



Aerial photo of the Whitewebbs site, with the lease area highlighted in blue

The former Whitewebbs Golf Course – An update on our proposals

February 2024

We should like to thank everyone who attended one of our public events over the last few months. As many of you will be aware, Tottenham Hotspur Football Club was selected by Enfield Council as the preferred bidder to regenerate the land containing the former Whitewebbs Golf Course.

We are proposing to create a new best in class Women's and Girls' Academy, putting Enfield on the map as one of the leading players in growing the Women's and Girls' game.

Following the signing of an agreement for lease with Enfield Council in September 2023, we undertook a detailed consultation on our emerging designs from October 2023 to January 2024. We received lots of feedback and have been busy reflecting on this and developing our plans further with our design team. We now want to share an update on our proposals and within this newsletter have included information on how we're responding to common suggestions and questions.



What's inside?



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Get in touch

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Our proposals

From October 2023 to January 2024, we carried out a comprehensive public consultation on our emerging plans to transform the former Whitewebbs Golf Course.

Our proposals seek to:



Secure this unique site's future with a green use

Circa 80% of the original Whitewebbs bid site will remain publicly accessible. Circa 62% of the former golf course will be restored to historic parkland.



Lead the growth of the Women's and Girls' game

We have a proud history of supporting the Women's and Girls' game and want to continue this right here in Enfield with a new Women's and Girls' Academy.



Provide new community space

Including a new café and visitor centre, public toilets, and the restoration of Whitewebbs pond and Conduit House.



Protect and significantly improve biodiversity

Up to 3,000 additional trees will be planted (subject to agreement with the Council), and we shall be providing new habitats for existing and future wildlife. We'll be creating woodland glades and wildflower meadows, adding bat and bird boxes, and create a dedicated Woodland Management Plan.



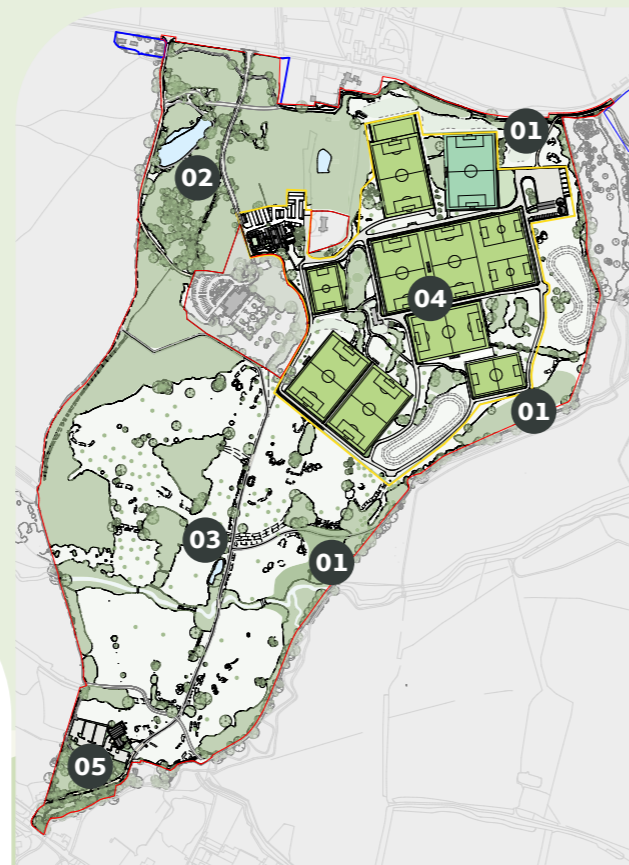
Enhance access to nature

The majority of Whitewebbs Wood does not form part of our lease area and would continue to be owned and managed by Enfield Council. We would provide funds to help maintain and repair trails, bridleways and paths, as well as create new ones. We will also be putting in place an Estate Management Agreement to ensure the long-term stewardship of the park.



