

Welcome

Thank you for attending our public exhibition, where you'll be able to find more information about our emerging plans for the former Whitewebbs Golf Course. Members of the design team are on hand to answer your questions and please do share your feedback using the comments forms provided.



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



THFC Men's Training Centre - Main Building



The Lodge

A trusted, local partner

Tottenham Hotspur Football Club has long been a part of Enfield's community. Our Men's Training Centre is located just next door, and we know this site and the surrounding area extremely well. Our presence in Enfield goes beyond the Training Centre. We have worked closely with the local community - clubs, schools and others - for many years.

Through the Tottenham Hotspur Foundation and our Global Football Development Team, we are proud to have:

- | Invested over **£2.3million in public initiatives** since the opening of the Men's Training Centre in 2012.
- | Delivered over **80,000 hours of sporting activities**.
- | Worked with over **50 local partners**.
- | Delivered programmes to **30,000 local people**.
- | Delivered activity in **150** different venues across the borough.
- | Supported **50** unique projects and initiatives.
- | Worked across **75 schools** in Enfield.
- | Provided over **25,000 hours of football delivery** each year.
- | Engaged with approximately 50,000 players / coaches since 2012.
- | Delivered events to over **20 different football development partners** each year.
- | Catered for a wide range of participants from **5 to 25 years old**.

A track record of respect for the environment

We prioritise sustainability and the environment, and have won a number of significant awards for our work, including:

- | Being named the Premier League's **greenest football club for 4 consecutive years (2019 - 2023)** by the UN-backed organisation, Sports Positive.
- | **7 gold awards from Enfield in Bloom** for our Men's Training Centre, and 3 trophies from the London Garden Society.
- | **Achieved a BREEAM rating of Excellent for The Lodge** - a first for a building of this type when consented.



The project team



Tottenham Hotspur Football Club
Leaseholder



Quod
Planning Consultant



F3 Architects
Lead Architect



The Landscape Agency
Landscape Architects



Arup
Transport Specialist



LCA
Community Consultation Specialist

About the site, the lease area and agreement

About the site

The Whitewebbs site is owned by Enfield Council and forms part of the Green Belt. It is located to the north of the borough, just south of the M25 and immediately to the west of our Men's Training Centre.

Tottenham Hotspur was selected by Enfield Council, after a thorough public procurement process, as the preferred bidder to regenerate the former Whitewebbs Golf Course.

Our proposals met the Council's objectives of securing this unique site's future with a green use and also responded to local aspirations for enhanced access to nature and improved public facilities.

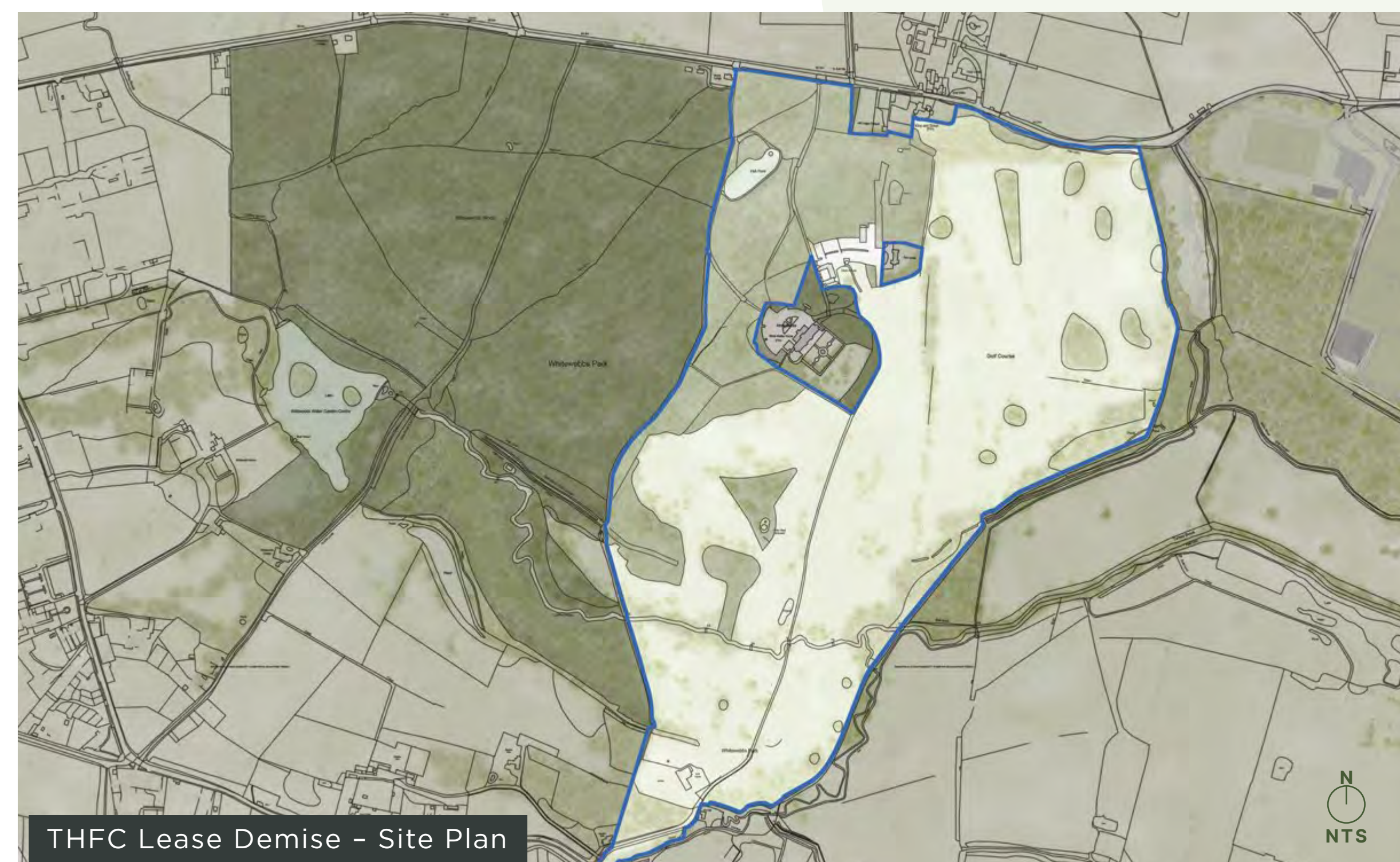
This site presents a once in a generation opportunity to create a regionally significant asset for Enfield and we very much welcome the opportunity to meet this challenge.



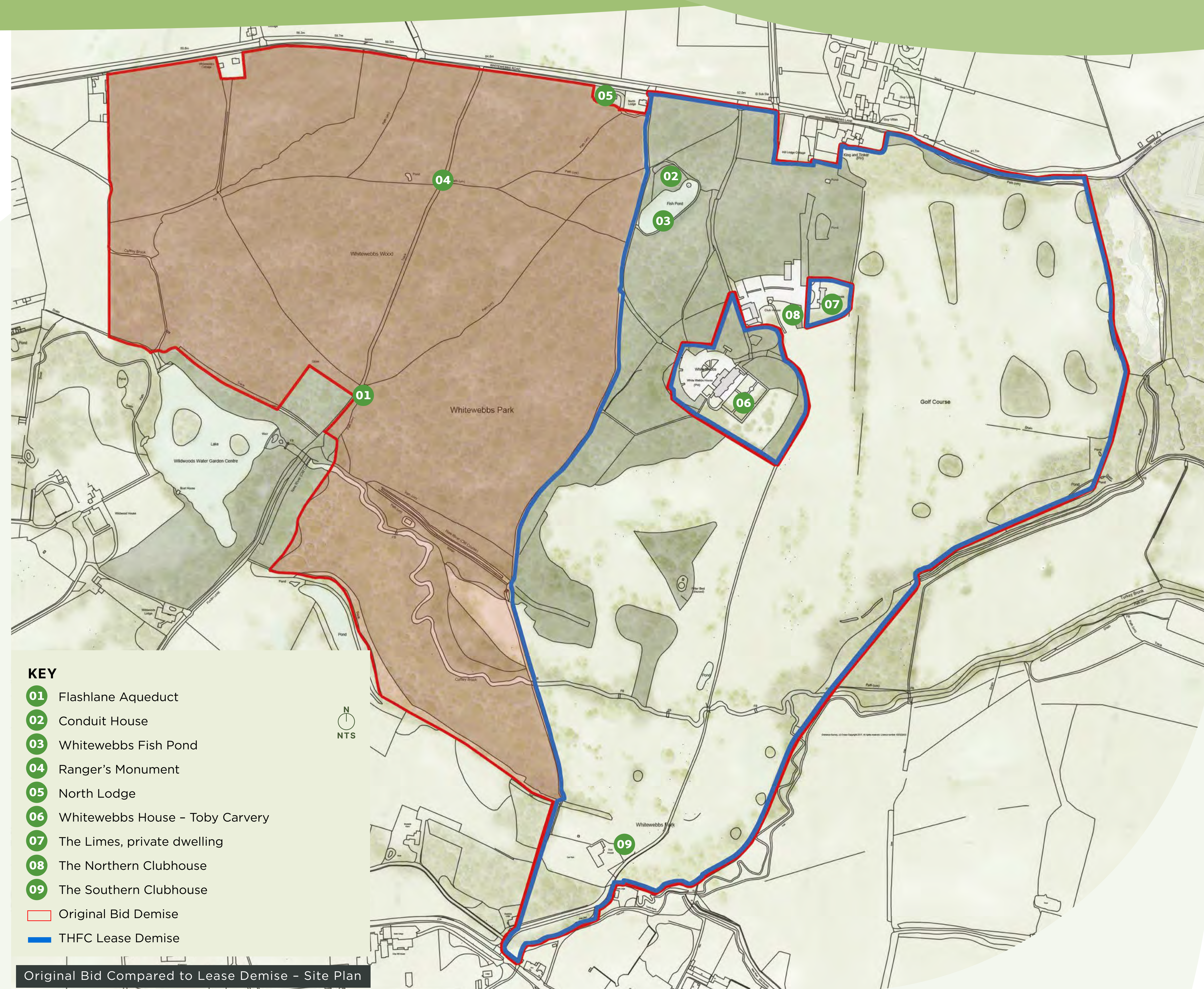
Photos of the site today

The lease area

The original Whitewebbs site comprised an area 98 hectares in size. It was determined by the Council that 45 hectares – 48% of the entire site, which includes the vast majority of Whitewebbs Wood – should be excluded from the lease demise area and be retained by the Council as public open space. The remainder of the site (circa 53 hectares) now forms the new lease area.



