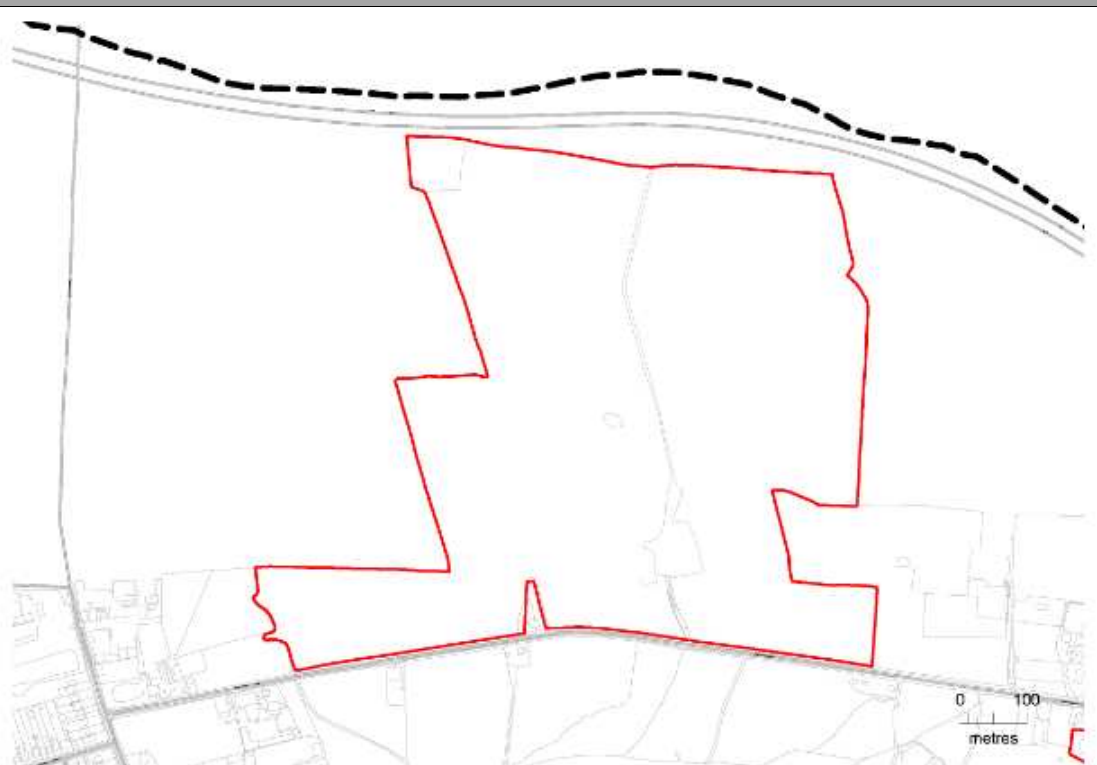


Other Site Allocations

SA62: Land at Tottenham Hotspurs Football Club Training Ground			
			
Existing Site Information			
Address	Land at and within the vicinity of Tottenham Hotspur Football Club Training Ground, Hotspur Way, Whitewebbs Lane.		
Site Area	42.5ha		
Existing Use(s)	Existing football club training centre and surrounding land, including golf course.		
Site Considerations			
Flood Zone	1-2		
PTAL	1a-1b		
Heritage Considerations	In close proximity to many designated heritage assets. Amber - Heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Impacts an Archaeological Priority Area	Within APA 3: Whitewebbs Hill, Bulls Cross and Forty Hill Heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> The site should provide professional sport, recreation and community sports/leisure uses, including ancillary related facilities. 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt	
Capacity Estimate	X	X	

