

FORMER WHITEWEBBS PARK GOLF COURSE

ENFIELD, LONDON

Navigating the Planning Submission

MARCH 2024





Quod

Navigating the Planning Submission

Former Whitewebbs
Golf Course, Enfield

MARCH 2024

Q200053/V2

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1 Introduction

- 1.1 The purpose of this Report is to assist those parties who have an interest in the planning applications, and is to help navigate the reader through the planning submission.
- 1.2 It is submitted for information purposes only and is not part of the planning submission itself.
- 1.3 The planning submission is made up of two planning applications which are outlined below.

Application 1

- 1.4 The first application (“Application 1”) is for the following:

“Change of use of former golf course (Use Class F2) to provide a football training centre (Sui Generis) and parkland (Use Class F2), comprising of football pitches and associated infrastructure; change of use, modification and extension of the existing Northern Clubhouse building to provide football training centre and associated uses (Sui Generis); restoration and enhancement of parkland landscape, including new footpaths; reinstatement of historic carriageway in Whitewebbs Wood; modifications of existing Southern Clubhouse to form a replacement café and public toilets, alongside a part change of use to include a flexible community space (Use Class F1/F2/Class E); demolition of existing grounds maintenance building and construction of replacement grounds maintenance building; construction of gatehouse; hard and soft landscaping works to include land reprofiling; new vehicular and pedestrian access, including formation of a link to land to the east, and modifications to existing vehicular and pedestrian access and parking; restoration of Whitewebbs Pond; and associated works.”

Application 2

- 1.5 The second application (“Application 2”) is made under Section 96a of the Town & Country Planning Act and seeks non-material amendments to the previously approved planning permission for development of the Western Field (LPA Ref: 17/01178/FUL). The description of that development is as follows:

“Non-material amendments to Conditions 1, 5, 8, and 16 of planning permission 17/01178/FUL to deliver a revised access route along the eastern and southern part of the site ”.

2 Scope of the Planning Application

2.1 The planning submission is made up of the planning application and CIL forms, a full suite of drawings and a range of planning documents.

The Statutory Application Forms

2.2 The statutory forms required for submission with each of the planning applications include the following:

2.2.1 Planning Application Forms.

2.2.2 Community Infrastructure Levy (“CIL”) – Form 1: CIL Additional Information.

2.2.3 Certificates of Ownership and Agricultural Land Holdings.

2.2.4 Copy of notices served on relevant landowners.

2.3 The above is submitted for both Application 1 and Application 2.

Planning Drawings

2.4 A list of all planning drawings that make up the two planning applications are contained in **Appendix 1** and **Appendix 2** for Application 1 and Application 2 respectively.

Planning Documents

2.5 The planning documents supporting both applications have been scoped out and agreed with London Borough of Enfield (“LBE”) and documents supporting each application are listed in Tables 2.1 and Table 2.2 respectively.

Table 2.1: Documents Supporting Application 1

Document No	Document Title	Author
1	Planning Statement*	Quod
2	Health Impact Assessment	Quod
3	Social and Economic Benefits Statement	Quod
4	Design and Access Statement	F3 Architects
5	Heritage Statement	Cogent

Document No	Document Title	Author
6	Landscape and Visual Impact Assessment	The Landscape Agency
7	Landscape Statement	The Landscape Agency
8	Statement of Community Involvement	LCA
9	Energy Strategy	WSP
10	BREEAM Pre-Assessment Report	WSP
11	Circular Economy Assessment	WSP
12	Whole Life Cycle Carbon Assessment	WSP
13	Ecological Impact Assessment	Logika
14	The Statutory Biodiversity Metric (Calculation Tool)	Logika
15	Arboricultural Impact Assessment	Tree and Woodland Company
16	Transport Assessment	Arup
17	Framework Travel Plan	Arup
18	Flood Risk Assessment	Logika
19	Sports Pitch Noise Assessment	Logika
20	Air Quality Assessment	Logika
21	Light Spill Assessment	WSP
22	Archaeological Desk-Based Assessment	RPS Group
23	Phase 1 Geo-Environmental Preliminary Risk Assessment	RPS Group
24	London Planning Fire Safety Statement	BB7
25	Site Waste Management Plan	JNP Group
26	Outline Construction Logistics Plan	Arup

Document No	Document Title	Author
27	Site Construction Management Plan	Arcadis
28	Outline Parkland Management Plan	Logika / The Landscape Agency
29	Utility Statement	WSP
30	Pre-Demolition Audit	O'Connell Demolition

* Including a Sustainable Design and Construction Statement.