THFC Lease Demise - Site Plan



- KEY**
- 01 Flashlane Aqueduct
 - 02 Conduit House
 - 03 Whitewebbs Fish Pond
 - 04 Ranger's Monument
 - 05 North Lodge
 - 06 Whitewebbs House - Toby Carvery
 - 07 The Limes, private dwelling
 - 08 The Northern Clubhouse
 - 09 The Southern Clubhouse
 - Original Bid Demise
 - THFC Lease Demise

Original Bid Compared to Lease Demise - Site Plan

The lease agreement

Tottenham Hotspur Football Club was selected as the preferred bidder, and an agreement for lease was signed with Enfield Council in September this year. The length of the agreement is for 25 years, and it remains subject to planning permission being granted.

The Club's original consideration of £2m was for the entire 98-hectare site. Despite the lease area being approximately halved, the Club's consideration remains unchanged, providing funds for improvements both within the lease demise and beyond.



A summary of our emerging proposals

Securing this unique site's future with a green use

This site is a very special and unique space within Enfield. Working alongside the Council, we want to secure its future with a green use.

We want this to be a place which is open and continues to prioritise nature and local habitats. Somewhere which also puts Enfield on the map as one of the UK's leaders in growing the Women's and Girls' game.

Whitewebbs Pond

Refurbished edgings, paths, benches, and the restoration of Conduit House.



Turf Academy

A new Sports Turf Academy for the next generation of greenkeepers, pitch specialists and horticulturists.



Dickenson's Meadow

Connecting our consented Nature Reserve to Whitewebbs by a new biodiversity corridor.



THFC Women's & Girls' Training Centre

A new Women's and Girls' Football Academy, with 9 full-size pitches for our elite players and local clubs to use.



Whitewebbs Wood

Owned and managed by LBE, with funds from THFC to enhance public accessibility.



New Footpaths

Improving and enhancing footpaths throughout the woodland and new parkland.



New Café, information and meeting area

New facilities and a Café for visitors, with improved public restrooms.



KEY

- THFC Lease Demise
- THFC Women's & Girls' Training Centre

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NTS

Parkland & New Woodland Areas

Extensive ecological enhancements, with thousands of new trees planted and restored public parkland.



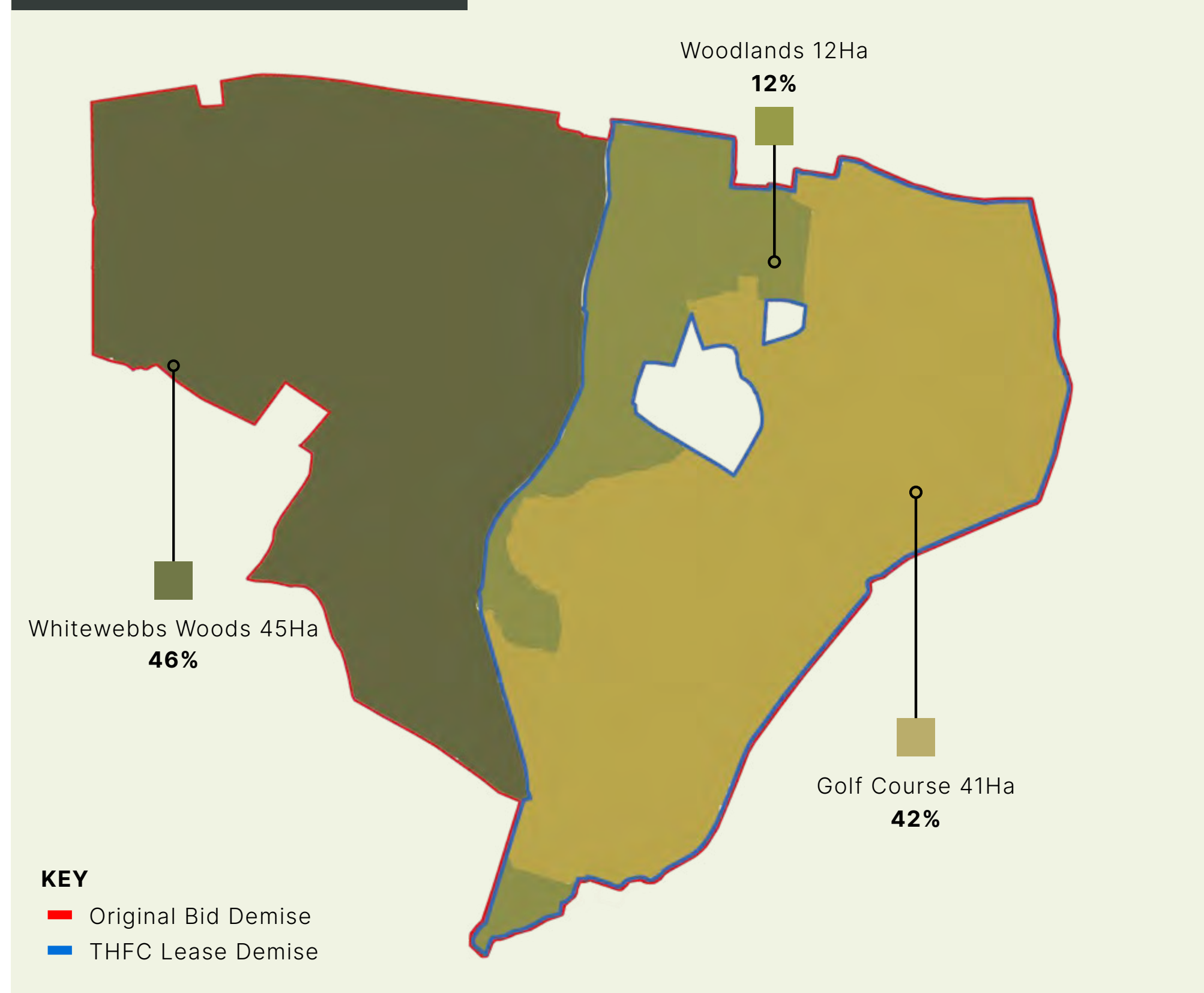
Enhancing access to nature

Access to nature and open space has become incredibly important for all of us post pandemic. Enfield has ambitious plans to make the borough the greenest and bluest in London and we want to support this at Whitewebbs.

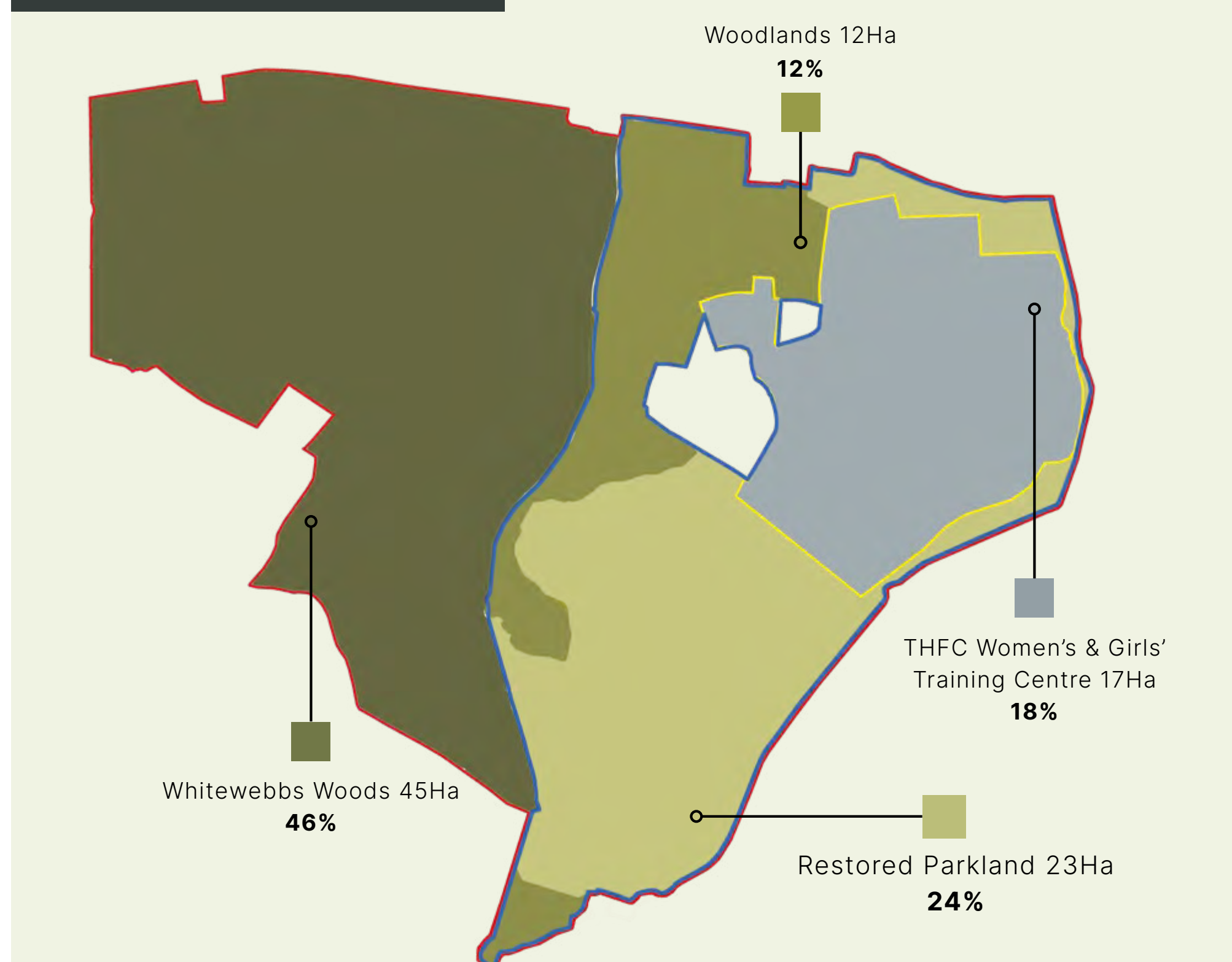
Under our proposals, circa 80% of the original Whitewebbs bid site marketed by Enfield Council would remain publicly accessible. You can find more detail about how we've carefully considered the site's land uses and its different character areas below.

