

FORMER WHITEWEBBS PARK GOLF COURSE

ENFIELD, LONDON

DESIGN AND ACCESS STATEMENT: APPENDIX 1

PRE-APPLICATION CONSULTATION



1.1 PRE-APPLICATION CONSULTATION PROCESS

The Applicant and the Project Team have engaged in extensive pre-application meetings with London Borough of Enfield (LBE) and Kew Planning in the development of proposals for Whitewebbs Park.

Kew Planning are an independent planning consultancy who are working alongside Enfield under a Planning Performance Agreement (PPA) to deliver the planning process for this project.

These pre-application meetings were accompanied by a public consultation process, in which the public were offered the chance to provide input on the proposals.

The pre-application and public engagements have been summarised in this appendix, and key opportunities to adapt and develop proposals have been identified and addressed.



1.2 ORIGINAL BID PRE-APPLICATION MEETING (JANUARY 2020)

Date:

27th January 2020

Written Response from LBE received 24th February 2020

Overview:

Main Topics Covered:

- Principle of development in the Green Belt
- Scope of Building Works (inclusive of fencing and enclosure)
- Sustainable Drainage (inclusive of flooding)
- Transport Impact (Access, Parking, Capacity)

Feedback:

- Officers stated that, in the Formal Pre-Application Response from LBE received by Quod Planning on 24th February 2020 (Paragraph 4.4) 'the proposals to create a football Training Centre, restore historic parkland, and enhance the ancient woodland, would in isolation retain the openness of the greenbelt and may be considered appropriate development in the green belt. This is according to exception criteria e) of Paragraph 146 of NPPF Green Belt Policy. However, more information will be required in regards to: enclosure, boundary fencing, floodlights and potential ancillary buildings.'

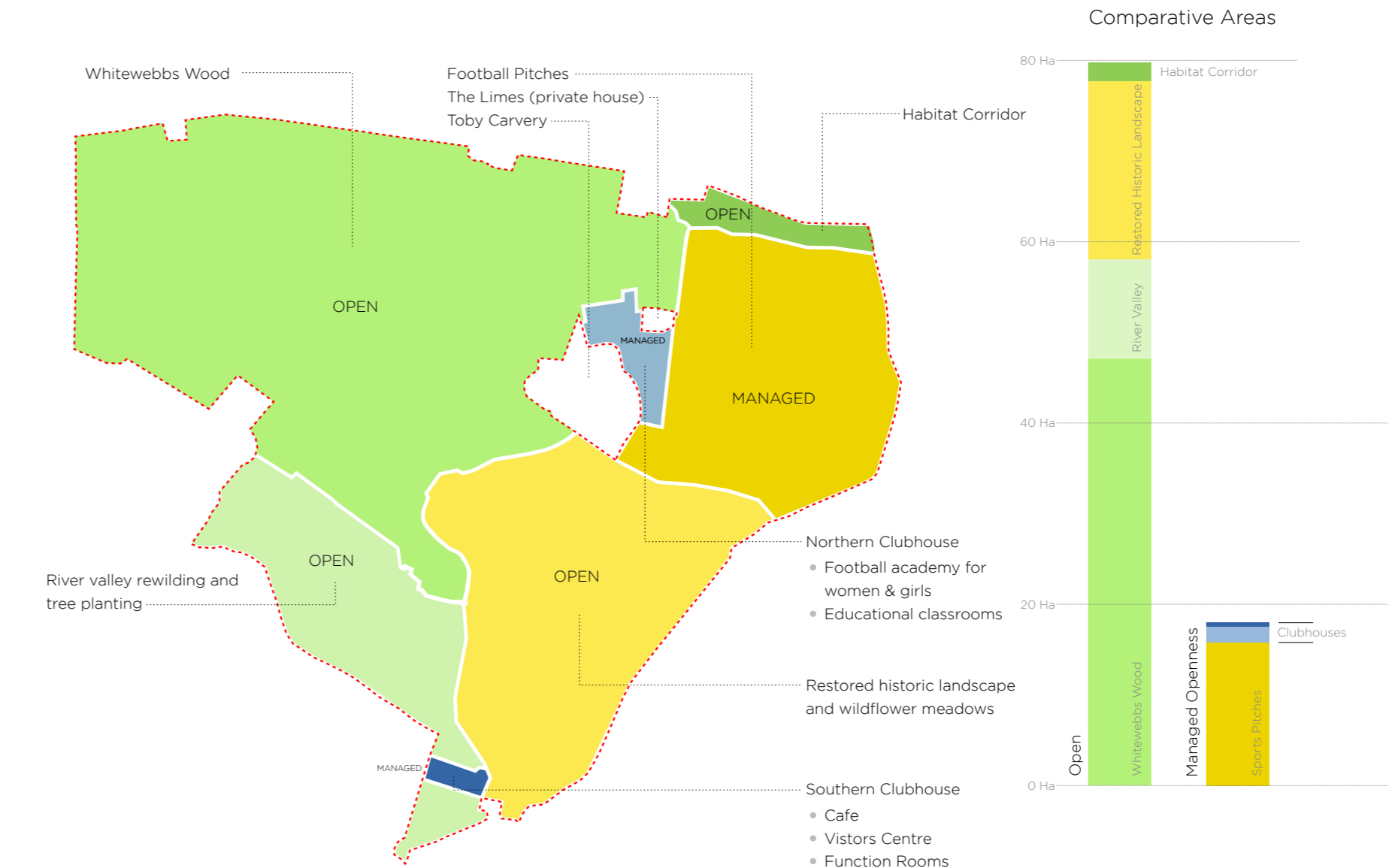


FIGURE 1. Proposed land use (January 2020)

- The Officers raised concerns over whether re-development of the Northern Clubhouse is required, as there is no special circumstances relating to such a development on Site.
- The officers raised the opportunity for the applicant to maximise opportunities to naturalise watercourses, create flood storage areas, implement natural flood management schemes. The need for a Sustainable Drainage System (SuDS) strategy was also highlighted.
- It was highlighted how a detailed assessment of parking requirements and access arrangements will be necessary at planning stage.
- It was acknowledged that the Stable-block (Northern Clubhouse) and Whitewebbs House have no statutory weight, but that views from Whitewebbs House and 'general character' should be protected.
- The reinstatement of a historic parkland is welcomed by the officers, on condition of the final appearance of the area.

1.3 INITIAL PRE-APPLICATION MEETING (FEBRUARY 2023)

Date:

20th February 2023

Overview:

Main Topics Covered:

- Scheme Updates
- Discussion around PPA
- Trees
- Connectivity

Notes:

In this meeting, it was highlighted that the proposed bid boundary has been amended in line with LBE's guidance, to reduce the area from 98 Hectares to Circa 53 Hectares. This involved taking the boundary along the edge of the historic carriageway to allow this to form a part of the future planning application, whilst allowing the council to remain the leaseholder of the majority of Whitewebbs Wood. However, the Applicant still expresses interest in collaborating with LBE to maintain this Woodland.

