

Welcome

Welcome to our public exhibition where we are updating you on our proposals for the New Masterplan at Woodberry Down

As a reminder, Woodberry Down's award winning regeneration began in 2009. Benefits delivered to date:



2,901 HOMES

- Including 654 social rented homes and 476 shared ownership homes



OPEN SPACE

- 4.5 acre public park and adventure playground at Spring Park



FACILITIES

- 4,000sqm of commercial and community facilities delivered
- 2,700sqm of additional floorspace is either in build or proposed across Phases 3 & 4



INVESTMENT

- Over £12 million contributed to support local infrastructure
- £5 million towards education, skills and training



JOBS

- On target to achieve over 365 apprentices
- Working closely with 'Hackney Works' to help find jobs for local people

A Reminder of Why We Need a New Masterplan

A new masterplan gives us the opportunity to improve upon the 2014 Masterplan with a landscape-led approach to deliver modern, high-quality homes and open spaces and react to a changing world. This New Masterplan responds to:

- Environmental and Building Regulations changes
- New Hackney and London-wide Planning Policies, such as reduced car reliance
- Changes in demographics and housing need
- Ever-growing need to build more quality homes
- Changing economic environment

As with previous phases of the Woodberry Down regeneration, this masterplan is being brought forward by Berkeley Homes in partnership with Hackney Council (Regeneration Team) and Notting Hill Genesis.

The Delivery Partners



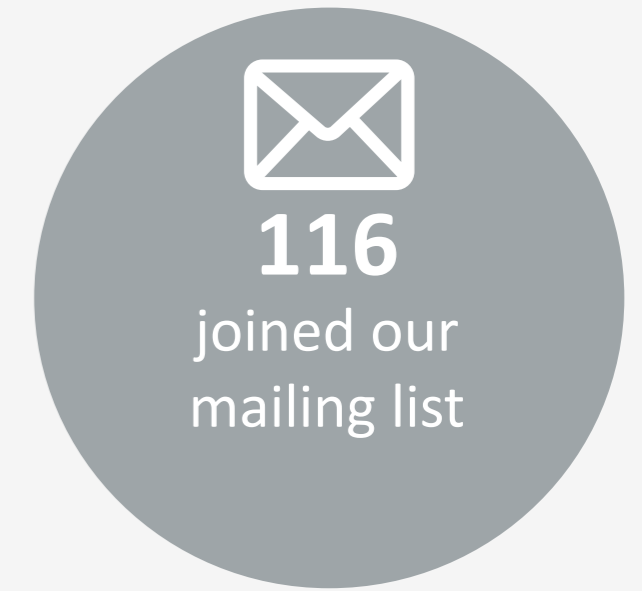
For more information, or to complete our feedback survey online, please visit:
woodberrydownregeneration.commonplace.is





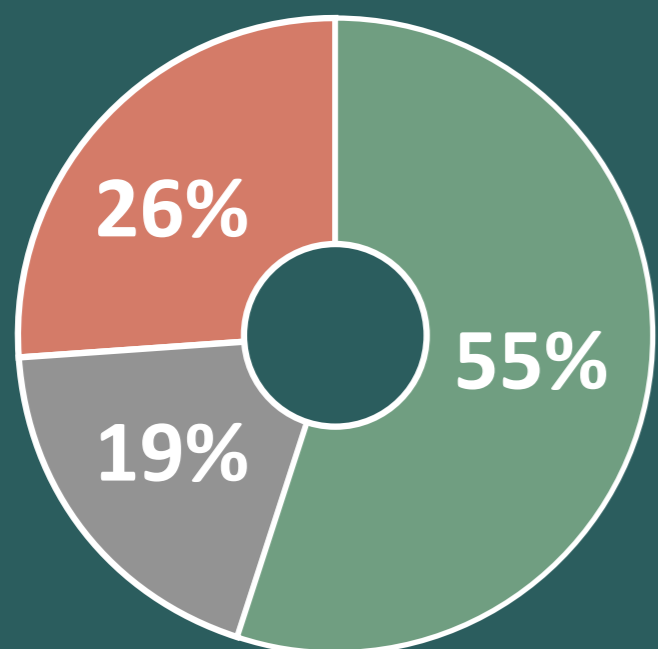
Public Consultation

In November and December 2023, we held a one month public consultation on the New Masterplan for the remaining phases (Phase 5, 6, 7 and 8).

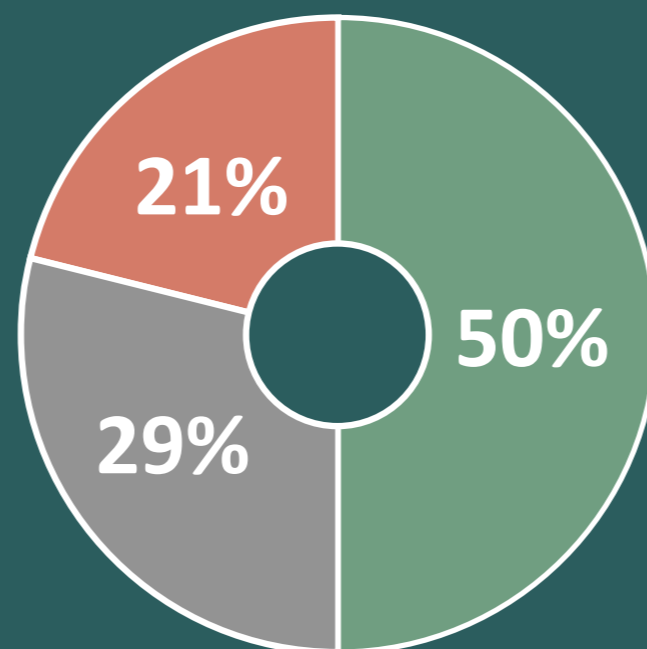


We encouraged everyone to provide feedback on the proposals through a questionnaire available at the events and online. This asked:

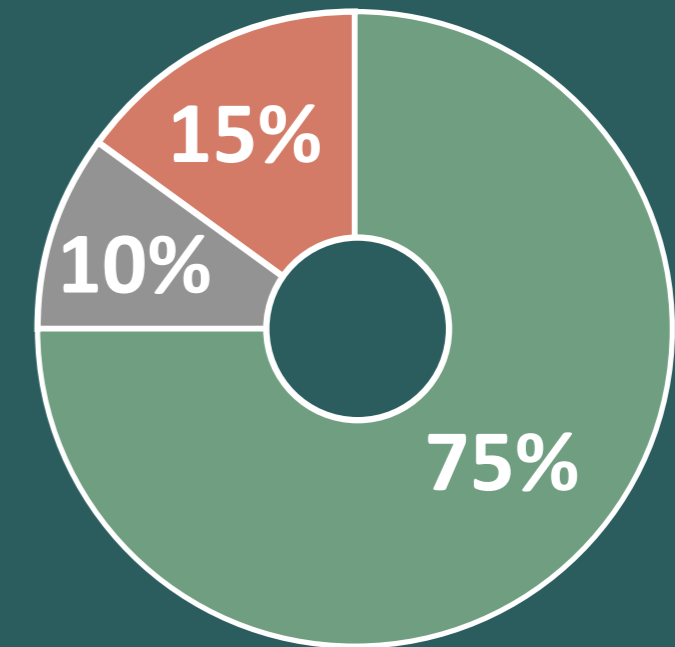
Do you support the delivery of more new homes, including additional affordable homes across Woodberry Down?



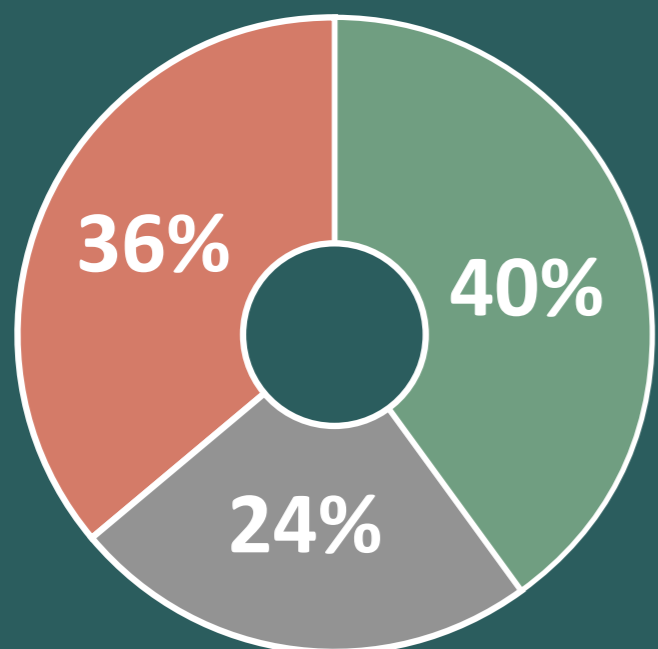
Do you think that the new pedestrian and vehicle routes will provide the community with better connections in and around Woodberry Down and the surrounding amenities?



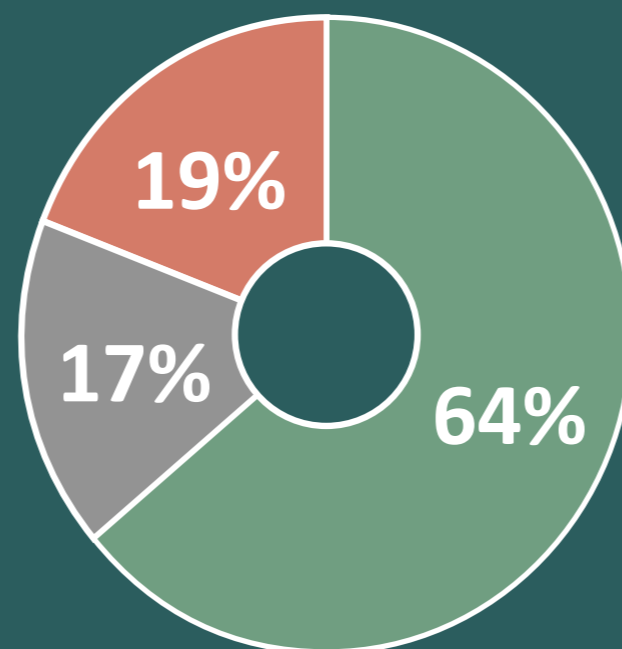
Do you support our plans for more open space, and their locations, including parks, across Woodberry Down?



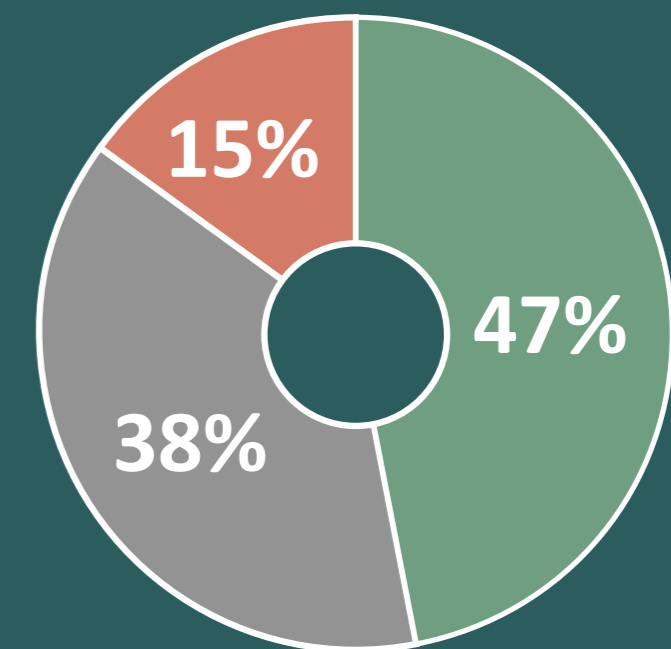
In providing taller buildings within the masterplan we are able to deliver more homes and a larger amount of open space. Do you agree with this approach?



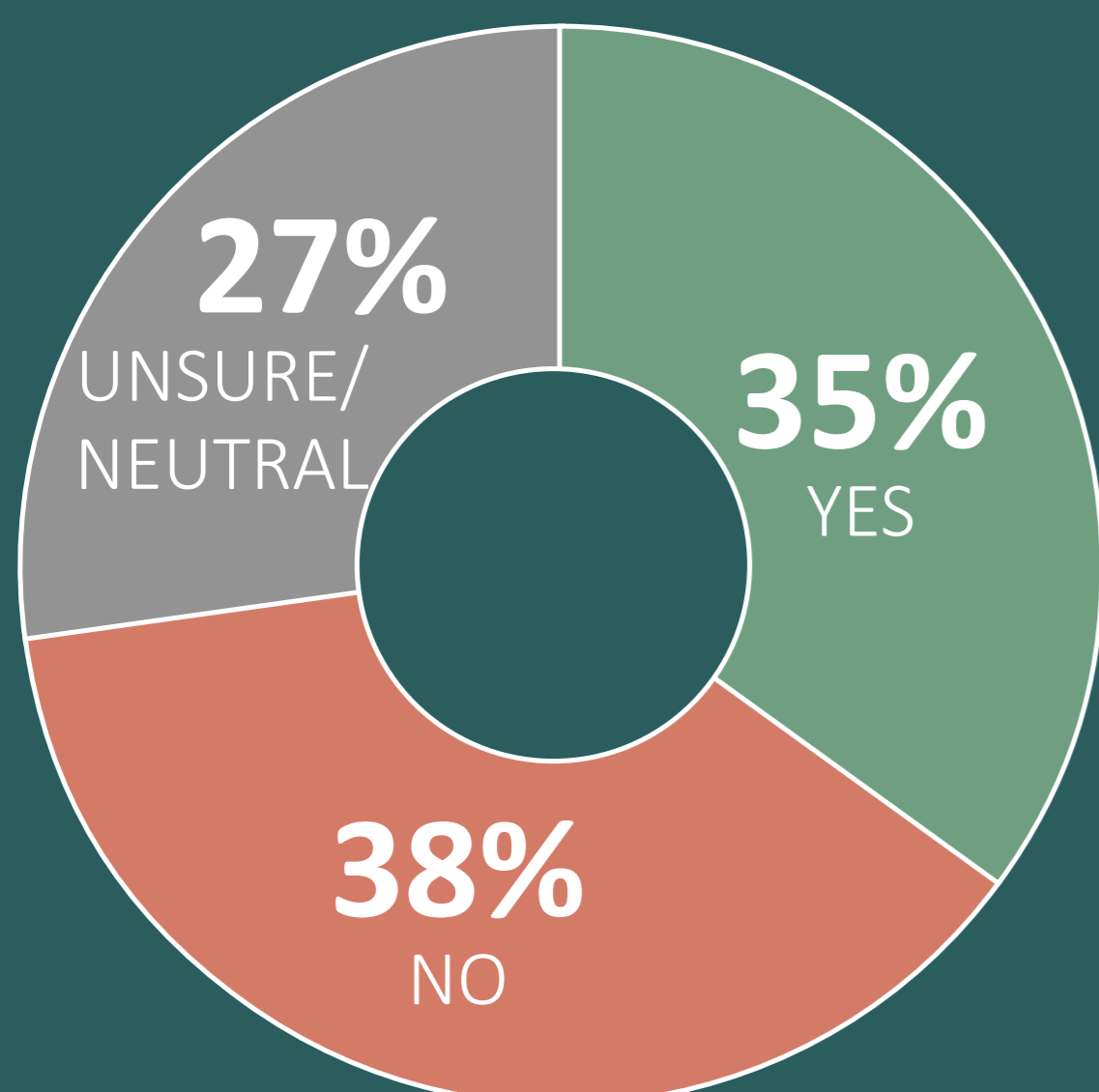
Do you support our planned building locations to help retain more trees across Woodberry Down?



Do you agree with the priorities and focus areas of the emerging Cultural & Placemaking Strategy for Woodberry Down?



We asked if you support the design of the New Masterplan...



- Yes
- Unsure
- No



Detailed feedback is available on the Commonplace website.

The key themes you raised are shown on the next board, along with our responses.





