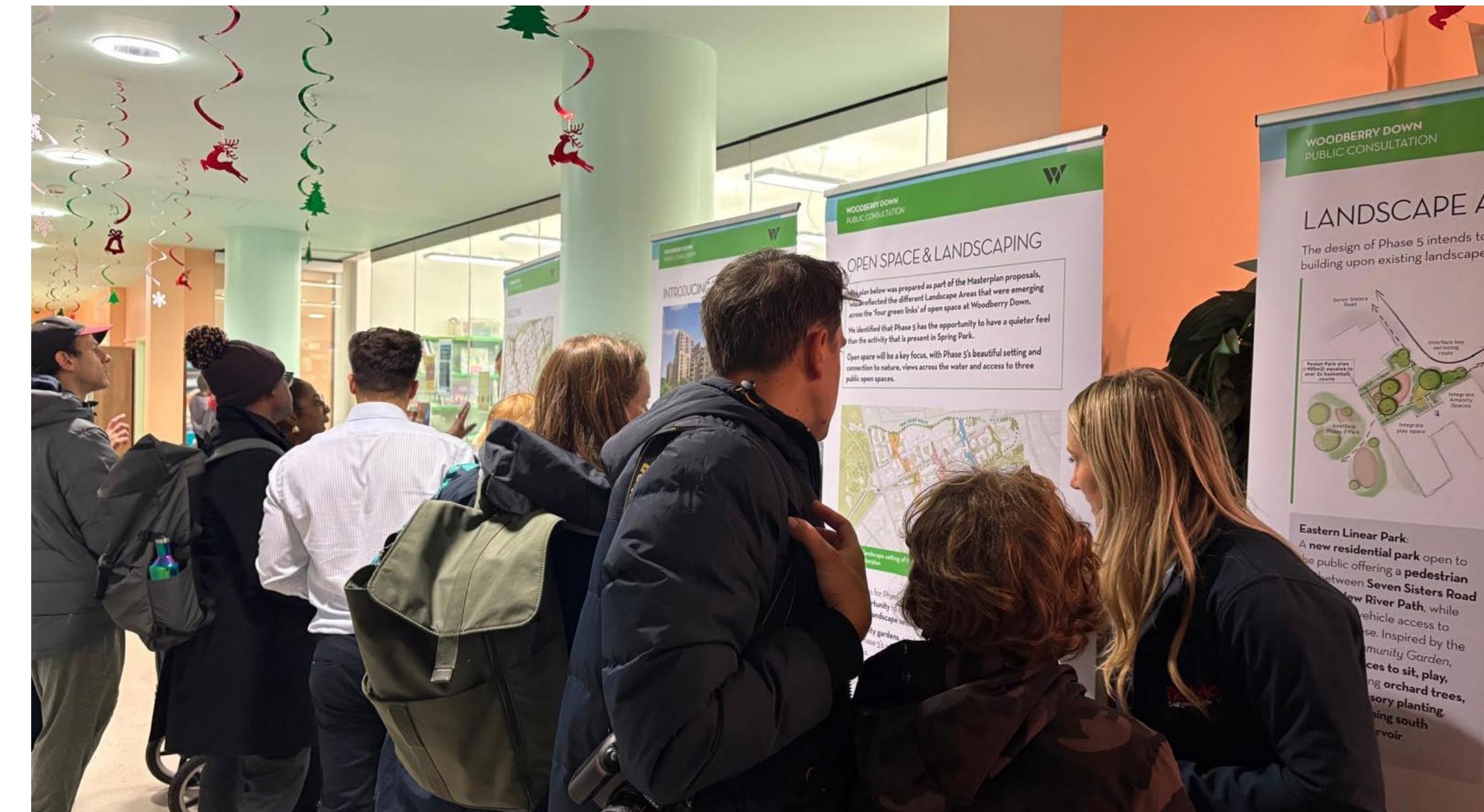


First Round of Consultation Feedback Summary.



The First Round of Consultation Focused On:

- Providing a recap of the recently approved 2025 Masterplan; of which Phase 5 will be the first Reserved Matters Application.
- General overview as to what has been delivered at Woodberry Down to date (Phases 1-4).
- Introducing Phase 5 – the location and current site context.
- Initial Landscaping concept ideas for Phase 5, focusing on the three key areas of open space (New River Path, Pocket Park & Linear Park).

The consultation ran from 27th November 2025 to 20th December 2025



Consultation Approach:

- To engage a wider demographic of the broader community, the team held a series of three pop-up events across the local area.
- Pop-ups were selected as they enable the team to bring the message directly to locations with naturally high footfall.
- The first in-person consultation event was at Winterfest, a local community event organised by the Woodberry Down Partners.
- The locations for the two pop-up consultation events were identified and agreed by the Design Committee Sub-Consultation Group, reflecting popular and well-used areas within the local community.

The events took place:

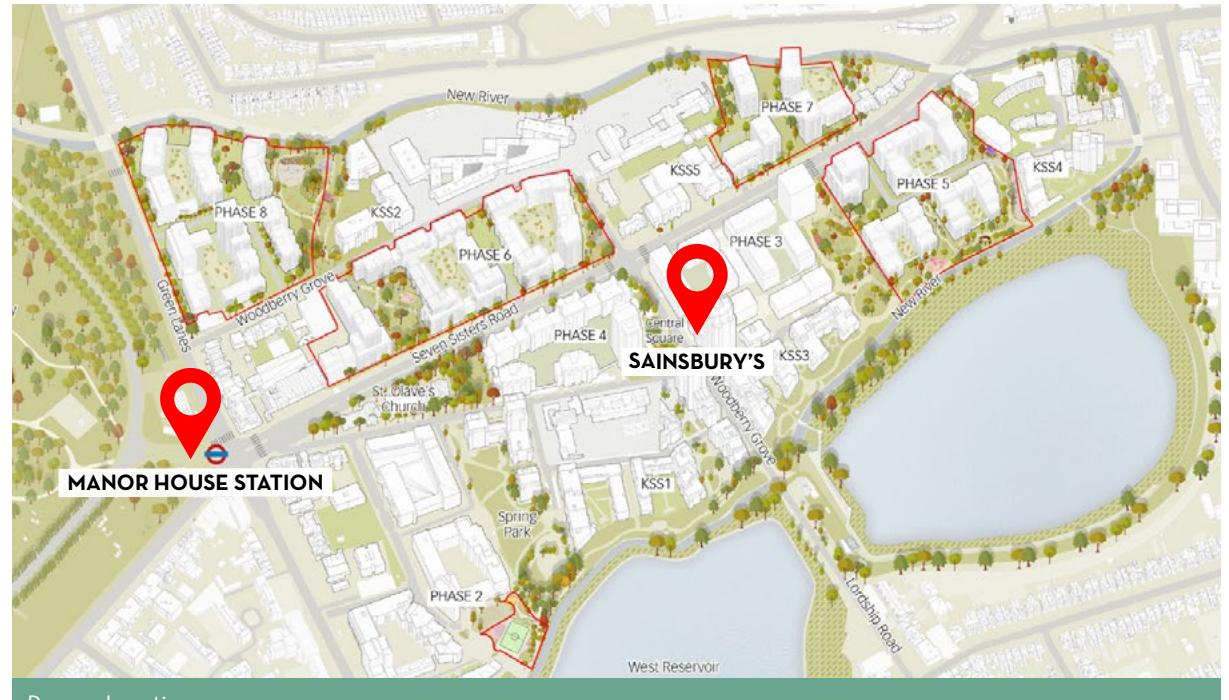
- outside Woodberry Down Sainsburys on Sunday 7th December between 10am and 1pm and;
- at Manor House station on Thursday 11th December between 3.30pm – 7pm.