Feedback

The officers noted that all means of 'enclosure' will need to be integrated as of the landscaping strategy.

The officers emphasised the importance of connectivity to ensure there are no impacts on public footpath/ bridleways through any potential future connections with Whitewebbs and the Western Field.

Officers advised that the revised Toby Carvery access would need to be fully tested and considered from transport, arboricultural and ecological perspectives.

It was agreed that consideration of level changes would need to be shown as part of the proposed pitch layouts.



FIGURE 2. Original Bid Proposed Masterplan (January 2020)



FIGURE 3. Proposed Masterplan (February 2023)

1.4 PRE-APPLICATION MEETINGS 2 & 3 (APRIL - MAY 2023)

Date:

21st April & 11th May, Written Response from LBE received 17th July 2023

Overview:

Main Topics Covered:

- Principle of Development
- Green Belt
- Heritage & Archaeology, Urban Design & Public Space
- Trees, Landscape., Ecology and Biodiversity Net Gain (BNG)
- Transport Access & Parking
- Flood Risk & Sustainable Drainage
- Carbon Emissions & Energy, Noise, Lighting, Air Quality

Feedback (*Design Team Comments in Italics*):

The four components considered with this application in terms of openness are: The sports pitches, the ancillary facilities & infrastructure, The Northern Clubhouse extension, and the redevelopment of the Southern Clubhouse.

There are more than 4 components to consider, as the ancillary facilities (GMB, floodlighting etc.) should be treated individually. These have been addressed in the pre-application deck dated 10th August. The Landscape agency disagree with the level of harm on openness arising, this will be addressed in the Landscape & Visual Impact Assessment (LVIA).

The officers pointed out the necessity to sufficiently assess visual impact on the openness of the greenbelt of the ancillary components of the proposals, such as floodlighting, Provision of new Pitches, Fencing, and the GMB, to ensure that any potential harm to this is negated.

The Landscape Agency will address these issues in the LVIA.

The officers stated that the Northern Clubhouse extension is substantial in terms of GIA & floorspace, stating that this extension poses a significant level of harm to the spatial openness of the Site.

The scale of the proposed extension / building is appropriate to the design of a training centre & academy (undersized when compared to the TH Men's training centre). Proposals have been sensitive to the scale of the existing building, kept lower than the top height of the existing. A good percentage of proposed volume has been placed below ground to minimise visual impact on the heritage asset and the design of above-ground development takes its cues from the form and materiality of the existing heritage asset.

It was suggested by the officers that a 'heritage-led' approach should be taken to the design to offset any harm to heritage caused by the proposed development, and to assist in the public reception of this.

We believe that our proposals follow a heritage led approach. Buildings and structures of historic significance will be preserved, repaired and given new uses to ensure their continued enjoyment and maintenance. In order to accommodate the primary function of the Site, we have proposed a sympathetic extension that learns from the form, materiality, and scale of the existing (and historic) stable block. The majority of the Site will become parkland for use by the public. This parkland will learn from the 19th century landscape to restore a more natural setting. Continued effort will be made by the design team to preserve, minimise harm to the on-Site heritage and, where possible, highlight and enhance that heritage. As part of this approach we will continue to review the developing views, design and heritage opportunities.

The officers advised the applicant to incorporate SuDS features to meet requirements when developing the proposed layout, landscape strategy and building design (including the roof form and rainwater pipe strategy). For example, there is also an opportunity of utilising the New River (old course) as a SuDS feature, which will also deliver heritage benefits as suggested by the Conservation Officer.

Potential heritage benefit in utilising the Old Course as a SuDS feature. The significance of the watercourse is the taking of water efficiently from the countryside into London, rather than providing a landscape feature. Potential to reinstate by making lakes and swales as part of the drainage scheme. F3, Logika & Landscape Agency can develop this idea further.

The officers identified concerns around proposed floodlight due to their impact on the setting of the nearby heritage assets, as well as potential impact on ecology of the Site.

This is seen as a justified heritage concern. Evidence of visual impact etc required to address these concerns.



FIGURE 4. Previous Land Use Diagram

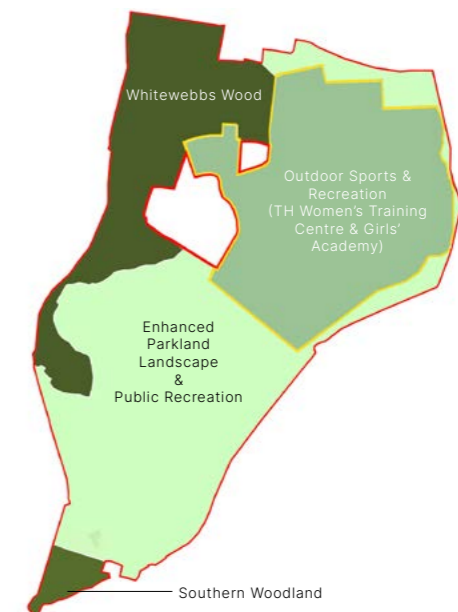


FIGURE 5. Proposed Land Use Diagram (April 2023)

**1.5 PRE-APPLICATION MEETING 4
(AUGUST 2023)**

Date:

10th August 2023

Overview:

Main Topics Covered:

- Green Belt & Very Special Circumstances (VSC)
- LVIA/ Ecology
- Access through Whitewebbs Wood

Notes

Primary updates to the proposed scheme since the previous meeting: Additional volume has been introduced in the Northern Clubhouse extension basement to accommodate plant space required to meet sustainable energy needs. Additional pitch-side plant and storage space has been proposed.

Feedback (*Design Team Comments in Italics*):

The officers stated that it would be beneficial to have an indication of the expected numbers of players, staff management operation, operational hours etc.

The officers also stated that it may be necessary to have additional LVIA views, subject to support from the Council's landscape consultant.

Design Team and Landscape consultant from LBE to have further correspondence surrounding this, due to these LVIA views not being issued with the previous Pre-application response.

The officers expressed concern around the proposals for restoring historic access through Whitewebbs wood, due to the impact it may have on the Ancient Woodland, impacts on trees, highways and ecology, with joint objections from Tree, Transportation, and Urban Design teams at LBE after a Site visit in April. Relevant impact assessments need to be provided to allow engagement with relevant consultees and demonstrate how the concerns have been addressed.

The design team are to provide information surrounding width, visibility splays, surface materials, boundary treatment and any other materials to assist in assessment on impact on openness. The design team are confident that an appropriate access can be achieved. The team are providing detailed proposals for further review by LBE.