You Said, We Did

Your feedback has helped us to better understand what is important to those who live and use Woodberry Down and make appropriate amendments to our proposals as a result.



YOU SAID:

WE DID:



Open space and layout

Respondents were generally supportive of our plans for open space and layout.

- As a result of the largely positive feedback received, we have not changed the layout of the proposed masterplan.
- We have provided more detail on the Public Open Spaces as part of this exhibition.



Heights of buildings

A number of respondents raised the heights of buildings as an issue. This included a feeling of being 'closed in', blocking views and natural light, and a concern that wind tunnels could be created.

- Following your feedback we have made changes to all phases - with more significant changes in Phases 5 & 7.
- We have also undertaken a suite of technical assessments to ensure there is a pleasant and welcoming environment.



Massing and density

For some, massing and density was a key concern - this revolved around whether increasing density would still 'sustain a liveable community'

- An Environmental Assessment, submitted with the application, will include a review of any impact this may have on local services (GP/Dentist etc)
- We will be required to address any requirements resulting from the proposed proposals



Connectivity

Respondents said they were concerned about Seven Sisters Road ('it cannot be crossed safely') and how it divides Woodberry Down.

- This is outside of the masterplan application boundary. Berkeley Homes made S106 payments as part of the Phase 3 Planning Application, towards making improvements to Seven Sisters Road (including better connectivity), which is in TfL ownership.
- The team are continuing to work with TfL to understand how this money will be spent - our priority remains to secure additional crossing points.
- Regardless, we will look to improve the landscaped edge of Seven Sisters Road.



Provision of Social Homes & The Edge

Provide clarification of the number of Social Homes on the original estate, the number of new homes and confirm what is happening to The Edge

- For more information on housing, please refer to the 'Housing Matters' board.
- The Edge will remain in its current location or be relocated in Phase 6. It will remain open through construction.



MUGA and play areas

The loss of one of the MUGAs was raised as a concern, with one respondent saying it is 'not enough as estate population increases'. Others asked that new play areas shouldn't be solely aimed at young children.

- No play facilities will be lost as part of the masterplan proposals. These will be re-provided, improved and added to in other areas of the estate.
- We are working with a local youth forum to understand how the spaces can be improved.
- The detail of these spaces will be resolved at the Reserved Matters stage.



Car parking

The lack of car parking for visitors and residents was raised as an issue, although many complimented the sustainable, 'car lite' approach.

- In terms of providing car parking, due to policy restrictions, we are only able to provide spaces for accessible parking and returning tenants who have an existing permit.



Impact on wildlife and greenery

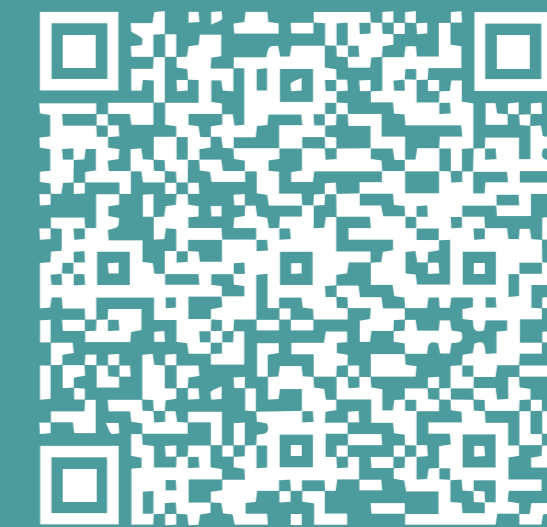
A number of respondents raised the potential impact of the proposals on local wildlife, trees and greenery. 'I am unhappy about the amount of trees that will be removed', one stated.

- When compared to the 2014 Masterplan the New Masterplan approximately doubles the number of trees that will be retained from the first masterplan.
- Any trees that are removed will be re-provided on at least a 1 for 1 basis meaning there will be no net loss of trees.



About This Planning Application

The planning application we are currently preparing for is called an 'Outline Application' which sets the general principles of a proposal. Once this is approved, we will begin preparing a 'Reserved Matters Application' for each phase. All applications require the approval from Hackney Council's Planning Committee. Only after approval of the Reserved Matters can proposals commence.



Please follow this QR code to view a video that provides more information to help explain the planning application

Outline Planning Application

WE ARE HERE!

Scheduled to be submitted to Hackney Council Planning Committee in May 2024.

The outline application will set the rules that the future phases 5-8 will follow, such as:

Where buildings and open spaces are located	The maximum number and mix of homes	The maximum and minimum building heights	The amount of commercial space (shops, cafes, community space etc.)	The maximum and minimum open space size and options for landscape designs	The roads and pedestrian routes	The architectural approach to the design of the buildings
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Approval of the New Masterplan that we are showing you today

AUTUMN 2024



Reserved Matters Applications To be submitted for each phase

FROM 2025 ONWARDS

The community will be consulted as the plans for each of these applications are being developed.

The reserved matters applications will set out details, such as:

How the site will look externally, including the design of buildings and surrounding green spaces	Landscaping details such as planting trees or hedges for screening	The positions of buildings, green spaces and roads and their relationship to each other as well as the buildings outside the proposals	The scale of the proposals, including the size and dimensions of each building	Access routes (both vehicular and pedestrian) within the proposals and going into and out of the proposals
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Parameter Plans

The Outline Application will seek approval of the 'Parameter Plans'. These drawings set the principles of the masterplan and set the minimum/maximum proposals. In addition to the below an application boundary will also be submitted.

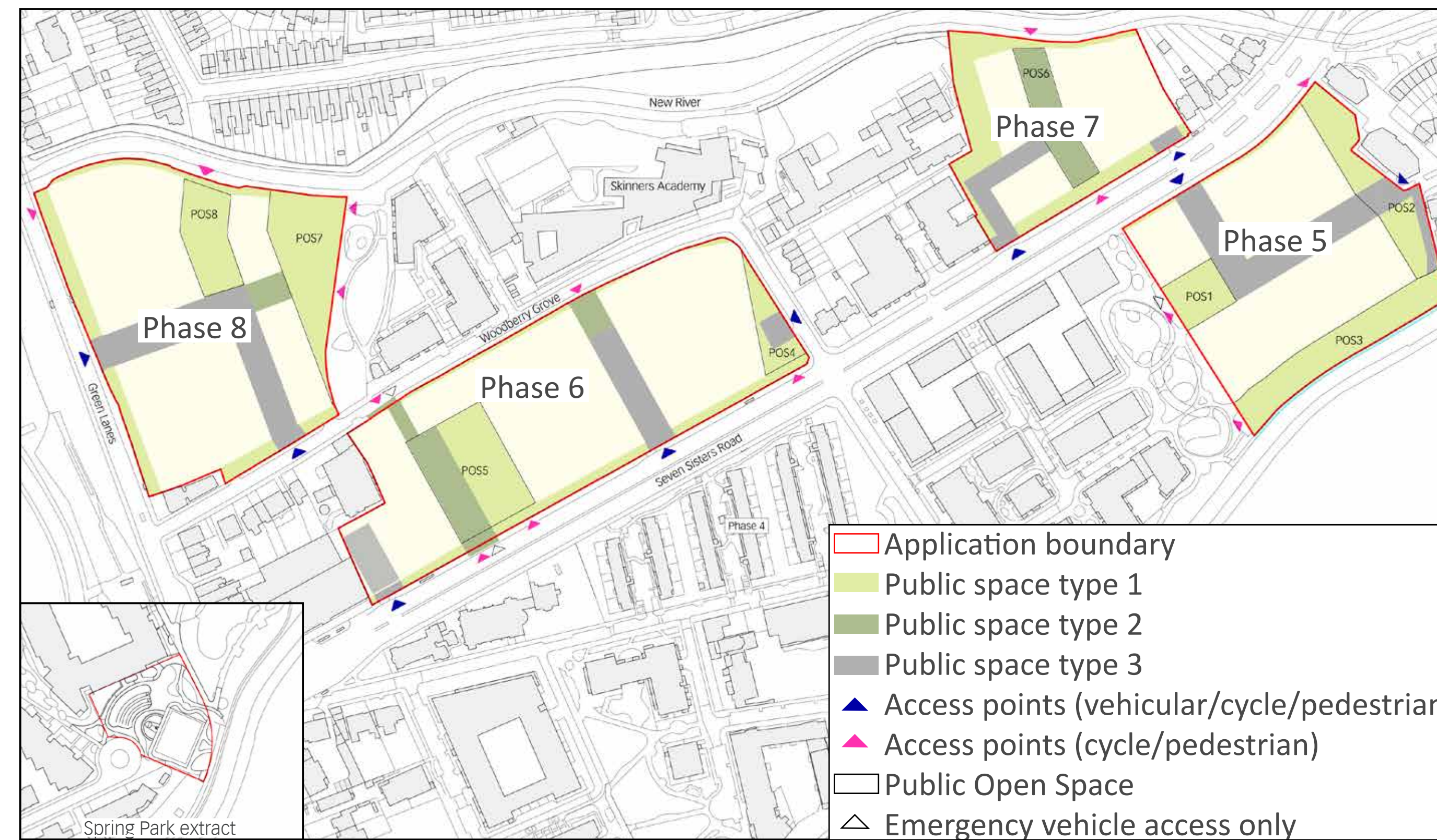


Please follow this QR code to view a video that provides more information to help explain the Parameter Plans and Reserved Matters Applications (on the next board)



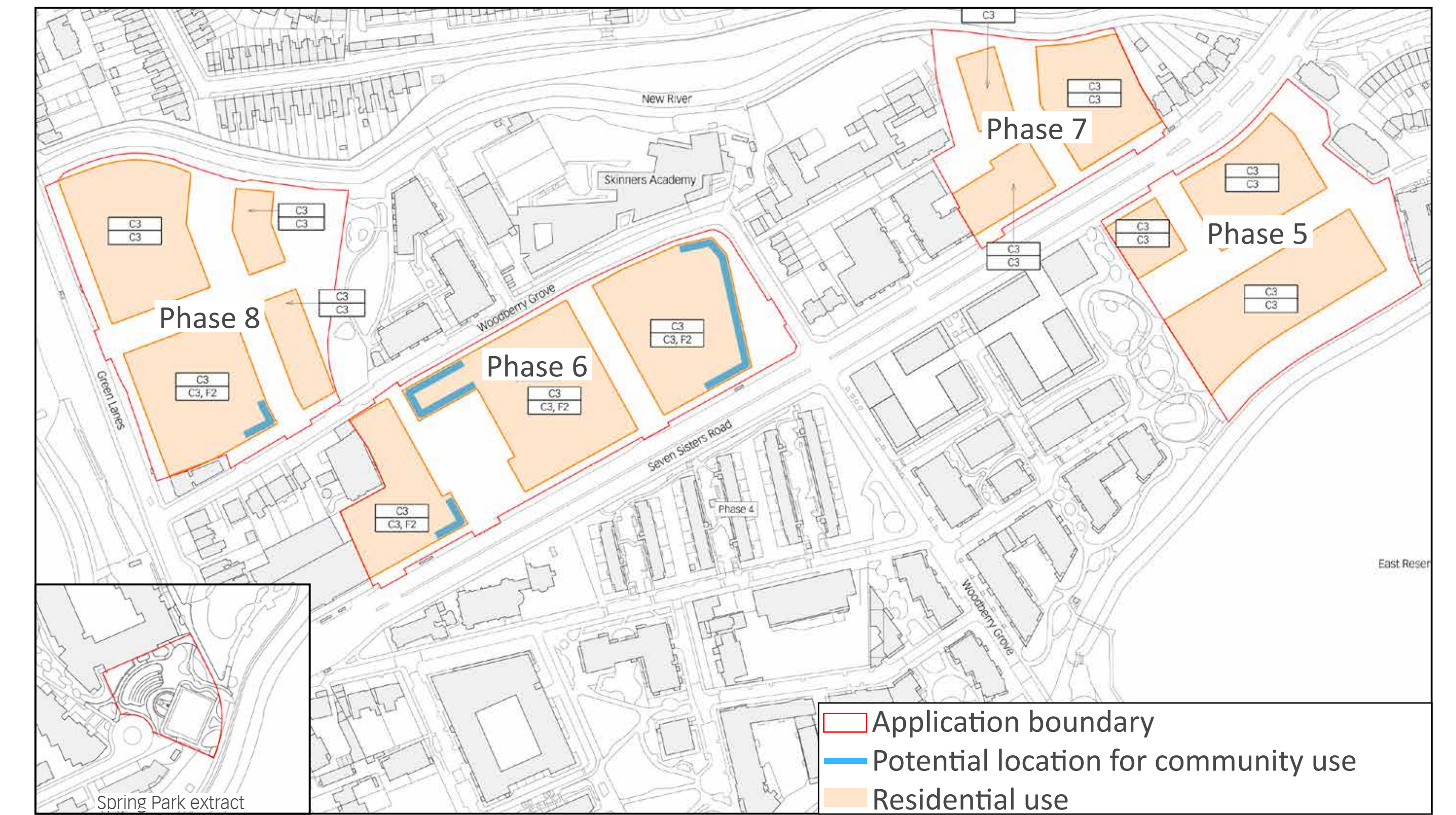
Demolition Plan

Buildings that would have permission to be demolished in the future to enable the masterplan to be brought forward.



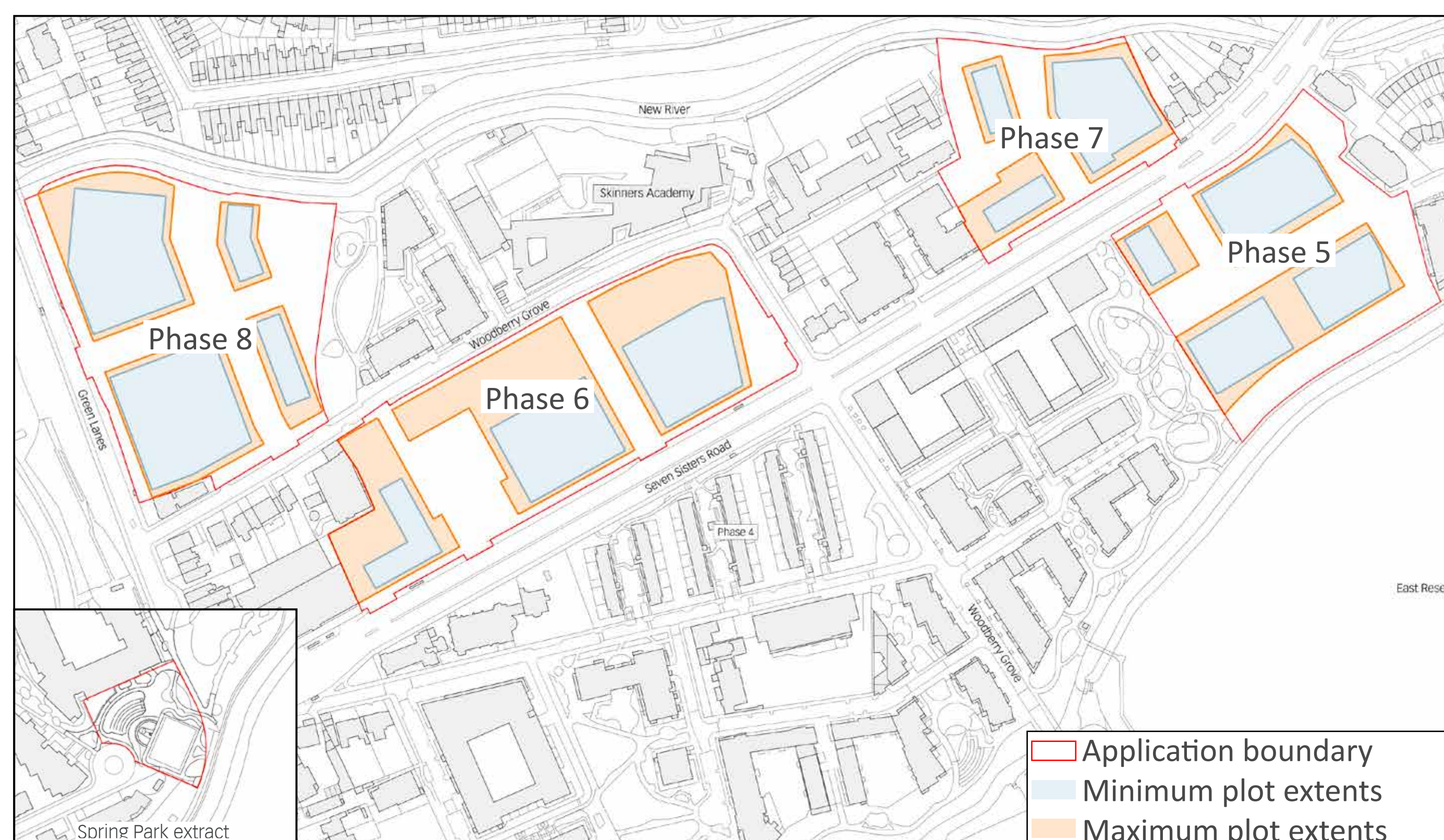
Urban Structure

Broad location of building plots. Location of open space, streets, roads and pedestrian access



