

**THE LONDON BOROUGH OF HARINGEY (HIGH ROAD WEST PHASE A)  
COMPULSORY PURCHASE ORDER 2023  
(REF APP/PCU/CPOP/Y5420/3316757)**

**Alternative Masterplan Consultation Strategy**

**Introduction**

1. THFC has objected to the above Compulsory Purchase Order ("CPO"). The grounds of objection are set out in the THFC's Statement of Case dated 5 June 2023.
2. Ground (vi) states:  
  
*"High Road West could be developed in an alternative way, that would be fully consistent with the Local Plan, deliver far greater economic, social and environmental benefits, and be more acceptable in safety terms."*
3. THFC has prepared an Alternative Masterplan for the land affected by the proposed CPO. The Alternative Masterplan demonstrates that the purpose for which the acquiring authority is making the CPO can and should be achieved by other means.
4. The Alternative Masterplan has been prepared on behalf of THFC by ARUP who are authors of the current masterplan for High Road West ("HRW"), which is given statutory weight by the Tottenham Area Action Plan ("TAAP") adopted in July 2017.
5. The Alternative Masterplan has been prepared in response to the TAAP and forerunner documents, including the concluding report of the Mayor of London's Independent Panel on Tottenham (*It Took Another Riot*, December 2012).
6. The Alternative Masterplan has been prepared in conjunction with THFC's own Northumberland Development Project ("NDP"), which in addition to the already completed Tottenham Hotspur Stadium; Lilywhite House; and Tottenham Experience, will deliver a 180 bed hotel; 585 new homes; and further leisure and education uses. The NDP, which also derives from the TAAP, represents an investment of more than £1bn by THFC in Tottenham.
7. The Alternative Masterplan has been prepared in full cognisance of the community opposition to the LendLease planning permission upon which this CPO is based. It also addresses fundamental concerns about the LendLease planning permission, particularly in relation to crowd safety, mixed-uses, phasing and placemaking.
8. The Alternative Masterplan takes account of the Tottenham Hotspur Stadium being one of the host venues for the UEFA European Football Championships in 2028. The winning host country will be announced in October 2023. The planning permission upon which the CPO makes no provision for the event.

9. The Alternative Masterplan is therefore not an academic exercise. It has been prepared in conjunction with a leading theatre operator with whom THFC is seeking to deliver a new multi-purpose cultural venue (“the venue”).
10. The venue has been designed by Populous who are the Tottenham Hotspur Stadium architects and one of the World’s leading sports and entertainment venue designers.
11. The venue specification and the Alternative Masterplan within which it sits, is summarised in THFC’s Statement of Case.
12. In addition to significantly greater leisure uses, the Alternative Masterplan contains higher education floorspace, reflecting ongoing commercial negotiations between THFC and one of London’s major universities in respect of the need for both teaching space and student accommodation. The latter will be delivered at THFC’s Printworks site (819-821 High Road).
13. THFC believes that the success of the Alternative Masterplan lies in obtaining the support of key stakeholders. Those stakeholders include both the local community (comprising both residents and businesses) but also the existing cultural institutions within the Borough and the partner organisations that will help deliver the aspirations of the TAAP.
14. This consultation strategy has therefore been carefully devised to ensure that THFC engages with key stakeholders in an appropriate sequence.
15. Attached to this Consultation Strategy as **Appendix A** is a summary document setting out the material that forms the basis of THFC’s consultation on the Alternative Masterplan. The document sets out why THFC has objected to the CPO and why it has produced the Alternative Masterplan. It describes THFC’s Alternative Masterplan and the benefits it would bring.