Table 2.1: Documents Supporting Application 2

Plan/Document No	Plan/Document	Reference
1	Proposed Site Plan	20-GA-101 P1
2	Prop Floodlights	20-GA-107 P1
3	Prop Materials Study	21-GA-201 P1
4	Prop Elevations AA & BB	25-GA-301 P1
5	Prop Elevations CC & DD	25-GA-302 P1
6	Prop Elevations EE & FF	25-GA-303 P1
7	Prop Sections AA & CC	26-GA-401 P1
8	Prop Sections BB & DD	26-GA-402 P1
9	Proposed Site Sections	26-GA-403 P1
10	Proposed Masterplan	90-ST-102 P1
11	Proposed Site Plan	20-GA-101 P3
12	Prop Floodlights	20-GA-107 P2
13	Prop Materials Study	21-GA-201 P2
14	Prop Elevations AA & BB	25-GA-301 P2
15	Prop Elevations CC & DD	25-GA-302 P2
16	Prop Elevations EE & FF	25-GA-303 P2
17	Prop Sections AA & CC	26-GA-401 P2
18	Prop Sections BB & DD	26-GA-402 P2
19	Proposed Site Sections	26-GA-403 P2
20	Proposed Masterplan	90-ST-102 P2
21	Biodiversity note	13495A-30-08-01
22	Arboricultural Assessment	TWC1352.01-R-001
23	General Arrangement Plan	1031.01 Rev D

Plan/Document No	Plan/Document	Reference
24	General Arrangement & Planting Plan 01 (1 of 3)	1348 100 Rev F
25	General Arrangement & Planting Plan 02 (2 of 3)	1348 101 Rev E
26	General Arrangement & Planting Plan 03 (3 of 3)	1348 102 Rev B
27	Soft Landscape Specification Notes	1348 200
28	Typical Landscape Details 01 Dickensons Meadow	1347-201
29	Typical Landscape Details 02 Western Field	1347-202
30	Means of Enclosure Plan	1290_001 Rev E
31	Landscape Statement and Management Plan	Rev D October 2023

3 Planning Considerations for Application 1

Relevant Planning Policy

3.1 Those policies of the Development Plan that are relevant to Application 1 are listed in **Appendix 3** of the **Planning Statement**.

3.2 The relevant Development Plan comprises the following:

- The London Plan (2021).
- Enfield Core Strategy (2010).
- Enfield Development Management Document (2014).

3.3 In addition there is supplementary planning guidance provided in a range of SPDs, which are listed below.

- Section 106 SPD (2016)
- Decentralised Energy Network Technical Specification SPD (2015)
- Heritage Strategy (2019)
- Accessible London SPG (2014)
- Characterisation and Growth Strategy LPG (2023)
- Fire Safety Guidance (draft) (consulted 2022)
- Public London Charter (2021)
- Optimising Site Capacity (2023)
- All London Green Grid SPG (2012)
- Urban Greening Factor LPG (2023)
- Air Quality Neutral LPG (2023)
- Air Quality Positive LPG (2023)
- Be Seen Energy Monitoring Guidance (2021)
- Circular Economy Statement Guidance (2022)
- Energy Assessment Guidance (2022)
- Control of Dust & Emissions SPD (2014)
- Whole Life Cycle Carbon Assessments (2022)

Relevant Planning Issues

3.4 Of note in the determination of this application are the following designations which affect the site or its immediate surroundings:

- Green Belt.

- Site of Metropolitan Importance for Nature Conservation (part coverage).
 - Local Open Space.
 - Area of Special Advertisement Control.
 - Area of Archaeological Importance.
 - Flood Zone 2/3 (in part).
 - Non-designated heritage assets (Whitewebbs Park and Conduit House).
- 3.5 Whilst outside the site, there are statutorily designated heritage assets close to it, including (i) Flash Road Aqueduct (Scheduled Monument); (ii) North Lodge (Grade II); (iii) King & Tinker public house (Grade II); (iv) Forty Hill Conservation Area; and (v) Clay Hill Conservation Area.

Supporting Information to Address the Planning Issues

- 3.6 Outlined below are the key planning issues and the documents in which these are addressed.