FIGURE 6. Additional Below-Ground Volume, Northern Clubhouse

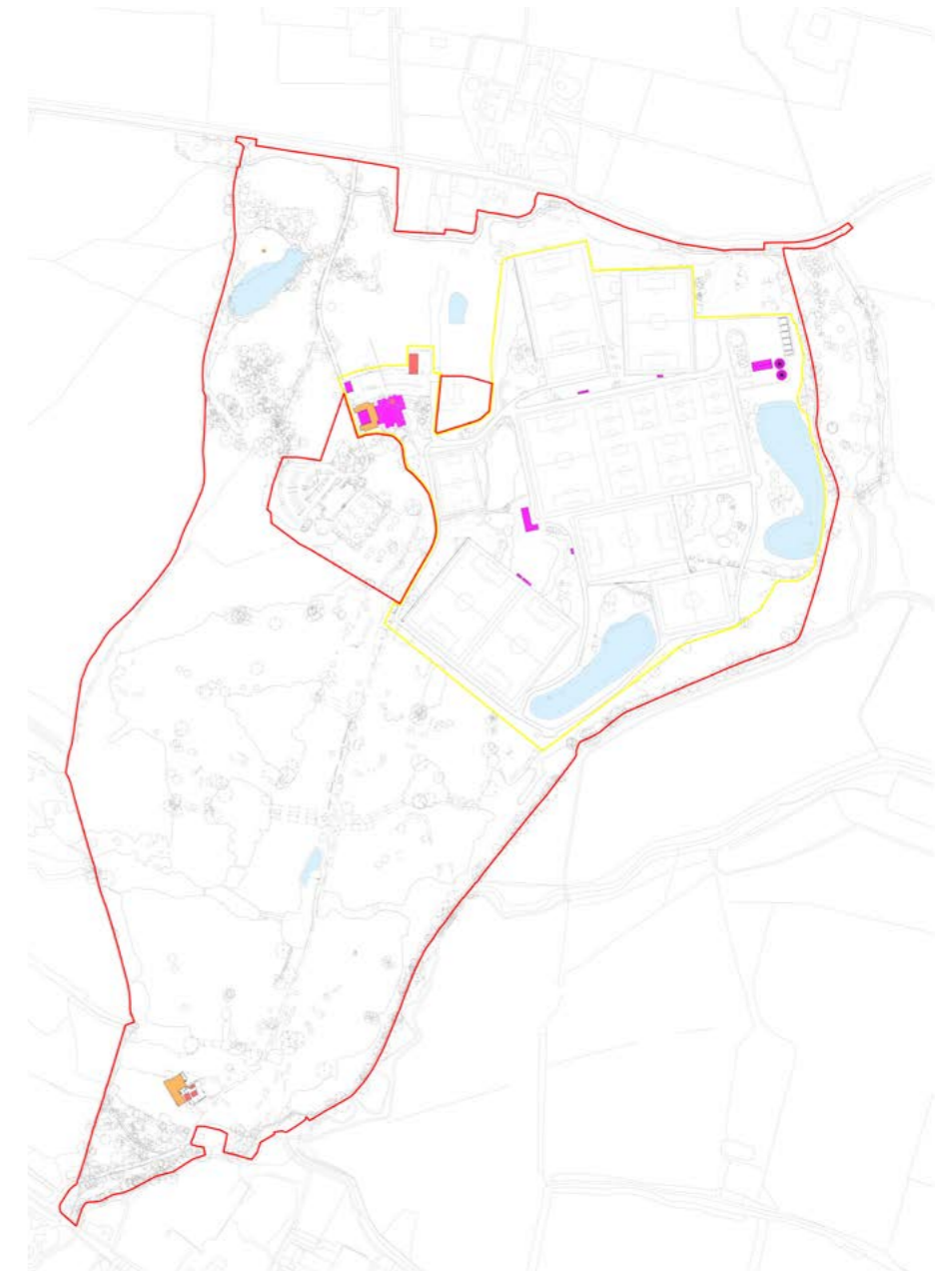


FIGURE 7. Proposed Volume on Site (August 2023)

KEY

- Proposed Application Boundary (August 2023)
- Proposed Training Centre Secure Line
- Existing built volume retained
- Existing built volume to be removed
- Proposed new built volume

1.6 PRE-APPLICATION MEETING 5 (SEPTEMBER 2023)

Date:

8th September 2023

Overview:

Main Topics Covered:

- Pitch area (and remainder of the site) - infrastructure
- Northern Clubhouse - function and use
- Whitewebbs Wood historic carriageway
- Transport
- Heritage
- Trees and Landscaping
- Biodiversity

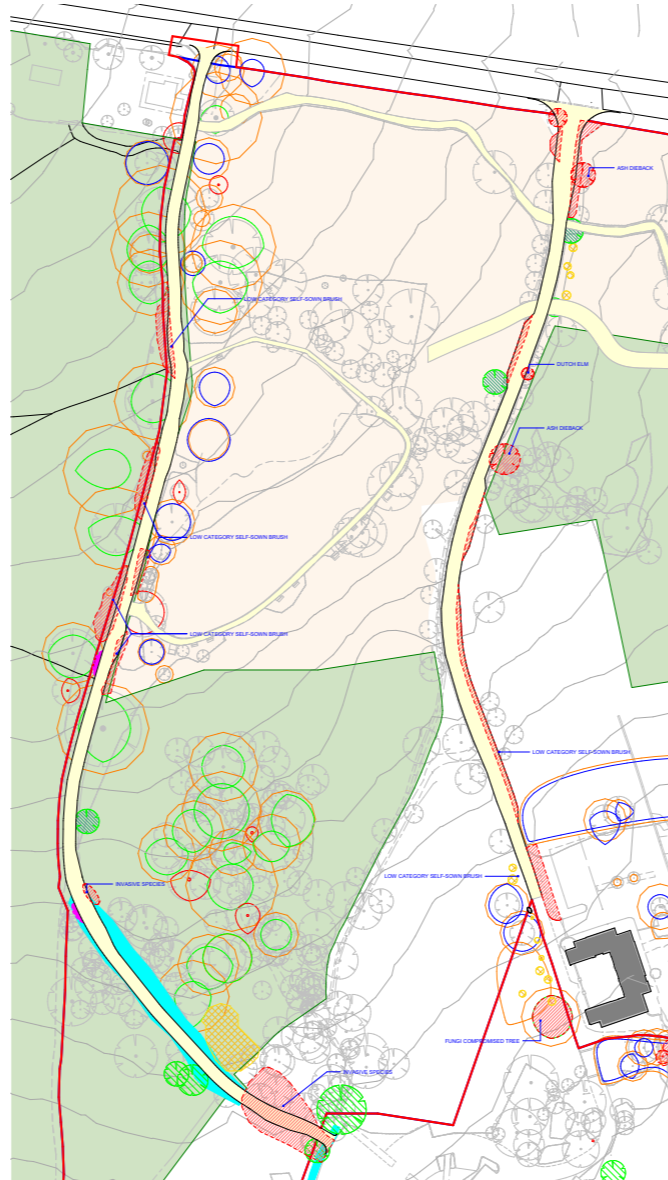


FIGURE 9. Historic Carriageway Constraints (September 2023)

Whitewebbs Wood Historic Carriageway

It was agreed that the reinstatement of the historic carriageway would provide a heritage benefit, but trip information was requested to confirm suitability from a transport perspective.