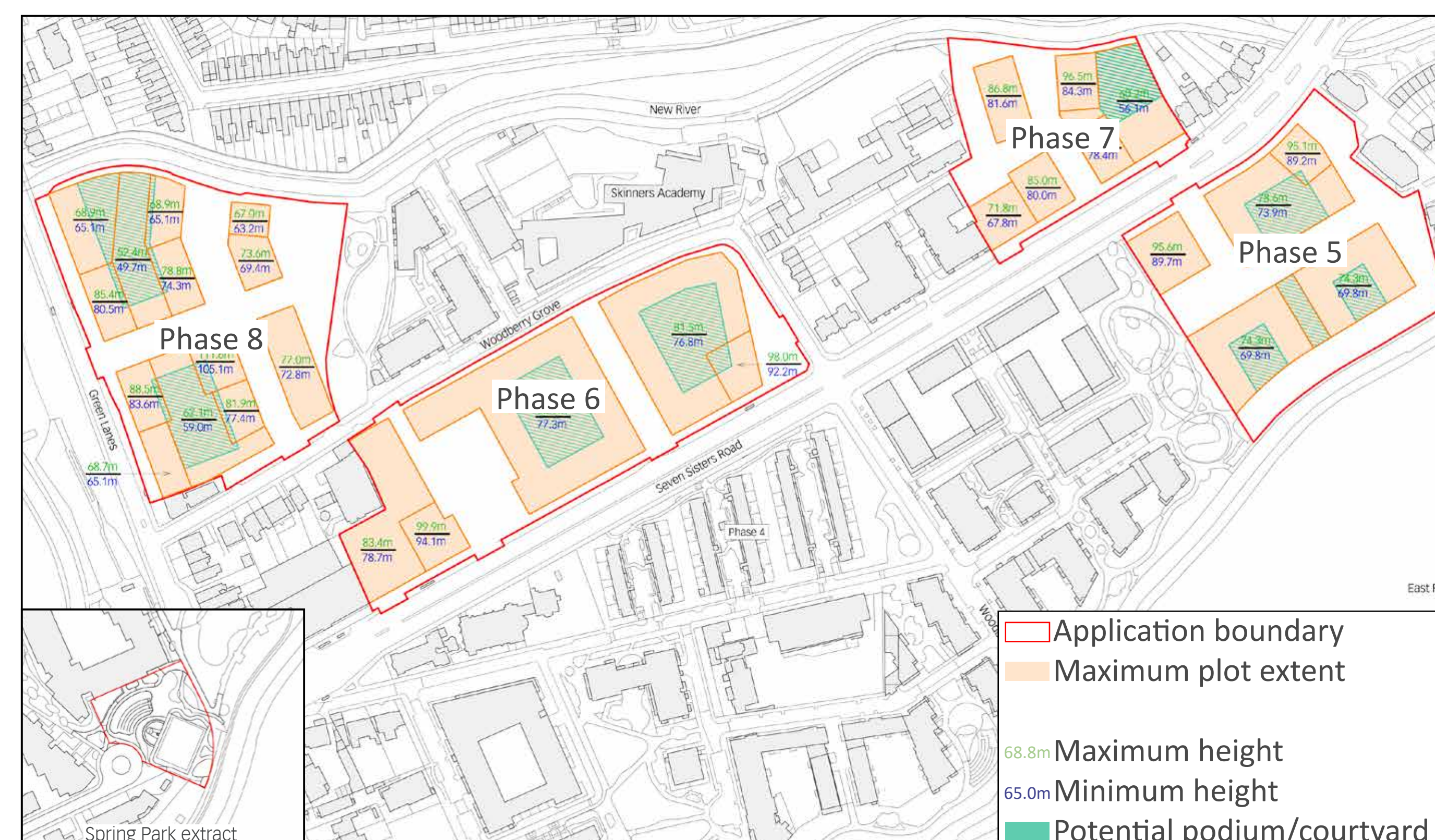
Proposed Uses

Areas where residential and non-residential frontage can be provided at ground floor



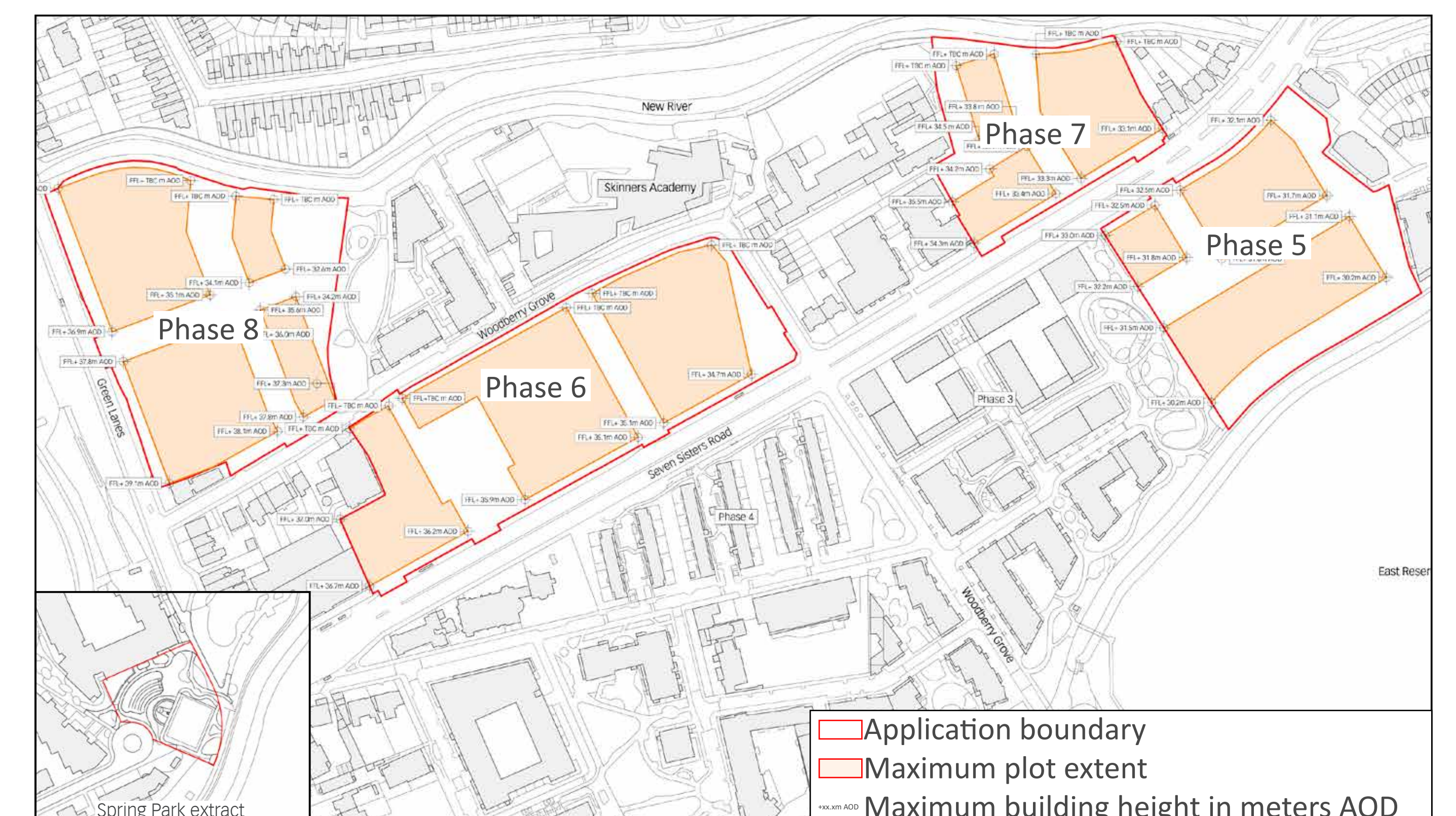
Plot Extents

The largest and smallest permitted building footprint. These are used to define the street and open space widths between the buildings.



Minimum/Maximum Heights

The height of the proposed buildings should not go beyond the maximum heights agreed. The permitted buildings could be a range of heights up to this maximum. The plan also identifies potential podium locations.



Site Levels

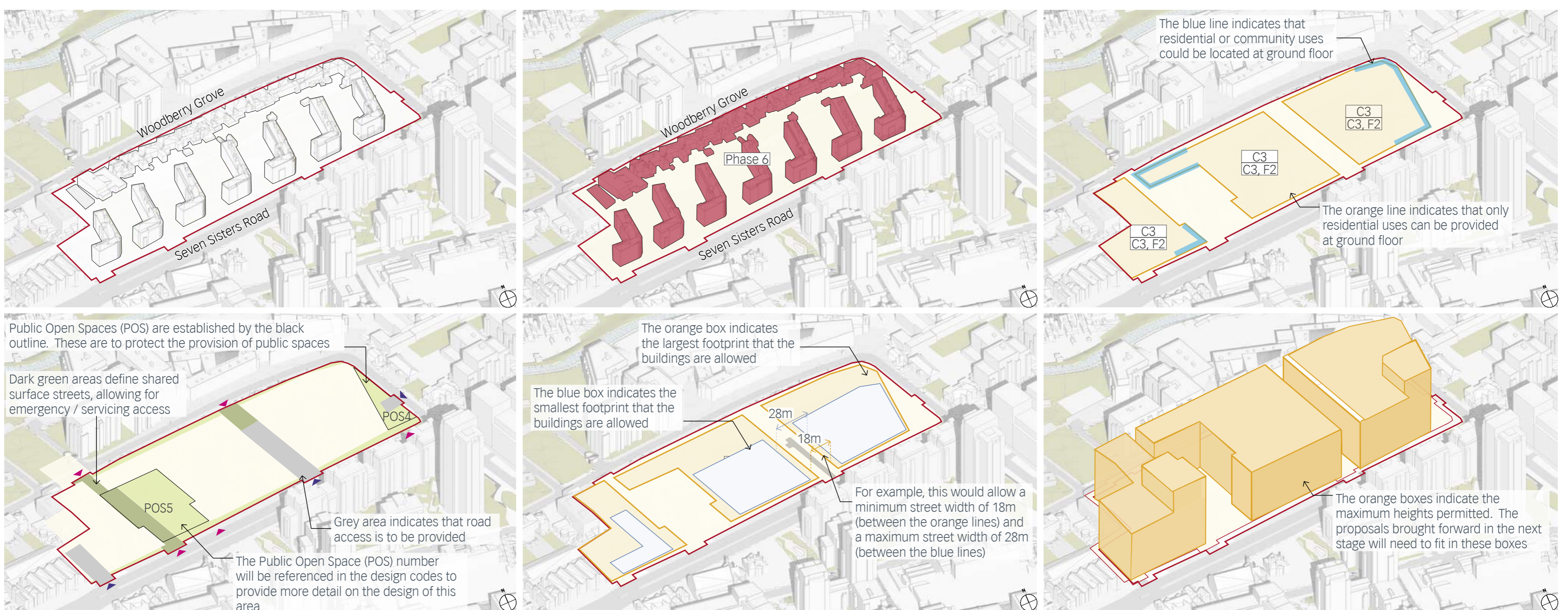
The proposed ground levels in each phase which helps define the height of the buildings.



Illustrative Example of Reserved Matters Application

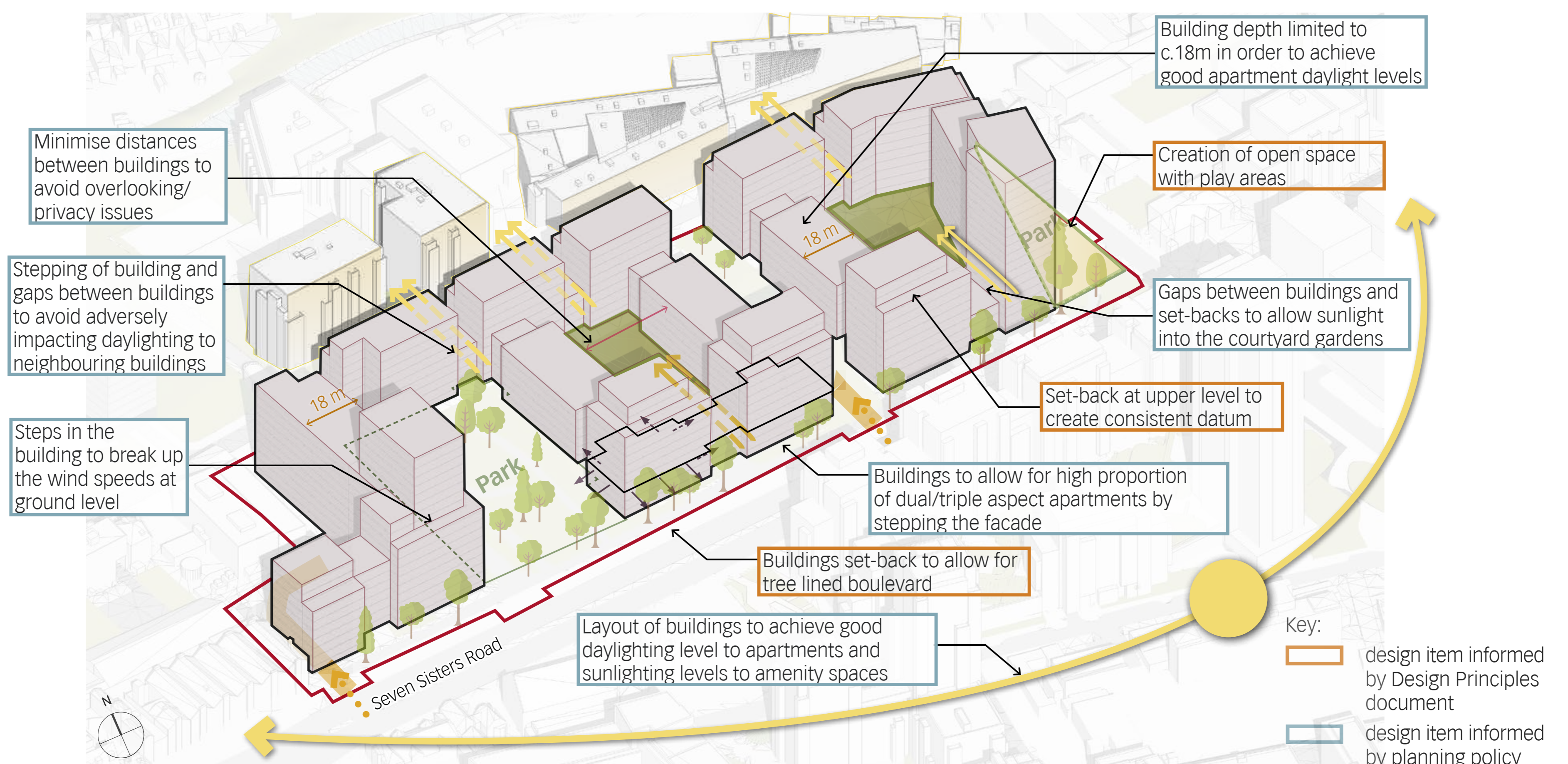
After the approval of the Outline Application, the design team will submit Reserved Matters Application(s). The Reserved Matters must align with what has been approved in the Outline Application. For example, if the Outline Application stated a maximum height of 82m on a particular part of the proposals, and the Reserved Matters Application proposes a building that is 89m, it is unlikely to be approved.