Consultation and Engagement

- 3.7 The **Statement of Community Involvement**, presents the details of the community consultation and engagement carried out by the Applicant. This document addresses the policies of the London Plan (GG1) and Enfield Core Strategy (9).
- 3.8 Separately, the **Design and Access Statement** outlines the consultation carried out with the Design Review Panel and the **Planning Statement** outlines the pre-application engagement with London Borough of Enfield.

Green Belt

- 3.9 The **Planning Statement** outlines the relevant planning policy relating to Green Belt, and judges the scheme against the policy.
- 3.10 The **Planning Statement** explains that outdoor sports and recreation are appropriate forms of development in the Green Belt, where openness is not harmed. The **Planning Statement** deals with the matter of openness, and is supported by the evidence in the **Landscape Statement** and the **Landscape and Visual Impact Assessment**.
- 3.11 Section 8 of the **Planning Statement** explains the Very Special Circumstances (“VSC”) that prevail with the scheme, and this document should be read with the **Social and Economic Benefits Statement**, the **Health Impact Assessment**, **Heritage Statement**, **Ecological Impact Assessment** (and the separate **Statutory Biodiversity Metric**), **Energy Strategy** and **Whole Life Cycle Carbon Assessment**, all of which provide evidence of the benefits that, together and individually, make up the VSC.
- 3.12 These documents address the policies of the London Plan (*Policies GG1, GG2, GG3, GG5, GG6, SD10, S1, S4, S5, S6, E11, HC1, G2, G4, G5, G6, SI2, SI4 and T7*), Enfield Core Strategy (*Core Policies 9, 11, 13, 16, 20, 31, 33, 34 and 36*) and Enfield Development Management Document (*Policies DMD16, DMD44, DMD49, DMD51, DMD52, DMD53, DMD54, DMD55, DMD56, DMD71, DMD74, DMD78, DMD79, DMD82 and DMD89*). Additionally, they also address matters raised in the following SPDs – Section 106 SPD,

Decentralised Energy Network Technical Specification SPD, All London Green Grid SPG, Heritage Strategy, Be Seen Energy Monitoring Guidance, Energy Assessment Guidance and Whole Life Cycle Carbon Assessments.

Design

- 3.13 The **Design and Access Statement** outlines the masterplanning approach to the site, and the architectural approach to the design of the buildings within the site.
- 3.14 The fire safety aspects of the buildings are addressed in the **London Planning Fire Safety Statement**.
- 3.15 A **Utility Statement** is provided to address utility access and capacity for the development.
- 3.16 These documents address the policies of the London Plan (*Policies GG1, GG2, GG6, D2, D3, D4, D5, D8, D11, D12, S4, S5, S6, G1, G4, G5, G6, SI4, SI5, SI6, T5, T6 and T7*), Enfield Core Strategy (*Core Policies 21, 22, 25, 30 and 34*) and Enfield Development Management Document (*Policies DMD37, DMD38, DMD45, DMD47, DMD55, DMD74, DMD81, DMD84*). Additionally, they also address matters raised in the following SPDs – Accessible London SPG, Characterisation and Growth Strategy LPG, Fire Safety Guidance (draft), Public London Charter, Optimising Site Capacity, All London Green Grid SPG, Urban Greening Factor LPG.

Sustainable Design, Construction and Operation

- 3.17 The approach to sustainable design is addressed in a range of documents which include the **BREEAM Pre-Assessment Report**, the **Energy Strategy**, the **Circular Economy Assessment** and the **Whole Life Cycle Carbon Assessment**.
- 3.18 A **Site Waste Management Plan** has been prepared, which explains how the site waste management will be dealt with.
- 3.19 These documents address the policies of the London Plan (*Policies GG5, GG6, SI2, SI4, SI5 and SI7*), Enfield Core Strategy (*Core Policies 20 and 22*) and Enfield Development Management Document (*Policies DMD50, DMD51, DMD52, DMD53, DMD54, DMD55, DMD56, DMD57, DMD58 and DMD64*). Additionally, they also address matters raised in the following SPDs – Decentralised Energy Network Technical Specification SPD, Circular Economy Statement Guidance, Whole Life Cycle Carbon Assessments.

