

**THE LONDON BOROUGH OF HARINGEY
(HIGH ROAD WEST PHASE A)
COMPULSORY PURCHASE ORDER 2023**

DOCUMENT SoCG OBJ08

**STATEMENT OF COMMON GROUND:
ACQUIRING AUTHORITY AND TOTTENHAM HOTSPUR
FOOTBALL CLUB GROUP (OBJECTOR NO. 8)**

THE LONDON BOROUGH OF HARINGEY (HIGH ROAD WEST PHASE A) COMPULSORY PURCHASE ORDER 2023
ACQUIRING AUTHORITY AND TOTTENHAM HOTSPUR FOOTBALL CLUB GROUP: STATEMENT OF COMMON GROUND

Areas of agreement and disagreement

No.	Issue	Agreed?	If Issue Not Agreed / Comments	
			Acquiring Authority's Position	Objector's Position
1.	<p><u>Objection status</u> – the objection (7 March 2023) is on behalf of Canvax Limited, Goodsyard Tottenham Limited, Meldene Limited, Tottenham Hotspur Stadium Limited, Paxton17 Limited, Stardare Limited and High Road West (Tottenham) Limited, referred to together in this SoCG as "THFC".</p> <p>THFC submitted a Statement of Case (5 June 2023) and a Supplementary Statement of Case (14 July 2023). Together these documents (including any appendices) are referred to as "the Objection" in this SoCG.</p>	Yes	As per Issue column	As per Issue column
2.	All points set out in the Objection, other than where considered expressly below.	No	<p>The Acquiring Authority's position in relation to the 7 March objection is set out from page 82 of its Statement of Case.</p> <p>The Acquiring Authority will respond to THFC's Statement of Case and Supplementary Statement of Case in its proofs of evidence.</p>	THFC's Objection remains.
3.	<u>THFC Group land interests</u> – the Objection refers to THFC reviewing the Rights of Light table within the Order Schedule in relation to whether other THFC group companies should have been included. No further information has been provided by THFC in relation to this.	Yes	As per Issue column	As per Issue column
4.	<u>Compelling case for regeneration and THFC's Alternative Masterplan</u> – the Objection sets out THFC's Alternative Masterplan. The parties do not agree on the form of development	No	The Acquiring Authority's position is as follows and which it has sought agreement from THFC:	The Objection sets out why THFC does not consider that there is a compelling case in the

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	which complies with planning policy nor which should be promoted.		<ul style="list-style-type: none"> there is a compelling case in the public interest for the regeneration of the Order Land; all interests in the Order Land must be acquired for either the Scheme or THFC's Alternative Masterplan to come forward; given the number of third party land interests in the Order Land, the Alternative Masterplan would require a CPO in order to come forward; the properties on the High Road are an essential part of the High Road West regeneration, in terms of planning policy, urban design, and to provide a line of sight and route between White Hart Lane station and THFC's stadium. This is similar in the Scheme and the Alternative Masterplan; the Alternative Masterplan concept design broadly follows the Scheme's plot and block structure for Plots A, B, D, F and G. The more significant changes within the Alternative Masterplan are to Plots C and E. Both of these blocks extend 	public interest and does not meet the relevant tests in Guidance. THFC does not agree on the extent, form and phasing of development which it considers does not comply with planning policy and relevant tests in Guidance. THFC also consider that there are insufficient safeguards or commitments in place. THFC's Alternative Masterplan illustrates how some aspects of the shortcoming could be overcome.

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			<p>beyond the Planning Permission's maximum horizontal development extents;</p> <ul style="list-style-type: none"> the location of Moselle Square between White Hart Lane station and THFC's stadium and other public realm is broadly the same within the Scheme and Alternative Masterplan; crowds from THFC's stadium will move through Moselle Square for both the Scheme and Alternative Masterplan; and the Scheme and Alternative Masterplan would both be delivered on a phased basis. 	
5.	<u>Heritage</u> - the Objection does not reference heritage matters other than at paragraph 4.5 of the Statement of Case where it is asserted that the flexibility within the Planning Permission means that it is difficult to assess heritage harms arising from the Scheme.	No	<p>The LPA considered the heritage impacts of the Regeneration Scheme, and found them to be acceptable.</p> <p>Planning permission for the redevelopment of the Goods Yard and Depot sites which are within the Site was granted on appeal on 24 October 2022 (reference HGY/2021/1771) ("the GY Appeal Scheme"). As part of the appeal THFC (the appellant) submitted an addendum to its environmental statement which considered the</p>	<p>THFC does not accept the manner in which this issue has been set out, but in any event, Heritage is one of the chief grounds raised by THFC in the Judicial Review proceedings and the outcome of these proceedings are awaited.</p> <p>THFC has repeatedly raised concerns about the heritage impacts of the Planning Permission. These concerns related to both the heritage impact of the development and</p>