The diagrams below are an illustrative example of how Phase 6 could be delivered at Reserved Matters based on what is proposed in the Outline Application. It is illustrative only, and a Reserved Matter could propose something different to what is illustrated below, provided it adheres to what is permitted in the Outline Application.



What Else Controls the Building Design?

During the next stage (Reserved Matters Application), the team will develop a design solution that responds to the parameter plans and site constraints, including those listed on this page. The purpose of this diagram is to illustrate parts of the design that will be informed by planning policy and the design principles at the next stage.



The 2023 Illustrative Masterplan



Homes
Up to 3,200

Homes
41.7%
Affordable
Housing

Open Spaces
Approx.
15,500 sqm

Heights
3 to 21
storeys

Energy
Connect to the
Sitewide
Network

Community
Reproviding
The Edge

Connectivity
Reduce barrier
of Seven Sisters
Road

Open Spaces
Improve access
to the New
River

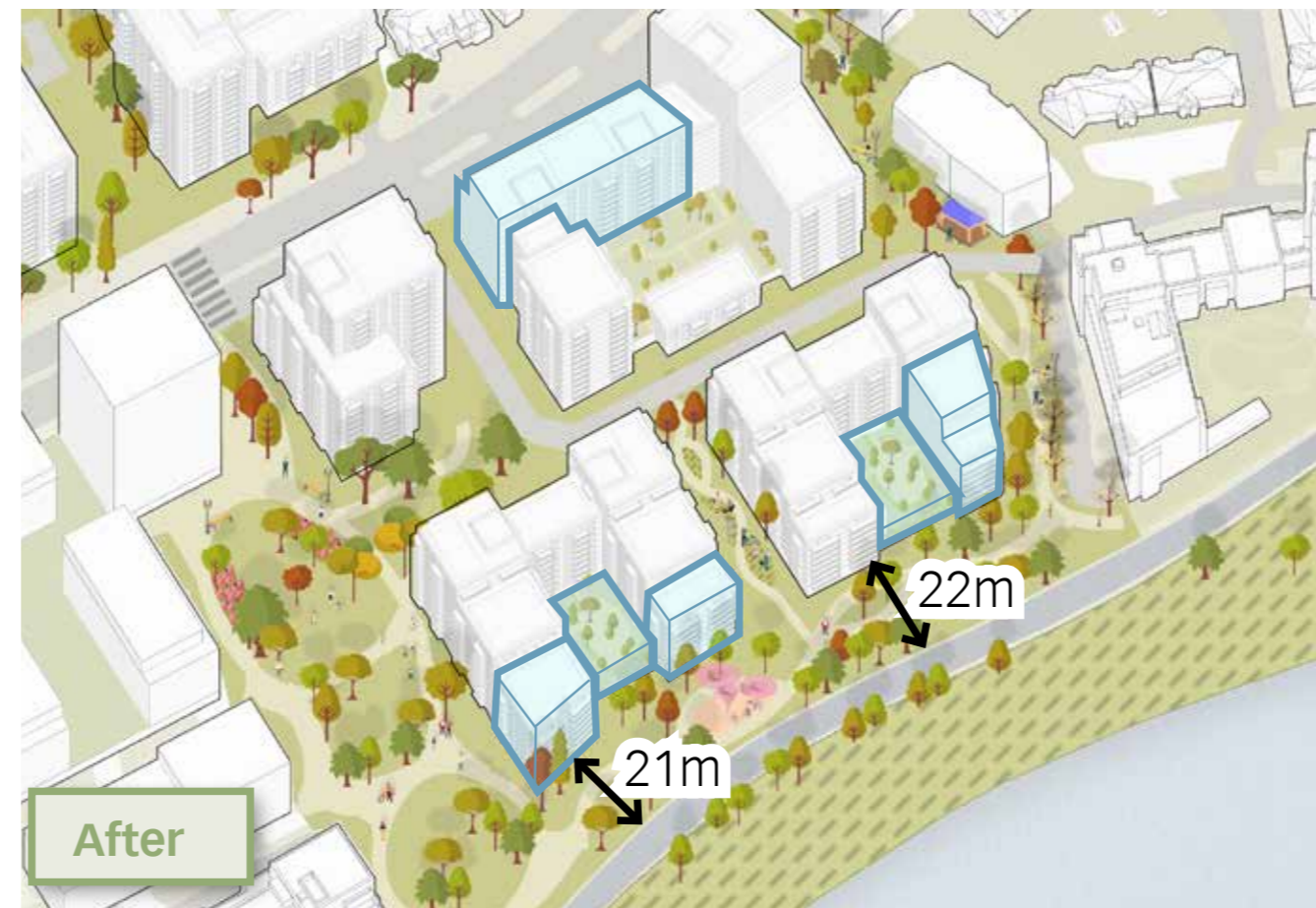
Trees
Majority
retained

Trees
Over 400 new
trees planted



Changes Made to The Proposals:

Following the last round of public consultation and feedback from other stakeholders, the following changes have been made to the illustrative masterplan.



Phase 5: (outlined in blue)

- Buildings facing the reservoir have been angled to soften the building line.
- Height of south-east building reduced from 14 to 8/10 storeys
- Height along Seven Sisters Road changed from 10+12 to 9+4 storeys
- Podium edge has been setback to allow for more landscaping



Phase 6: (outlined in blue)

- Increased the length of the south-west buildings to provide better enclosure to the new park
- Height along Seven Sisters Road changed from 10+12 to 9+4 storeys
- Northwest building stepped down to the north



Phase 7: (outlined in blue)

- North-eastern building removed to increase the podium/courtyard
- Increased height along Seven Sisters Road from 12 to 14 storeys to signify entrance to green link
- North-west tall building height reduced by two storeys
- Open space width increased from 22m to 25m



Phase 8: (outlined in blue)

- Mews houses or low-rise apartments to provide family homes added along the central east-west route
- Podium edge setback to allow for more landscaping along the river walk



You Said:

You said you wanted to reduce the heights and introduce more stepping to the buildings to maintain views and light

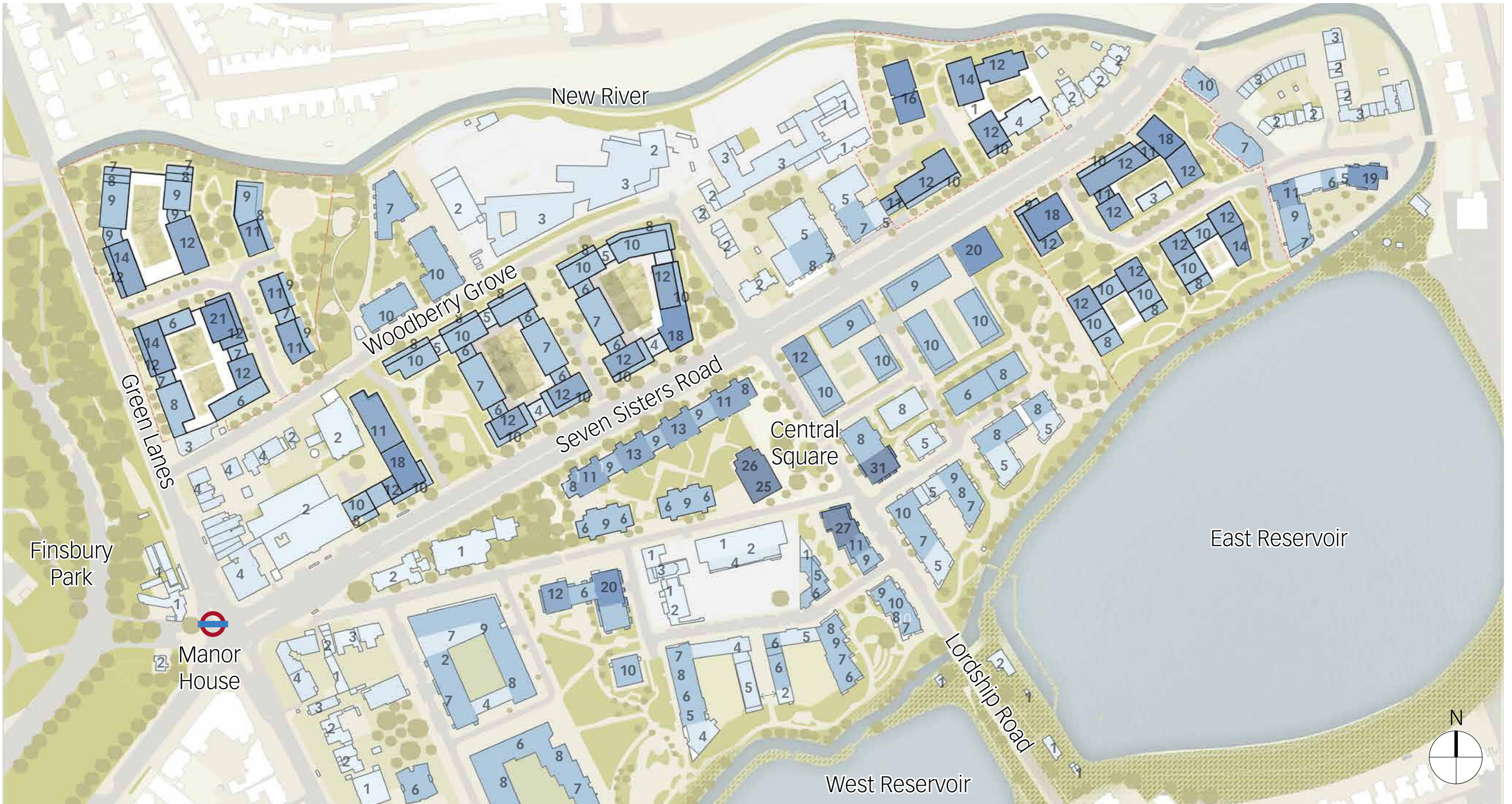
We Did:

Lowered the heights and introduced stepping to the buildings facing the reservoir.



Heights - Previous Consultation:

These are the building heights presented at the last round of public consultation:



Heights - Updated:

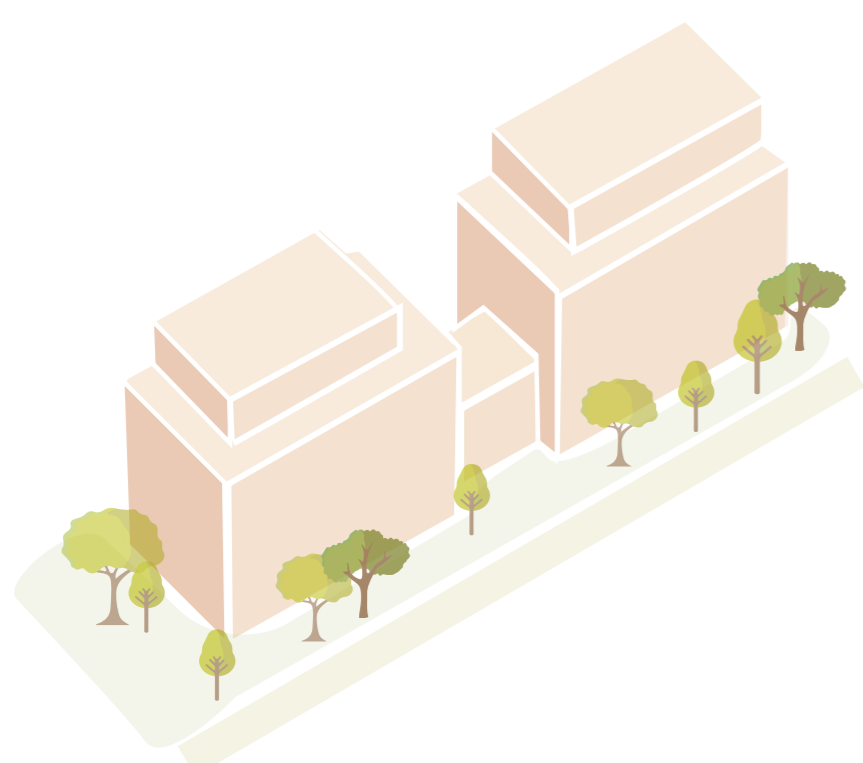
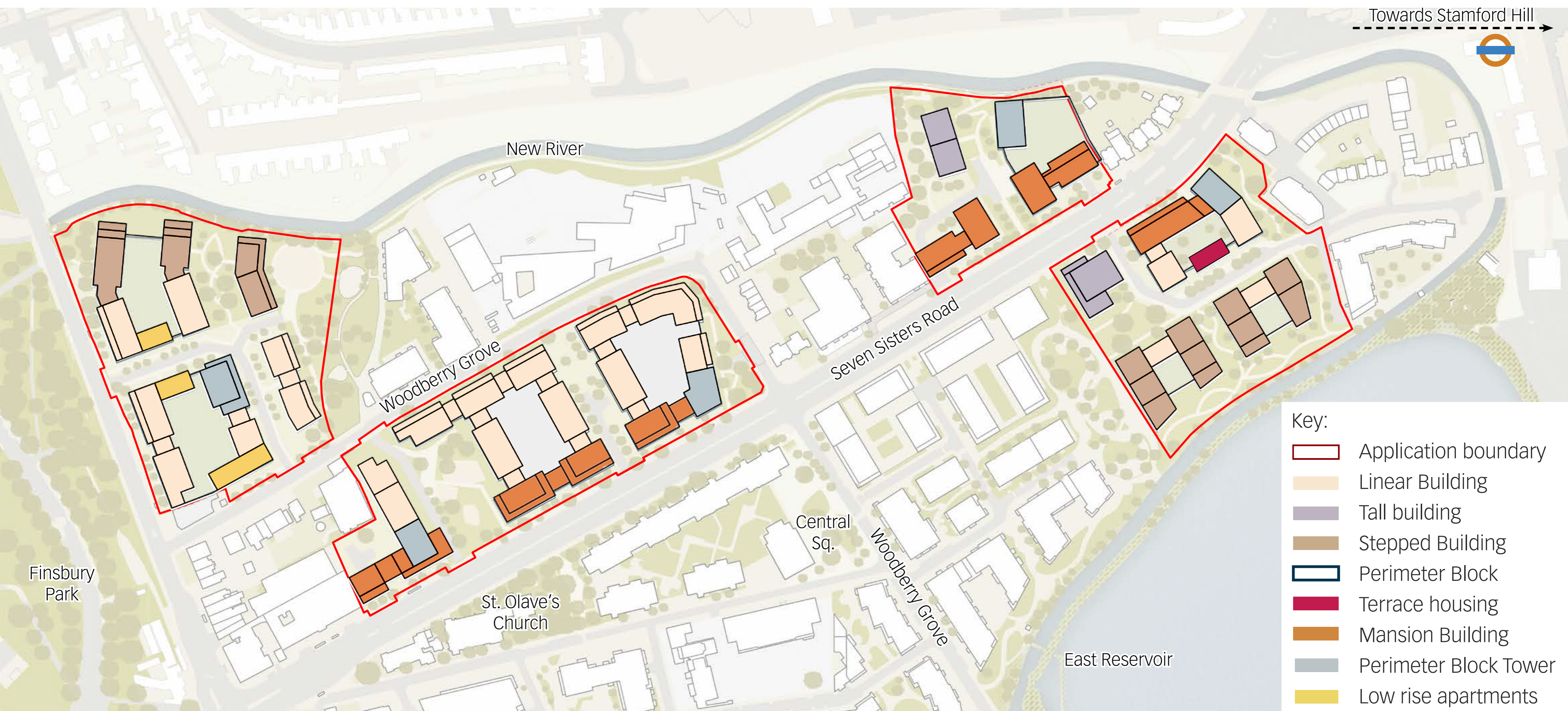
In response to feedback from the public consultation and other stakeholder meetings, the changes to the building heights are highlighted below:





Building Typologies

This board outlines the various 'building types' that could come forward in a future Reserved Matters Application and how they reflect the overall design vision for the masterplan. This guidance will be set out within the Design Principles Document and future architects will be required to reflect the guidance shown.



