance with the ed to say why be helpful if
Please refer to acc response. Represe Section f) – allocat	companying rep entations on be	half of Tottenh	am Hotspur Foot	ball & Athletic C	Co Ltd' -
www.haringey.gov	.uk				9 ¢ Y

Please note your representation should cover concisely all the information, evidence, and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

56. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?



No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

57. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary

Tottenham Hotspur Football & Athletic Co Ltd ("THFC") are bringing forward a new stadium and associated development (the Northumberland Development Project (NDP)) in Tottenham. The NDP represents an investment of over £600 million and is one of the most significant development projects within the borough. The representations that THFC are making on the Local Plan Pre-submission documents relate to the effectiveness of bringing forward the NDP and their other projects in the area and as such respectively request the opportunity support their points at the examination.

58. Signature	Date:	04.03.16