Land use

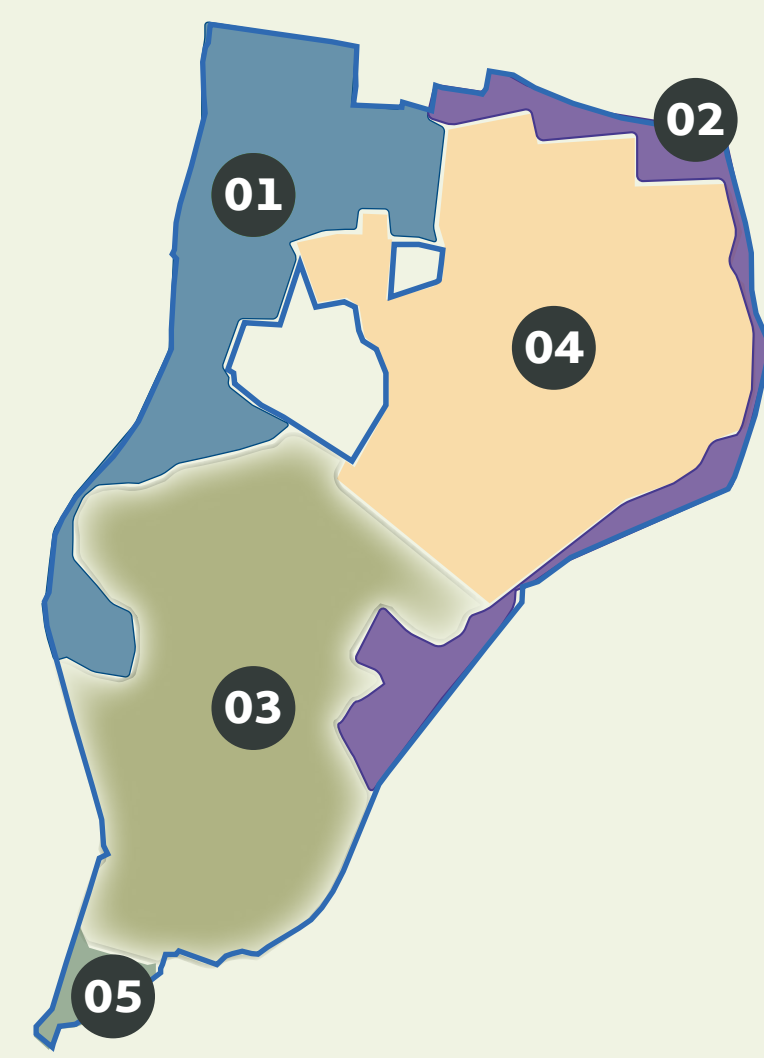
Whitewebbs site - existing



Whitewebbs site - proposed



Supporting local wildlife



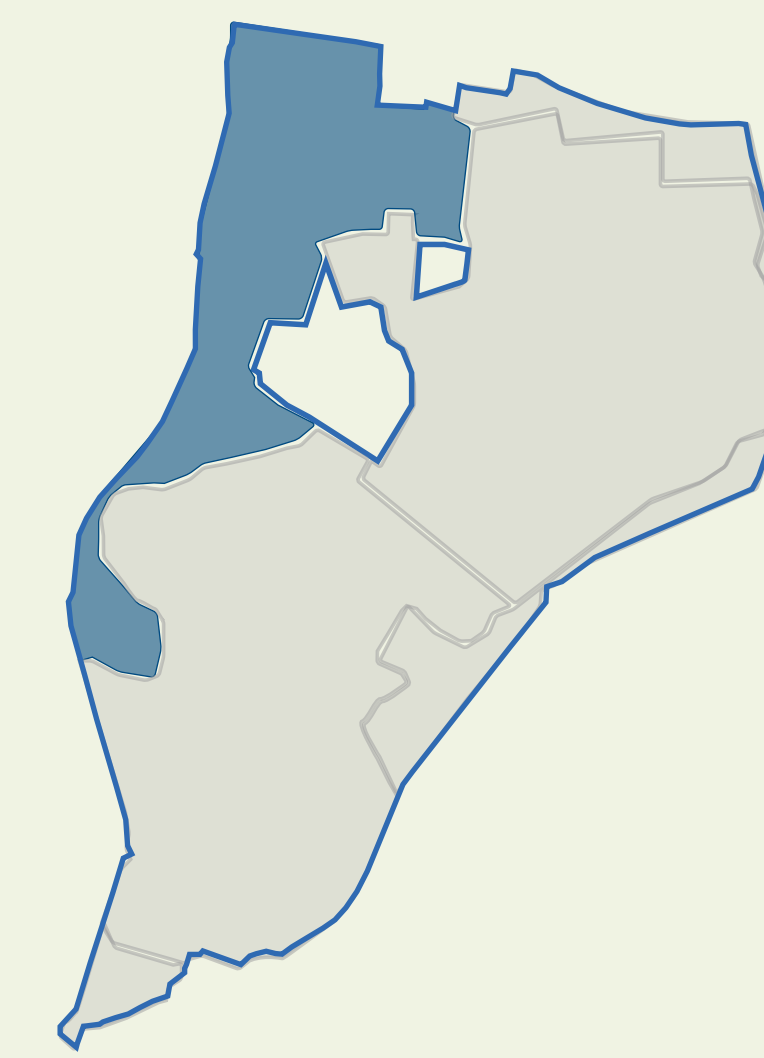
KEY

- 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



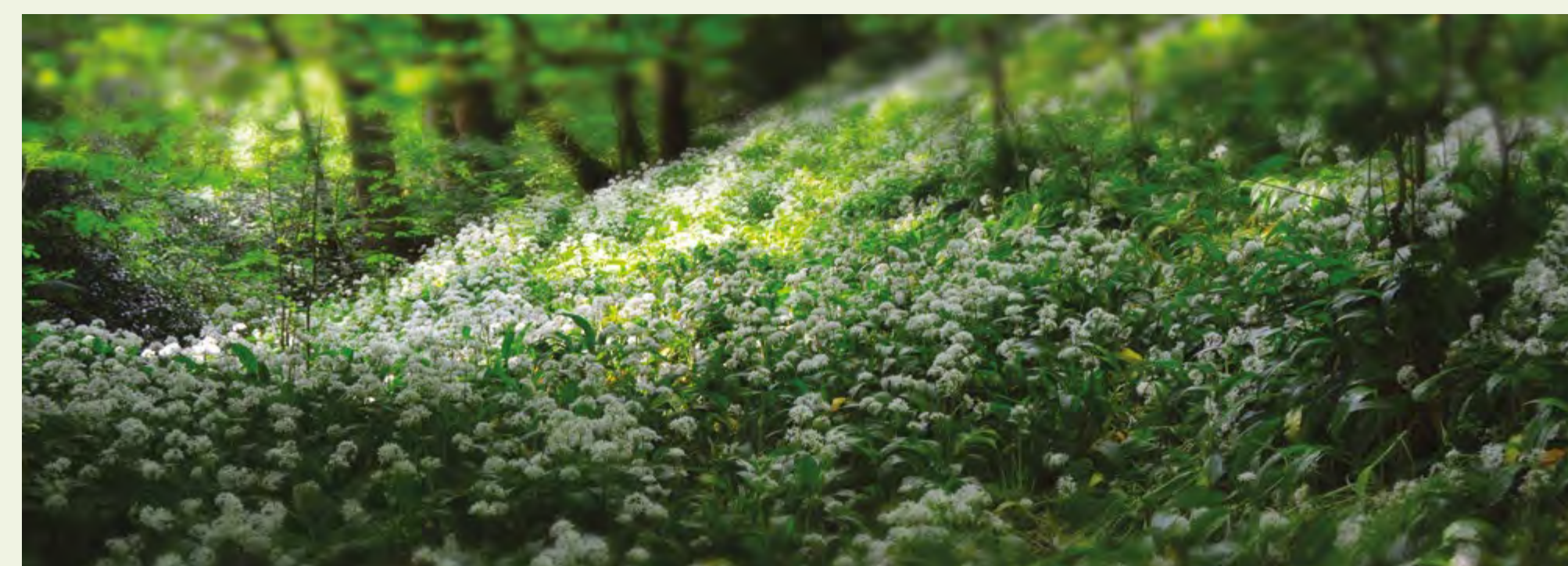
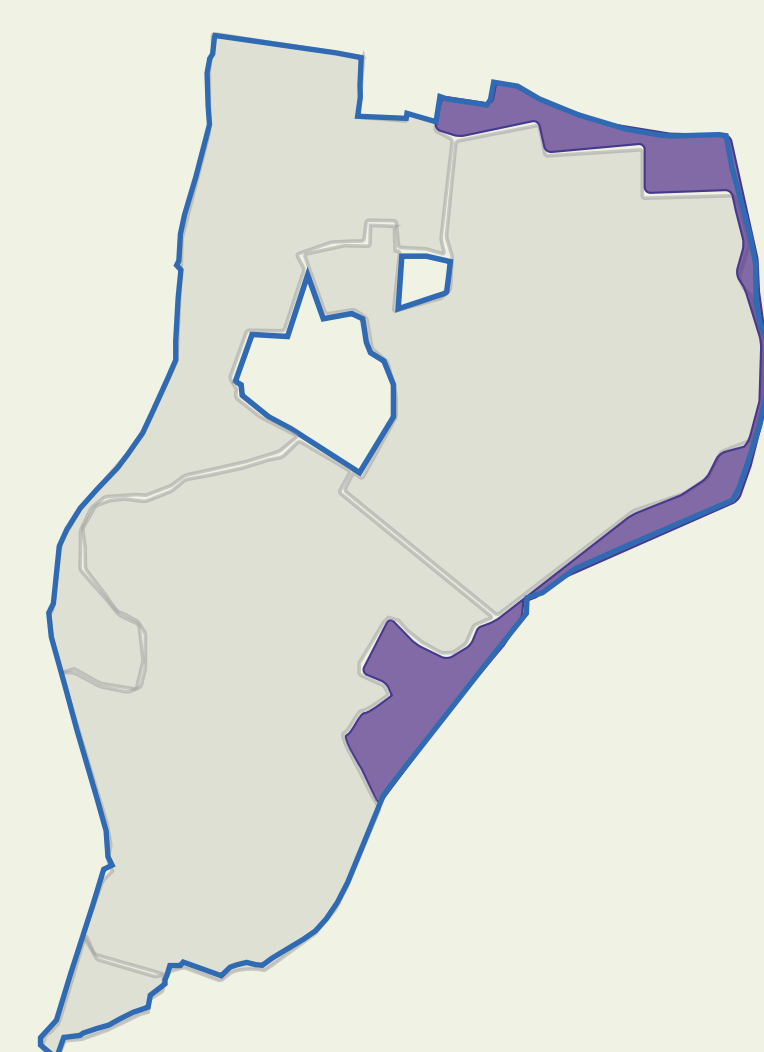
We are committed to creating a cohesive and high quality environment, ensuring the continued enjoyment of Whitewebbs for years to come. Our proposals split the site into five character areas, detailed on the diagram to the left.