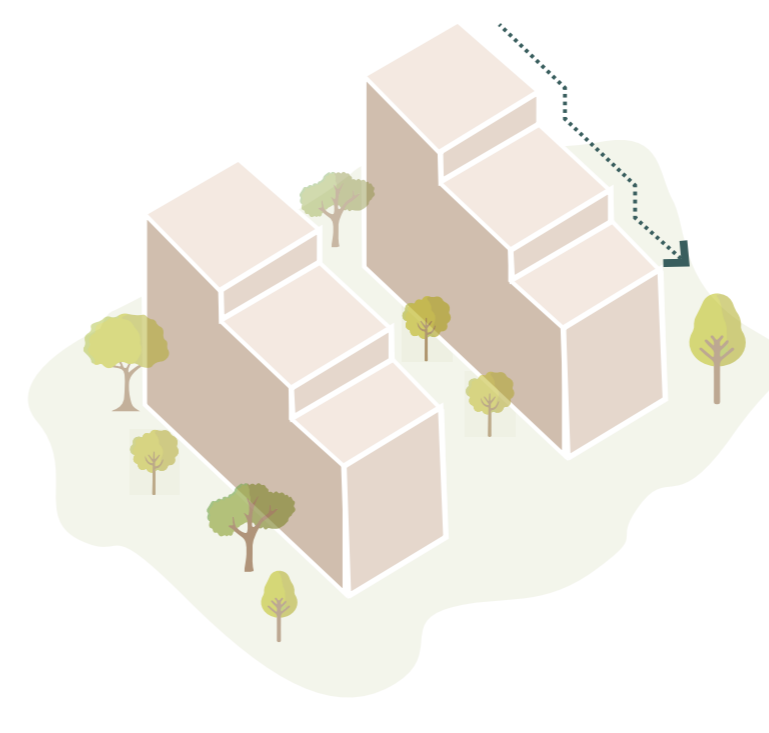
Linear Building

Forms the majority of the masterplan with mid-sized apartment buildings that link together with set-back upper levels



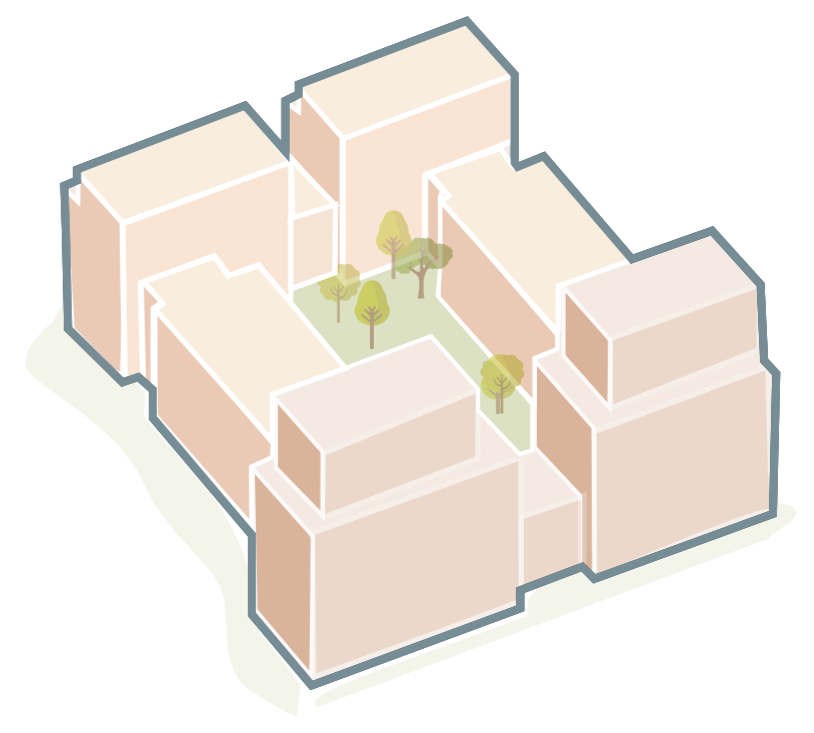
Tall Building

Standalone tall building surrounded by landscape



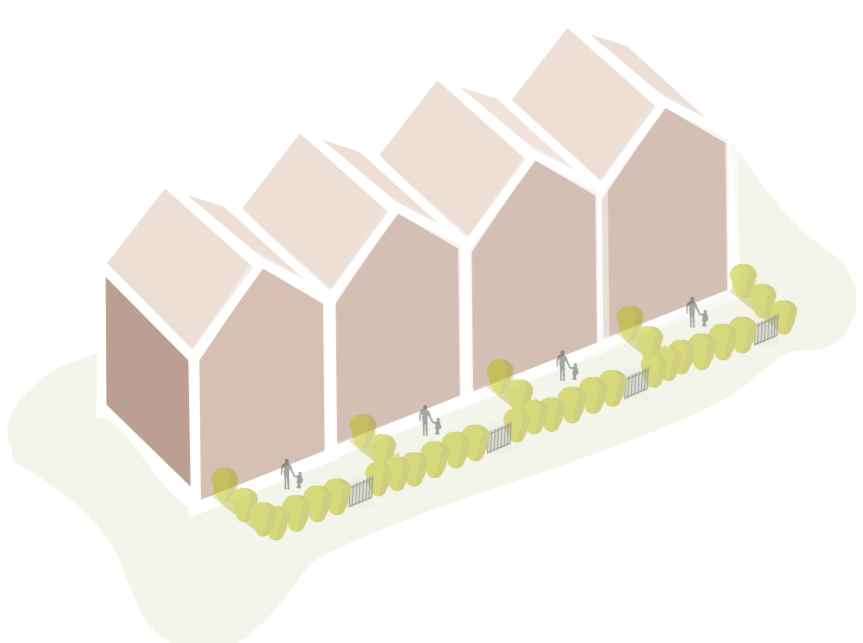
Stepped Building

Steps down to the waterfront, both the New River and reservoir



Perimeter Block

An enclosed or open sided urban block, comprised a mixture of other building types



Terrace Housing

2-3 storey terraced housing located on quieter residential streets



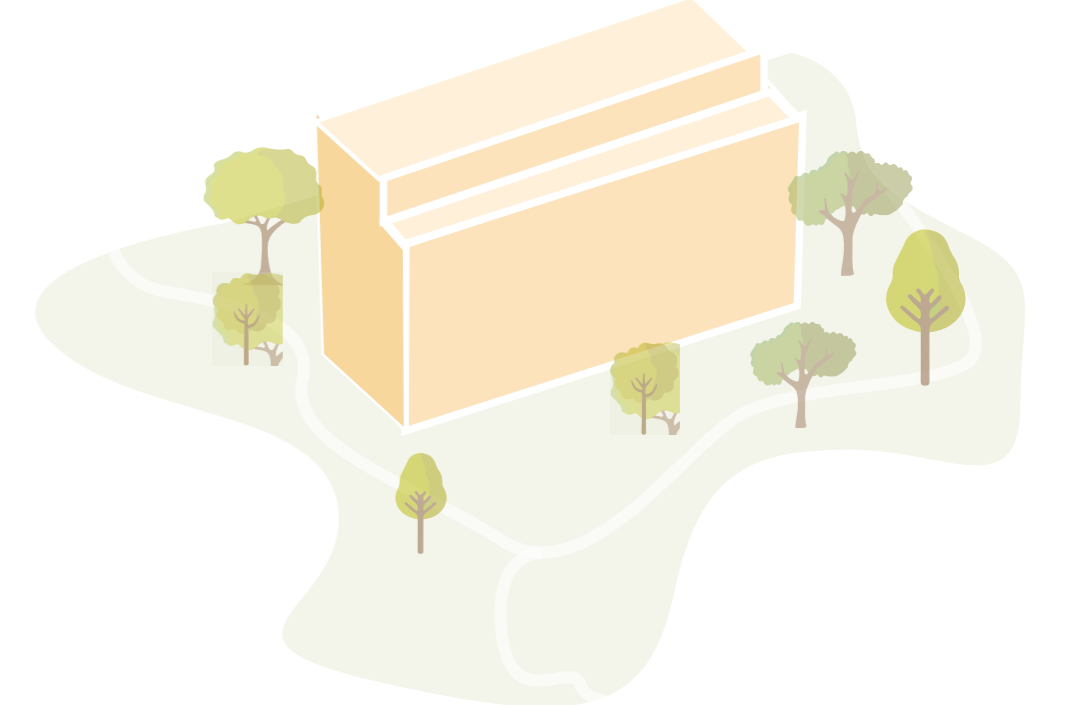
Mansion Building

Typically location along Seven Sisters Road to reinforce the emerging boulevard typology



Perimeter Block Tower

Tall building forming part of a perimeter block, set back from the street.



Low Rise Apartments

Typically 4-6 storey apartment building, lowered height to relate to immediate context



Technical Studies

Sunlight Studies

The Building Research Establishment (BRE) Guidelines recommend that amenity spaces, such as shared gardens, and Public Open Spaces, such as parks, achieve at least 2 hours of direct sunlight on the 21st March.

The images below show that our proposals meet this recommendation. We have also included an assessment of 21st June (Summer) to show how much light the open spaces achieve in the summer months, when they will be most widely used. We would look to improve on these results at the Reserved Matters Stage where we are able to look in more detail at the shape and form of buildings.



You Said, We Did

You raised concerns about wind speeds and microclimates within Woodberry Down.

We have designed the masterplan to avoid wind tunnels being created and carried out initial assessments for both wind and sunlight, which show positive results.

Detailed wind tunnel and lighting assessments will be included within the application documents.



21st March



21st June

Solar exposure key:

- over 120mins
- 90 - 120mins
- 60 - 90mins
- 30 - 60mins
- under 30mins

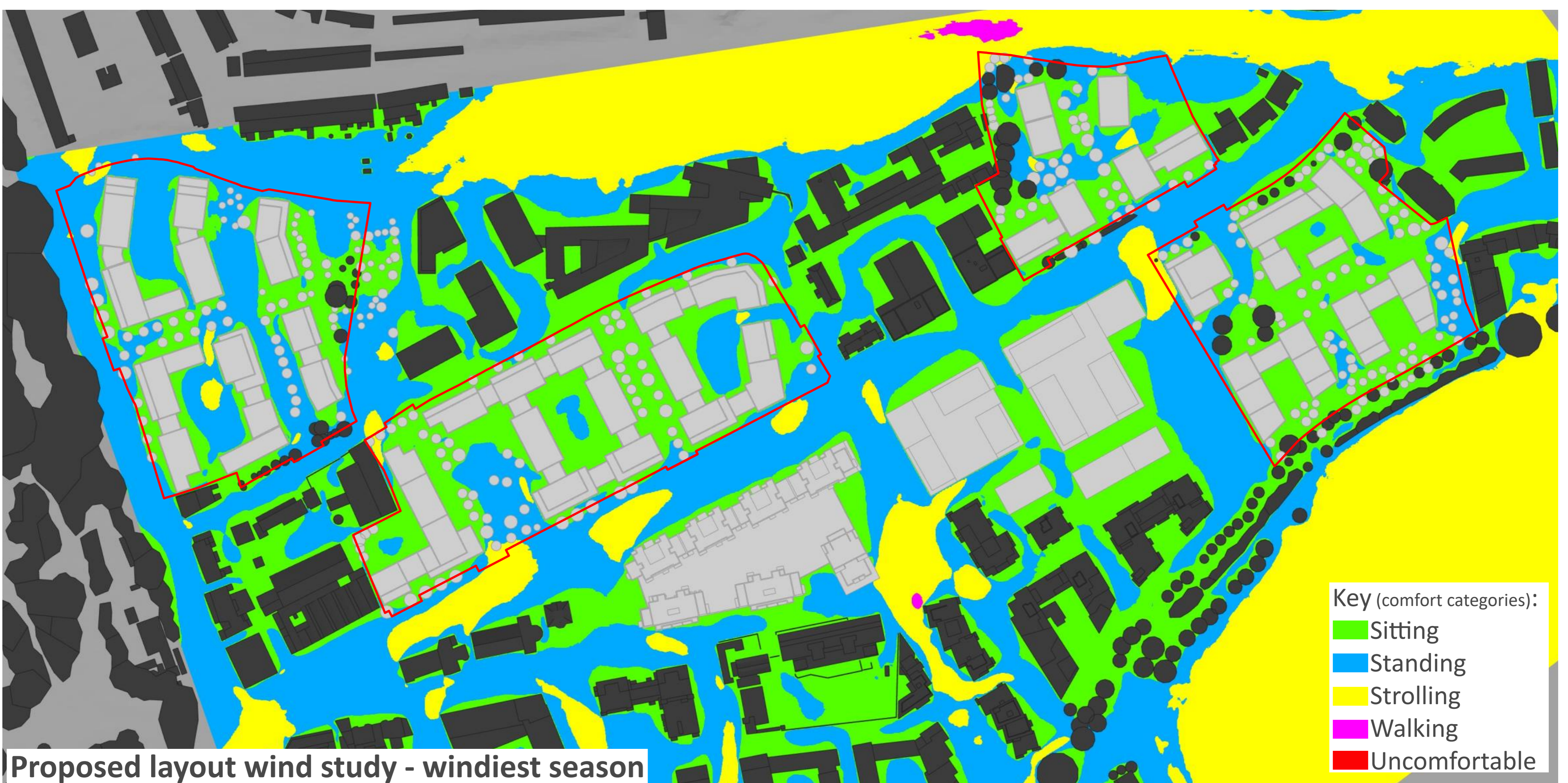
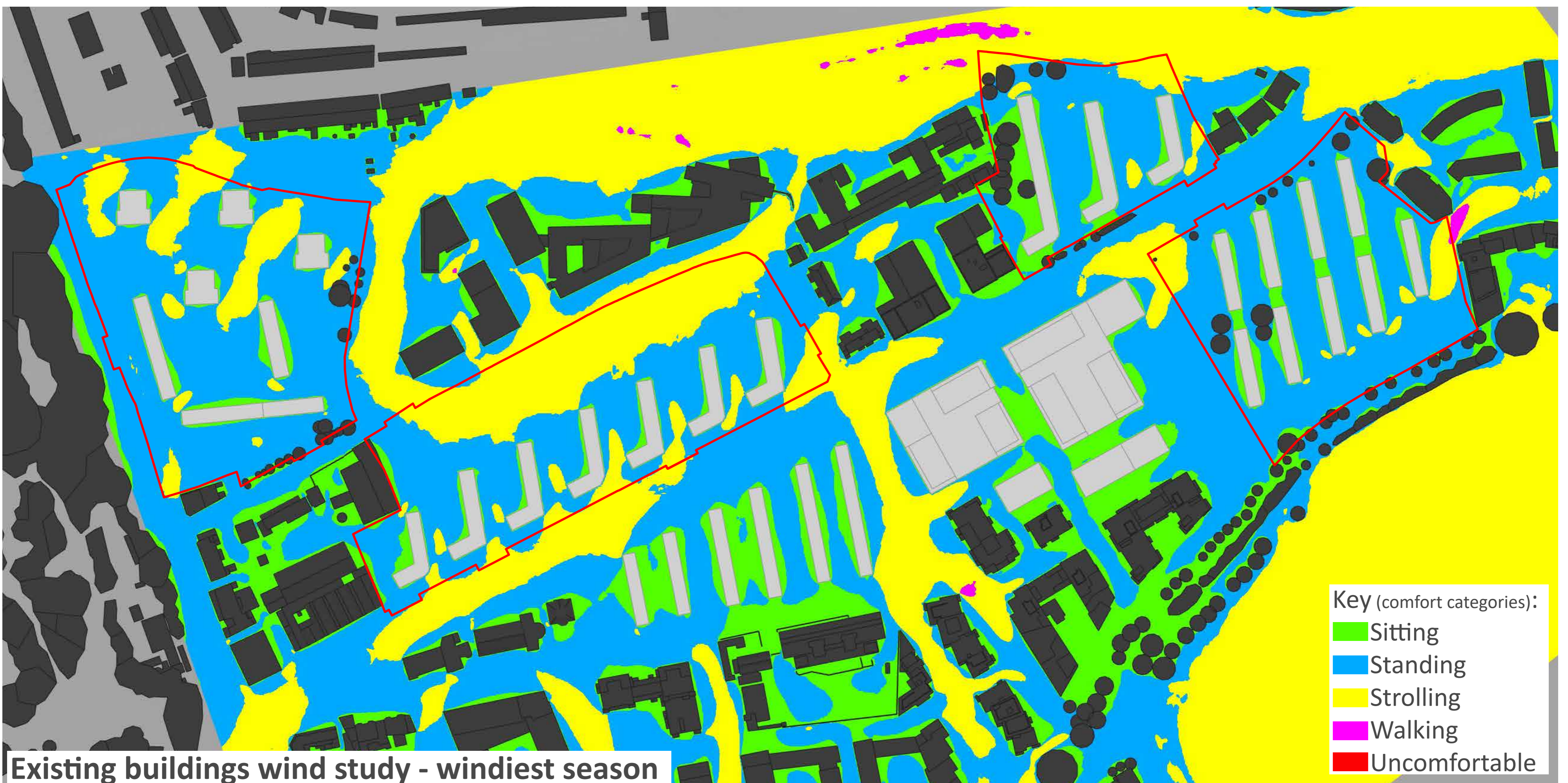


Technical Studies

Microclimate (Wind)

We have carried out initial wind assessments using the illustrative masterplan. The colours relate to pedestrian comfort levels and the conditions that would be comfortable for sitting, standing, strolling and walking. As well as assessing in 'average' conditions we have also tested in 'windiest' conditions, to ensure comfort throughout the year.