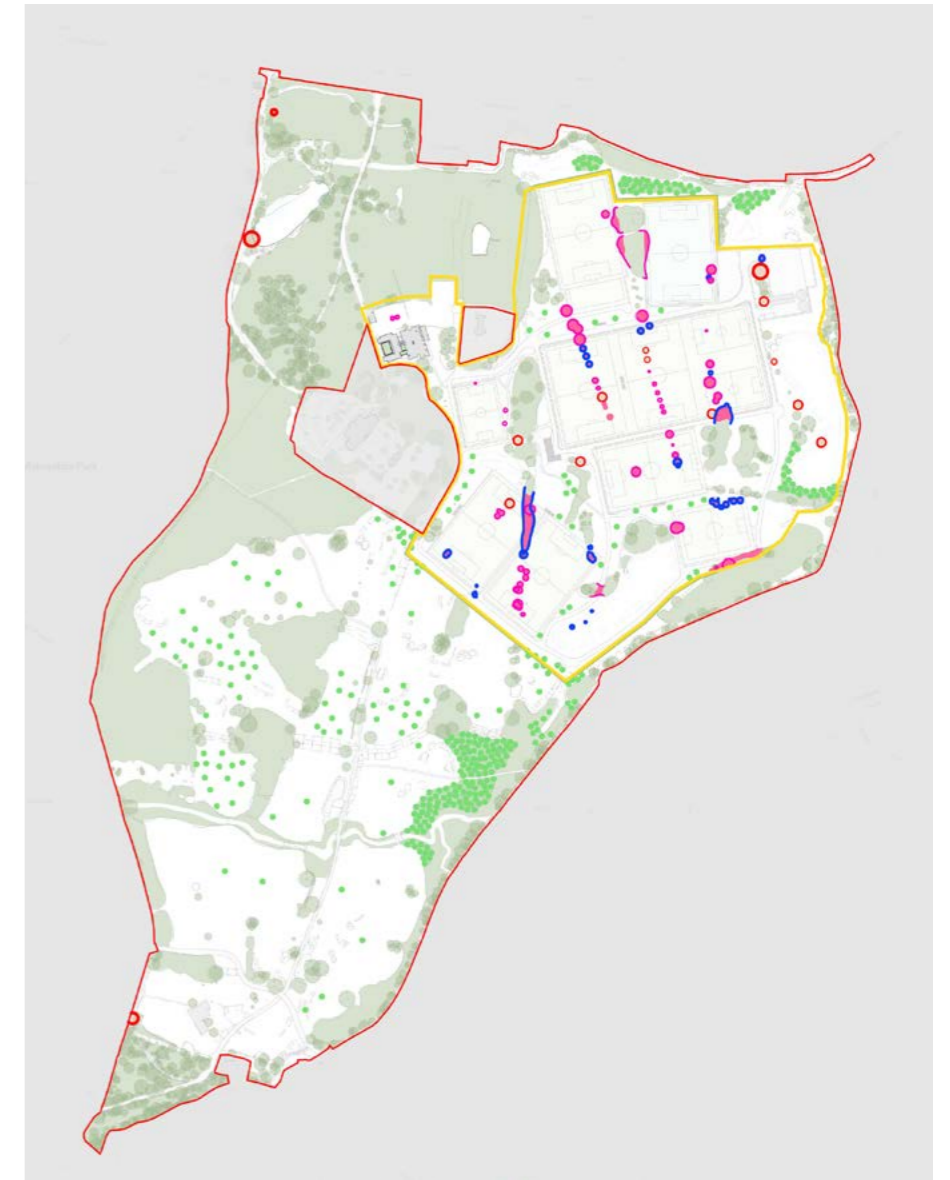


FIGURE 8. Draft Tree Loss / Gain (September 2023)

Biodiversity

The design team confirmed that biodiversity net gain (BNG) would be achieved through design, including establishing habitats, additional tree planting, woodland and parkland management, and water features such as attenuation basins.

It was advised by the LBE Ecology Officer that new tree planting should not be undertaken at the expense of grassland habitats.

1.7 PRE-APPLICATION MEETING 6 - GREATER LONDON AUTHORITY (SEPTEMBER 2023)

Date:

12th September 2023.

Overview:

Main Topics Covered:

- Sports Facilities
- Green Belt
- Open Space
- Design, Sustainability & Transport

Feedback (*Design Team Comments in Italics*):

The officers stated that, due to policy S5 of the London Plan promoting development of sports & recreation facilities in accessible locations, and the isolated nature of the Site, and lack of public transport accessibility, the proposals must provide new access measures for sustainable forms of access. This would need to be discussed with TFL.

The proposal includes the conversion of the private golf course to the South to an enhanced parkland landscape for public recreation; this will enhance the liveability of the area and will provide access to public green space for residents in Enfield. Cycle parking is proposed to be provided in accordance with the London Plan (2021) standards and London Cycle Design Standards (2016). Community access to and use of the Site, particularly among the local community & schools should be a priority.

Community and school access to the facilities should be maximised (especially amongst local communities and schools), the use of floodlighting should also be limited in order to avoid potential adverse impacts on nearby Sites of Importance for Nature Conservation (SINCs) and biodiversity.

Community usage of pitches & facilities subject to Client decision. Usage of the different sizes / types of pitches has been proposed indicatively. However, the client plans to collaborate with local communities and schools to provide access to the facilities for local children.

The officers stated that the development of facilities for outdoor sport or recreation would be deemed appropriate development in the greenbelt, on the basis that the proposals preserve the openness in the greenbelt. However, there is the potential for harm to be caused on the basis of: engineering works relating to the installation of the new pitches, the enclosure of the new Training Centre with permanent boundary treatment, the new extensions to the Northern Clubhouse, the proposed new ancillary buildings, significant traffic generated, and visual impacts on openness. The officers advise that it is necessary to demonstrate minimisation of this harm as far as possible within the design.

Courtyard is not proposed as an entrance due to safety concerns (pinch-point would result in close proximity of vehicles to children). F3 can provide justification of chosen entrance position for review by Officers.

The officers advised that the impact of the proposals on the open space designation is limited and would be mitigated by the creation of publicly open space to the South of the Site.