Landscape

- 3.20 The approach to landscape design and landscape masterplanning, is contained in the **Landscape Statement**. This is supported by the Report on the existing trees on the site, which is contained in the **Arboricultural Impact Assessment**.
- 3.21 The landscape effects of the scheme are addressed in the **Landscape and Visual Impact Assessment** which considers the scheme's impact from a landscape and visual perspective.
- 3.22 In order to determine the implications of the scheme at night time, a **Light Spill Assessment** has been carried out.

- 3.23 The application is supported by an **Outline Parkland Management Plan**, which deals with the management regime that will be adopted for the site, in order to effectively manage and maintain the landscape, the site's ecology, heritage assets and providing an overall good management of the operations of the parkland and the Training Centre.
- 3.24 These documents address the policies of the London Plan (*Policies GG2, D8, D13, S5, G2, G5 and G7*), Enfield Core Strategy (*Core Policies 32 and 34*) and Enfield Development Management Document (*Policies DMD64, DMD69, DMD74 and DMD80*). Additionally, they also address matters raised in the following SPD – All London Green Grid SPG.

Heritage

- 3.25 The **Heritage Statement** outlines those assets (designated and non-designated) which have the prospect of being affected by the development and the significance and impact on them is addressed in the **Heritage Statement**.
- 3.26 Below ground heritage is addressed in the **Archaeological Desk-Based Assessment**.
- 3.27 The heritage planning balance which assesses the heritage impact against the public benefits, is carried out in the **Planning Statement**.
- 3.28 These documents address the policies of the London Plan (*Policies GG1, GG2, GG5, SD10, S1, S5, E11, G2, G4, T7 and HC1*), Enfield Core Strategy (*Core Policies 9, 11, 13, 16, 31, 33 and 34*) and Enfield Development Management Document (*Policies DMD16, DMD44, DMD49, DMD71, DMD74, DMD82 and DMD89*). Additionally, they also address matters raised in the following SPDs – Section 106 SPD, Heritage Strategy.

Ecology

- 3.29 The **Ecological Impact Assessment** addresses the site's biodiversity condition and the impacts of the development, which is supported by a Biodiversity Net Gain Assessment which is covered in **The Statutory Biodiversity Metric (Calculation Tool)**. The EclA should be read along the AIA.
- 3.30 These documents address the policies of the London Plan (*Policies GG2, G2 and G6*), Enfield Core Strategy (*Core Policy 36*) and Enfield Development Management Document (*Policies DMD74, DMD78 and DMD79*).

Transport

- 3.31 The **Transport Assessment** addresses the highway impacts of the development and the accessibility of the proposals, and is supported by a **Framework Travel Plan** which outlines the measures that will be adopted as part of the future development in order to reduce travel demand by car.
- 3.32 These documents address the policies of the London Plan (*Policies GG2, D2, T1, T2, T3, T4, T5 and T6*), Enfield Core Strategy (*Core Policies 24, 25 and 26*) and Enfield Development Management Document (*Policies DMD45, DMD47, DMD48 and DMD74*).

Drainage

- 3.33 The drainage and flood risk profile of the site is dealt with in the **Flood Risk Assessment** with details of the various measures included on the masterplan which is addressed in the **Design and Access Statement**.
- 3.34 These documents address the policies of the London Plan (*Policies GG1, GG2, GG6, D2, D3, D4, D5, D8, D11, S4, S5, S6, G1, G4, G5, G6, SI4, SI5, SI12, SI13, T5, T6 and T7*), Enfield Core Strategy (*Core Policies 21, 22, 25, 28, 29, 30, 32 and 34*) and Enfield Development Management Document (*Policies DMD37, DMD38, DMD45, DMD47, DMD55, DMD59, DMD60, DMD61, DMD62, DMD70, DMD74, DMD81, DMD84*). Additionally, they also address matters raised in the following SPDs – Accessible London SPG, Characterisation and Growth Strategy LPG, Public London Charter, Optimising Site Capacity, All London Green Grid SPG, Urban Greening Factor LPG.

Various Environmental Considerations

- 3.35 The implications of the proposals on ground conditions are addressed in the **Phase 1 Geo-Environmental Preliminary Risk Assessment**.
- 3.36 The noise and air quality impacts of the development are considered in the **Sports Pitch Noise Assessment** and the **Air Quality Assessment**.
- 3.37 These documents address the policies of the London Plan (*Policies GG3, D13, D14 and SI1*), Enfield Core Strategy (*Core Policy 32*) and Enfield Development Management Document (*Policies DMD64, DMD65, DMD66, DMD68 and DMD74*). Additionally, they also address matters raised in the following SPDs – Air Quality Neutral LPG, Air Quality Positive LPG.