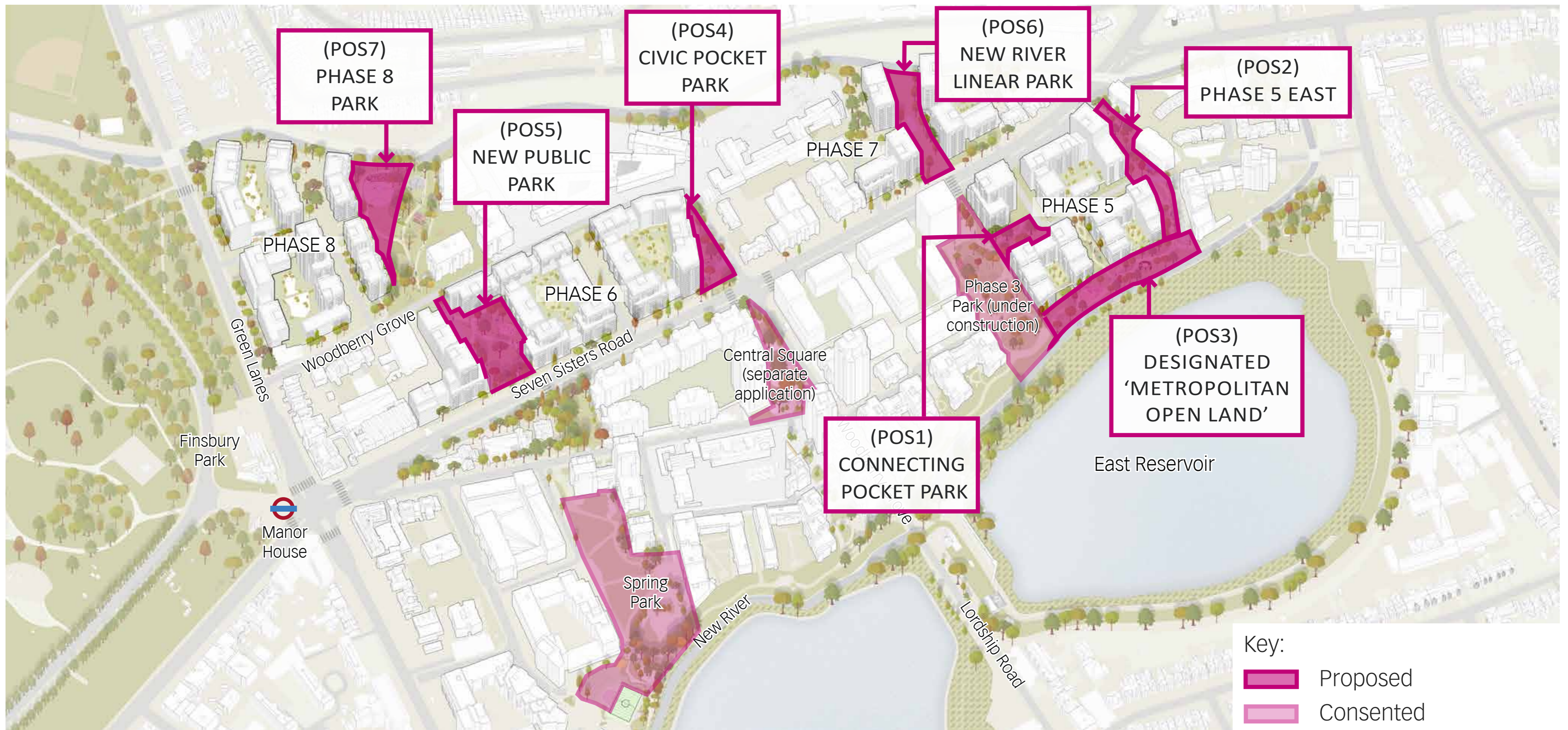
The illustrations below show that even in the windiest season conditions will be comfortable with overall improvements across the New Masterplan. At the Reserved Matters stage we will assess this in more detail and seek to make further improvements.





Open Space

We are seeking to significantly increase the secured Public Open Space area. The 2014 Masterplan secured c.3,000sqm of Public Open Space (equivalent to 1.36m² per home / 59 tennis courts). The New Masterplan would have at least 7,000sqm (equivalent to 4.8m² per home / 27 tennis courts). These spaces are identified by a 'POS' (Public Open Space) number. The Design Principles Document, which will be included in the application, will set out how each of these spaces will be designed.



Play Strategy

The masterplan can accommodate all of the play requirements within the application boundary. Play will be:

- Distributed evenly across the masterplan
- Provided for a range of age groups, with 0-5 year old play provided across all phases
- Be inclusive, and accommodate a wide range of needs

The detail of play provision will be brought forward at Reserved Matters Stage.



You Said, We Did

You asked for safe spaces for teenagers to play sports.

We are proposing to replace the sports pitch from Phase 5 with a new facility in Spring Park.

The sports pitch next to Phase 8 will be reprovided with a new MUGA.



Tree Strategy

The plans below show the 'illustrative masterplan' overlaid with the existing trees to be retained, existing trees to be replaced and proposed new trees. The New Masterplan allows for the majority of trees to be retained (at least 50%), whereas the 2014 Masterplan only retained 30% of trees.

Phase 8:



Phase 7:



Phase 6:



Phase 5:



- Existing trees to be removed
- Existing trees to be retained
- Proposed Trees
- Existing trees to be retained (beyond application boundary)
- Category A Trees

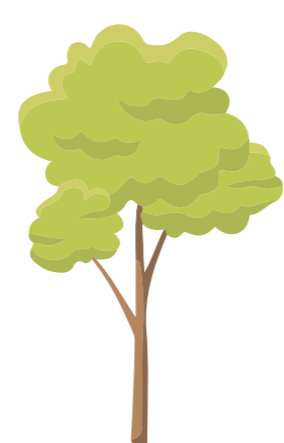
Tree Categories:

Trees are categorised by an arboriculturalist against strict criteria, as follows: arboricultural values, landscape values and cultural values, including conservation. As defined in the British Standards BS 5837:2012.



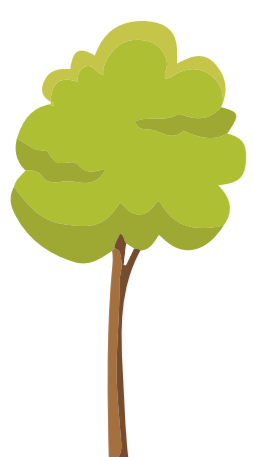
Category A

Trees of high quality and value capable of making a significant contribution to the area for 40 or more years.



Category B

Trees of moderate quality or value capable of making a significant contribution to the area for 20 or more years.



Category C

Trees of low quality, with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm



Category U

Deemed to be of no value within 10 years of the assessment and should be removed. Criteria are defined in the BS. (Category U trees are excluded from the overall tree retention number)

You Said, We Did



Feedback highlighted how important the existing trees are to the local community and the desire to save as many as possible.

In-keeping with our commitment to nature there will be more trees at the end of the masterplan than there are currently.

The masterplan will:

- Retain the majority of trees overall
- Retain all Category A Trees
- Plant over 400 new trees
- Replace trees on at least a 1-to-1 basis

Phase 5 Illustrative Plan

This board provides indicative imagery of this phase and illustrates one way in which the parameter plans/design code could come forward in the future Reserved Matters Application. We will be consulting on the detailed plans for this phase in Early 2025



Indicative illustrative plan



Indicative open space design code plans illustrating one way that the design could be brought forward



Illustrative view of the 22m wide New River Path looking west



Illustrative view of play park looking west towards Phase 3 park

Open space design code key:

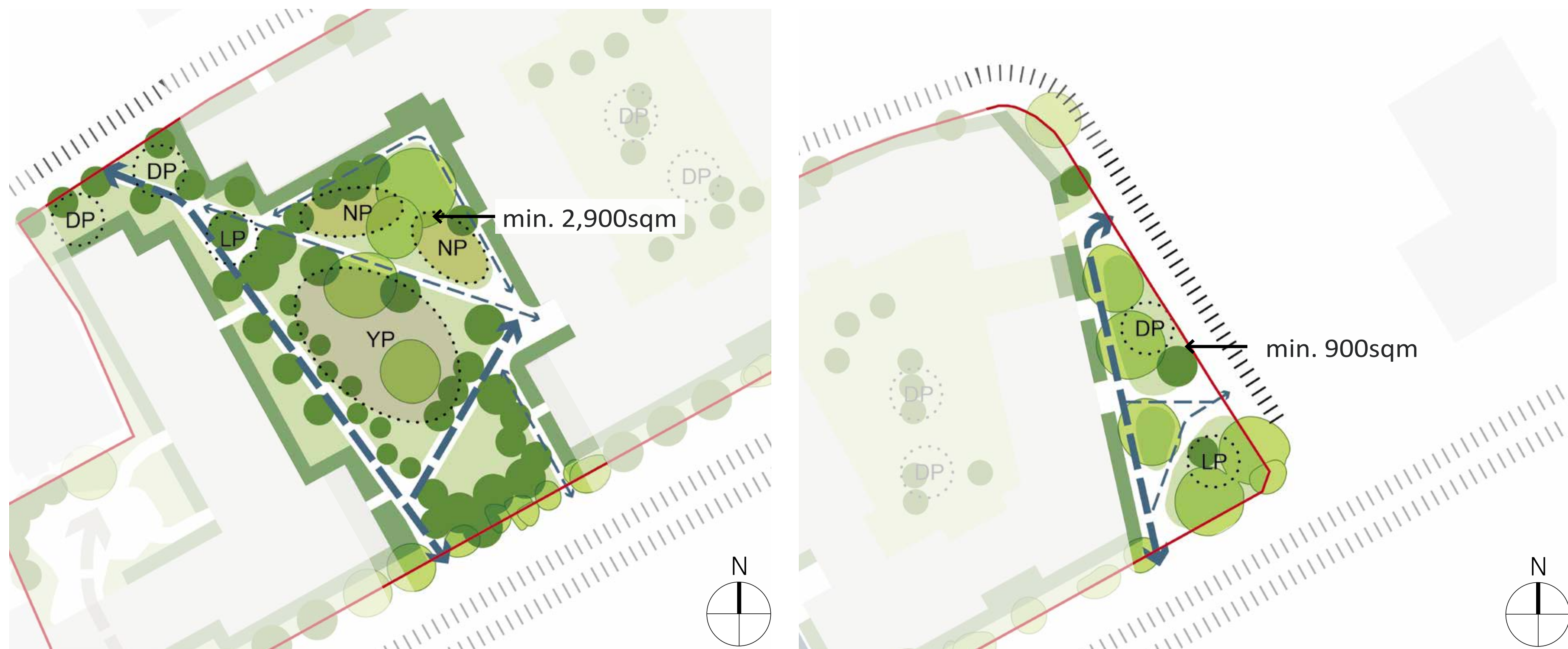
- | | | |
|--------------------------------|-----------------------------|---------------------------|
| Application boundary | Primary pedestrian routes | Youth Play Area |
| Existing trees to be retained | Secondary pedestrian routes | Community Growing Gardens |
| Proposed trees | Neighbourhood Play Area | Existing vehicular route |
| Residential interface planting | Local Play Area | |
| Proposed vehicular routes | Doorstep Play Area | |

Phase 6 Illustrative Plan

This board provides indicative imagery of this phase and illustrates one way in which the parameter plans/design code could come forward in the future Reserved Matters Application. We will be consulting on the detailed plans for this phase in Early 2027



Indicative illustrative plan



Indicative open space design code plans illustrating one way that the design could be brought forward



A: Illustrative view looking north into the new public park from Seven Sisters Road



B: Illustrative view of the new public park looking south

Open space design code key:

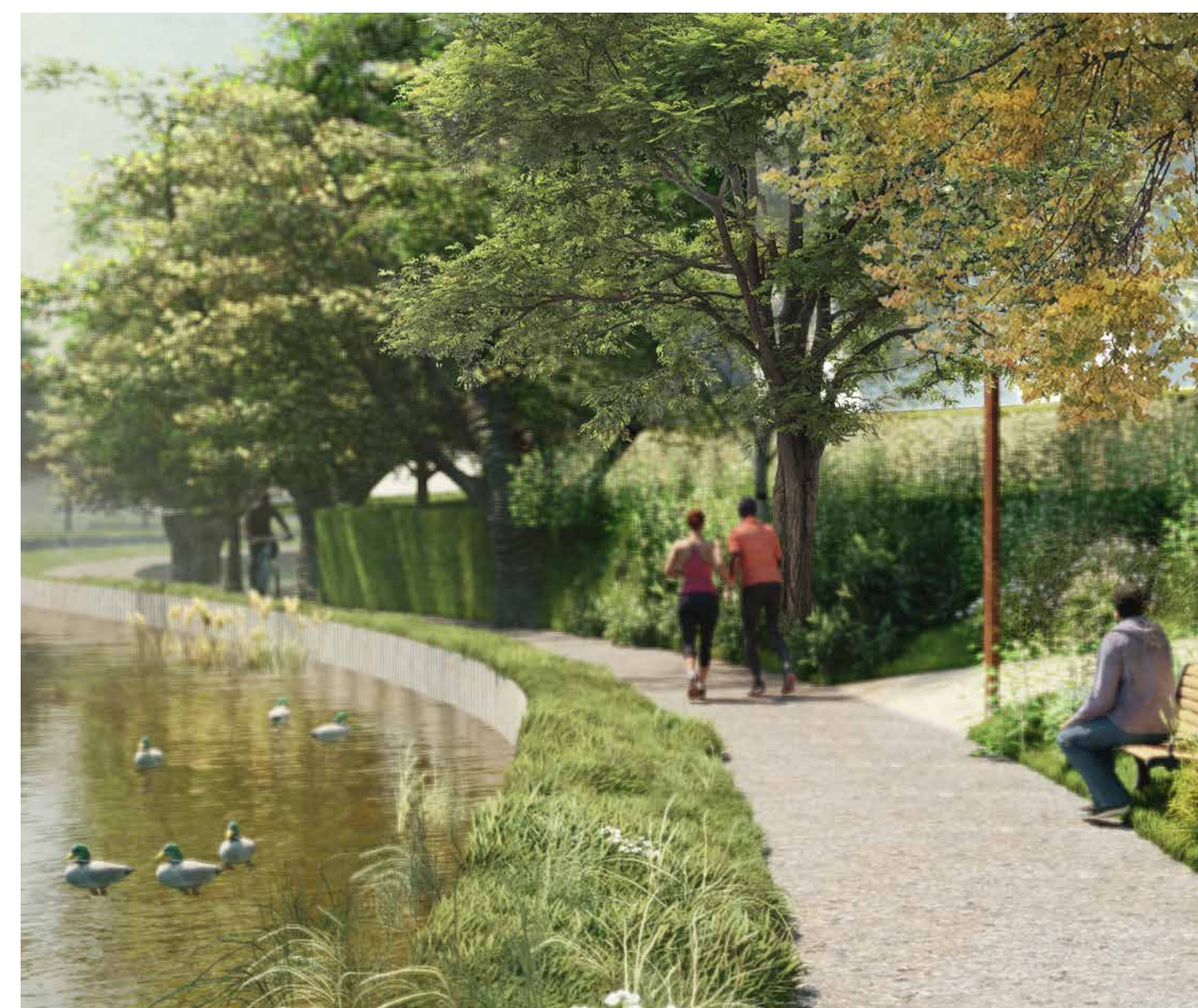
- | | | |
|--------------------------------|-----------------------------|---------------------------|
| Application boundary | Primary pedestrian routes | Youth Play Area |
| Existing trees to be retained | Secondary pedestrian routes | Community Growing Gardens |
| Proposed trees | NP Neighbourhood Play Area | Existing vehicular route |
| Residential interface planting | LP Local Play Area | |
| Proposed vehicular routes | DP Doorstep Play Area | |

Phase 7 Illustrative Plan

This board provides indicative imagery of this phase and illustrates one way in which the parameter plans/design code could come forward in the future Reserved Matters Application. We will be consulting on the detailed plans for this phase in Early 2029.