The officers also advised that significant consideration would need to be given to the spatial and visual impact of the proposals on the green belt designation of the Site. The sensitive restoration of historic structures & parkland in particular would need to be supported.

One of the most vital considerations throughout the design process has been minimising impacts on open space in the Green Belt, this has been ensured by keeping floor space and volume to a minimum whilst ensuring the proposed facilities reach their operational requirements. The scale and massing of the Northern Clubhouse has been carefully designed to minimise above ground volume in the green belt, by placing the majority of the plant space underground. The Massing of the Northern Clubhouse has been heavily influenced by the scale of the existing structure by continuing the roof line, but also through previous historic structures to the rear which are no longer on Site.

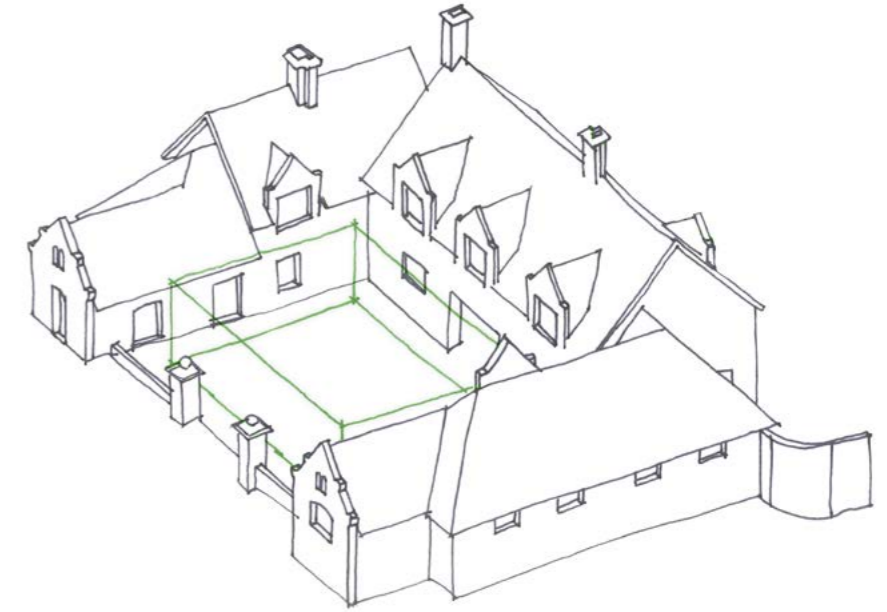


FIGURE 10. Diagram showing the massing of the courtyard

1.8 DESIGN REVIEW PANEL & PRE-APPLICATION MEETING 7 (SEPTEMBER 2023)

Date:

21st September 2023

Overview:

Main Topics Covered:

- Landscape
- Architectural Approach
- Heritage
- Community Engagement

Feedback (*Design Team Comments in Italics*):

Principle of Development

The principle of developing a new Woman's Football Training Academy, on par with the men's academy, is supported by the panel.

Landscape

Landscape proposals have the potential to be transformative and of high quality. The panel is confident that the Applicant can manage a large landscape to a high quality.

In order to maximise the amount of publicly accessible land and rewilding, the overall area of training grounds should be reduced without compromising usability. Public access to SuDS features should be explored to improve public benefit.

The design team to review opportunities to make SuDS features publicly accessible, noting that they would become shallower and take up a greater surface area.

The panel expressed that LVIA analysis from within and distant views outside of the site should be undertaken to assess impact of proposals on openness, views and heritage. It was understood that this work was underway.



FIGURE 11. Training Centre sketch perspective (September 2023)

Architectural Approach

The architectural strategy to retain the existing stables with a contemporary extension to the rear is supported. The panel suggests the entrance courtyard be retained as the principal entrance to the clubhouse.

The entrance to the Northern Clubhouse has been realigned to improve user safety, keeping children, parents and staff away from the primary vehicular access.

Heritage

The walled garden represents an opportunity to integrate planting and landscape within the historic footprint. The design team should consider the possibility of restoration as well as exploring opportunities to mark the old layout of the garden.

The footprint on which the walled garden formerly stood has now regenerated as secondary woodland and collectively forms a valuable extension to the woodland area at Whitewebbs. The design team will review opportunities to enhance interpretation of the historic walled garden without causing detriment to this habitat.



FIGURE 12. Existing condition of Historic Garden Wall

Community Engagement

The panel is concerned over the lack of community engagement on the proposals to date. This is understood to be out of the design team's control on account of the delay to sign the agreement for lease (AfL) between the Applicant and LBE; however, not engaging with the community runs the significant risks of missing opportunities.

The Applicant greatly values the knowledge and input that can be gained from public consultation and has been preparing a programme of community engagement in anticipation of the signing of the AfL.

Overall Remarks

Overall, there is merit in addressing the proposals as two projects (the training facility and the regenerated 'country park', which merges into land both east and west of the former golf course) in order to clearly distinguish the 'private' project from the 'public' project and recognise the reality that 'on the ground' the public access area is not fenced from the adjoining lands and needs to be planned as an integral part of the metropolitan green belt and Enfield's countryside access strategy.

1.9 PRE-APPLICATION MEETING 8 (SEPTEMBER 2023)

Date:

22nd September 2023. Written Response from LBE Heritage Officer received 3rd October 2023

Overview:

Main Topics Covered:

- Pitch Layout
- Northern Clubhouse
- Historic Carriageway and Gates

Feedback (*Design Team Comments in Italics*):

Pitch Layout

The Heritage Officer expressed concern that positioning pitches outside of the historic field boundary in the north-eastern corner of the site would result in heritage harm (Figure 13). If it were deemed essential that the proposed training centre extend beyond this boundary, development would need to be carefully designed to minimise impact. This may include the omission of floodlighting and other tall structures in this area of greater sensitivity.

The design team have restricted the majority of the proposed training centre to within the north-eastern historic field boundary. However, in finding a balance between operational, ecological, arboricultural and heritage concerns - and guidance on football training centre and academy design - some of the training centre is proposed to sit outside of the field boundary.

The Applicant will minimise heritage harm and look at opportunities to relocate floodlighting to a less sensitive area of the site.