Development Management

- 3.38 In order to effectively manage the development, plans have been prepared to ensure effective and sensitive construction, and these include an **Outline Construction Logistics Plan, Site Construction Management Plan, Site Waste Management Plan** and **Pre-demolition Audit**.
- 3.39 These documents address the policies of the London Plan (*Policy T7*), Enfield Core Strategy (*Core Policy 22*) and Enfield Development Management Document (*Policies DMD48, DMD57 and DMD64*). Additionally, they also address matters raised in the following SPDs – Control of Dust & Emissions SPD.

4 Planning Considerations for Application 2

Relevant Planning Issues

- 4.1 In the pre-app discussions with LBE, it was agreed that the minor changes proposed to the Western Field Planning Permission were appropriate to be addressed under Section 96a of the Town & Country Planning Act, 1990 (as amended), given the works are merely the introduction of a new route constructed of natural materials and constructed via a “no dig” solution.
- 4.2 The route would serve as a link for those transferring between the Women’s Training Centre and the Men’s Training Centre, which would solely be via buggy, on foot or bicycle.

Supporting Information to Address the Planning Issues

- 4.3 Submitted with the planning application are a range of plans, which are to be substituted for those previously approved, and which are updated merely to demonstrate the new route.
- 4.4 A short statement (letter dated 22.03.2024) outlines the scheme, and this is supported by an **Arboricultural Assessment** and a **Biodiversity note**.
- 4.5 The supporting information demonstrates that there will be no material effects from the development, beyond those that were considered and addressed as part of the original planning application.