Create new jobs and opportunities

We are proposing to open up new pathways to jobs for local residents.



KEY

- THFC Lease Demise
- THFC Women's & Girls' Training Centre
- 01 New Woodland Areas
- 02 Existing Whitewebbs Wood
- 03 Parkland Restoration
- 04 THFC Women's & Girls' Training Centre
- 05 New Café and Visitor Centre + WC

Our consultation so far

Over the last four months, we have:



Written to circa **9,000 local people** about our proposals



Spoken with **over 430 residents and key stakeholders** at public exhibitions



Held a public webinar with **over 20 people**



Received **over 110 pieces** of feedback



Published a dedicated webpage, visited by **over 1,500 people**



Held at least **12 separate meetings and presentations** with community representatives



Regularly visited and spoken to residents at the Southern Cafe



Organised a drop-in for local groups, which **11 community representatives attended**

What you were pleased to see



- Whitewebbs Wood would remain within Enfield Council's control
- The Training Centre and Academy would only take up a relatively small part of the original bid site
- The pond would remain publicly accessible, be repaired and improved
- A refurbished Café, with a free and resurfaced car park
- Local school children and groups would have access to facilities at the Training Centre
- Residents would be able to walk safely across the site, as the former golf course wasn't fully publicly accessible

What you were concerned about



- The proposed enclosure of c.18% of the Park for the new Training Centre
- Loss of any trees and how many would be affected by the plans
- Impact on biodiversity from the new pitches, floodlights and construction works
- The impact of reopening the historic carrigeway on traffic and the pond
- What the proposed fence around the Training Centre might look like
- The proposed link to Dickenson's Meadow, and why this hasn't been delivered yet

What you would really like to see



- Wider and formalised paths for cyclists and pedestrians
- Community space as part of the refurbished Southern Clubhouse
- The preservation of as many trees as possible, and the planting of more
- New washing stations for dogs, but for an enclosed dog park not to be included
- The relocation of floodlights closer to Whitewebbs Lane
- Longer term input and communication on the future of the site

Images of the exhibition materials presented at our public events last year



Responding to your feedback

We have reviewed each piece of feedback we received, and are proposing to make a number of important changes set out in further detail below.



Southern Clubhouse

Lots of people told us the Café is an incredibly popular and important community venue for those using the Park. People supported that we were proposing to re-provide this, but also wanted us to explore the possibility of a community use, as part of the refurbishment.

As a result, we will:

- Introduce a new separate, multi-functional community space (57sqm) that could be used by local groups and residents.
- Include a permanent ranger's office adjacent to the Café and within the Southern Clubhouse building for a park warden.
- Provide space for a noticeboard and community messages, as well as information about the history of this site.
- Include larger toilet facilities for those visiting the Park, as part of the modern refurbished Café.
- Add taps to wash off muddy dogs and boots for walkers.
- Create a total of 16 cycle parking spaces.



Next steps

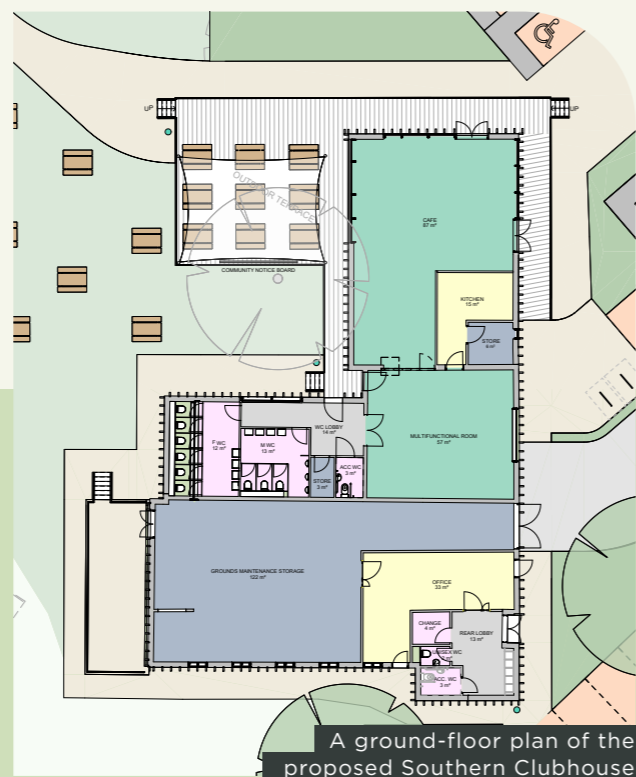
Over the next few months, we will be working to submit a planning application to Enfield Council. We will update local people again at this point, and once the application is registered the Council will then undertake its own consultation.



