



Internal Correspondence  
Climate Action and Sustainability Consultation  
Development Management  
03 April 2024  
Ref: /PREAPP

Dear Colleague,

RE: Whitewebbs - Tottenham Hotspurs training centre

Climate action and sustainability advice regarding a planning application for:

Proposed new female football training facility for Tottenham Hotspurs Football Club at the former Whitewebbs Golf Course

The applicant submitted an Energy Statement, Circular Economy Statement and a Whole Lifecycle Carbon Assessment

The proposed development and partial new build and partial non-material amendment

**The proposed scheme is supported** from a climate action perspective, based on the submitted Energy Statement:

- Be Lean: 21% carbon reduction - acceptable proposed U-values
- Be Clean: connection to DEN is not viable - confirmed by Energetik
- Be Green: 50% with GSHP and 776.5m<sup>2</sup> PV on roofs
- Sitewide overall 72% reduction over Part L 2021
- NDCCF compensation: 10.2tCO<sub>2</sub>\*£95\*30yr=**£29,046**
- Minimum fresh air ventilation system
- Wastewater heat recovery from showers
- 100% low-energy lighting and enhanced controls
- Overheating Risk Assessment: With mechanical ventilation 92% of zones pass in all three DSY, therefore high-efficiency Active Cooling is proposed.

Planning approval will be subject to certain conditions:

1. An updated as-built Energy Assessment will be conditioned post-construction to ensure as-designed performance has been achieved.
2. The applicant is expected to demonstrate that meaningful consideration was given to retrofitting these buildings and the justification for demolition. If demolition is justified, the applicant should show how materials from the demolition will be reused onsite and Enfield's Excess Materials Exchange platform will be utilised to sell and acquire materials.
3. The development must achieve a BREEAM rating of at least 'Excellent' in accordance with DMD50.

4. All procurement for the development must follow Enfield's Sustainable and Ethical Procurement Policy.
5. The waste storage provision should align with the Enfield's Reduction and Recycling Plan (RRP), including prioritising the available recycling streams over general waste.

Yours sincerely,

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Climate Action and Sustainability Lead Officer  
Strategic Planning and Design  
Enfield Council