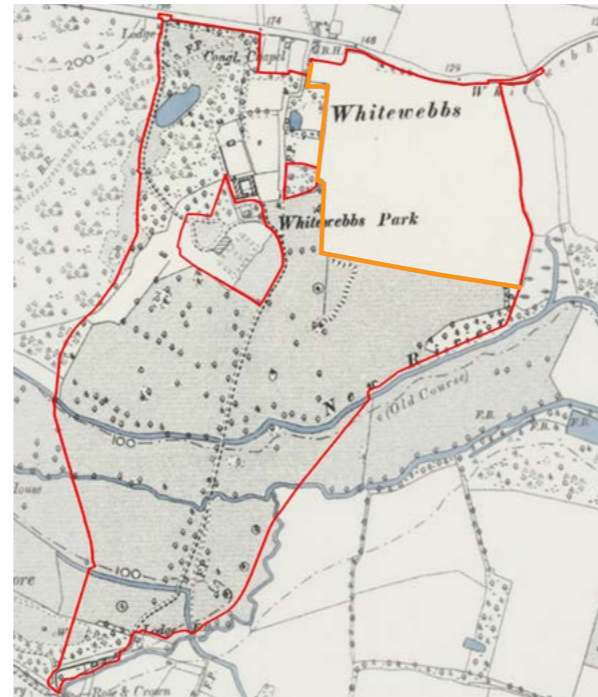


FIGURE 13. Historic Field Boundary, 1842

Northern Clubhouse

Concern was raised on 'in-filling' the Northern Clubhouse courtyard. It was agreed that an appropriate design would have a high level of transparency.

The courtyard extension is proposed to be offset from the existing building fabric through use of glazing. Design team to review design of courtyard extension to find a lightweight and transparent solution.

Historic Carriageway and Gates

It was agreed that a hoggin surface finish with granite kerb edging would suit the reinstated historic carriageway.

The Applicant was encouraged to enhance the setting of the North and South Lodges through reinterpretation of historic entrance gates adjacent to these buildings.



FIGURE 14. Proposed Reinstatement of Southern Entrance Gate

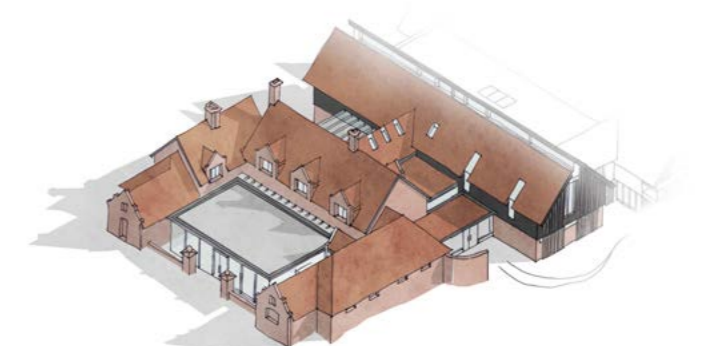
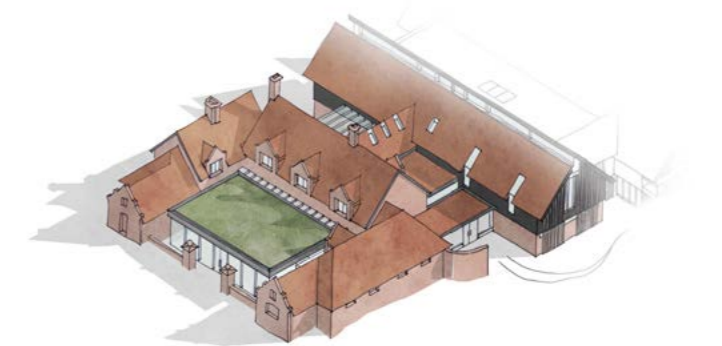


FIGURE 15. Northern Clubhouse Courtyard Options

**1.10 URBAN DESIGN COMMENTS
(OCTOBER 2023)**

Date:

13th October 2023

Overview:

Main Topics Covered:

- Pitch Layout
- Pitch Boundaries & Floodlights
- Northern Clubhouse

Feedback (Design Team Comments in Italics):

Principle of Development

The officer supports the ambition to revitalise, rewild and improve the park whilst also providing excellent football training facilities.

It is understood that no regulations exist for Women’s football. The ambition to provide an equal footing with the existing Men’s academy provision is supported.

The proposed uplift in tree planting, restoration of the park, forest path and overall quality of the park is supported.

KEY

- ① Laurel hedging to inside of training ground
- ② Dark Green Weld-mesh fence (1.8m high)
- ③ Species rich native hedgerow
- ④ Native tree planting

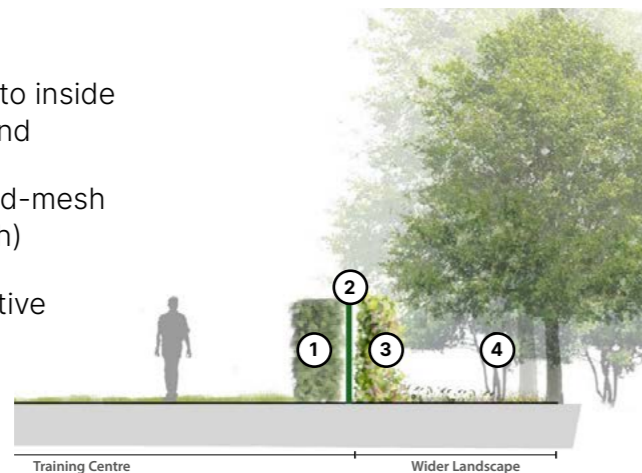


FIGURE 16. Operational Boundary Treatment Section

Pitch Layout

It is accepted that the creation of a large training facility will have an impact on publicly accessible land on the site. To maximise the amount of publicly accessible land, the design team is recommended to;

- Reduce the size of the enclosed area by reducing the amount of inter-pitch landscape.
The design team will review opportunities to reduce the size of the Training Centre operational boundary, however the spacing between pitches has aimed to minimise tree loss and work with the existing topography.
- Locate attenuation basins on the public side of the site to connect into the rewilding project and provide further amenity to the public park.
The current size of attenuation basins is not suitable to be located in the public realm. The design team will review basins to see if a more suitable solution can be found.

Pitch Boundaries & Floodlights

It is welcome to see a high level of biodiverse boundary planting, hedges, bushes and gardens throughout the existing men’s training grounds to the east. It is understood that a similar level of quality is proposed which is supported.

The principle of having an operational boundary is accepted. It is welcome that the fence is restricted to 1.8m and that planting is proposed to add additional screening and depth.

It is requested that floodlights on pitch FT1 be relocated further from the proposed public parkland.

The design team will review opportunities to relocate pitch FT1 floodlights further towards the north-eastern corner of the site.

Northern Clubhouse

The overall height of the extension is proportionate to the existing building and is supported. The proposals are subservient in height to the existing building.

The footprint of the building is large, however when considered with the height and massing is not disproportionate to the existing building. Notwithstanding the green belt issues, an extension of this scale is not opposed.

Articulation in breaking up the massing and referencing the local vernacular is supported. The use of dark timber, in reference to precedents in the local area, is supported.

The design team is encouraged to review the use of the Northern Clubhouse courtyard as an entrance.