A Community Liaison Group

Lots of people mentioned the importance of communication and wanted to continue to be kept involved in the future of this site. If our plans progress, we would therefore commit to establishing a dedicated Community Liaison Group for Whitewebbs. This would be a forum comprised of representatives from the local community and be a place to share ideas for the future management and improvement of the Park over the longer-term.

This will be based on our experience of running a very successful CLG for the construction of our Stadium with the local community in Tottenham. Further information on how to register for the CLG will be shared at a later date.



A ground-floor plan of the proposed Southern Clubhouse



Dog washing facilities

We heard from a lot of local people that this site is well-used by dog walkers. As a result, we are proposing to add dedicated taps for washing muddy dogs at the Southern Clubhouse.

As part of our consultation, we also spoke to local people about the possibility of an enclosed dog park. Many felt there was no need for a separate space where dogs could be let off their leads so we are no longer considering this as part of our plans.

Conduit House is a local historical landmark that would be restored, shown in the sketch (right).



The restoration of Conduit House

People welcomed the restoration of Conduit House but felt that it might not be the best place for a birdwatching platform and were concerned about it being used for anti-social behaviour. Whilst we won't be taking forward a bird-hide concept anymore, we are still committing to restoring this piece of local history. We are also exploring putting Conduit House forward to Historic England for statutory listing and look forward to engaging with stakeholders further around this process.



Optimising the layout of our Women's and Girls' Academy

We have challenged our design team to re-look at the layout and boundary of our Academy to minimise our impact even further.

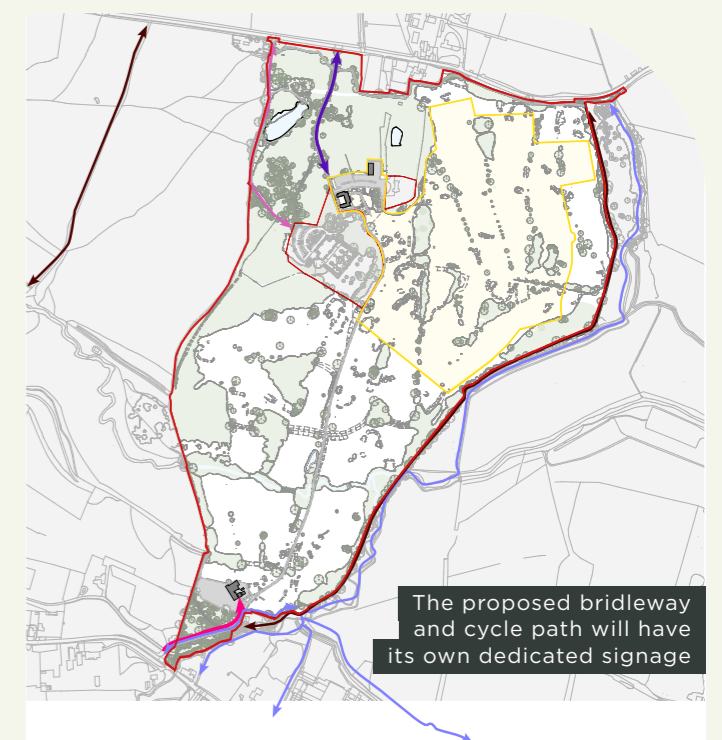
As a result, we have relocated the two floodlit pitches to the north nearer to Whitewebbs Lane to reduce the impact on park users and residents to the south.