Consultation Materials:

- With the consultation events being pop up events, 4 summary exhibition banners were used to provide a recap of the Masterplan, introduce Phase 5 and present initial landscaping concepts.
- A 14 page detailed brochure was available to provide further context on the wider masterplan and Phase 5.
- Alongside the banners and brochure, a community flyer was handed out to those who were unable to stop and liaise with the team. The flyer included ways to access further information on the proposals (QR code and website link).

WOODBERRY DOWN: PHASE 5 



Pop-up Locations

The next stage of Woodberry Down: Have your say on Phase 5

Berkeley would like to invite you to share your views as we begin the first round of consultation on Phase 5 of Woodberry Down, following the recent Masterplan approval. This stage provides an overview of the emerging proposals and focuses on gathering feedback on the open space and landscape design.

We are developing Phase 5 with a landscape-led approach, focusing first on the place-shaping opportunities offered by the site's public realm and open spaces, with detailed proposals for building design and massing to follow in Spring 2026. Your feedback will help us shape the Phase 5 design so it meets the needs of local residents and the wider community.

Full details of the plans so far can be found on the Woodberry Down consultation website, along with our consultation survey.

If you require information in a different language, please refer to the website: www.woodberrydownconsultation.com

Note: These events are weather-dependent and subject to change at short notice but we'll do everything we can to be there.

Have Your Say at One of Our Events

- Thursday 27th November - WinterFest, Redmond Centre - 3:45pm-7pm
- Sunday 7th December - Outside Woodberry Down Sainsburys - 10am-1pm
- Tuesday 9th December - Webinar - From 6pm
- Thursday 11th December - Outside Manor House Station - 4pm-7pm

Email: hello@woodberrydownconsultation.com
Call: 07747 706 395

 **SCAN THE QR CODE TO PROVIDE FEEDBACK**

Community flyer

Brochure

INTRODUCTION

We're excited to start the conversation with you on Phase 5! Your views will help shape these areas to support the needs of the residents and the wider community.

Get in touch, we would love to hear from you.

hello@woodberrydownconsultation.com
 07747 706 395
www.woodberrydownconsultation.com



Woodberry Down Masterplan

WHAT'S BEEN PROVIDED SO FAR? (PHASES 1-3)

- Over 2,900 new homes, including 1,350 affordable
- Almost 8 acres of open space
- New shops, cafes and Business Centre
- Redmond Community Centre – a thriving hub for local activity
- 4.5 acre Spring Park with modern play equipment
- More than 2,000 cycling spaces
- Access to the Reservoir and Wetlands
- Over £5m contributed towards local education, skills and training
- More than £22.8m in funding committed to date, including Phase 4, to improve local infrastructure

The Masterplan for Phases 5 to 8 was approved by Hackney Council in October 2025 and builds on the work done to date, bringing together new homes, community spaces, green areas, and improved connections – creating a place designed for everyone. The Masterplan also includes the demolition of the existing blocks in these phases.

WHAT'S NEXT?

The landscape-led Masterplan for Phases 5 to 8 was shaped through several stages of engagement with the local community, including presentations to WDCO Board, community workshops and consultation events.

The approved Masterplan sets out some principles for the final phases of Woodberry Down including, but not limited to:

- Up to 3,083 new homes, including 1,325 affordable homes (43%)
- A commitment to providing 'Shared Equity of View' so that some new homes will benefit from the same views across the water and landscaping
- Almost 3.5 acres of public open space
- Existing trees retained where possible, with over 400 new trees planted
- Up to 950 sqm of community facilities
- New football pitch and multi-use games area (MUGA) for sports and activities



Phase 5 indicative view, taken from the southwestern corner of the nature link park between Phase 3 and Phase 5. Note this image is for illustrative purposes only.

OUTLINE AND RESERVED MATTERS

UNDERSTANDING OUTLINE AND RESERVED MATTERS APPLICATIONS

Outline Application - The Masterplan

An Outline Planning Application sets out the framework and parameters for a site. For a large, long-term project like Woodberry Down, which is being built in several phases, the outline application sets the overall Masterplan for how the site will be developed over time.

Phase 5 is the first phase to come forward under this new Masterplan.

As part of the Masterplan approval, the outline plans for the development were fixed and agreed. These establish the overarching framework for all future phases, supported by a written document that sets out the key parameters of the scheme - including building footprints and building heights.

In Phase 5 this included:

- Approximately 801 new homes, including 343 affordable homes
- At least 1.1 acres of public open space
- Relocating the artificial football pitch to Phase 2 (already approved)
- Community growing beds for residents
- Continuation of the New River Path South route

We're now adding more detail to the Phase 5 plans as part of a Reserved Matters Application.

PHASE 5 RESERVED MATTERS APPLICATION

The approved Outline Planning Application for Phases 5 to 8 at Woodberry Down was shaped through several stages of engagement with the local community.

This approval included a commitment to delivering new homes, community facilities and public open space. While the Masterplan sets the overall framework, each phase will respond to its own opportunities and constraints - including its approach to affordable housing and open space. The housing mix provided will be within the ranges shown below.

Affordable Housing Provision based on Maximum Unit Numbers

MARKET	INTERMEDIATE	SOCIAL RENT
Target - 57%	Target - 24.10%	Target - 18.90%
Range - 55 - 65%	Range - 21.5 - 27.1%	Range - 14.6 - 20.4%

Reserved Matters Application - Phase 5

This consultation focuses on the Reserved Matters Application for Phase 5, providing a recap of the illustrative proposal (as shown in the Masterplan) and indicative landscape concept areas for discussion.

The Reserved Matters Application will set out finer details such as:

- The exact 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;
- How each phase will look externally, including the design of buildings and surrounding green spaces;
- Landscaping details such as planting trees or hedges for screening;
- Cycling and pedestrian routes within the proposals and going into and out of the site.

LANDSCAPE AREAS

A key focus will be Phase 5's connection to nature, with views across the water and access to three public open spaces. Residents of all ages will be able to enjoy the outdoors, with opportunities in this phase including community gardens offering local growing, play areas for children and families, and new homes fronting onto the River Path and overlooking East Reservoir.

The design of Phase 5 will incorporate three distinct landscape areas, building upon existing landscape features.