The courtyard is not proposed as an entrance due to safety concerns The pinch-point between building and road would result in close proximity of vehicles to children (Figure 17).

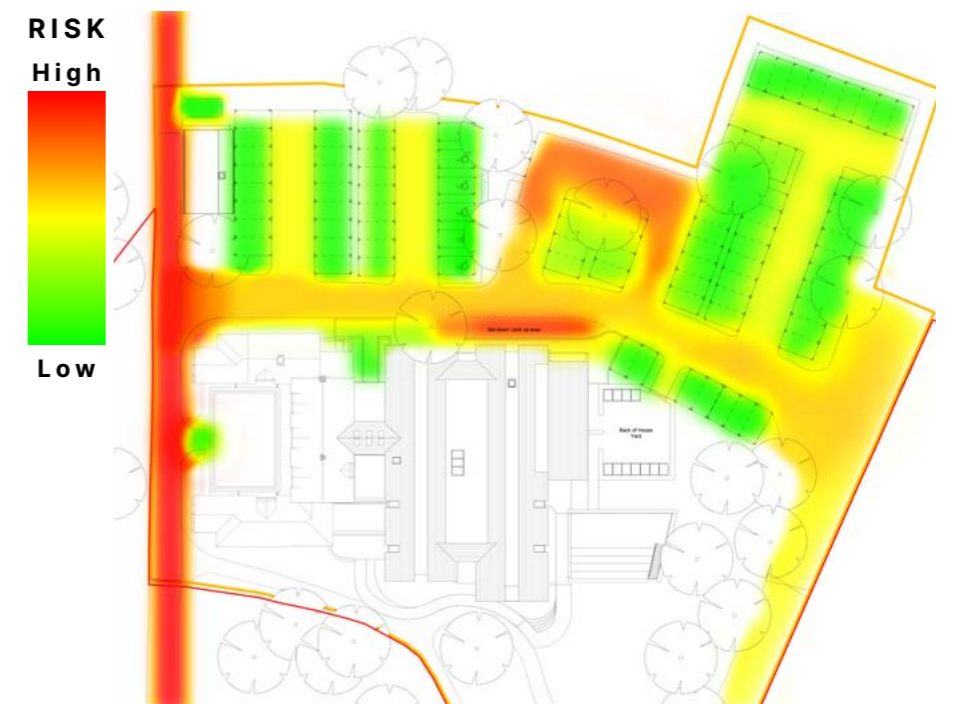


FIGURE 17. Heat Map demonstrating areas of risk to pedestrians

1.11 STAKEHOLDER ENGAGEMENT, PUBLIC EXHIBITION AND WEBINARS (OCTOBER - NOVEMBER 2023)

Dates:

Letters sent to key community and political stakeholders 4th October 2023. Subsequent meetings held.

Public exhibitions held 1st, 8th & 11th November 2023.

Public consultation webinar held 7th November 2023.

Overview:

Presentation slides and exhibition boards demonstrating the proposals for Whitewebbs Park were shown to key stakeholders and the wider public who attended events to generate discussion and receive feedback.

Promotion:

The consultations and public events were promoted by:

- **8,919 flyers** sent to every address in Whitewebbs ward.
- **Emails to a wide range of local stakeholders and community groups**, some of whom promoted the consultation on their channels.
- **A page on the THFC website**, with a freephone line and email address to answer questions from the public.
- **Print adverts in the Enfield Independent**, ran for two consecutive weeks before the public events.
- **Online adverts** on the homepage of the Enfield Dispatch website, live for two weeks.
- **Posters on noticeboards** near the northern and southern entrances to the Park.

Reasons to Visit Whitewebbs:

From feedback gathered, the public's primary reason for visiting the park was running and walking. Dog walking, cycle rides and visits to the Toby Carvery were also popular activities.

Many responses mentioned enjoying the plants, animals, landscape and peace and quiet of Whitewebbs Park.

Positive Feedback:

Many members of the public were surprised that the proposed Training Centre is not as large as feared or as rumoured.

The investment from the Applicant for Whitewebbs Park and Wood is generally supported.

There is support for local schools and community groups to have access to use the new facilities.

The refurbishment of the Southern Café is supported. The improvements to the southern car park, with it remaining free of charge is supported.

Areas to Improve:

It was suggested that floodlights should be located towards Whitewebbs Road to lessen impact on the public parkland.

It was suggested that a multi-purpose space be available in the Southern Café for rental by local groups and activities.

Members of the public expressed concern that proposals would impact biodiversity and ecology, and wanted to see a reduction in proposed tree loss.

There was general disinterest in the provision of a dog park, and mixed views on the use of Conduit House as a bird hide. However, some supported the heritage benefit in the restoration of Conduit House.

Moving Forwards:

The design team reviewed public feedback on proposals, seeking to engage with the ideas of locals and integrate these ideas into the development of Whitewebbs Park. Further community engagement has been proposed. This includes:

- Regular website and mailing list updates.
- Further meetings with key stakeholders and groups.
- The establishment of a community liaison group to engage with the community post-planning.



FIGURE 18. Pictures from Public Exhibition events

1.12 PRE-APPLICATION WORKSHOPS 1 & 2 (NOVEMBER - DECEMBER 2023)

Date:

Workshop 1: 28th November 2023

Workshop 2: 20th December 2023

Overview:

Main Topics Covered:

- Pitch Layouts
- Conservation / Heritage
- Co-Location of Training Centres
- Drainage
- Floodlights

Feedback (*Design Team Comments in Italics*):

Conservation / Heritage

The Heritage Officer expressed satisfaction with the proposed Northern Clubhouse works, with a preference for the courtyard extension to be utilise a lightweight zinc roof and fully glazed exterior walls.

It was suggested that cutting off of the north / south route on-site was harmful.

Design Team to minimise harm by maintaining visual continuity of the route and resurfacing with a hoggin finish. There is also opportunity to introduce heritage interpretation boards within the public area of the Parkland.

Pitch Layout

Per request by LBE, documentation was provided detailing pitch and area requirements of the training centre and the function and use of pitches. It was noted that LBE would have an internal meeting to review the proposed pitch layout and surrounding documentation provided by the design team, with the following specialisms - arboricultural, landscape, design and drainage.

Co-Location of Training Centres

Officers will review the case for co-location of the proposed Women's training centre and the existing Men's training centre.

Drainage

Officers have requested further review of the drainage strategy on-site, in particular drainage mitigation from pre-existing conditions on Whitewebbs Lane.

Design Team will investigate the feasibility of introducing swales to address this issue.

Floodlights

Following pre-application and public consultation feedback, pitch FT1 floodlights have been proposed to be relocated to the north-eastern corner of the site (Figure 21).