One pitch will be moved more towards the north and the operational boundary will be reduced slightly, allowing us to protect and preserve an additional 10 Category A trees to the west.



Expanding cycle and pedestrian links

The bridleway around the eastern edge of the site, currently in a poor state, will now be upgraded to accommodate cyclists as well as pedestrians. This will allow for a proper, well-maintained north-south cycle path through the Park, shown on the map below.



The proposed bridleway and cycle path will have its own dedicated signage

The bridleway would also be improved with a bark and chipping finish for walkers and horses, and then separated by timber edging from a harder, dedicated path for cyclists.

KEY

- Application Boundary
- Proposed TH Women Training Centre Operational Boundary
- Vehicular Access to the park & Café
- Main Access to TH Women's Training Centre, Delivery & Servicing Access to Toby Carvery & Access to The Limes
- Historic Driveway to be Reinstated Customer Access to Toby Carvery: Vehicular, Pedestrian & Cycling
- Existing Public Right of Way - Footpath to be Enhanced
- Existing Public Right of Way - Bridleway to be Enhanced

Answering your questions

In this section, we have sought to provide answers to some of the most common questions we received at our events, as well reassurances in response to some of the misconceptions we heard.

When we submit our planning application, we shall provide a detailed Statement of Community Involvement which will include a full breakdown of feedback and this document will be publicly available to view on Enfield's website. If you have any further questions in the meantime, please do get in touch using the contact details on the last page.

01 Will you be fencing off the entire Whitewebbs Park site?

Only **c. 15.6 hectares** of the proposed lease to the Club will form the **Women's and Girls' Academy** and only this part of the site will be secured through sensitive boundary treatment to minimise any visual impact.



02 Will you close the Park at certain times?

No. Pedestrians and cyclists will be able to access the Park at all times of day, as they do now. However, we are considering closing the car park to vehicles at night for safety in response to local complaints about anti-social behaviour.

04 Will people continue to be able to park, and for free, at the Café?

Yes, parking at the Southern Café will continue to be public and free of charge. It will in fact be improved with new planting and resurfacing to remove any potholes and better protect against the weather. We are also proposing to equip some of the parking spaces with new electric vehicle chargers and will be adding new cycle parking.

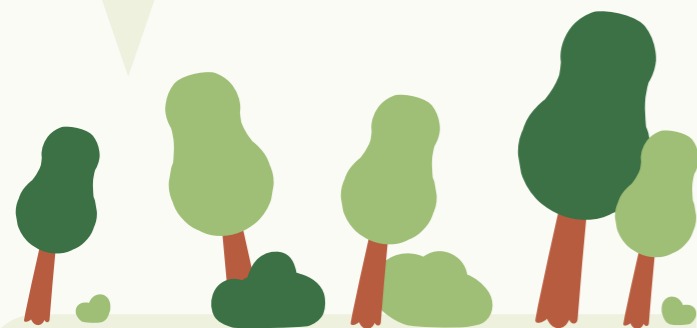
06 Who will operate the proposed new cafe once opened?

The Café will be operated by the Club, and we will appoint a dedicated team of staff members to oversee its activities, and deliver high-quality services for visitors.



03 What is happening to the Woods?

The majority of the Woods will continue to be owned and managed by Enfield Council. Whilst the original Whitewebbs site did incorporate the Woods, it was determined through the bid process that **45 hectares of the Woodland - circa 48% of the entire site - should be excluded**. Whilst the size of the lease area effectively halved, the Club's consideration for the site remained unchanged. As such, the Club's payments will still fund improvements to land both within the lease demise and beyond.