Indicative illustrative plan



Indicative open space design code plan illustrating one way that the design could be brought forward



A: Illustrative view looking north towards New River



B: Illustrative view looking east along New River

Open space design code key:

- | | | |
|--------------------------------|-----------------------------|---------------------------|
| Application boundary | Primary pedestrian routes | Youth Play Area |
| Existing trees to be retained | Secondary pedestrian routes | Community Growing Gardens |
| Proposed trees | Neighbourhood Play Area | Existing vehicular route |
| Residential interface planting | Local Play Area | |
| Proposed vehicular routes | Doorstep Play Area | |

Phase 8 Illustrative Plan

This board provides indicative imagery of this phase and illustrates one way in which the parameter plans/design code could come forward in the future Reserved Matters Application. We will be consulting on the detailed plans for this phase in Early 2032.



Indicative illustrative plan



Indicative open space design code plans illustrating one way that the design could be brought forward



A: Illustrative view of one of the residential streets



B: Illustrative view looking west Phase 8 from Ashview Apartments

Open space design code key:

- | | | |
|--------------------------------|-----------------------------|---------------------------|
| Application boundary | Primary pedestrian routes | Youth Play Area |
| Existing trees to be retained | Secondary pedestrian routes | Community Growing Gardens |
| Proposed trees | NP Neighbourhood Play Area | Existing vehicular route |
| Residential interface planting | LP Local Play Area | |
| Proposed vehicular routes | DP Doorstep Play Area | |



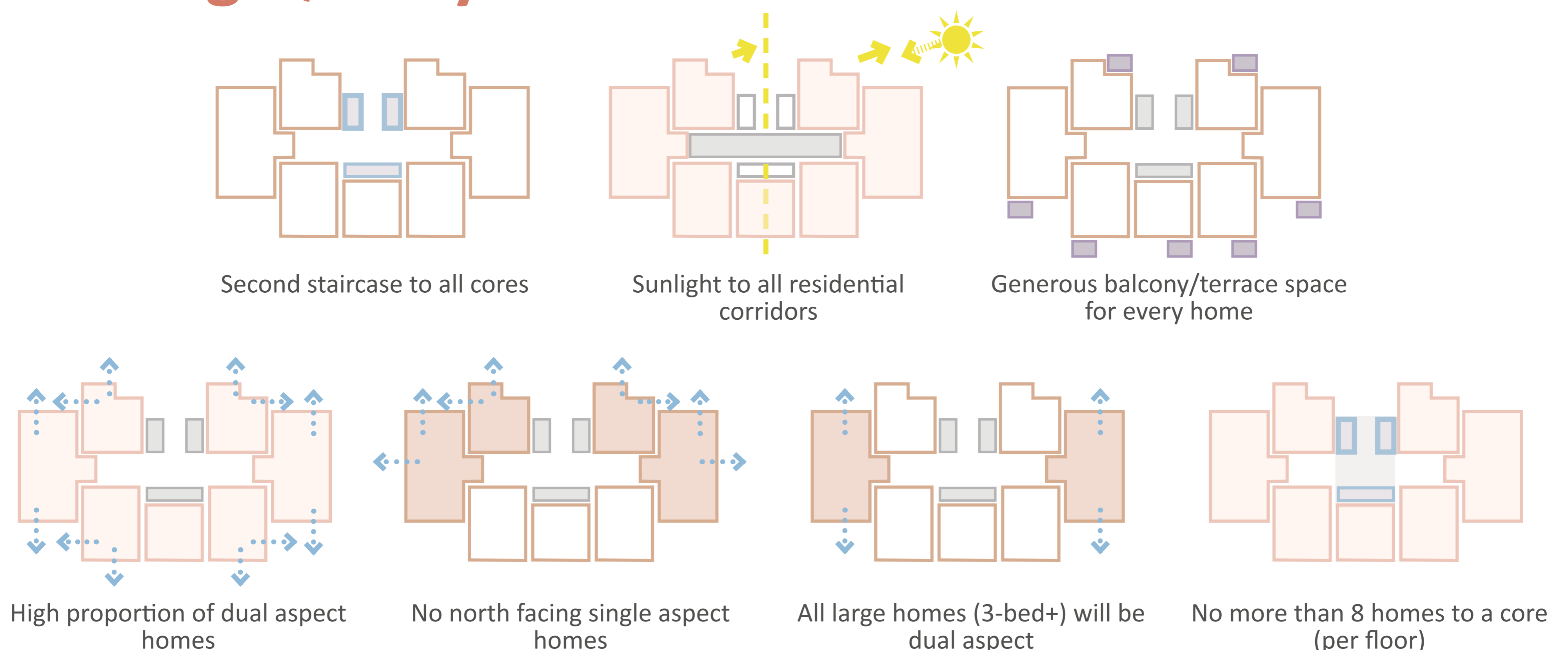
Housing Matters

Housing Mix			
Type	Private	Shared Ownership	Social Rent
1Bed 1Person	0-5%	30-60%	0%
1Bed 2Person	30-50%		20-40%
2Bed 3Person	35-45%	30-60%	20-50%
2Bed 4Person			0%
3Bed 4Person	5-35%	0-15%	20-40%
3Bed 5Person			0%
4Bed 5Person			20-40%
4Bed 6Person			0%

Tenure Mix		
Private	Shared Ownership	Social Rent
Target - 58.3%	Target - 23.8%	Target - 17.9%
Range - 55-65%	Range - 21.3-27.1%	Range - 14.6-20.4%

All Private and Intermediate homes will be built to Nationally Described Space Standards (NDSS) as a minimum. Social Rent homes are larger at Parker Morris + 10%. Social Rent housing mix responds to Hackney Council's desire at Woodberry Down for every child to be allocated their own bedroom and an extra room provided for a carer if you are over 55.

Housing Quality

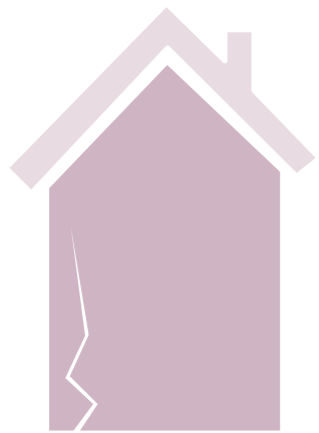




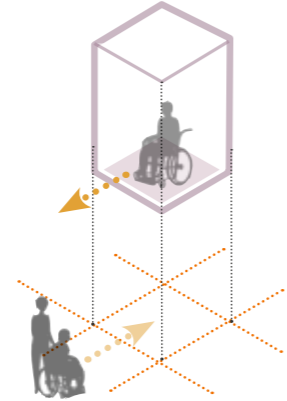
Why Are New Buildings Required?

Limitations of the Existing Buildings

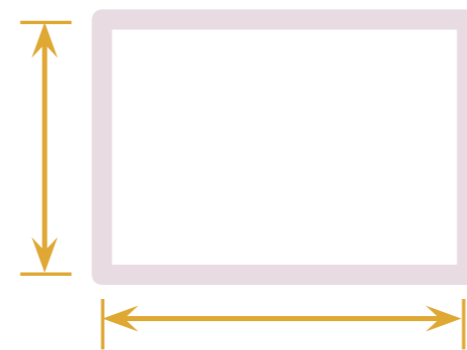
We have surveyed a sample of the properties (at random) across the existing estate to understand the condition of the housing stock. A summary of the findings can be found below:



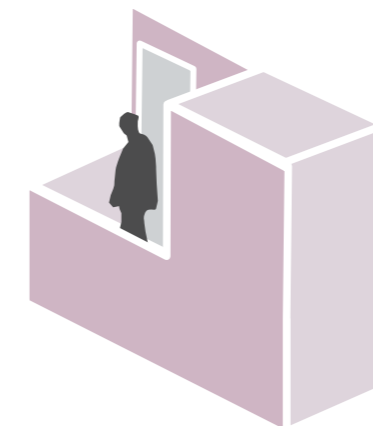
Structural defects
Up to 20mm cracks extending the height of some buildings



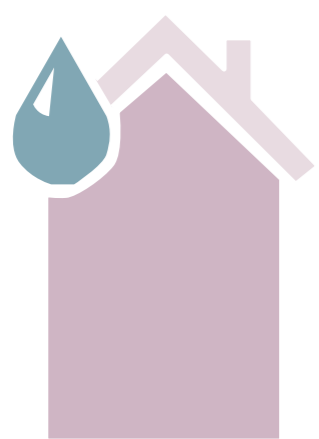
Accessibility and emergency access
Lifts do not accommodate wheelchairs



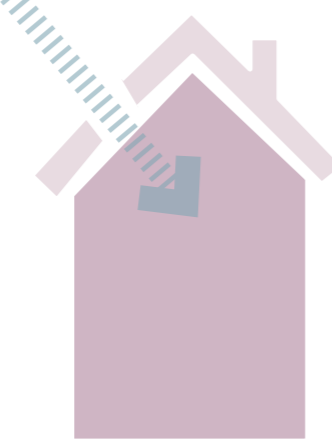
Apartments sizes
Considerably smaller than current standards



Energy efficiency
Cost of household bills rising



Water ingress
Causing issues of mould growth and damage to building fabric



Damp
Damp and mould is a widespread issue within the existing buildings



Narrow access decks
Causing significant accessibility issues for wheelchair users and young families with prams.



Deficiency in private amenity space
Poor quality unuseable balconies



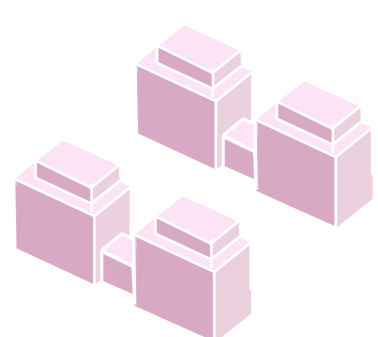
You Said, We Did

Some people asked why we can't refurbish the original buildings instead of rebuilding.

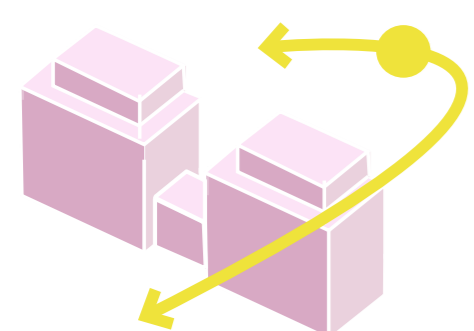
The information on this board illustrates the reasons why it would not be possible to retain/refurbish the existing buildings.

Building Retention

We have looked at opportunities for refurbishment/retention. There are significant constraints, all of which undermine the Delivery Partners' commitment to optimise the site for all housing tenures and provide high-quality open spaces.



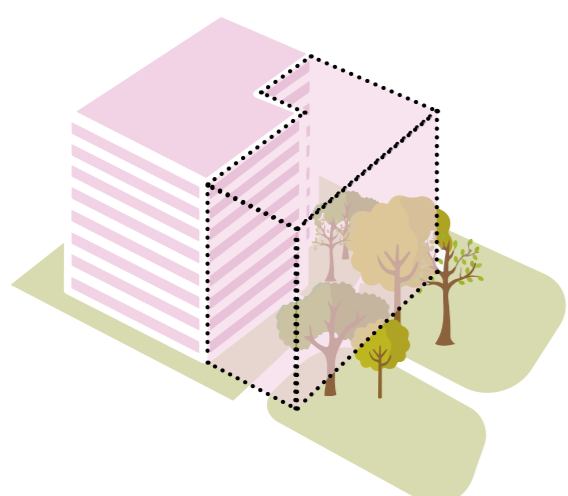
All of the points below would result in the delivery of fewer well designed homes including a lower numbers of affordable homes



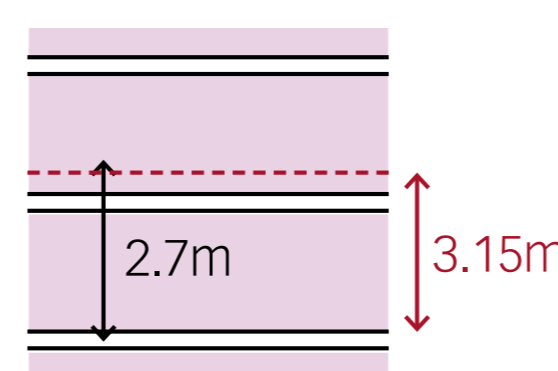
Constructing new buildings between existing buildings will result in poor daylight / sunlight levels compared to the current redevelopment proposals



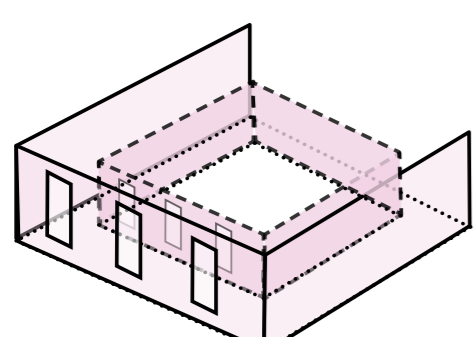
Restricted accessible access due to existing corridor widths



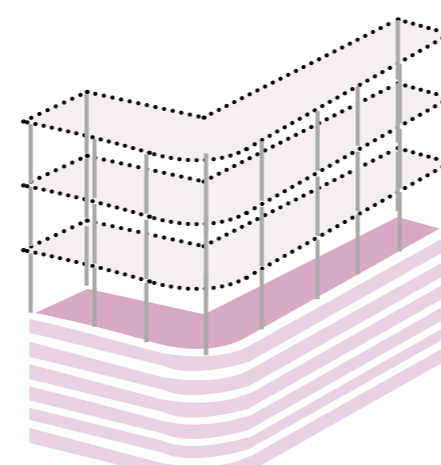
Constructing new buildings between existing buildings will result in a significant loss of trees, including Category A and high quality Category B trees



Building Regulation compliance issues, including fire safety, heat loss and acoustic separation would result in lowered ceiling heights



Existing building have smaller home sizes (lower than NDSS and Parker Morris + 10%) for example: 2B4P @ 53sqm (vs 76.8sqm)