Whitewebbs Wood



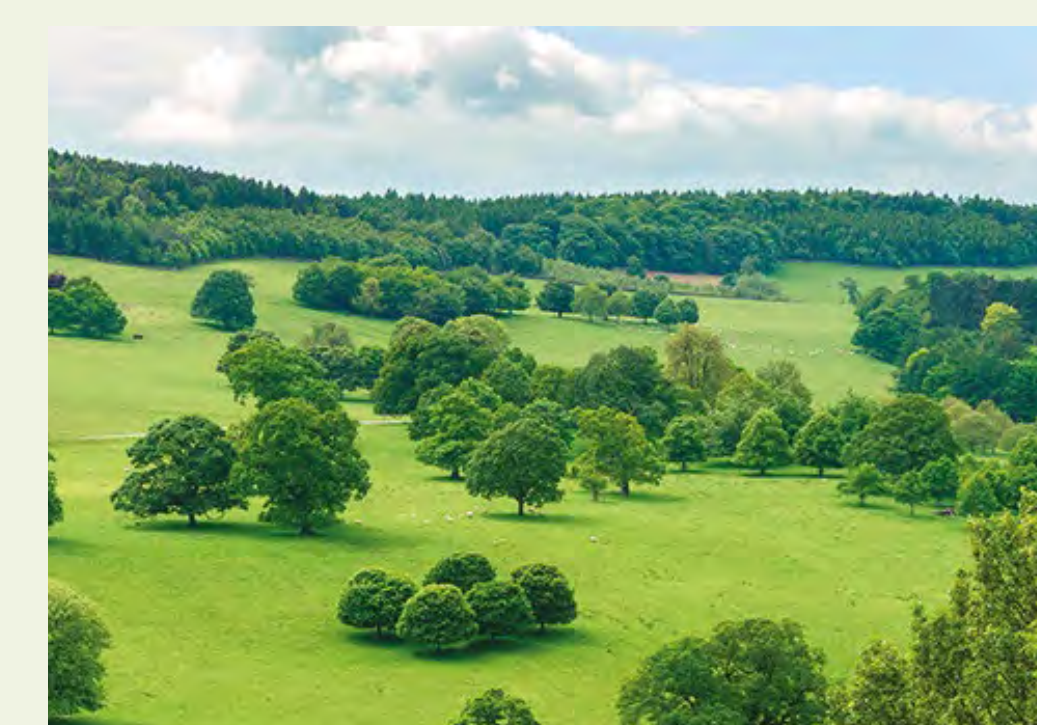
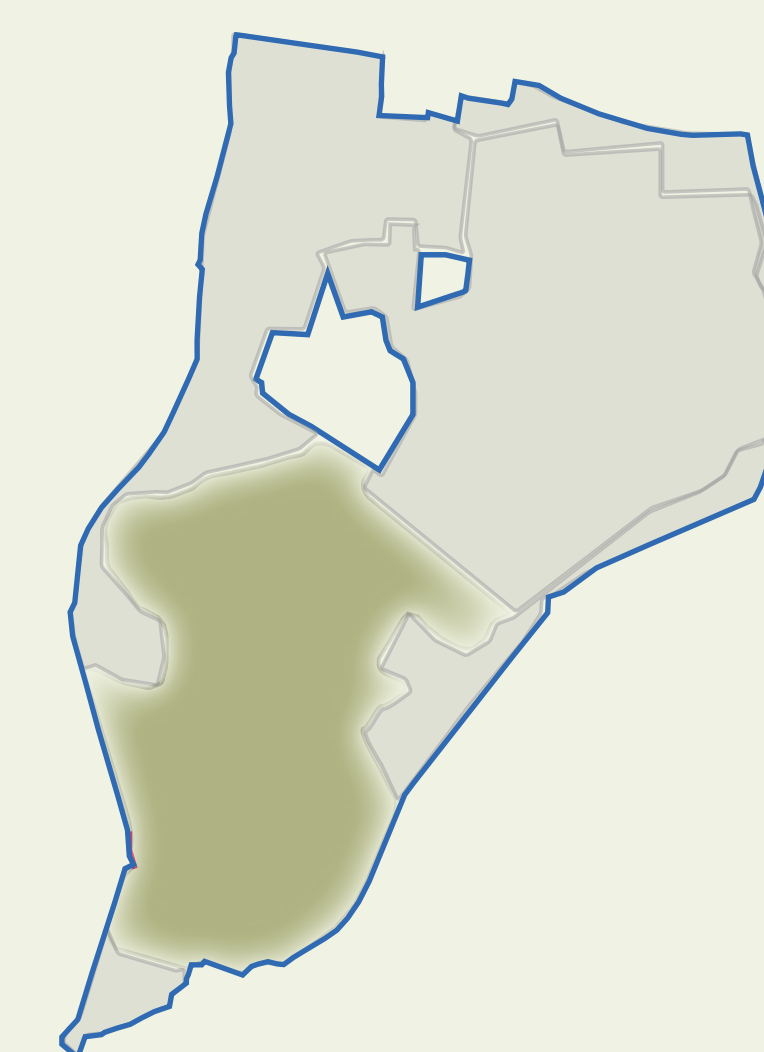
We know how important and popular Whitewebbs Wood is for local people, especially walkers, cyclists, horse-riders and families who frequently visit the area. Our proposals would ensure that funds are provided to preserve and enhance the Woods, allowing upgrades and repairs to be made to the bridleways and nature trails.

New woodland areas



We want to create dedicated woodland areas, with new trees, including oak and beech. These areas would be maintained by the Club, be publicly accessible to local people, and help to cultivate new natural habitats to support wildlife.

Restoring historic parkland



One of our ambitions is to transform around half of the former golf course to historic parkland. We've looked carefully at 19th Century drawings for inspiration, and want to reinstate lost trees and vistas and create new wildflower meadows and mown paths for walkers.

The Whitewebbs site

98
c. hectares

formed the original Whitewebbs site

45
c. hectares

including the vast majority of Whitewebbs Wood, excluded from the lease demise and is to be retained and maintained by LBE

53
c. hectares

forms the new lease area agreed between THFC and LBE

35
c. hectares

of the new lease area to remain publicly accessible

18
c. hectares

of the new lease area will form the Women's and Girls' Training Centre

80
c. hectares

(80%) of the original site is to remain publicly accessible



Creating new routes and improving connections

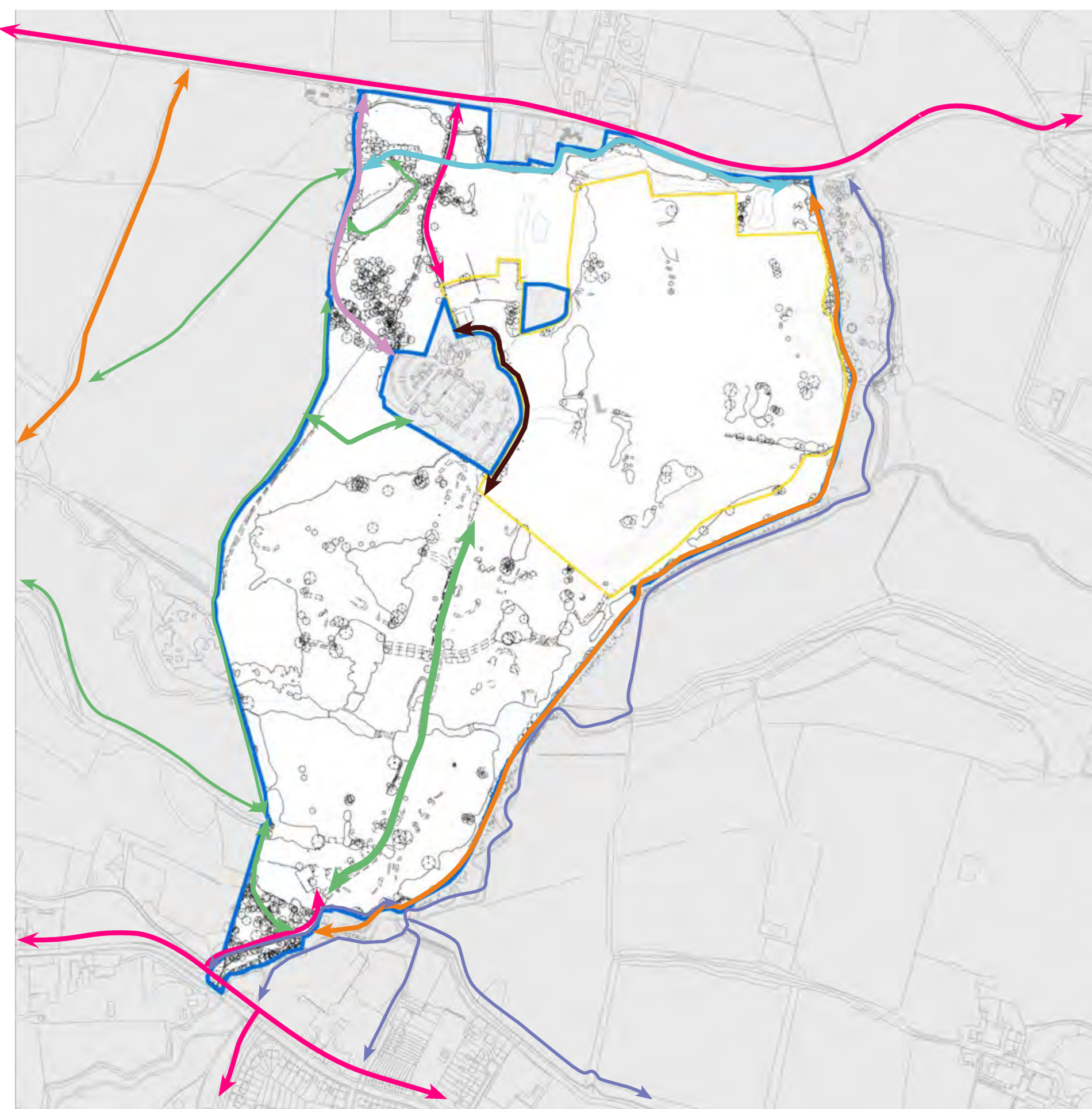
We want to create new walking and cycling routes, formalise permissive paths, and restore and repair bridleways to ensure public access to this part of the borough is protected and enhanced for future generations.