## **Objectives**

16. The objectives of this Consultation Strategy are:
  - to explain why THFC is engaging with stakeholders and to clarify that this is not a planning application consultation;
  - to explain to stakeholders why THFC opposes the CPO and why it is pursuing a judicial review of the planning permission upon which it is based;
  - to explain the Alternative Masterplan and its constituent elements and the benefits that would be delivered in terms of the wider range of uses, phasing advantages and placemaking; and
  - to receive feedback from stakeholders on the Alternative Masterplan.
17. This Consultation Strategy is not intended to be prescriptive and THFC will engage as appropriate with any additional stakeholders not specifically identified below, as the consultation and engagement process progresses.

## **Consultation Programme**

### ***Step 1 – Consultation with key local cultural organisations (1 March to 1 September 2023)***

18. This step has already begun through THFC's ongoing participation in meetings of the Haringey Culture Network to gain an understanding of existing cultural offering within the borough and to develop relationships with existing organisations. THFC's theatre operator partner has been latterly been involved in these discussions.
19. Over the next two months, THFC will be holding individual engagement meetings with a number of Haringey cultural institutions, including those listed below to discuss how the new venue can deliver the aspirations of the TAAP, whilst fitting into the Borough's cultural offering in terms of capacity and event programming. We will also discuss how THFC and its theatre operator can work with and support other venues and grow the creative sector in Haringey:
  - Alexandra Palace
  - Bernie Grant Arts Centre
  - Jackson's Lane Art Centre
  - Haringey Shed
20. THFC will be represented by Donna Cullen (Executive Director); Richard Serra (Property Director); and David Knowles (Public and Community Relations Manager).

### ***Step 2 – Consultation with the Business Community Liaison Group (11 July to 1 September 2023)***

21. In accordance with a planning condition attached to the main Tottenham Hotspur Stadium planning permission, THFC established the Business and Community Liaison Group ("BCLG") in April 2016. The BCLG, which is hosted and chaired by a representative of THFC has met on at least a quarterly basis (monthly during the construction of the new stadium and up to the 2020 pandemic).
22. The BCLG comprises representatives from the following organisations:
  - the various residents' associations surrounding the new stadium, including those directly affected by the CPO (Love Lane Estate and Headcorn and Tenterden Estate);
  - Tottenham Traders Partnership which represents the interests of Tottenham businesses and seeks to promote a safer area to "live, trade and enjoy leisure facilities".
  - Elected Members from the Northumberland Park, Bruce Castle and Tottenham Hale Wards (the three Ward areas most affected by the Tottenham Hotspur Stadium and its operations).
  - Haringey Council officers from Planning, Highways, Community Safety and Town Centre services;

- Tottenham Hotspur Foundation (THFC's charitable foundation and employment and skills delivery agency); and
  - THFC representatives including the Property Director, Public and Community Relations Manager and Transport Manager.
23. The BCLG is an effective forum and the primary means by which the Club receives and disseminates information and feedback to and from the local community.
24. Beginning with the BCLG meeting held on 11 July, THFC set out its intention to engage with the BCLG in respect of the Alternative Masterplan and explained the purpose and scope of the consultation, which was welcomed by BCLG members. THFC will present the Alternative Scheme at the next meeting of the BCLG on 15 August.

***Step 3 – Consultation with the Tottenham Traders Partnership (14 August to 1 September 2023)***

25. The Club will engage with the Tottenham Traders Partnership ("TTP").
26. Haringey Council acts as the secretariat of the Group and convenes bi-monthly meetings of the TTP. THFC proposes to present plans at the meeting scheduled for week commencing 14 August 2023.

***Step 4 – Public Exhibition (4 to 15 September 2023)***

27. The Club will host two public exhibitions over weeks commencing 4 and 11 September 2023 when schools have returned from summer holidays. This will give members of the community not already consulted, the chance to find out more information about THFC's Alternative Masterplan.
28. Local residents will be invited via the Club's local alert service, which is used to communicate event day measures with the local community. Approximately 2,000 residents and businesses are signed up to the local alert service.
29. Materials for these events, including exhibition boards, will be based upon **Appendix A**.

## **Appendix A**

### **Sample Consultation Material**