Appendix 1

Former Whitewebbs Golf Course, Enfield
Drawing Schedule
V2



Drawing No.	Drawing Title.	Drawing Reference No.	Scale.	Sheet Size
1	Site Location Plan	WPTC F3A ZZ EX ST A 08 9001	1:2500	A1
2	Site Block Plan	WPTC F3A ZZ EX ST A 08 9002	1:1250	A0
3	Existing Site Plan	WPTC F3A ZZ EX ST A 08 9003	1:2000	A1
4	Whitewebbs Park Proposed Site Plan	WPTC F3A ZZ EX GA A 08 9004	1:2000	A1
5	Site Sections AA& BB	WPTC F3A ZZ EX SE A 08 2601	1:1250	A1
6	Site Sections CC & DD	WPTC F3A ZZ EX SE A 08 2602	1:1250	A1
7	Site Sections EE & FF	WPTC F3A ZZ EX SC A 08 2603	1:1250	A1
8	Site Sections GG & HH	WPTC F3A ZZ EX SC A 08 2604	1:1250	A1
9	Existing Site Plan - Topographical Survey	WPTC F3A ZZ EX ST A 08 9301	1:1250	A0
10	Proposed Site Plan - Topography	WPTC F3A ZZ EX ST A 08 9302	1:1250	A0
11	Existing Site Plan - Arboricultural	WPTC F3A ZZ EX SC A 08 9401	1:1250	A0
12	Proposed Site Plan - Arboricultural	WPTC F3A ZZ EX SC A 08 9402	1:1250	A0
13	Existing Site Plan - Infrastructure	WPTC F3A ZZ EX SC A 08 9501	1:1250	A0
14	Proposed Site Plan - Infrastructure	WPTC F3A ZZ EX SC A 08 9502	1:1250	A0
15	Proposed Site Plan - Operational Link	WPTC F3A ZZ EX ST A 08 9040	1:500	A1
16	Existing Northern Access - Site Layout	WPTC F3A ZZ EX GA A 08 9503	1:500	A1
17	Proposed Northern Access - Site Layout	WPTC F3A ZZ EX GA A 08 9504	1:500	A1
18	Existing Historic Carriageway - Site Layout	WPTC F3A ZZ EX GA A 08 9505	1:500/1:200	A1
19	Proposed Historic Carriageway - Site Layout	WPTC F3A ZZ EX GA A 08 9506	1:500/1:200	A1
20	Existing Northern Clubhouse Road - Site Layout	WPTC F3A ZZ EX GA A 08 9507	1:500/1:200	A1
21	Proposed Northern Clubhouse Road - Site Layout	WPTC F3A ZZ EX GA A 08 9508	1:500/1:200	A1
22	Proposed Operational Link - Title Plan	WPTC F3A ZZ ZZ GA A 08 9509	1:200	A1
23	Northern Clubhouse Existing Ground Floor Plan	WPTC F3A NC 00 GA A 08 2010	1:100	A1
24	Northern Clubhouse Existing First Floor Plan	WPTC F3A NC 01 GA A 08 2011	1:100	A1
25	Northern Clubhouse Existing Roof Floor Plan	WPTC F3A NC RF GA A 08 2012	1:100	A1
26	Northern Clubhouse Ground Floor Demolition Plan	WPTC F3A NC 00 GA A 08 0910	1:100	A1
27	Northern Clubhouse First Floor Demolition Plan	WPTC F3A NC 01 GA A 08 0911	1:100	A1
28	Northern Clubhouse Roof Floor Demolition Plan	WPTC F3A NC RF GA A 08 0912	1:100	A1
29	Northern Clubhouse Proposed Basement Plan	WPTC F3A NC B1 GA A 08 2013	1:100	A1
30	Northern Clubhouse Proposed Ground Floor Plan	WPTC F3A NC 00 GA A 08 2014	1:100	A1
31	Northern Clubhouse Proposed First Floor Plan	WPTC F3A NC 01 GA A 08 2015	1:100	A1
32	Northern Clubhouse Proposed Roof Plan	WPTC F3A NC RF GA A 08 2016	1:100	A1
33	Northern Clubhouse Proposed Entrance 1 Existing & Proposed GA	WPTC F3A ZZ ZZ GA A 08 9710	1:100	A1
34	Northern Clubhouse Proposed Entrance 2 Existing & Proposed GA	WPTC F3A ZZ ZZ GA A 08 9711	1:100	A1
35	Security Lodge Proposed Ground Floor Plan	WPTC F3A SL 00 GA A 08 2017	1:50	A1
36	Security Lodge Proposed Roof Plan	WPTC F3A SL RF GA A 08 2018	1:50	A1
37	Northern Clubhouse GA Elevation AA	WPTC F3A NC ZZ EL A 08 2510	1:100	A1
38	Northern Clubhouse GA Elevation BB	WPTC F3A NC ZZ EL A 08 2511	1:100	A1
39	Northern Clubhouse GA Elevation CC	WPTC F3A NC ZZ EL A 08 2512	1:100	A1
40	Northern Clubhouse GA Elevation DD	WPTC F3A NC ZZ EL A 08 2513	1:100	A1
41	Security Lodge Proposed Elevations GG, HH, LL & II	WPTC F3A SL ZZ EL A 08 2514	1:100	A1
42	Northern Clubhouse GA Section AA	WPTC F3A NC ZZ SE A 08 2610	1:100	A1
43	Northern Clubhouse GA Section BB	WPTC F3A NC ZZ SE A 08 2611	1:100	A1
44	Northern Clubhouse GA Section CC	WPTC F3A NC ZZ SE A 08 2612	1:100	A1
45	Northern Clubhouse GA Section DD	WPTC F3A NC ZZ SE A 08 2613	1:100	A1
46	Security Lodge Proposed Sections GG & HH	WPTC F3A SL ZZ SE A 08 2614	1:50	A1
47	Northern Clubhouse Proposed Basement - Fire Strategy	WPTC F3A NC B1 GA A 08 5810	1:100	A1
48	Northern Clubhouse Proposed Ground Floor - Fire Strategy	WPTC F3A NC 00 GA A 08 5811	1:100	A1
49	Northern Clubhouse Proposed First Floor - Fire Strategy	WPTC F3A NC 01 GA A 08 5812	1:100	A1
50	Northern Clubhouse Proposed Site Layout	WPTC F3A NC EX ST A 08 9010	1:200	A1
51	Southern Clubhouse Existing Ground Floor Plan	WPTC F3A SC 00 GA A 08 2020	1:100	A1
52	Southern Clubhouse Existing Roof Plan	WPTC F3A SC RF GA A 08 2021	1:100	A1
53	Southern Clubhouse Ground Floor Demolition Plan	WPTC F3A SC 00 GA A 08 0920	1:100	A1
54	Southern Clubhouse Roof Demolition Plan	WPTC F3A SC RF GA A 08 0921	1:100	A1
55	Southern Clubhouse Proposed Ground Floor Plan	WPTC F3A SC 00 GA A 08 2022	1:100	A1
56	Southern Clubhouse Proposed Roof Plan	WPTC F3A SC RF GA A 08 2023	1:100	A1
57	Southern Clubhouse Entrance 1 Existing & Proposed GA	WPTC F3A SC EX DE A 08 9720	1:100	A1
58	Southern Clubhouse GA Elevations AA & BB	WPTC F3A SC ZZ EL A 08 2520	1:100	A1
59	Southern Clubhouse GA Elevations CC & DD	WPTC F3A SC ZZ EL A 08 2521	1:100	A1
60	Southern Clubhouse GA Sections AA & BB	WPTC F3A SC XX SE A 08 2620	1:100	A1
61	Southern Clubhouse Proposed Site Layout	WPTC F3A SC EX ST A 08 9020	1:200	A1
62	Groundskeeper's Shed Existing Ground Floor Plan	WPTC F3A GM 00 GA A 08 2030	1:100/1:50	A1
63	Groundskeeper's Shed Existing Roof Plan	WPTC F3A GM RF GA A 08 2031	1:100/1:50	A1
64	Groundskeeper's Shed Ground Floor Demolition Plan	WPTC F3A GM 00 GA A 08 0930	1:100/1:50	A1
65	Groundskeeper's Shed Roof Demolition Plan	WPTC F3A GM RF GA A 08 0931	1:100/1:50	A1
66	Grounds Maintenance Building Proposed Ground Floor Plan	WPTC F3A GM 00 GA A 08 2032	1:100/1:50	A1
67	Grounds Maintenance Building Proposed Roof Plan	WPTC F3A GM RF GA A 08 2033	1:100/1:50	A1
68	Groundskeeper's Shed Existing Elevations AA, BB, CC & DD	WPTC F3A GM ZZ EL A 08 2530	1:100	A1
69	Grounds Maintenance Building Proposed Elevations AA, BB, CC & DD	WPTC F3A GM ZZ EL A 08 2531	1:100	A1
70	Groundskeeper's Shed Existing Sections AA & BB	WPTC F3A GM ZZ SE A 08 2630	1:50	A1
71	Grounds Maintenance Building Proposed Sections AA & BB	WPTC F3A GM XX SE A 08 2631	1:100	A1
72	Grounds Maintenance Building Proposed Site Layout	WPTC F3A GM EX ST A 08 9030	1:200	A1
73	Plant Room Proposed Ground Floor Plan	WPTC F3A PP 00 GA A 08 2040	1:100	A1
74	Plant Room Proposed Roof Plan	WPTC F3A PP RF GA A 08 2041	1:100	A1
75	Plant Room GA Elevations & GA Section	WPTC F3A PP ZZ EL A 08 2540	1:100	A1
76	Site Wide Coloured Landscape Masterplan	1441 001	NTS	A0