The Plan shows the Gateway Pocket Park alongside the newly completed Phase 3 Park, and the Eastern Linear Park to the east, with the New River Path South continuing the popular riverside route while giving the homes access to the water.



Illustrative Open Space Plan

GATEWAY POCKET PARK



A connecting green space between Phase 3 and Newton Close, the Gateway Pocket Park will extend the character of the recently completed Phase 3 Park. Centred around two retained mature Plane trees, it will provide a welcoming, accessible space for play, relaxation, and community use – good natural surveillance, active, and safe on residents' doorsteps.



Illustrative example image of open space (not final design)



Illustrative example image of open space (not final design)

Consultation Banners

WOODBERRY DOWN
PUBLIC CONSULTATION

WELCOME

Approved Masterplan

Welcome to our first consultation for Phase 5 of Woodberry Down, following the recent Masterplan approval.

This consultation focuses on open space and landscape design for Phase 5. Your views will help shape these areas to support the needs of residents and the wider community.

Woodberry Down is being delivered by Berkeley Homes in partnership with Hackney Council, Notting Hill Genesis, Woodberry Down Community Organisation (WDCO) and Manor House Development Trust (MHDT).

WHAT'S BEEN PROVIDED SO FAR?

- 2,900+ new homes, including 1,130 affordable
- Almost 8 acres of open space
- New shops, cafes and Business Centre
- Redmond Community Centre - a thriving hub for local activity
- 4.5 acre Spring Park with modern play equipment
- More than 2,000 cycling spaces
- Access to the Reservoir and Wetlands
- Over £5m contributed towards local education, skills and training
- More than £22.8m in funding committed to date, including Phase 4, to improve local infrastructure

To learn more about the **planning history**, what's **already approved** and **how we got here**, pick up a brochure or ask a member of our team.

MARCH 2026

Second round of consultation -
detailed building design

DECEMBER 2025

First round of consultation -
recap of the Masterplan and
initial landscaping concepts

JUNE 2026

Exhibition of final building
design and landscaping
proposals - pre-submission

WOODBERRY DOWN
PUBLIC CONSULTATION



INTRODUCING PHASE 5

Phase 5 indicative view, taken from the southwestern corner of the nature link park between Phase 3 and Phase 5. Note this image is for illustrative purposes only.

Hackney Council approved the Woodberry Down Masterplan for Phases 5-8 in October 2025 after several stages of engagement including 19 pre-app meetings, 70+ Design Committee hours, 8 WDCO Board sessions, and 14 community workshops.

The Masterplan application included outline plans for Phase 5:

-  Circa 801 new homes
-  At least 1.1 acres of public open space
-  Community growing beds for residents to use
-  Continuation of the New River Path
-  MUGA/Artificial football pitch to be relocated to Phase 2 (Spring Park)

We're now progressing the Phase 5 plans through a **Reserved Matters Application**, which sets out **detailed designs** for buildings, materials, landscaping, and open spaces.

The design will consider a number of site considerations and opportunities.



WOODBERRY DOWN
PUBLIC CONSULTATION

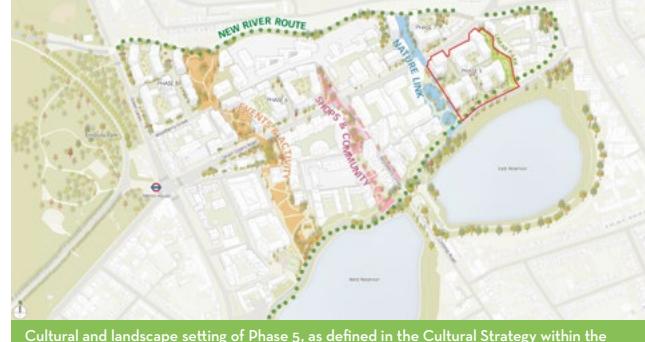


OPEN SPACE & LANDSCAPING

The plan below was prepared as part of the Masterplan proposals, which reflected the different Landscape Areas that were emerging across the 'four green links' of open space at Woodberry Down.

We identified that Phase 5 has the opportunity to have a quieter feel than the activity that is present in Spring Park.

Open space will be a key focus, with Phase 5's beautiful setting and connection to nature, views across the water and access to three public open spaces.



Cultural and landscape setting of Phase 5, as defined in the Cultural Strategy within the approved Masterplan

While the plans for Phase 5 are at an early stage, we know that we have a **fantastic opportunity** to build on the work already done to date and make the most of its **landscape setting**.

With **community gardens**, a **nature link** and **new homes fronting onto East Reservoir**, Phase 5's access to a host of **green space** makes it distinct from earlier phases.



Illustrative public open space plan

WOODBERRY DOWN
PUBLIC CONSULTATION



LANDSCAPE AREAS

The design of Phase 5 intends to incorporate three distinct landscape areas, building upon existing landscape features.

Gateway Pocket Park:
A **connecting green space** between **Phase 3** and **Newton Close**, extending the character of the **recently completed Phase 3 Park**. Centred around two retained mature Plane trees, this public space will offer residents a **safe and accessible** area for **play, relaxation, and community use**, with natural surveillance and an **active, welcoming environment** right on their doorstep.

Eastern Linear Park:

A **new residential park** open to the public offering a **pedestrian link** between **Seven Sisters Road** and the **New River Path**, while maintaining vehicle access to **Newton Close**. Inspired by the idea of a **Community Garden**, it will offer **places to sit, play, and relax** among **orchard trees, herbs, and sensory planting**, with **views opening south toward the reservoir**.

New River Path South:
A **continuation of the much-loved New River Path, strengthening east-west connections** and celebrating the river's edge. The design will explore ways to retain and enhance existing valuable habitats while introducing **new trees, planting, sustainable drainage, paths, and play**, creating a varied and engaging **green space for both people and wildlife**.