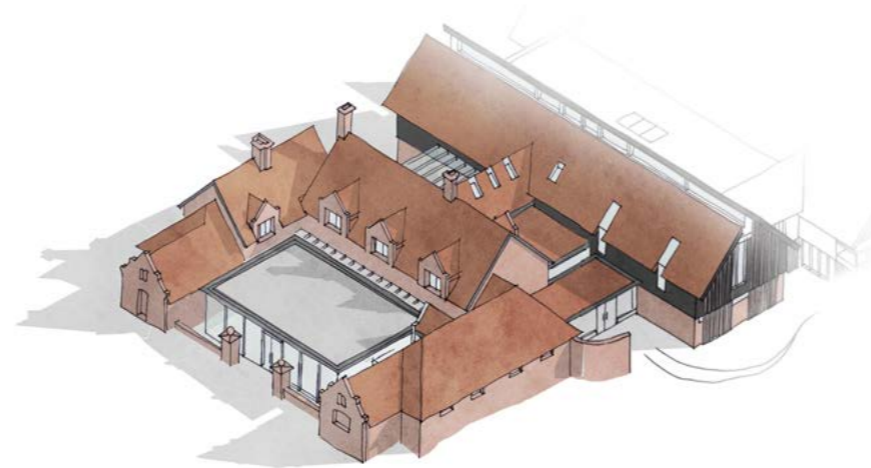


FIGURE 19. Proposed Northern Clubhouse Courtyard Design

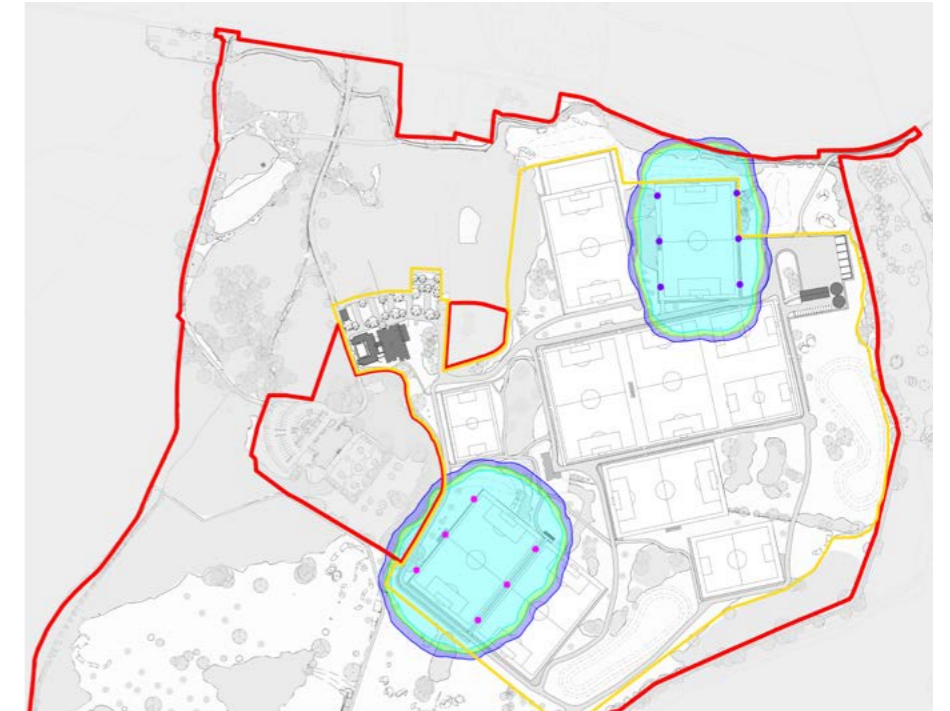


FIGURE 20. Previous Floodlight Locations (November 2023)

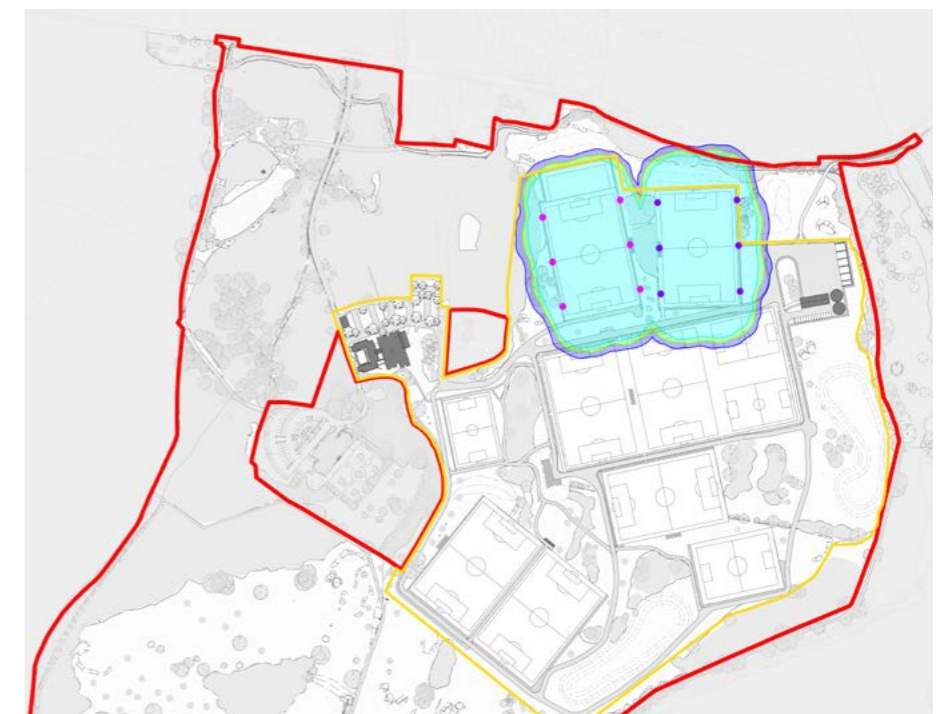


FIGURE 21. Proposed Floodlight Locations (December 2023)

1.13 PRE-APPLICATION WORKSHOP 3 (FEBRUARY 2023)

Date:

29th February 2024

Overview:

Main Topics Covered:

- Pitch Layout
- Highways
- Trees
- Urban Design

Feedback (*Design Team Comments in Italics*):

Pitch Layout

LBE's general acceptance of the proposed pitch layout was noted.

Highways

The Applicant is encouraged to incorporate a pedestrian / cycle route adjacent to the proposed reinstated carriageway.

Trees

Information should be provided as part of the planning submission that quantifies the category of tree loss and a categorisation of the trees that are being instated.

Urban Design

Urban design officer expressed that documents provided had been helpful to understand design options that had been addressed and there is good justification for the proposed site layout. It was suggested that the northern attenuation pond should be brought into the public realm.

Design Team to review location of northern attenuation pond in the public realm.



FIGURE 22. Proposed Site Masterplan