Appendix 2



Appendix 2 – Application 2 Planning Drawings

Plan/Document	Reference
Proposed Site Plan	20-GA-101 P1
Prop Floodlights	20-GA-107 P1
Prop Materials Study	21-GA-201 P1
Prop Elevations AA & BB	25-GA-301 P1
Prop Elevations CC & DD	25-GA-302 P1
Prop Elevations EE & FF	25-GA-303 P1
Prop Sections AA & CC	26-GA-401 P1
Prop Sections BB & DD	26-GA-402 P1
Proposed Site Sections	26-GA-403 P1
Proposed Masterplan	90-ST-102 P1
Proposed Site Plan	20-GA-101 P3
Prop Floodlights	20-GA-107 P2
Prop Materials Study	21-GA-201 P2
Prop Elevations AA & BB	25-GA-301 P2
Prop Elevations CC & DD	25-GA-302 P2
Prop Elevations EE & FF	25-GA-303 P2
Prop Sections AA & CC	26-GA-401 P2
Prop Sections BB & DD	26-GA-402 P2
Proposed Site Sections	26-GA-403 P2
Proposed Masterplan	90-ST-102 P2
General Arrangement Plan	1031.01 Rev D
General Arrangement & Planting Plan 01 (1 of 3)	1348 100 Rev F
General Arrangement & Planting Plan 02 (2 of 3)	1348 101 Rev E
General Arrangement & Planting Plan 03 (3 of 3)	1348 102 Rev B
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Quod

Tim Waring

Tim.waring@quod.com
0113 245 1243

Capitol Bond Court
Leeds
LS1 5SP