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			<p>impact of the GY Appeal Scheme on heritage assets in combination with the High Road West development. This addendum determined that the additional built form of the GY Appeal Scheme seen in conjunction with the High Road West development would be distant and marginal, and would not cause any additional cumulative heritage impacts to those assets considered in the Heritage, Townscape and Visual Impact Assessment (submitted with Lendlease's Planning Application, "the HTVIA").</p> <p>THFC's planning application (reference HGY/2022/0563) received a resolution to grant on 18 July 2023. The planning application seeks consent for a slightly different form of development of the Goods Yard and Depot sites within the Site ("GY Amended Scheme"). As part of the application THFC submitted an addendum to its environmental statement which considered the impact of the GY Amended Scheme on heritage assets in combination with the High Road West development. The addendum set out a comparison between the Environmental Statement and the assessment within the HTVIA and concluded that there were no additional effects.</p> <p>THFC has, in relation to the GY Appeal Scheme and the GY</p>	<p>the manner in which it had been assessed by both the Council and Lendlease. THFC's judicial review which includes challenges based on approach to heritage impacts remains undetermined at this stage. In the event the judicial review is successful the heritage impacts of the Planning Permission will need to be reassessed before the Council could lawfully redetermine the application.</p> <p>At no stage have the heritage impacts of the Order Scheme been assessed in isolation nor has there been any assessment by the Council of the acceptability of the heritage impacts of the Order Scheme.</p>

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			<p>Amended Scheme, relied on and incorporated the HTVIA into its own assessments of heritage impacts.</p> <p>In addition to assessing the heritage impacts of the Regeneration Scheme, the HTVIA included an assessment of the heritage impacts of the Scheme in isolation.</p>	
6.	<p>THFC does not have any extant planning consents within Phase A.</p> <p>THFC has four extant consents which are yet to be implemented within Phase B of the Regeneration Scheme:</p> <ul style="list-style-type: none"> • Full planning permission and Listed Building Consent for the Printworks (ref: HGY/2021/2283 & HGY/2022/2284) approved 31/08/2022. • Full planning permission for the Goods Yard and Depot (ref: HGY/2021/1771) allowed on appeal 24/10/2022. • Full planning permission for 807 High Road (ref: HGY/2021/0441) approved 03/09/2021. • Hybrid planning permission for 867-879 High Road and the Depot (ref: HGY/2019/2929) approved 25/09/2020. <p>THFC has two applications within Phase B of the Regeneration Scheme which await determination by the Local Planning Authority:</p> <ul style="list-style-type: none"> • Full planning application for the Goods Yard and Depot (ref: HGY/2022/0563) which received resolution to grant at planning committee on 18/07/2023. • Full planning application for 819-829 High Road (ref: HGY/2023/2306) to supersede the extant Printworks Application (refs. HGY/2021/2283 & HGY/2021/2284). This application removes the former consent for the 	Yes	As per Issue column.	As per Issue column.

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	<p>cinema use and seeks to introduce purpose-built student accommodation alongside supporting flexible commercial, business and service uses (Class E). The application was made valid on 24/08/2023.</p> <p>THFC obtained planning permission on appeal for the Goods Yard, 36 and 44-52 White Hart Lane (ref: HGY/2018/0187) on 28/06/2019. The planning permission was not implemented and expired on 28/06/2023.</p>			
7.	Has it been demonstrated that Crowd Flow can be safely managed both during the construction process and following completion of the development?	No	<p>The Acquiring Authority's position is that it has been demonstrated that crowd flow can be safely and effectively managed during the construction and operational phases of the Scheme, and that such an outcome is adequately secured by the Planning Permission and Section 106 Agreement.</p> <p>The Acquiring Authority considers that THFC's Objection does not assert, other than in respect of the terms of the access licence, that there are any issues with the safety or effectiveness of the crowd flow arrangements following completion of the Scheme.</p>	<p>THFC's concerns on crowd flow are extensive and include concerns about the safety and effectiveness of the crowd flow arrangements. The concerns are summarised at Section 6 of the THFC Statement of Case. They will be elaborated on further in THFC's proofs of evidence.</p> <p>THFC requested at the Pre-Inquiry Meeting that crowd flow be treated as a main issue at the Inquiry.</p>
8.	CBRE has been engaging with THFC for the acquisition of its land within the Scheme and Regeneration Scheme since 2018.	Yes	As per Issue column.	As per Issue column.
9.	<p>Offers have been made to THFC to acquire:</p> <ul style="list-style-type: none"> all of THFC's interests in the Regeneration Scheme in September 2020 (save in relation to 3 Ermine House, Moselle Street, which THFC acquired on 27 April 2022). all of THFC's interests in the Scheme in January 2023 (save in relation to 3 Ermine House). 	Yes	As per Issue column.	As per Issue column.

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	<ul style="list-style-type: none"> 3 Ermine House on 18 August 2023. <p>Against the background of its objection and other discussions with the Acquiring Authority, THFC considers it premature to discuss the offers.</p>			

Signed: 

Date: 10/10/2023

On behalf of the Acquiring Authority

Signed: 

Date: 10/10/2023

On behalf of Tottenham Hotspur Football Club group