

Dear WDCO Board members

In response to the resolution passed by WDCO at its 9th December Board meeting, we would like to make the following comments.

Background

Berkeley Homes issued a statement on 24th November 2021 setting out the Design Committee process which has been followed to date and sought to explain the role of the Design Review Panel discussions in respect of this (and all) planning application processes.

Alongside this, we have apologised for not securing the Design Committees final sign off of the design review panel presentation in advance.

We have also confirmed that going forward any information to be shared with the Design Review Panel and Pre Planning Sub-Committee will be shared with the Design Committee in advance.

WDCO resolution

The WDCO Board resolution sets out 4 key areas it wishes Berkeley Homes to address, as follows;

1. Continue to engage in new and genuine discussions with the Design Committee with an open mind agreeing the options to go to the wider community for consultation.

Berkeley confirms it will continue to engage with the Design Committee in order to develop proposals which meet the aspirations of all delivery partners as well as the local Woodberry Down community.

In developing the proposals to put forward for public consultation, multiple options may need to be considered by the Design Committee and put forward to understand local community and partner's aspirations balancing key areas such as;

- Additional public open space
- Retention of trees on site
- Improved daylight and sunlight for proposals
- Building heights and massing
- Number of dual aspect units
- Delivery of additional affordable homes
- Commercial space offering
- Delivery programme to allow for continued decant from future phases without delay

2. *To develop a timetable for the masterplan that gives the design committee sufficient time to contribute effectively to the development of design options.*

Berkeley Homes will share the coordinated detailed programme setting out the design committee meetings, presentations and public consultations

All partners should be mindful of the impact of the CPO process on delivery and the planning timetable will be agreed to reflect this (noting that it is in everyone's interest for continued momentum of delivery from both a homes and jobs perspective).

3. *To adhere to consensus working as agreed in the Partnership Agreement when developing detailed designs and the overall plan.*

We can confirm we will adhere to the Partnership Agreement. We will continue to support the Design Committee members through the process by providing assistance, information and training and will take on board their comments where appropriate.

4. *To take full account of community views when deciding design proposals.*

Berkeley Homes will continue to fully engage with the Design Committee, and the wider community, in developing design proposals as well as holding further public consultation events to gather feedback on proposals which it will seek to incorporate where appropriate.

Berkeley remains committed to working in collaboration with our partners and considers WDCO to be a fundamental member of the partnership. We hope the clarifications above provide the WDCO Board with the comfort that Berkeley Homes are dedicated to an ongoing and meaningful dialogue. We are looking forward to shaping the masterplan and Phase 4 detailed proposals collaboratively and indeed continuing to build on the successes the partnership has delivered to date.

Yours sincerely

On behalf of Berkeley Homes

14/01/2022