Together with our design team, we have carefully mapped the existing trails and paths that meander across the Woods and former Golf Course. Some only exist as permissive paths and many are in need of repair and constant maintenance.

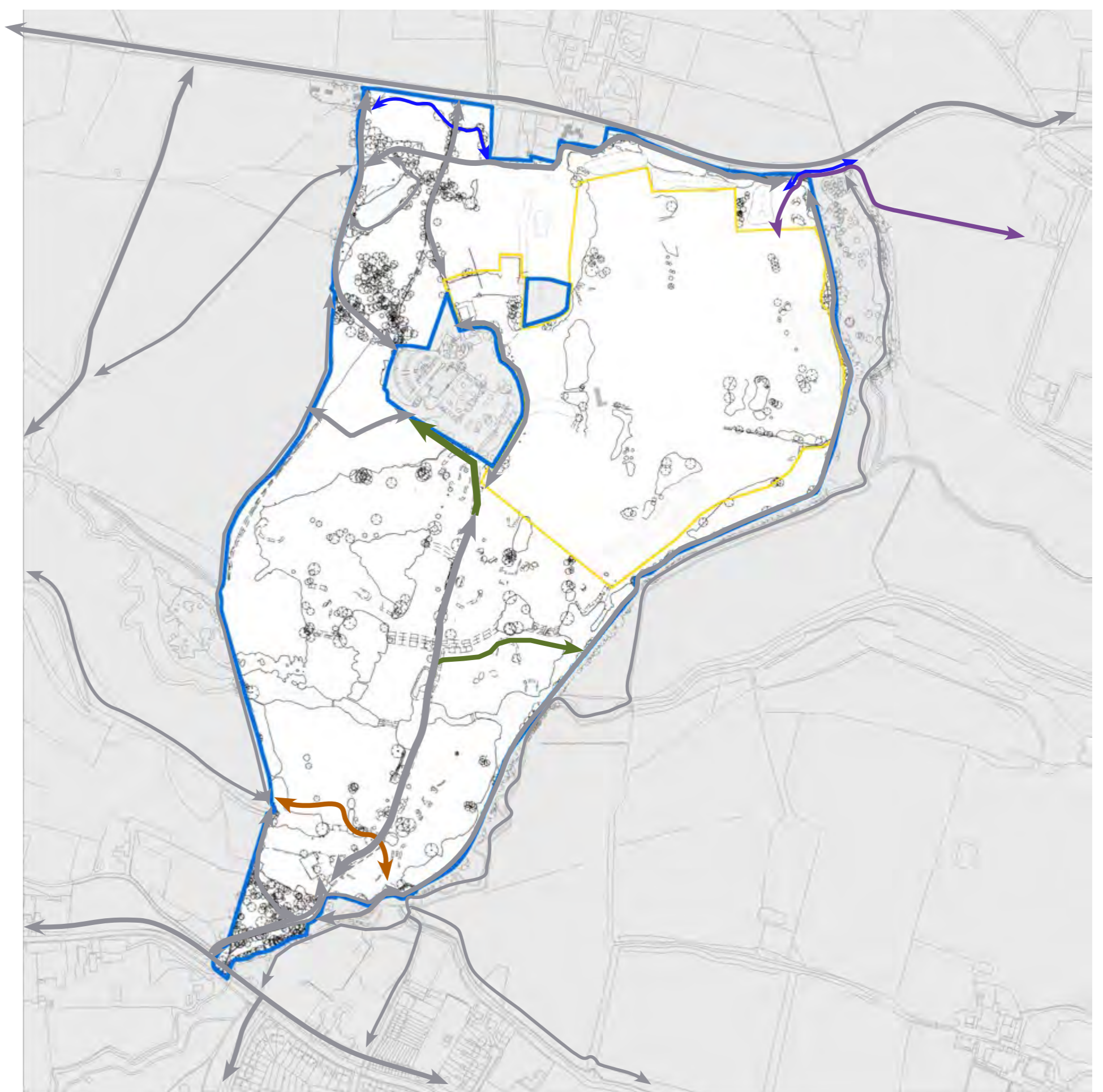
We are therefore proposing to upgrade connections across the site and our lease payments will fund their maintenance long term both within our lease demise and in the Woods beyond.

More information on these connections and improvements has been set out on the maps below.

Existing



Proposed



KEY

- THFC Lease Demise
- Proposed THFC Women's & Girls' Training Centre Operational Boundary
- Road Access
- Historic Carriageway to be reinstated
- Existing Historic Track Retained (Not Publicly Accessible)
- Existing Public Footpath

- Existing Bridleway
- Formalised Permissive Path
- Existing Public Routes
- Proposed Public Footpath
- Proposed Public Routes
- Proposed Bridleway
- Proposed Operational Link with THFC Men's TC

Transport and parking at Whitewebbs



➡ We are proposing to restore and reopen the historic carriageway between Whitewebbs Lane and Whitewebbs House to the public. **This would become the main public access route to the park (and the Toby Carvery) from the north.**

➡ Players and staff would use the existing route into the site, which runs past the current Northern Clubhouse. This would become the new dedicated access for the Training Centre, and would be managed by the Club. It would also provide access for The Limes dwelling.

➡ To the north-east of the site, we are proposing to create a new operational link between Whitewebbs and the existing Men's Training Centre. This internal connection would be designed for small buggies and will reduce vehicle movements between the Men's Training Centre and Whitewebbs.

➡ To the south of the site, we would preserve the existing access via Beggar's Hollow.

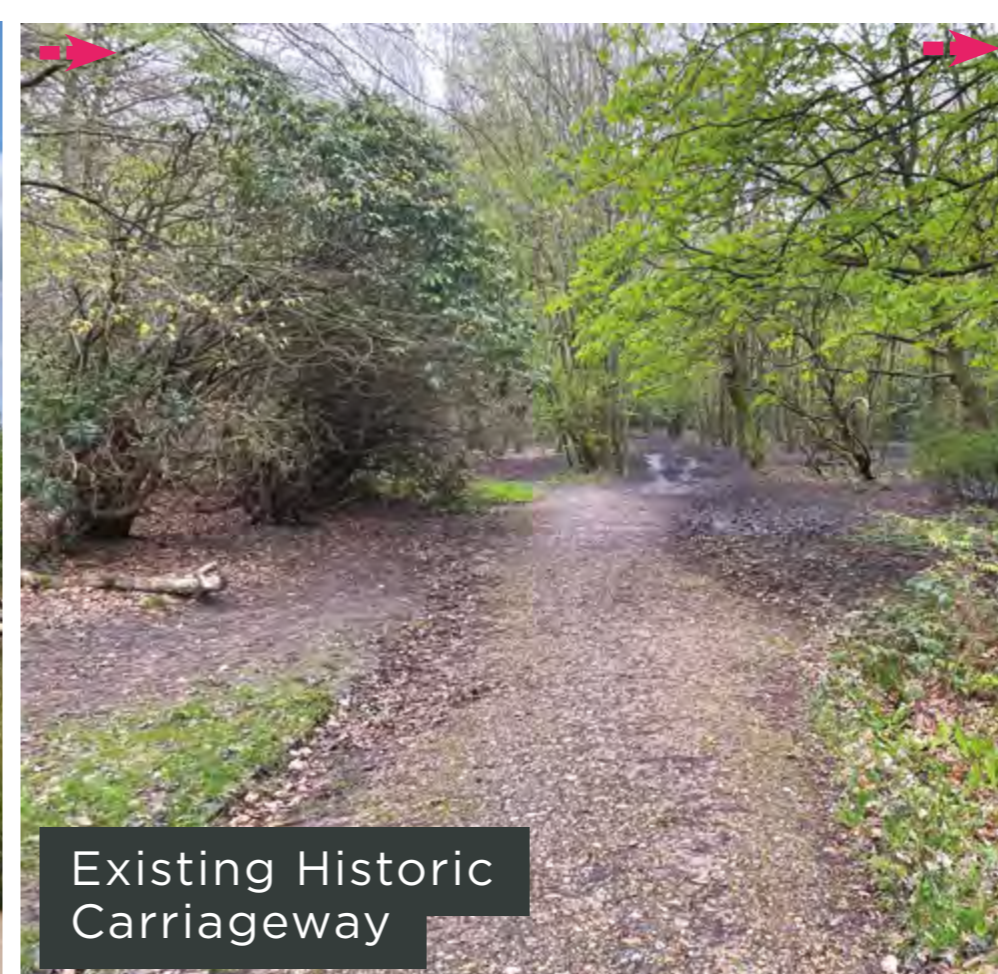
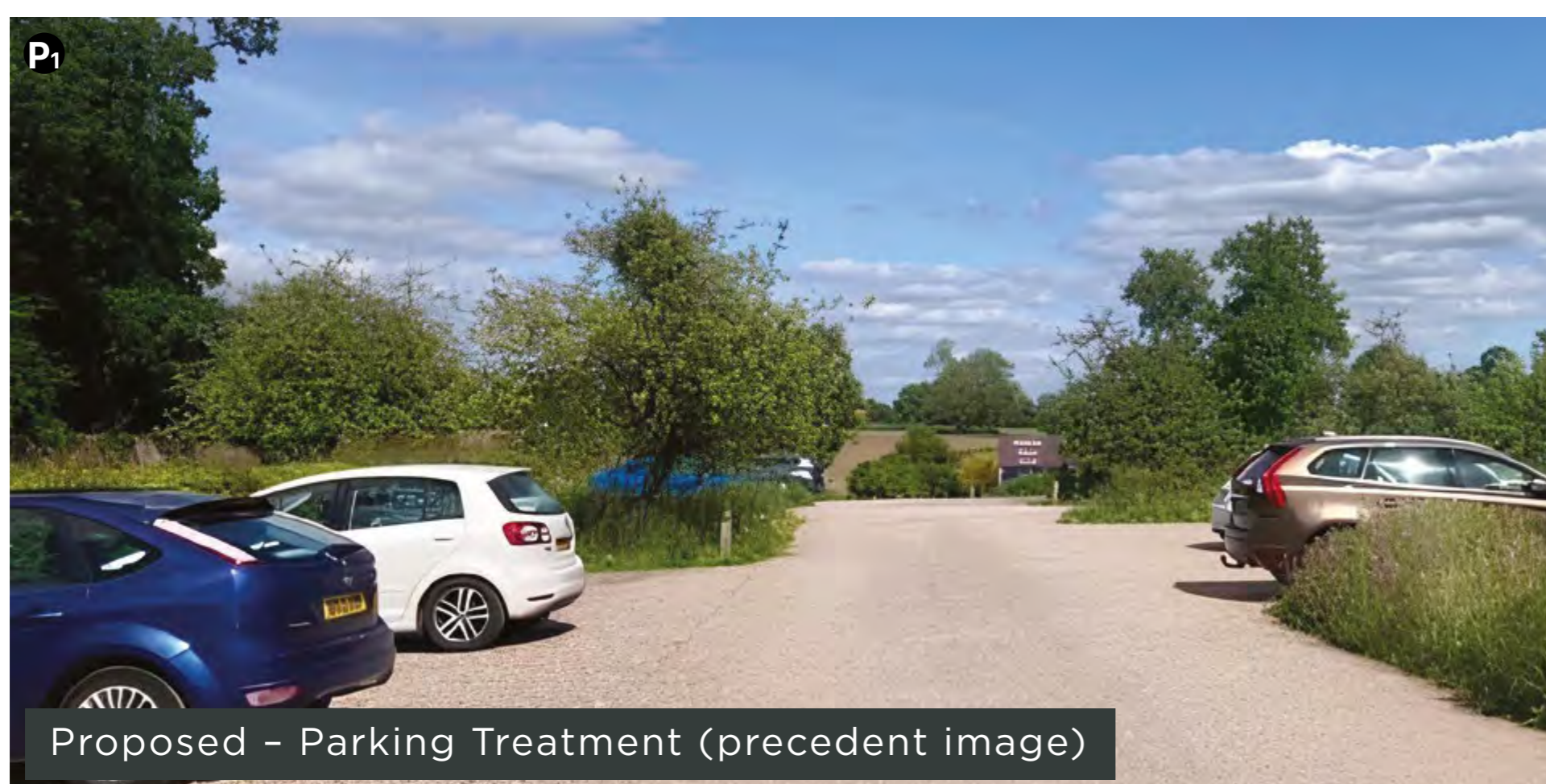
P1 At the restored Southern Clubhouse, we are not proposing to make any significant changes to the car parking arrangements and would re-provide around 99 car parking spaces for visitors including new accessible spaces.