GET IN TOUCH

 www.woodberrydownconsultation.com

 07747 706 395

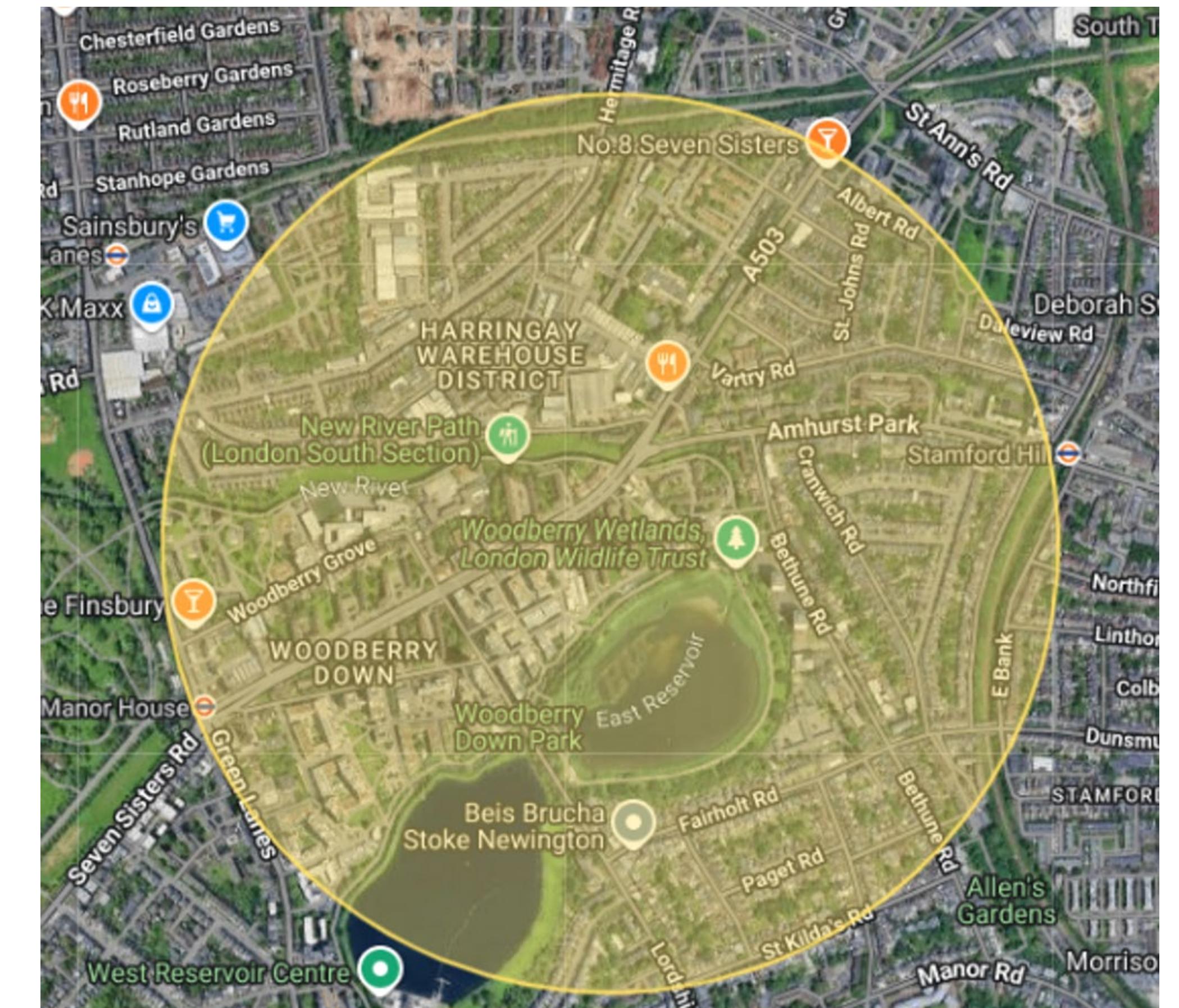
 hello@woodberrydownconsultation.com

Scan to provide feedback

If you require information in a different language, please refer to the website

How the First Round of Consultation Was Communicated:

- Community flyer delivered to 10,294 homes and businesses.
- Handed out additional 300 flyers at events.
- Handed out 150 brochures at events
- Launch of project website – 539 views (Jan 2026).



Events and Attendees.

Event	Date and time	Attendees	Feedback	Comments
Winterfest	Thursday 27th Nov 4pm - 8pm	128	<ul style="list-style-type: none"> ▪ 25 physical feedback forms ▪ 31 online forms ▪ Voting game results: Play (29), Nature (25), Walkability (19), Social (11). 	<ul style="list-style-type: none"> ▪ The voting game was held at this event as it was a fixed event (not a pop up)
Sainsburys pop-up	Sunday 7th Dec 10am – 1pm	118	<ul style="list-style-type: none"> ▪ 4 physical feedback forms ▪ 11 online forms 	<ul style="list-style-type: none"> ▪ Rain hampered the collection of physical feedback forms
Webinar	Tuesday 9th Dec 6pm – 7pm	12	<ul style="list-style-type: none"> ▪ 7 questions as part of Q&A 	<ul style="list-style-type: none"> ▪ The webinar was uploaded to the website after for all to view
Manor House Station Pop-up	Thursday 11th Dec 3.30pm – 7pm	102	<ul style="list-style-type: none"> ▪ 33 physical feedback forms ▪ 10 online forms 	<ul style="list-style-type: none"> ▪ The event was moved inside the station due to cold weather
Leafleting outside Skinners Academy and Woodberry Down Primary School	Thursday 11th Dec 3.30pm – 4.30pm	20	<ul style="list-style-type: none"> ▪ 20 physical feedback forms 	<ul style="list-style-type: none"> ▪ This location worked really well

First-round Successes.

Approach

Going to the people (via Pop Ups) rather than expecting people to come to us (town hall events) allowed for a wider audience to be reached - 73.6% stated that they had not engaged in previous consultations

Engaged with 380 people, which compares to the 172 for the final round of Masterplan consultation

114 feedback forms complete

Events

Combining consultation with a community event was a success, allowed for a wide demographic (children through to the elderly to comment)

Pop-ups allowed for a wider audience to be reached at different locations

Pop-up timings worked well - Manor House at rush hour and Sainsburys on the Sunday morning.

