

[REDACTED]

From: [REDACTED]
Sent: Thursday, March 28, 2024 1:12 PM
To: [REDACTED]
Subject: RE: Tottenham Hotspurs Submission - Document review

Hi [REDACTED]

I have had a very brief look in the two ecology related folders .

The EclA looks somewhat lightweight – although I haven't had a chance to review it properly (don't share this comment yet).

Comments as follows:

1. The GCN surveys of the ponds have not been done - these could not be completed until mid-May at the very earliest and if they haven't yet started them they would likely not be finished until June.
2. There is no BNG report that I can see, only the calculator which in itself is not sufficient to assess the application.
3. They don't seem to have all statutory information as set out in the regulations see NPPG Paragraph: 011 Reference ID: 74-011-20240214.
4. Habitat survey undertaken in 2022 drought. Many plants may not have been visible. Updated survey in March, again, sub-optimal. As per my previous advice it would be advisable to update the survey in May this year.
5. Reptile survey early in the year. Weather conditions during all visits were cold (the max temp was 13 C) and certainly sub-optimal during visits 1, 2, 3, 4 and 6. As per my previous advice I would suggest that this survey is redone in better weather conditions.
6. Only 4 bird surveys undertaken. <https://birdsurveyguidelines.org/methods/survey-method/> whilst not statutory is (arguably) considered best practice. This states that: "As standard it is recommended that six bird survey visits be undertaken as part of a survey for breeding birds." Would suggest that an additional two surveys are completed. These have not been done.
7. Bat surveys – site was assessed as being of 'moderate' suitability and hence only a single transect per month was undertaken and only 2 statics deployed. This is not ideal. I would have assessed the suitability as 'high'. I would suggest that they include additional bat survey data
8. Bat emergence surveys of the northern club house not undertaken in accordance with BCT guidelines. Only one survey in optimal season, whereas two would be needed. This could not have been done yet as it can only be carried out in May

I don't think that all the above surveys are likely to be completed before mid-June and the council may wish to consider whether it should be validated now.

Thanks,

[REDACTED]
Director
GS Ecology Ltd.

[REDACTED]

From: [Redacted]
Sent: Thursday, March 28, 2024 12:44 PM
To: [Redacted]
Subject: RE: Tottenham Hotspurs Submission - Document review

Hi [Redacted]

Appreciate you are about to head on holiday, but before we validate the application and to avoid having to request more information and re-consultation, are you able to review the ecology documents only and confirm:

1. The requested information is included.
2. All surveys requested have been completed
3. The BNG calculations are correct

We really wanted to make sure they have submitted all requested and necessary information rather than wait to the end of the consultation period and then revert.

It would be much appreciated if you could look at this.

Kind regards,



Managing Director
KEW Planning Ltd



Knowledgeable | Experienced | Wins



From: [REDACTED]
Sent: Thursday, March 28, 2024 12:41 PM
To: [REDACTED]
Subject: RE: Tottenham Hotspurs Submission - Document review

Hi [REDACTED]

Thanks for your email. I will be on holiday from today until the 17th April and won't be able to look at this until then. I will aim to get a response back to you by the 23rd April.

Kind regards,

[REDACTED]
Ecology Ltd.



Office address: Suite 9 Beacontree Court, Beacontree Plaza, Reading, RG2 0BS
Registered office: 119 Highgrove Street, Reading, Berks, RG1 5EJ

From: [REDACTED]
Sent: Thursday, March 28, 2024 12:15 PM
To: [REDACTED]
Subject: Tottenham Hotspurs Submission - Document review

Hello [REDACTED]

I am writing to inform you that the applications for the Tottenham Hotspurs training facility have been submitted to Enfield Council on the afternoon of 26 March.

We have reached an agreement with the applicant and [REDACTED] on the best approach for reviewing the applications. The plan is to issue the consultees with the submitted documents and request that they provide a high-level review ahead of the application being validated, to ensure that all necessary information is included. I am managing this process and sending out requests for the internal officers to provide high-level review by 8 April.

I would appreciate it if you could review the documents (See below) and, if any additional information is required for the application, please get back to me by April 8 (to allow for the Easter break).

I understand that there is only one day left before the Easter holiday. There were issues with the planning portal, which resulted in the application being released to Enfield later than expected. I hope you enjoy a pleasant Easter break and I look forward to hearing back from you after the holiday.

Please find the submission documents from the below links:

Two separate applications are made with the proposals contained in each application integrally linked (via a route for buggies/pedestrians/cycles functionally and physically connecting each site). These include the following applications:

- Former Whitewebbs golf course: full planning application for the formation of the women's training centre, restoration of historic parkland and all associated works.

Full Application: <https://quod.egnyte.com/fl/6aTQoKeMQa>

Further to the above, please find a link to the slightly revised LVIA, Landscape Statement, and OPMP here:
<https://quod.egnyte.com/fl/kk5KD0Ap7g>

- Western field: A non-material amendment application modifications to the extant Western Field planning consent to introduce an operational link which connects the proposed women's training centre with the existing men's training centre.

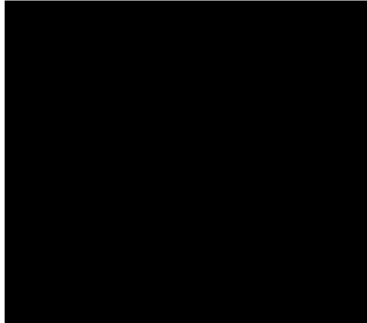
NMA Application: <https://quod.egnyte.com/fl/vOyNGX7ZmX>

Information regarding the ecology and biodiversity information is provided in the Ecological Impact Assessment and The Statutory Biodiversity Metric (Calculation Tool). The EcIA should be read in conjunction with the Arboricultural Impact Assessment.

Happy Easter!

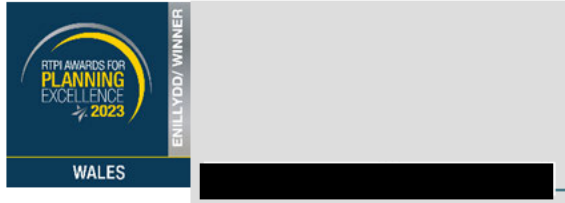
Kind regards,

[Redacted signature]



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