P2 For players and staff driving to the Training Centre, all parking would be provided within our operational boundary and away from the public car parks. We are still finalising the number and location of these parking spaces. It would include coach parking and be fewer than the existing Men's Training Centre.

P The car park by Whitewebbs House, which is used by the Toby Carvery, sits outside our lease demise and therefore forms no part of our proposals.

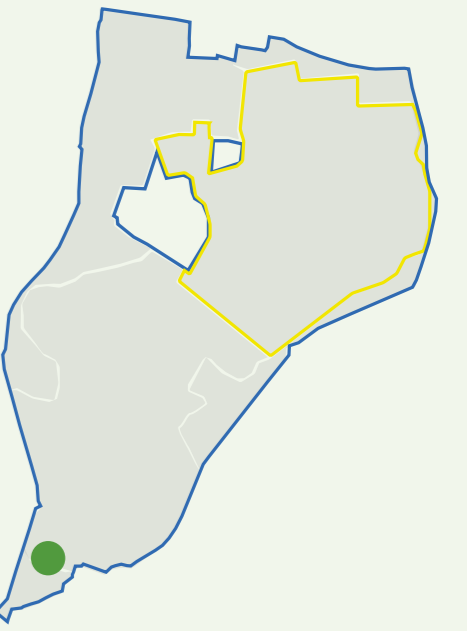
D A small clearing exists adjacent to the existing main access into the site. This has been a magnet for anti-social behaviour in the past and would be removed.

As is always required, we will be preparing and submitting a detailed Transport Assessment as part of the planning application.



Improving local facilities

Southern Clubhouse



We want this site to be an asset for the entire borough and are therefore proposing a number of new and improved public facilities for those visiting Whitewebbs.

A refurbished Southern Clubhouse

The Southern Clubhouse already serves as a natural meeting point for those visiting Whitewebbs, however it provides a very limited offer and the current Café has had to close temporarily. Our proposals are to sensitively refurbish the building and create a new community Café, information and meeting area, and improved public restrooms for people visiting the park. Outside, we would provide seating areas with fantastic views of the restored parkland.



Proposed Southern Clubhouse - site plan

KEY

- 1 Café
- 2 Kitchen
- 3 Male WCs
- 4 Female WCs
- 5 Accessible WC
- 6 WC Lobby
- 7 Store
- 8 Grounds Maintenance Store



Proposed - Artistic Visualisation



Proposed - Eastern Elevation



Proposed - Southern Elevation

Consulting on a potential new community dog park

Immediately adjacent to the Southern Clubhouse we are now also exploring the idea of a new community dog park.

This would be a safe, enclosed space for dogs that would be managed by the Club, potentially in collaboration with a local animal welfare organisation. We are still in the early stages of developing ideas for this, but we are considering including useful facilities such as agility equipment, dog fountains or showers, boot cleaning stands and seating.

This dog park didn't form part of our original bid for the site, but we have seen and heard just how many dog walkers use and enjoy this part of the borough. **We would love to know what you think of this addition and if you feel it should be included in any future planning application.**



Proposed - Artistic Visualisation

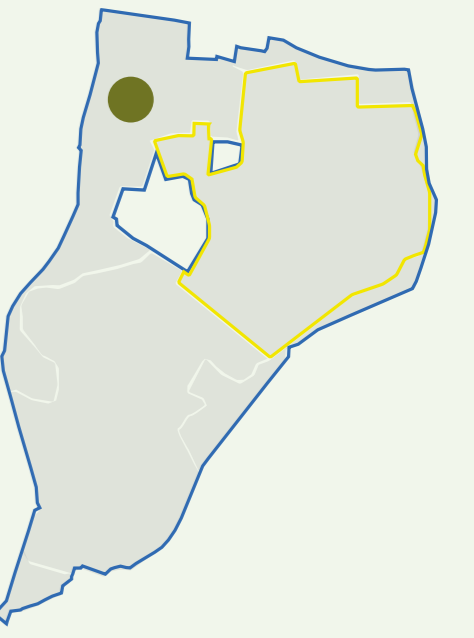


Proposed - Illustrative Sketch



Improving local facilities

The pond and Conduit House



Towards the north of the site there are two other brilliant opportunities to improve the experience for visitors – the pond and Conduit House. Both have fallen into a state of disrepair and now form an important part of our proposals.

The pond

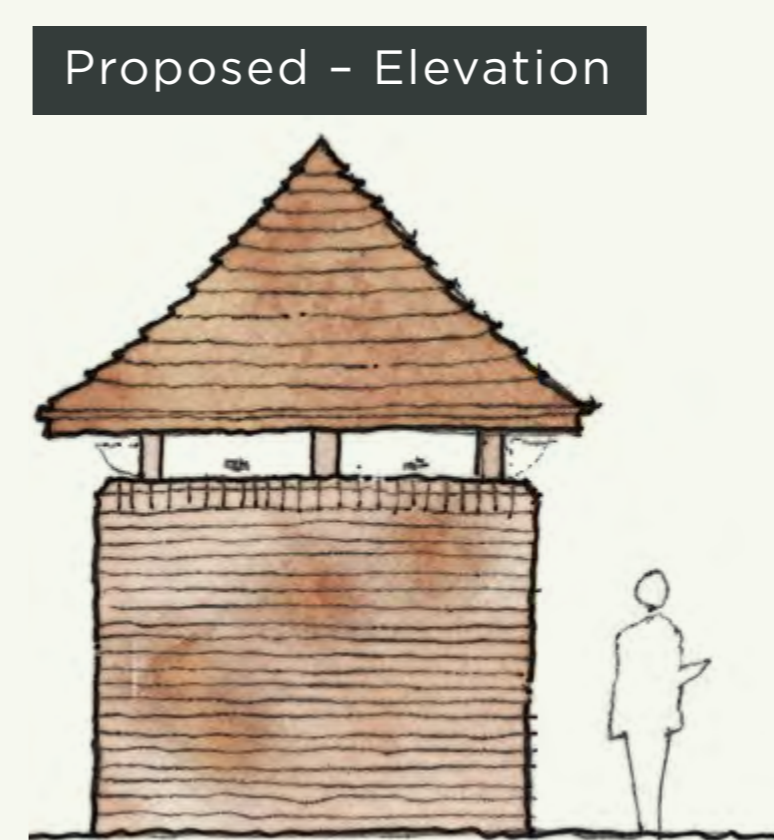
The pond has the potential to be a wonderful setting for visitors to the park, surrounded by nature and beautiful wildlife. It is a great space to sit and pause before exploring the Woods. Its walls are crumbling in many places, and parts are now filled with rubbish and debris. We want to repair and restore the pond and create proper public seating areas. All this work would be funded by the Club and the pond would continue to be publicly accessible.



Conduit House

Conduit House is a small but historic building located near the pond. Despite its interesting heritage, it is often overlooked and has now fallen into a derelict state.

Instead of removing it, we want to preserve this small piece of history and restore it to a more meaningful community use. Our initial thinking is that it could be refurbished and re-purposed as a birdwatching hide. This work would be undertaken by the Club and again we would be responsible for managing and keeping the space clean and safe. **We would love to hear your feedback on this idea, or if you have any other suggestions for this building.**



Promoting and protecting biodiversity

We are proud to have been recognised nationally for our commitment to the environment. We have a demonstrable **track record of success** at the Men's Training Centre, and we are bringing our experience and passion for sustainability and conservation to Whitewebbs.