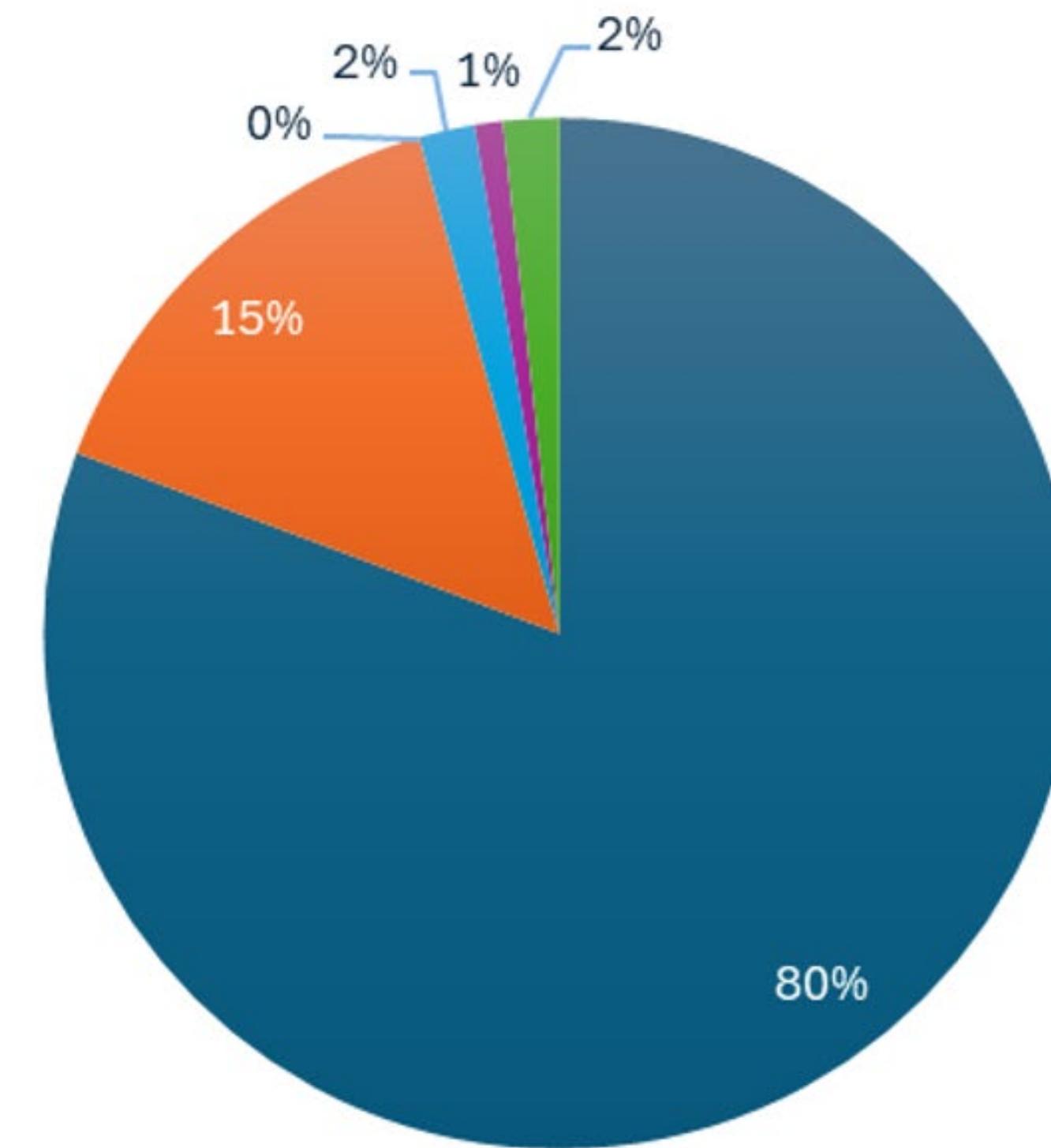


Feedback.