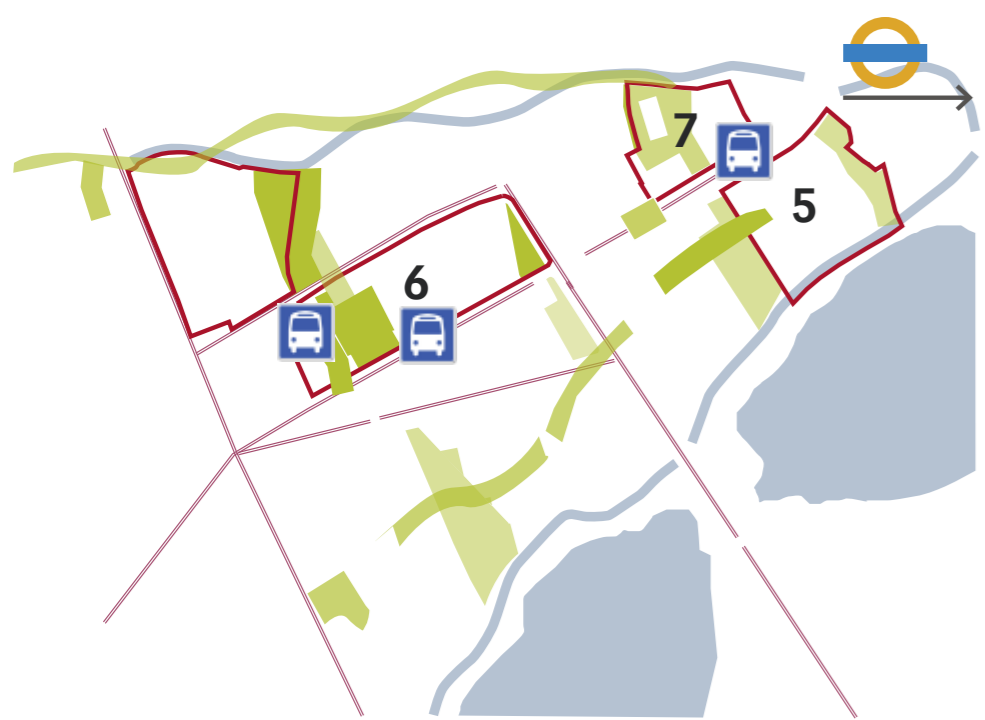


Limited structural capacity for additional storeys as well as subsidence being present across Phase 6



Embedding Sustainability

This board illustrates how sustainability best practices are embedded into the masterplan design and will enable sustainable design to be delivered across all future stages.



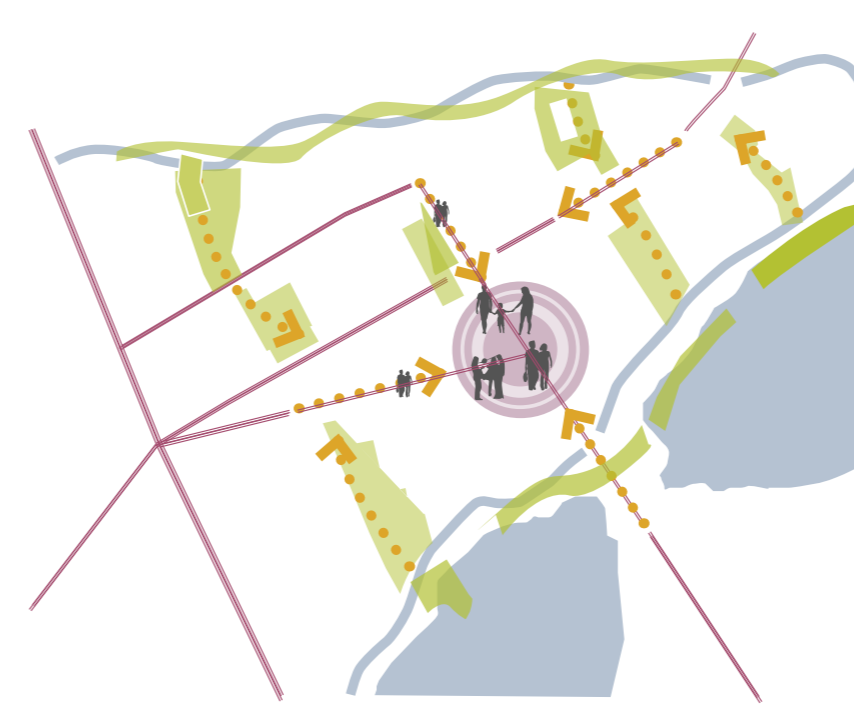
Developing in the Right Location

- Great transportation links
- Improved connectivity



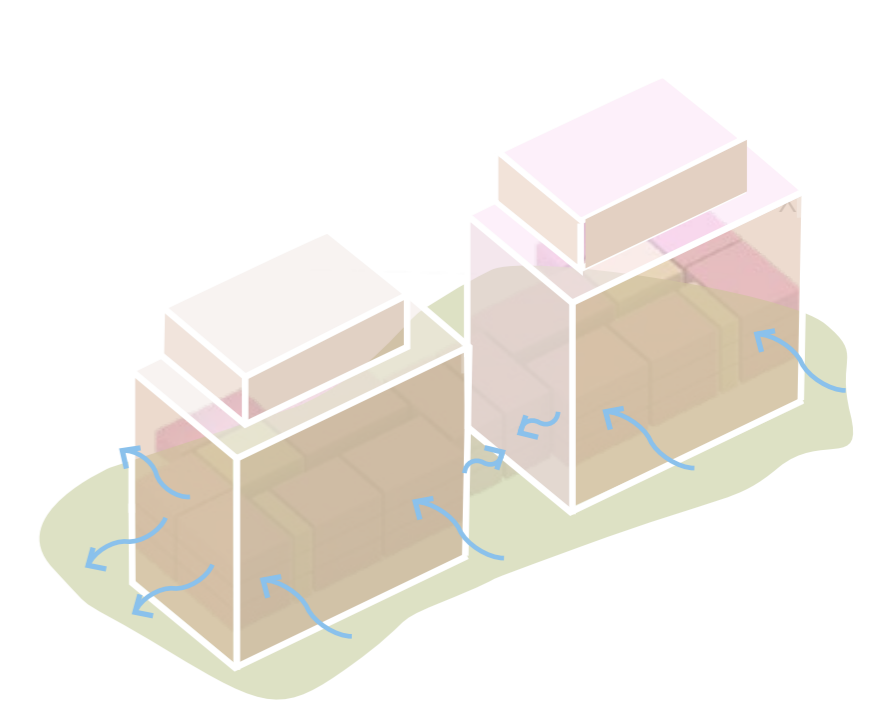
Orientation

- Optimise solar gains
- Avoid overheating
- Good daylighting levels



Reduce Travel

- Local community facilities
- Easy to get around
- Accessible public realm



Reduce Energy Use

- Avoid overheating
- Dual aspect to allow for natural ventilation

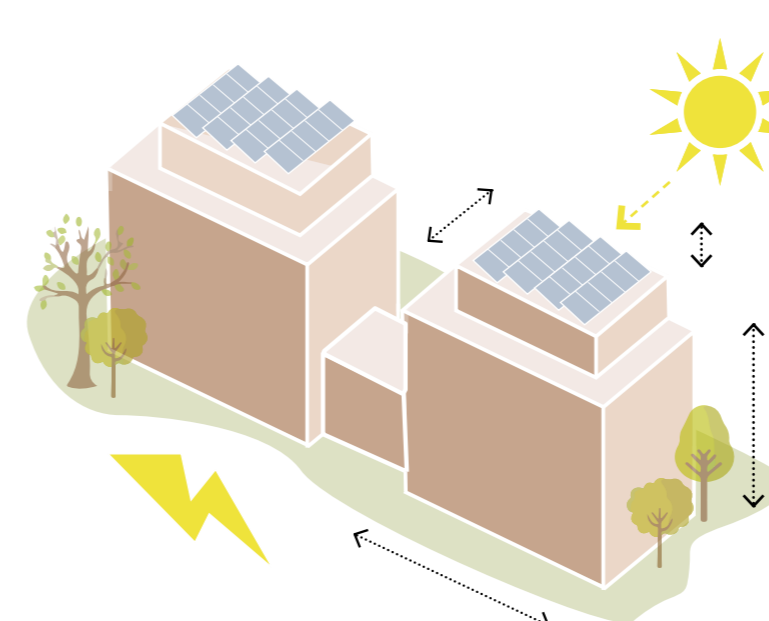


Urban Greening & Biodiversity Improvements



Embodied Carbon

- Allow for different construction methods to be used, such as prefabricated or volumetric



Operational Carbon

- Fabric first approach
- Maximise on-site energy generation



Improve Public Realm

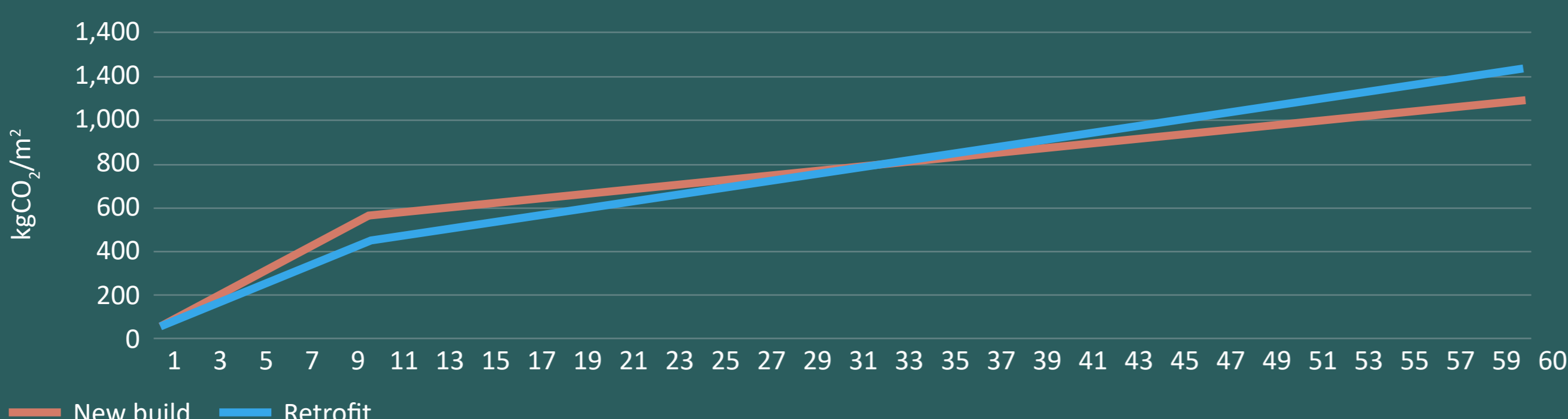
- Rich ecology
- Support social interaction

Energy Strategy

The masterplan will:

- Connect to sitewide energy centre in Phase 3, which is supplied by Air Source Heat Pump
- Have highly efficient building fabric and heat recovery ventilation
- Provide solar panels to generate renewable electricity
- Reduce internal water usage
- Space provided for segregated recycling waste bins
- Adopt circular economy principles
- Promote sustainable transport methods
- Achieve BREEAM 'Excellent' for non-residential spaces.

New build versus retrofit: carbon emissions over 60 years



You Said, We Did

The feedback highlighted the importance of the masterplan aligning with the Greater London Authority's and London Borough of Hackney's Net Zero carbon policies.

The masterplan has committed to provide a net zero community and meet or exceed all of the energy related planning policies.



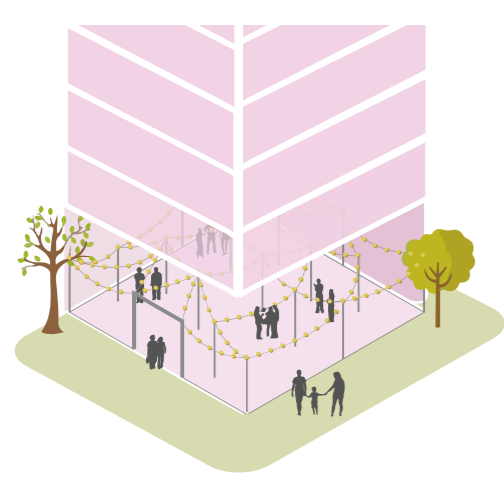
Benefits and Next Steps



Provide 41.7% Affordable Housing (of which 57% Shared Ownership and 43% Social Rent), funded through the delivery of private sales



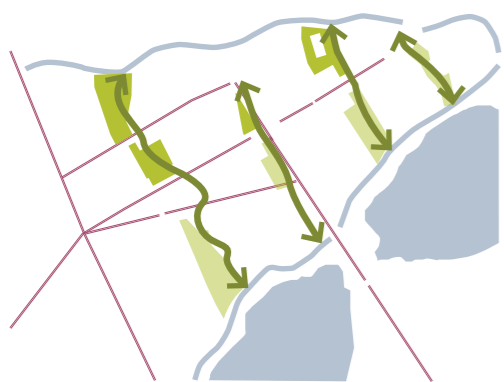
Increasing quality and quantity of public open space (from c. 7,000sqm in 2014 to approx. 15,500sqm)



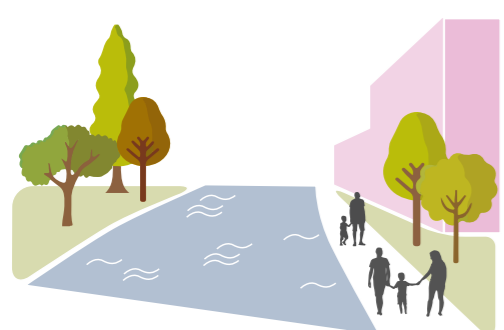
Opportunity to re-provide and improve upon 'The Edge' by providing a new facility north of Seven Sisters Road. There will be no pause in the service.



Improve the environment along Seven Sisters Road and work with TfL to introduce more crossing points



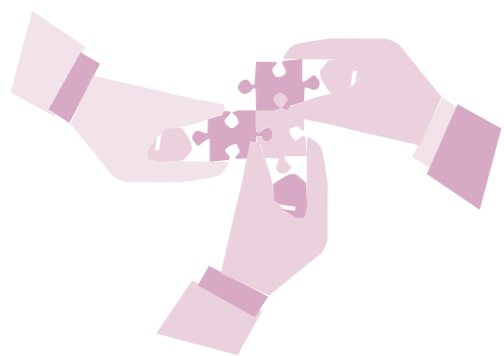
Provide a significant amount of public open space to the north of Seven Sisters Road to challenge issues of the north-south divide



Provide accessible routes onto the New River path to the north



Provide high-quality public open spaces that are rich in biodiversity. Seek to retain the majority of existing trees and plant a minimum of 400 more.



Jobs & Training Opportunities for local people over the next 15-20 years

Timings for the masterplan and next phase

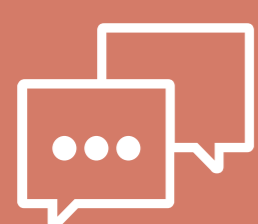
- **Spring 2023**
Workshops to gain an insight into the 'lived experience' of those who live in and use Woodberry Down to inform the Design Committee
- **Autumn 2023**
Public consultation on the emerging New Masterplan
- **February 2024** **WE ARE HERE!**
Public Exhibition on the final proposals for the New Masterplan
- **May 2024**
Submit an 'Outline Planning Application' for the New Masterplan
- **Summer 2024**
Formal Consultation by Hackney Council on the Planning Application
- **September 2024**
Expected decision by Hackney Council on the Planning Application
- **Winter-2024**
Commence Design Work on Phase 5 for the Reserved Matters Application
- **Early-2025**
Public consultation on the emerging proposals for Phase 5

There will be another opportunity to input into the design and provide comments as we develop the detailed plans for each phase.

Tell Us Your Thoughts!



Fill out the feedback survey, which you can find online or from one of the team at the event.



Any questions? Please speak to the team, we're here to help.



For more information or to complete the survey online please follow this QR code.