Supporting and protecting local wildlife

Over the past few months, we have been undertaking extensive studies to understand the local area and wildlife at Whitewebbs. We want to be very clear that our proposals would protect and enhance the ecological value of this site. We plan to increase biodiversity across the site, and aim to achieve this by:

- | The creation of woodland glades and ridges to allow woodland edge habitats and space for ground flora species to develop.
- | Bat and bird boxes to further enhance the habitat value of the woodland.
- | Dedicated areas for wildflower meadows to increase the biodiversity of the park.
- | Planting 3,000 additional trees, to ensure this becomes a more biodiverse place for local wildlife and visitors.

Longer-term, the Club and Council wish to explore the possibility of establishing one of the UK's first Habitat Banks for Whitewebbs Wood. This was an aspiration for the Club as part of its original bid until Whitewebbs Wood was removed from the proposed lease demise. A Habitat Bank provides the opportunity for developers building in other parts of the borough to meet their biodiversity targets by purchasing 'conservation credits' which in turn would be invested in Whitewebbs Wood. **Although it is not part of the planning application at this stage, it is a new and ambitious idea and something we would like to explore in more detail as our plans progress.**

Creating a new biodiversity corridor

To the north of the site we are proposing to create a new biodiversity corridor. This has the potential to be a really important connection linking Whitewebbs Wood to the Dickenson's Meadow nature reserve. The reserve is not part of this application, and already has permission to be upgraded and work is due to start soon.

This nature reserve will provide an environment where we'll promote education and outdoor sports events, with an interactive experience for local schools. We think there is a brilliant opportunity for some really holistic thinking here, and by connecting the Woods and nature reserve with a living, biodiverse and formalised path, we can create an even better experience and learning environment for students.



KEY

- 01** Whitewebbs Wood
- 02** Dickenson's Meadow Nature Reserve
- ← Proposed Biodiversity Corridor



10 Championing the Women's and Girls' game

Tottenham Hotspur has a proud history of supporting the Women's and Girls' game. Our professional Women's team was founded nearly 40 years ago and has seen success both on and off the pitch. We have set all-time attendance records and through initiatives like our Female Talent Pathway helped young girls get into the sport for the first time.

The Women's game is now growing faster than ever, and our national team's Euros and World Cup success has inspired a new generation to take up the sport. We want to continue supporting this growth and we want to do so right here in Enfield, with a new dedicated Academy.

Our goal – increasing participation in Women's and Girls' football

A new Women's and Girls' academy would enable us to expand our community outreach, delivering:

Regular access for local schools to participate in technical player development sessions.

An expanded Women's and Girls' coaching programme, to support technical player development or academic skills sessions.

An opportunity for school leavers aged 16-18 to study for educational qualifications and one of many sport and fitness courses, alongside a full-time football programme, led by FA and UEFA-qualified coaches.

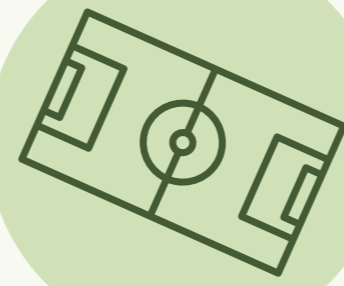
Pathways for students from academic opportunities to progress into our Coaching Excellence Centre or Club Academy.

Week-long Holiday Player Development Centres for local students.

Multiple term-time programmes and initiatives.

Tottenham Hotspur Women's latest players were recruited from Chase Community School in Enfield.

Our track record



Tottenham Hotspur Women has the **highest percentage of player recruitment in the country** from grassroots football clubs.



The Club has a **bespoke female coaching internship** in partnership with the Female Coaching Network.



We have delivered over **80,000 hours of sporting activities**.



We have worked across **75 schools** in Enfield.



And provided over **25,000 hours of football** delivery each year.

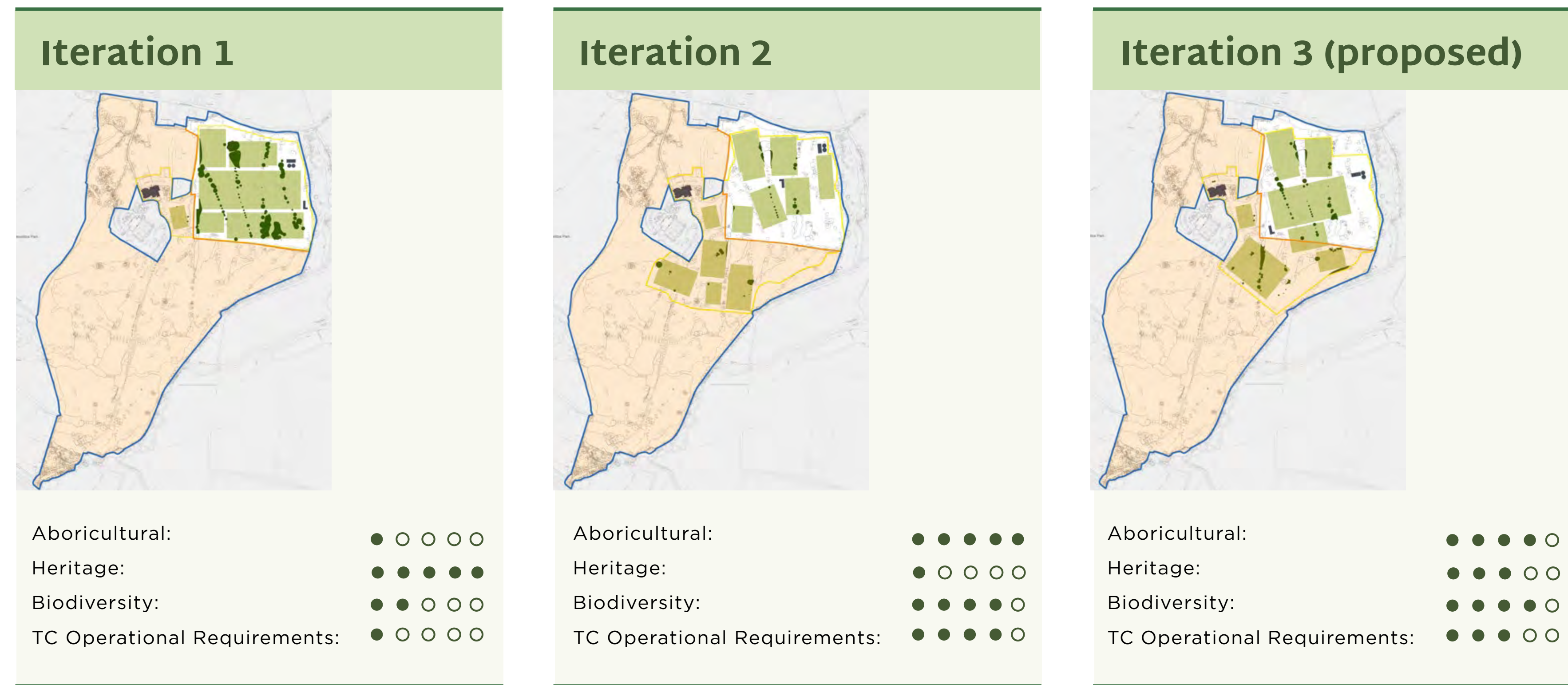


Layout and design

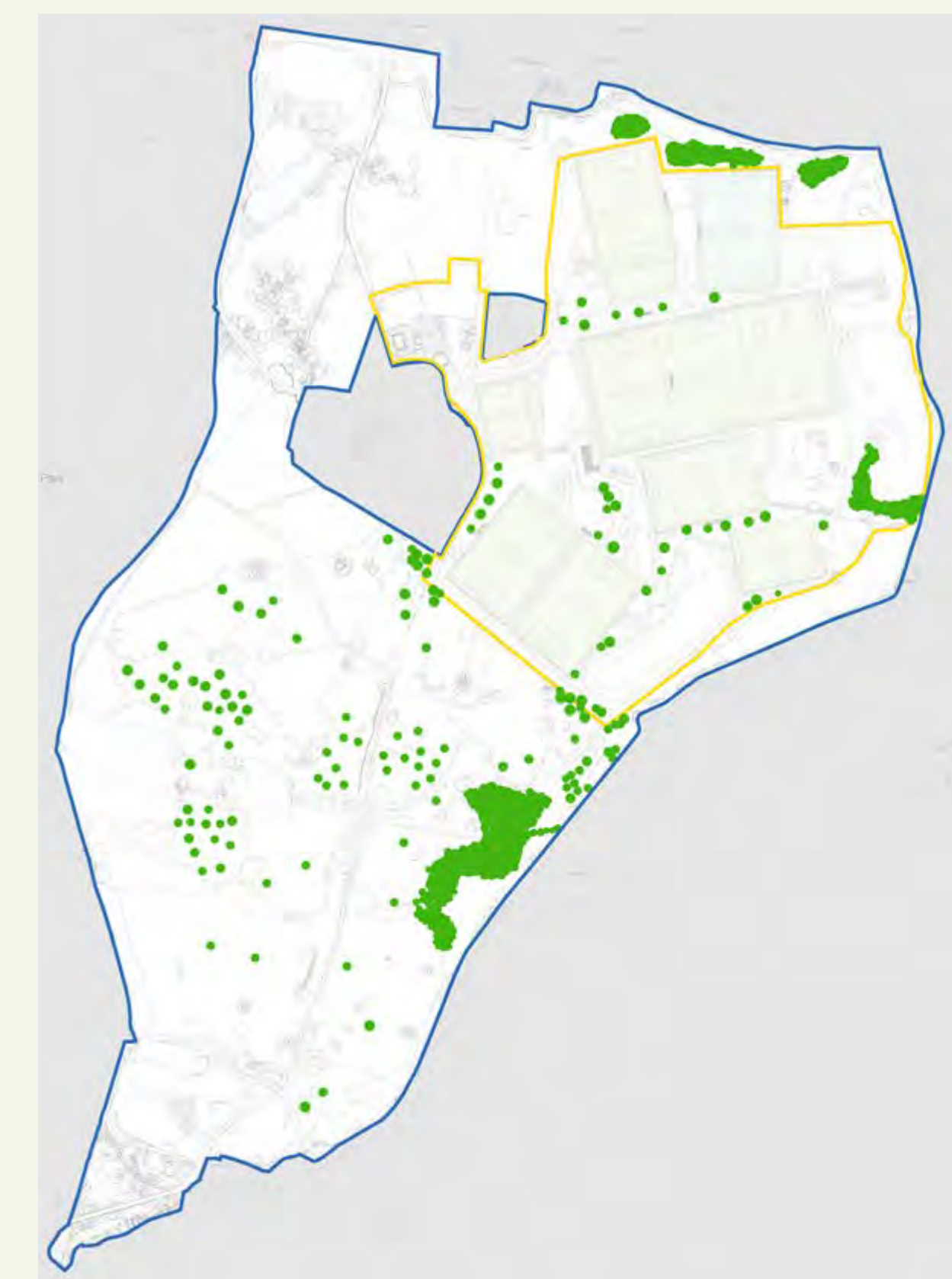
We want to create a high-quality facility here which can support both the needs of our elite Women's team and provide the space and coaching opportunities for grassroots clubs and societies to grow.