1. What Is Your Connection to Phase 5 of Woodberry Down?

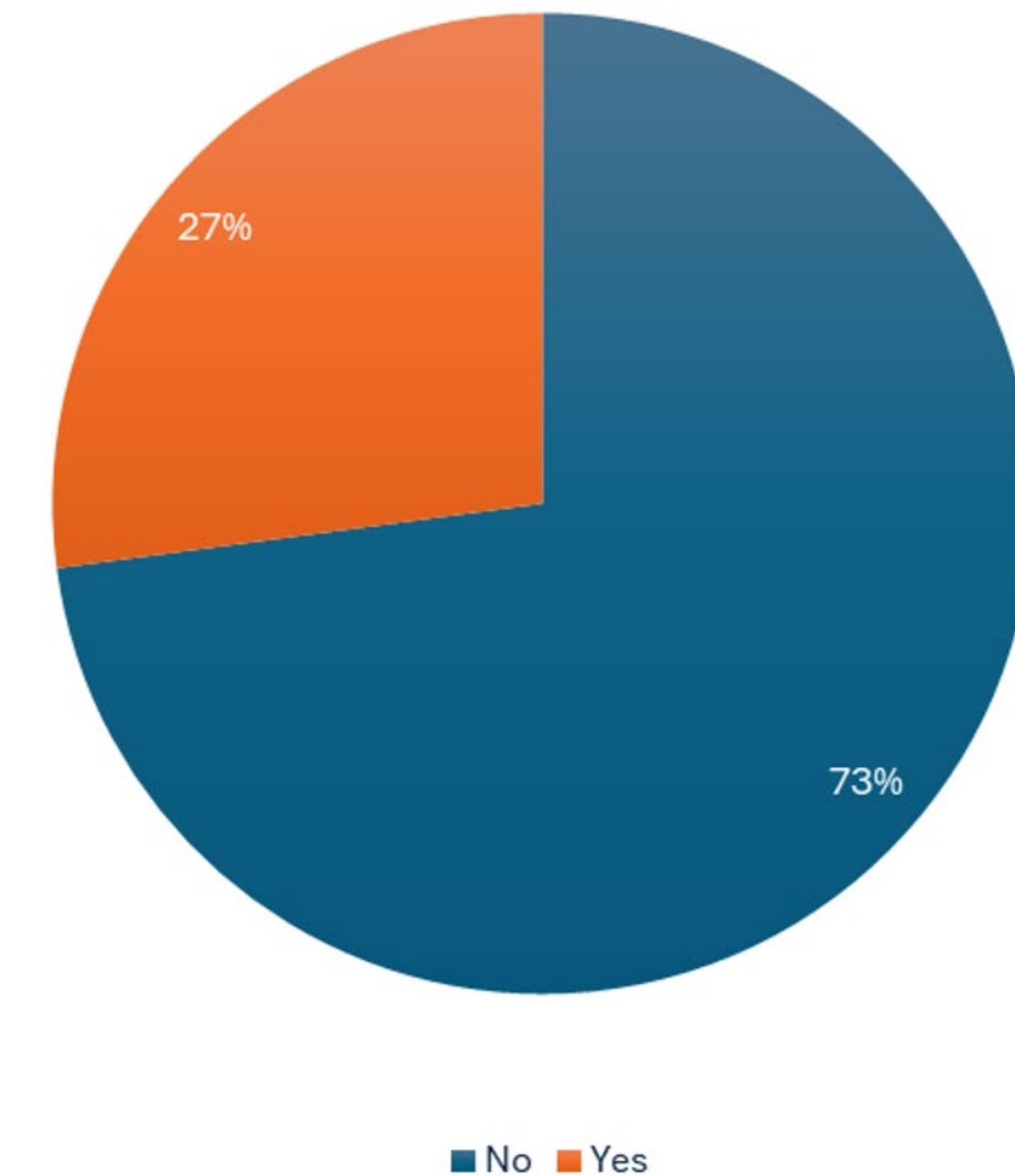
112 people answered this question



■ Local Resident ■ Neighbour ■ Visitor ■ I work here ■ Business Owner ■ Other

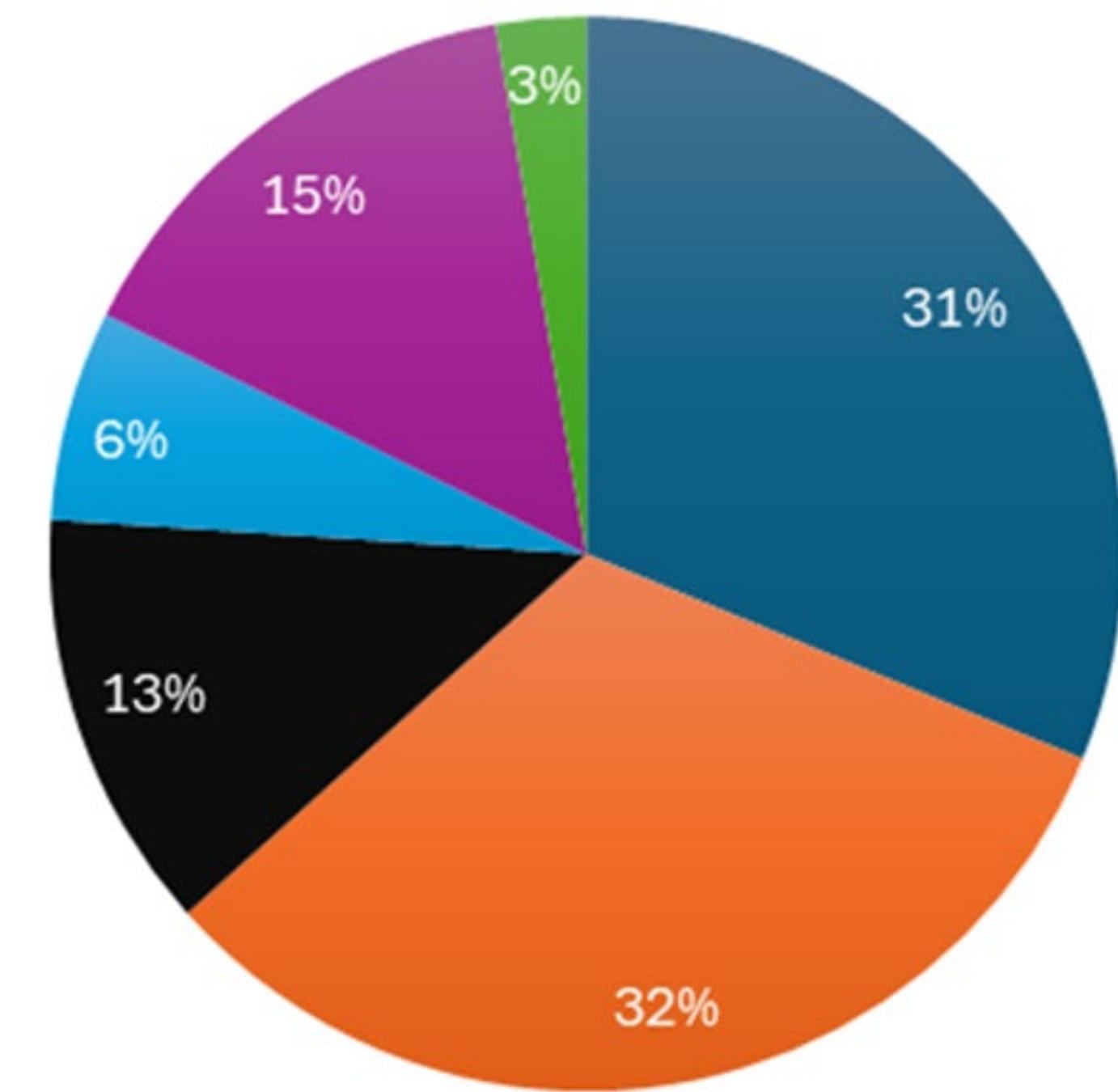
2. Have You Responded to Previous Woodberry Down Consultations, Such As the Masterplan?

107 people answered this question



3. How Do You Use the New River Path?

105 people answered this question



■ Walking to local destinations ■ To see nature

■ Cycling

■ Running / walking

■ Leisure / sitting

■ Other

4. If You Don't Currently Use the New River Path, Why Not?

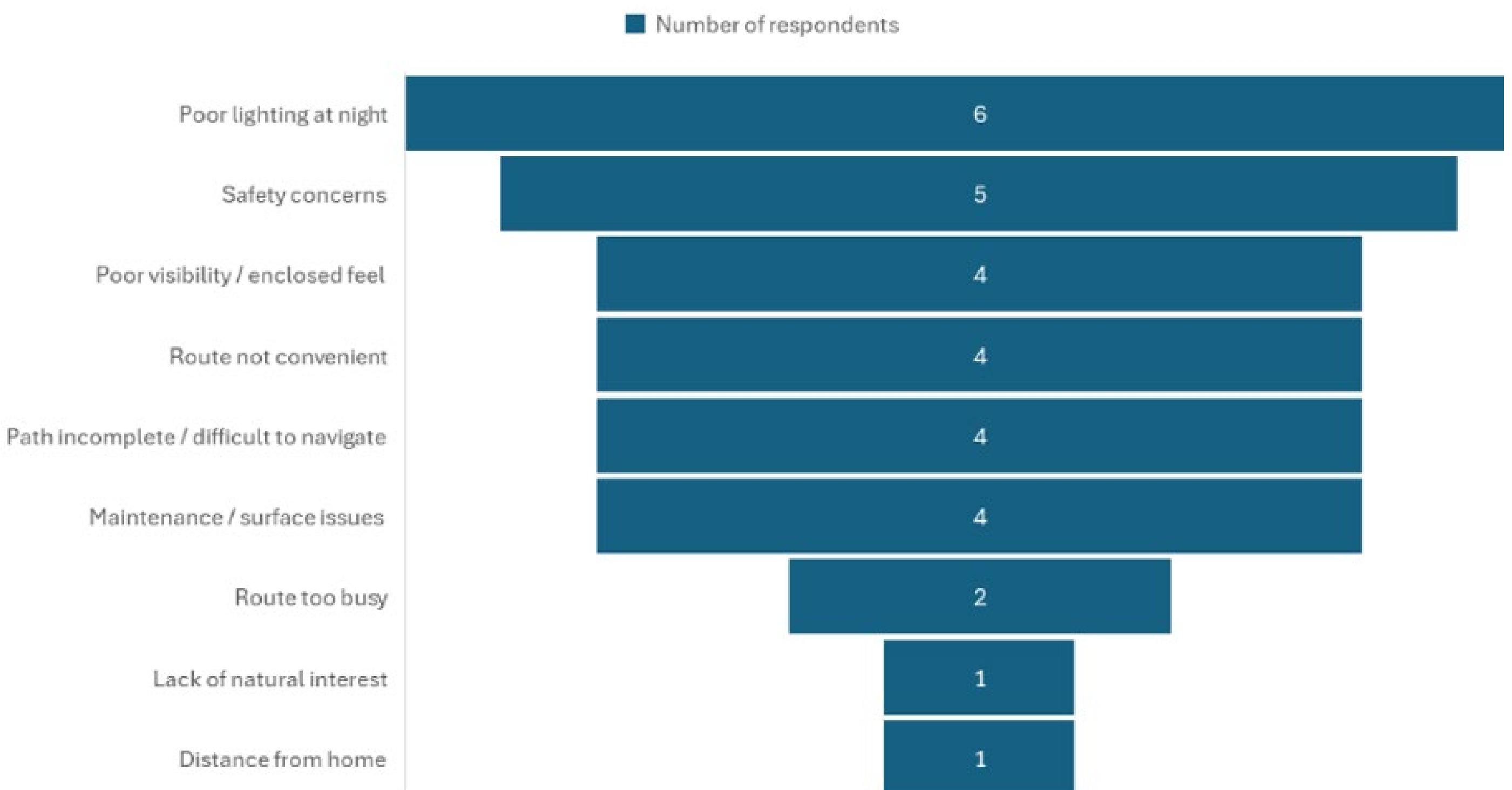
31 out of 114 people answered

"Diverse play areas for different ages and somewhere for parents to sit down"

"More things for residents, parents and visitors to do, like a café or place to socialise"

- The responses indicate that increased use of the Eastern Linear Park would be most strongly encouraged by the provision of additional facilities such as benches, cafes, play areas and toilets alongside improved lighting and clearer route definition.