12.4 Strategic Policy SP CL4: Promoting sporting excellence

DRAFT STRATEGIC POLICY SP	CL4	Promoting sporting excellence
<p>1. As a means of improving the health and well-being of the Borough, development and investment decisions will be supported which contribute to the objectives of the Enfield Health and Well Being Strategy and in particular:</p> <ul style="list-style-type: none"> a. promote, celebrate the borough’s growing reputation as a sporting and recreational hub of national and international importance, especially in aquatic/water sports and mass participation outdoor sports; b. facilitate and contribute towards the development of first-class, publicly accessible strategic sport and leisure facilities to meet the needs of the growing population, based on the following hierarchy of priority locations (as shown on the Policies Map): <ul style="list-style-type: none"> i. Tottenham Hotspur’s training centre (SA62); ii. Picketts Lock / Lee Valley Leisure Centre (SA56); iii. Enfield Playing Fields; and iv. Firs Farm. c. seeking opportunities to expand and improve the quality and condition of Enfield’s sport and physical health facilities, with better public transport and active travel connections to residential areas and open spaces, in line with the priorities set out in the Playing Pitch Strategy and Blue and Green Strategy; d. facilitate outdoor sports provision (including camping sites, small stables, training academies, golf centres and changing facilities) within locations that offer good access to public transport, cycling and walking in the open countryside, especially within the Enfield Chase , in line with national Green Belt policies; and e. secure new sport and leisure facilities within public parks (e.g. green gyms) and large-scale mixed-use developments to meet the identified needs. <p>2. The Tottenham Hotspurs Training Centre and surrounding land as shown on the Policies Map and as Site Allocation policy SA62 continues to be designated as Green Belt and is identified for the potential development of professional and community sports, recreation and leisure facilities, including ancillary and related uses, in line with Green Belt policies in this plan and the following:</p> <ul style="list-style-type: none"> 1. Any development for professional and community sports, recreation, and leisure facilities, including both appropriate and inappropriate Green Belt development, will need to satisfy the following development management considerations: <ul style="list-style-type: none"> i. Strategic and local transport considerations, including potential improvements to the site’s connectivity with the surrounding public transport network; ii. Optimise access to, and through, the designated site by pedestrian and cycle; and iii. High-quality design standards, including high sustainable construction and operational standards. iv. The site’s heritage context and the impact upon any relevant statutorily or locally listed asset, including but not limited to, the Forty Hall Conservation Area; 		

- v. No built development will be permitted on the small paddock field to the north of Myddleton House, or at Beggars Hollow;
- vi. Preserve and enhance:
 - those parts of the Registered Parks and Gardens of Myddleton Hall and Lee Valley Regional Park which fall in the designated site, or where there are key aspects of their setting in the designated site;
 - The local heritage assets of Myddleton and Whitewebbs Park; and
 - Retain existing watercourses, ponds, trees and other biodiversity features, where necessary for biodiversity reasons.
- vii. Ensure no unacceptable visual and landscaping impacts, whilst protecting important views and gaps, including those from Forty Hall Conservation Area;
- viii. All new landscaping to include appropriate species selection and management to provide biodiversity and climate change resilience;
- ix. Deliver community access, education, and socio-economic improvements available to all sectors of the community; and
- x. Accord with other relevant policies of the Local Plan.

Explanation

- 12.4.1 Located within easy reach of the open countryside and central London, Enfield offers unrivalled access to sporting attractions, including:
- golf courses (e.g. Whitewebbs Park)
 - leisure centres (e.g. Picketts Lock is the largest indoor and outdoor athletics centre in South East England);
 - camp and visitor sites;
 - water-based activities;
 - adventure playgrounds (e.g. Trent Park);
 - training grounds (e.g. Hotspur Way Training Ground); and
 - a well-established community network of football, rugby, hockey and tennis facilities.
- 12.4.2 Sport forms a key part of the Borough's leisure and visitor offer and contributes significantly to London's economy and cultural life. Enfield is already home to world class facilities (e.g. Lee Valley Regional Park) but we want to build on this success and support the Mayor of London's ambition to become the most physically active city in the world.
- 12.4.3 Levels of physical activity and active sport participation in the Borough are increasing but remain below the London average, especially among lower social economic groups. Latent demand remains high and presents opportunities to improve the quality and range of sport and outdoor leisure facilities. However, the prevalence of obesity and mental health illness among adults and young children remains too high, with attendant healthcare costs.
- 12.4.4 This policy seeks to promote and encourage sporting excellence across the borough, including the development of world-class sport villages at Hotspur training ground, Picketts Lock, Enfield Playing Fields and Firs Farm. In turn, this will:
- improve the health and wellbeing of residents, helping residents become more physically active;
 - provide new sports, recreation and leisure facilities which are open to the wider community in accessible locations;

- encourage social inclusion and increased community safety and security;
- support economic growth, providing employment opportunities to local residents;
- support sustainable travel choices and links with surrounding public transport nodes;
- improve accessibility to the open countryside, nature and key attractions, including east–west connectivity through the borough;
- improve green and blue networks; and
- sustain and enhancing the significance of heritage assets and open character of the landscape.

12.4.5 Outdoor sport and recreational uses are in principle deemed to be appropriate development within the Green Belt, so long as the uses and the facilities associated with those uses preserve the openness of the Green Belt and do not conflict with any of the five purposes of including the land within it. The proposed policy designation supports the delivery of such uses, where they satisfy the development management criteria.

12.4.6 Those uses or facilities which do not fall within the definition of appropriate development (i.e. by definition they are inappropriate development in the Green Belt) but are deemed acceptable in principle within the policy designation, must satisfy both the Very Special Circumstances test of national Green Belt policy and meet the development management criteria. The policy designation provides a range of development management criteria (see part 2 of the policy) which are to be satisfied by any development which comes forward under the designation, whether that development is deemed appropriate or inappropriate under Green Belt policy.