05 What walking and cycling routes are you proposing?

We would be improving walking, cycling and horseriding routes throughout the Whitewebbs site. In total, **four new walking and cycling routes** are being proposed, resulting in around **1.7km of additional paths**. As part of this, the bridleway around the eastern boundary of the site, which is currently in a poor condition, would be upgraded to accommodate cyclists as well as pedestrians. This would **create an improved, safer and more direct north-south cycle route through the Park**.

07 Will the pond be closed off to the public?

No. The pond and area surrounding it will be publicly accessible as it is now. Our proposals will improve the setting around it, by **repairing the existing crumbling stonework, removing rubbish and debris and installing better benches**.



09 Why are you reopening the Historic Carriageway to the Toby Carvery? Will you have to cut down trees?

This route between Whitewebbs Lane and the now Toby Carvery was historically the main entrance into the Park.

As part of our proposals, we would repurpose the existing driveway into the site to serve the Training Centre and the Limes house (a private home). This would have a security point and be managed by the Club. **The historic carriageway would then be dedicated to the public**. We have carefully surveyed this route, and at present the carriageway is a base of fine grit which does not support any plants or animals. It would only need to be widened in places, and we wouldn't cut down any significant trees. It would provide plenty of space for pedestrians and cars and its upkeep would be funded by the Club.



12 How will local communities benefit from this?

The Academy will provide space for young children - from Enfield's grassroots clubs and societies - to learn and train. It will allow the Club to sustain its position within the Women's Super League for the long term, but also positively respond to gender inequality and improve participation in women's football grassroots football regionally. Importantly, the Academy will contribute to one of the Council's five strategic priorities - that of creating a strong, healthy community.

Beyond the Academy, the refurbished Southern Clubhouse will also provide significant community benefits, with a larger cafe, new maintained toilets, dog and welly washing taps, and a dedicated community space.

This will be a much better managed area for people to walk and connect with nature, with more trees, new biodiverse habitats and improved cycling and pedestrian links.

08 Can you clarify how you will be increasing biodiversity at Whitewebbs?

We are proposing to make some significant improvements to biodiversity across the entire Whitewebbs site. We will be diversifying the existing grassland to increase the proportion of wildflowers, controlling non-native species within the woodland and planting of up to 3,000 new parkland trees (subject to agreement with the Council). Some species-specific measures will also be introduced, including plants that attract eight types of notable butterflies, an artificial kingfisher bank, a bat loft, stag beetle pyramids, reptile shelters and bee banks.

10 Will you be cutting down the giant 'redwood-like' trees in the Park?

No, the redwood-like trees some people identified at our events are all located in the southern part of the former golf course and will be unaffected. In fact, we are proposing to plant up to 3,000 new trees, of which around 450 would be semi-mature. This will be a significantly greener and more biodiverse place under our plans.



11 What are the next steps on Dickenson's Meadow, the site between Whitewebbs and the current Men's Training Centre?

We appreciate that there has been a long delay in starting works on Dickenson's Meadow, due to legal delays with signing the lease for the site. We remain very keen to get on with this project and over the next few months, will be starting work on-site. This will include some preliminary works to clear the site, notices for which have been erected around the area.

13 Will these pitches all be 'plastic' astroturf and floodlit?

No. We are proposing one astroturf pitch, with the remaining eight pitches all being grass. An astroturf pitch can be used much more intensively than grass and by including one we need fewer pitches overall to deliver the same quality Training Centre as exists for our Men's team. This also means we can offer more training time for community use and local schools.

Only two pitches will have floodlights, and in response to local feedback we have relocated these both to the north of the site, nearer to Whitewebbs Lane.



Thank you and we hope this update has been helpful


We know that Whitewebbs is really important to a lot of local people. We shall continue to work with both the Council and local stakeholders to ensure what we create here is an important community asset for all. A place which is open and continues to prioritise nature and local habitats, while also putting Enfield on the map as one of the UK's leaders in growing the Women's and Girls' game for both elite players as well as grassroots clubs and societies.



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