Interpretation: Lighting and safety are the strongest factors influencing use of Eastern Linear Par.



5. What Matters Most to You in the Design of Phase 5's Public Open Space?

94 out of 114 people answered



What people care about	Overall priority
Quiet and peaceful	Highest priority
Nature and wildlife	Very high priority
Areas for activities	Medium priority
Local history	Medium priority
Spaces for all ages and abilities	Lower priority
Informal / formal play equipment	Lowest priority

Priorities are based on average ranking across all respondents.

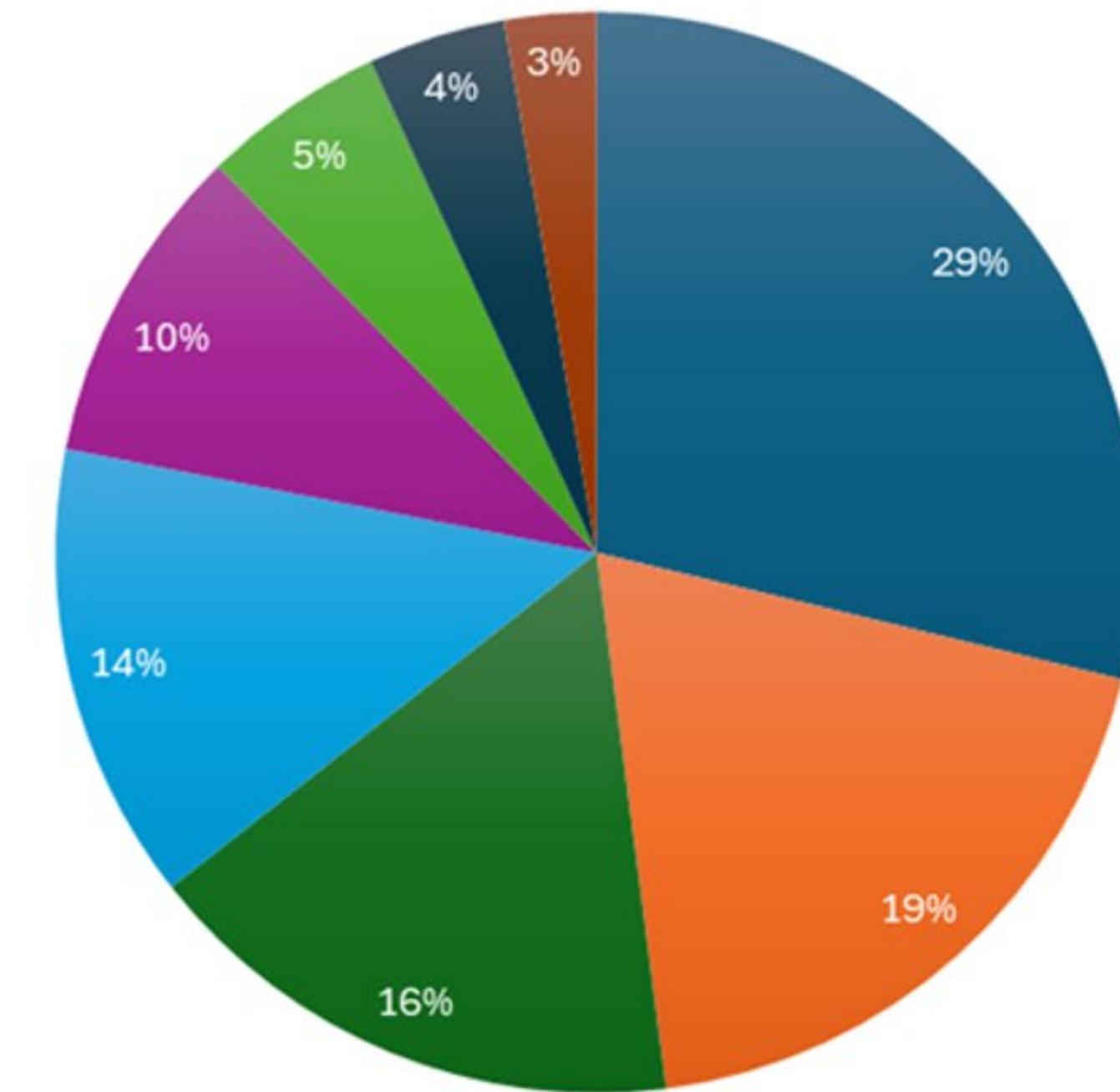
6. What Would Encourage You To Use the Eastern Linear Park?

92 out of 114 people answered

"Diverse play areas for different ages and somewhere for parents to sit down"

"More things for residents, parents and visitors to do, like a café or place to socialise"

- The responses indicate that increased use of the Eastern Linear Park would be most strongly encouraged by the provision of additional facilities such as benches, cafes, play areas and toilets alongside improved lighting and clearer route definition.