Our proposal is for a total of **nine full-size football pitches**. **Eight of these would be grass pitches**, and **only one would be artificial turf (astroturf)**. Only two of these pitches would have floodlights, and their use and design would be consistent with those already at our Men's Training Centre.

Over the last few months, we have been carefully considering the layout and size of these pitches. We have challenged our architects and experimented with different options, taking into account the sites topography and any impact on existing trees or wildlife, and balancing this against our own operational needs. The outcome of this detailed process is a layout that minimises the need to move or remove trees and provides an efficient, secure and professional environment for the women and girls playing here. We have shown the different iterations we explored below.



- KEY**
- THFC Lease Demise
 - Proposed THFC Women's & Girls' Training Centre Operational Boundary
 - Historic Parkland
 - Trees to be Felled or Replanted



A sensitive and careful approach to trees

Our experts have counted and assessed every tree within our lease demise. There are approximately 3,000, and of these 102 would need to be removed and a further 40 would be relocated. A detailed breakdown is below:

Category A (trees of the highest value):
10 trees to be felled

Category B (moderate quality trees):
42 trees to be felled, and a further 5 to be relocated

Category C (low quality):
50 trees to be felled, and a further 35 to be relocated

As part of our plans, we are proposing to offset these changes by significantly increasing the number of trees located across the site. **We would plant around 3,000 additional trees, of which around 450 would be semi-mature.**

- KEY**
- THFC Lease Demise
 - Proposed THFC Women's & Girls' Training Centre Operational Boundary
 - New Tree Planting

A secure and green operational boundary

The operational boundary of the Training Centre would be secured by a new green fence. This would be 1.8m tall, and similar to our Men's Training Centre, would be shielded by around 1m of native planting and bushes. This would minimise any visual impact of the fence and present a very natural and green looking aesthetic. The subtle design would mean that the fence should only be noticeable from a close distance, and when viewed from across the new parkland it would be very difficult to discern.

Behind the goals of the football pitches there would also be a 5-metre-high fence to stop balls leaving the pitch area. In every case, these would be set back some distance from the operational boundary, meaning the visual impact would also be very limited.



- KEY**
- THFC Lease Demise
 - Proposed THFC Women's & Girls' Training Centre Operational Boundary
 - Pitch Floodlights
 - 5m Ball-Stop Fencing
 - 5m CCTV Locations



Creating new jobs and opportunities



Creating new jobs and opportunities for the communities we're a part of has been a key priority of the Club's for decades.

Together with our Foundation, we have already

Created over **4,000 new jobs** for local people as a direct result of our new stadium, Training Centre and other regeneration projects across north London.

Provided **thousands of employment opportunities** through our Jobs Fairs.

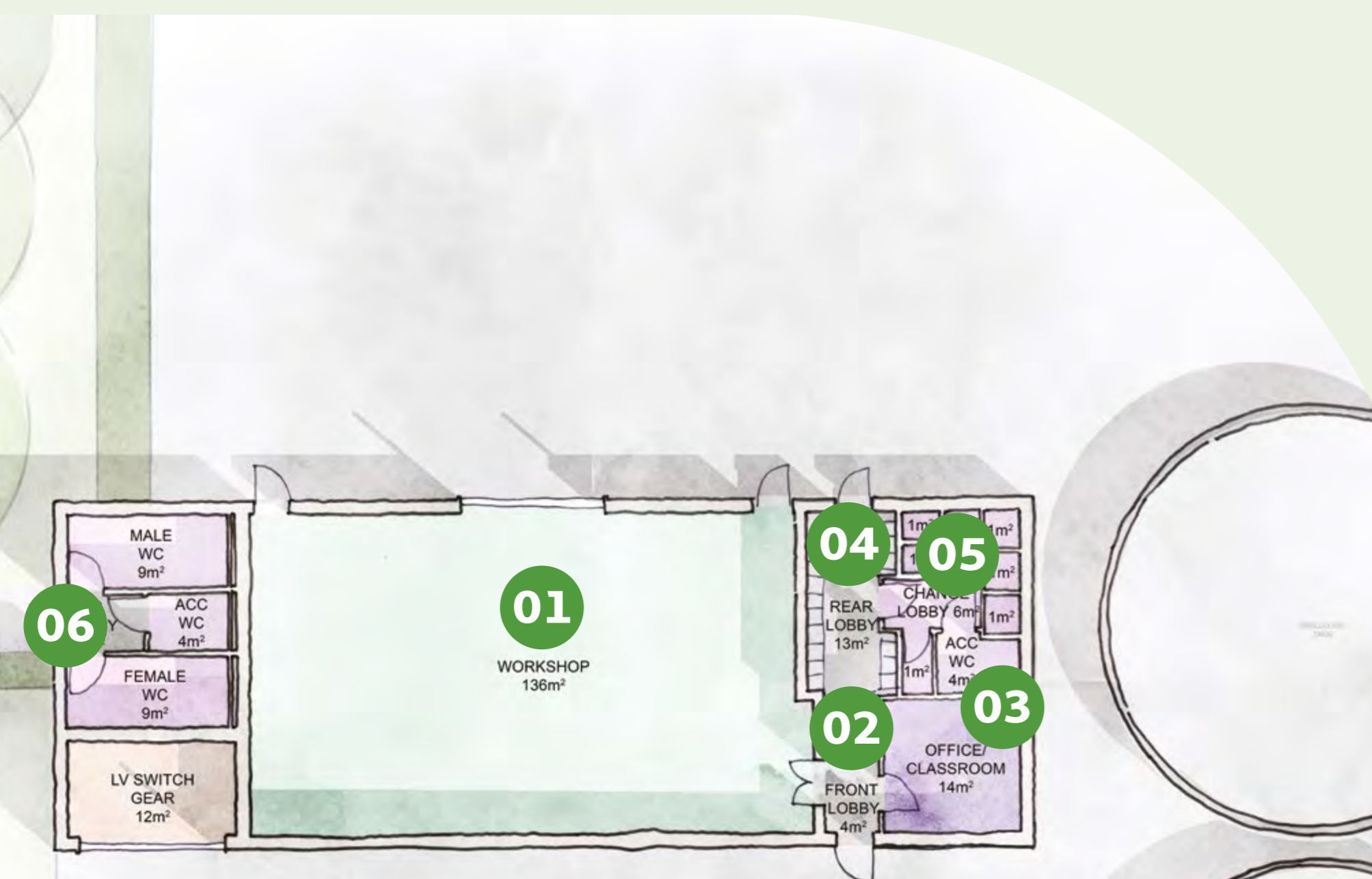
Ran a series of campaigns to build community cohesion, promote healthy lifestyles and support people with disabilities.

There is an opportunity at Whitewebbs to invest in important aspects of our growing game - areas that can open new pathways and jobs for local residents and Londoners looking for a career in football.



Creating a new Sports Turf Academy

As part of our proposals, we would create a specialised Sports Turf Academy at Whitewebbs. This would be located at the north-eastern corner of the site, within our operational demise, and would be a joint venture with the Men's Training Centre just next door. It would be a unique facility, capable of delivering a wide range of courses to produce the next generation of sports turf, green keeping, horticultural and mechanical specialists. People that can work with the Club but also take their skills throughout the UK.



Proposed Sports Turf Academy - site plan

KEY

- 01 Workshop
- 02 Front Lobby
- 03 Turf Academy Classroom
- 04 Rear Lobby
- 05 WC
- 06 Change



Summary and next steps

Thank you for attending our exhibition.

We hope you found it helpful and please do take a moment to give us your feedback using the forms provided.

A reminder of our proposals



Securing this unique site's future with a green use.



Preserving access to nature, **with circa 80% of the original Whitewebbs bid site remaining publicly accessible** for local residents and visitors.



Enhancing access to nature. Whitewebbs Wood would be owned and managed by Enfield Council, and we would provide funds to maintain and repair trails, bridleways and paths, and add new signage.



Restoring around half of the former golf course to **historic parkland and wildflower meadows.**



Protecting and significantly enhancing biodiversity. **Over 3,000 additional trees will be planted on-site,** and we will be creating new habitats and funding a dedicated Woodland Management Plan.



Leading the growth of the Women's and Girls' game, by creating a new home and best in class Women's and Girls' Academy. This will include facilities for elite teams and grassroots clubs, and dedicated development and coaching programmes for Enfield's young footballers.



Creating new jobs and opportunities with a specialist Sports Turf Academy.



Providing new public facilities and benefits, including a Café, information and meeting area, WC facilities, restored pond, a bird watching platform within a restored Conduit House, and potentially a dog park.



Continuing to be a good neighbour and local partner. We have long been a part of Enfield's community and have invested millions over the past 10 years into local projects. We want to grow this work even further and create something truly exceptional at Whitewebbs.

Our next steps

Autumn 2023

Public consultation with the local community on our developing plans.

Winter 2023

Potential planning application submitted to Enfield Council.

Spring 2024

Planning application potentially determined by Enfield Council.

2023

We are here

2024

Have more questions?



Tottenhamhotspur.com/Whitewebbs
(or scan the QR code)



thfcwhitewebbs@londoncommunications.co.uk



0800 092 0422



November 2023