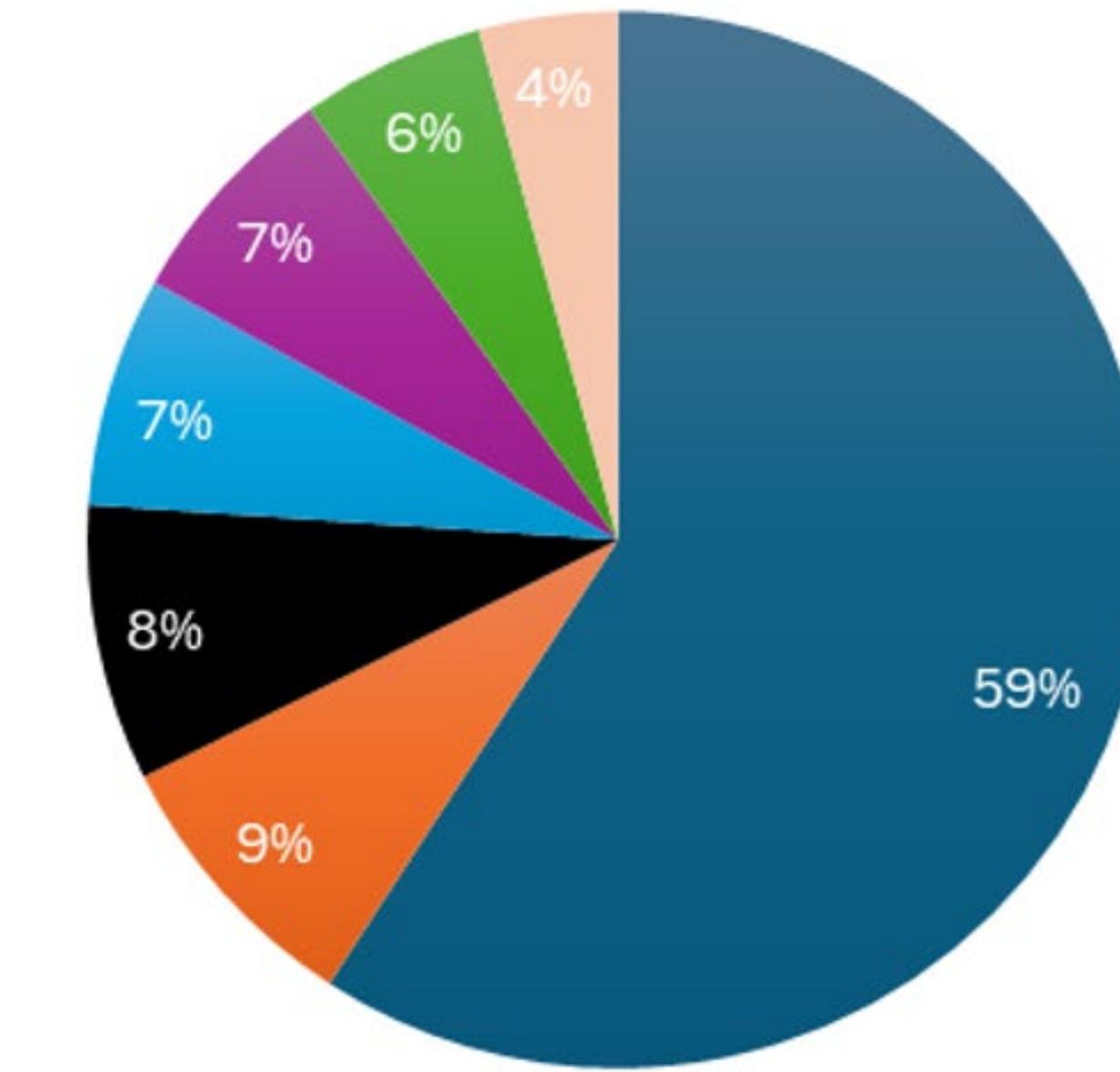
- Improved facilities / destinations
- Clearer routes / wayfinding
- Better pedestrian and cycle separation
- More activities / things to do

- Improved lighting
- Feeling safer / reduced fear of crime
- Better maintenance / cleanliness
- Improved accessibility

7. What Types of Features Would Make Phase 5 More Inviting and Safer?

81 out of 114 people answered

- Better lighting was the most important factor in helping people feel safe
- Clear, easy-to-follow routes and good visibility were also seen as important
- Natural surveillance (being able to see and be seen) helps spaces feel safer
- Good maintenance and cleanliness, and managing different types of users also contributes to feeling safe.



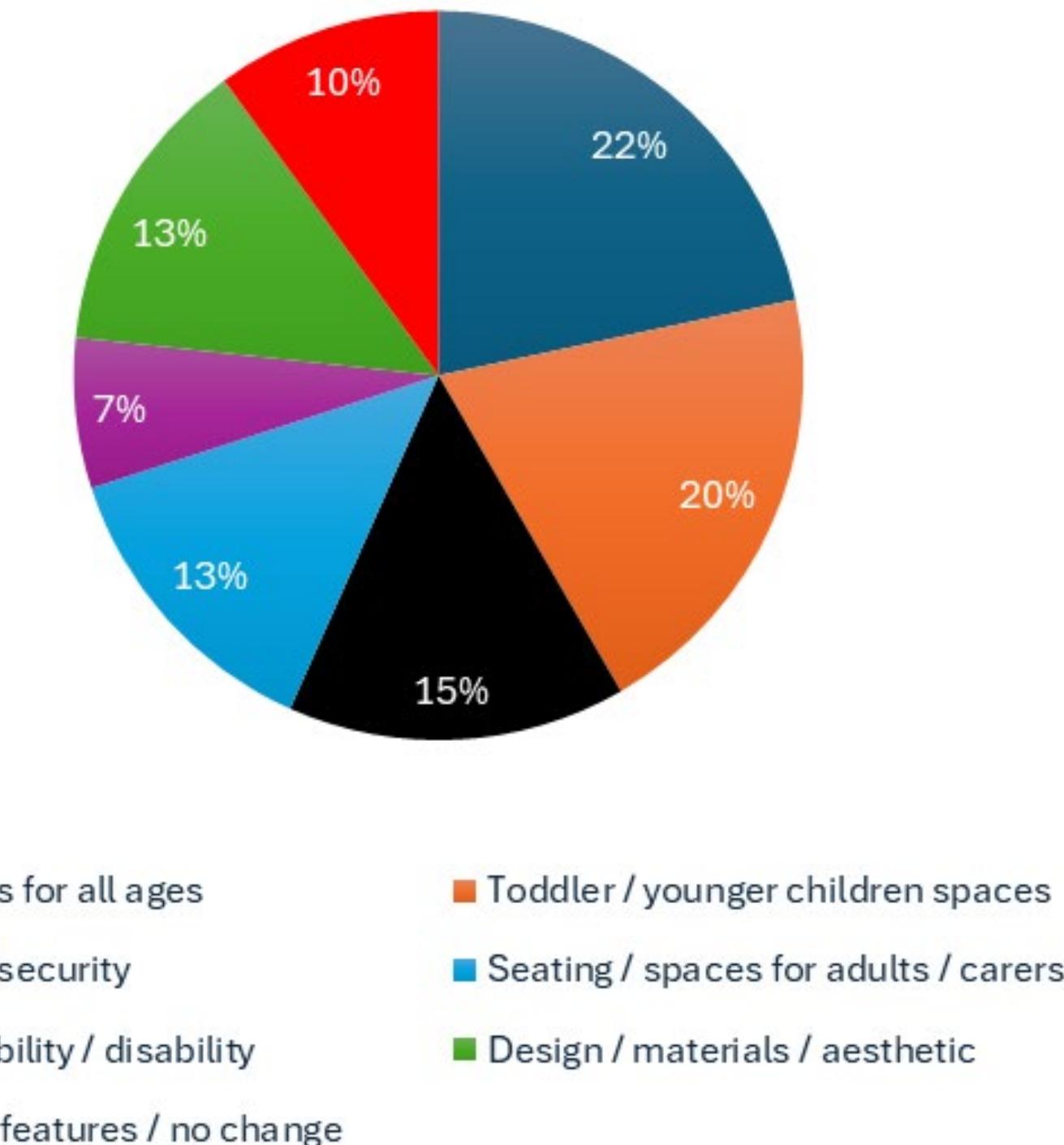
- Improved lighting
- Clear and well-defined paths and routes
- More activity / passive use (people around)
- Improved visibility / clear sightlines
- Natural surveillance / overlooking
- Separation of different users
- Better maintenance and cleanliness

8. How Can Play Spaces Be Designed To Feel Inclusive and Welcoming to Families?

64 out of 114 people answered

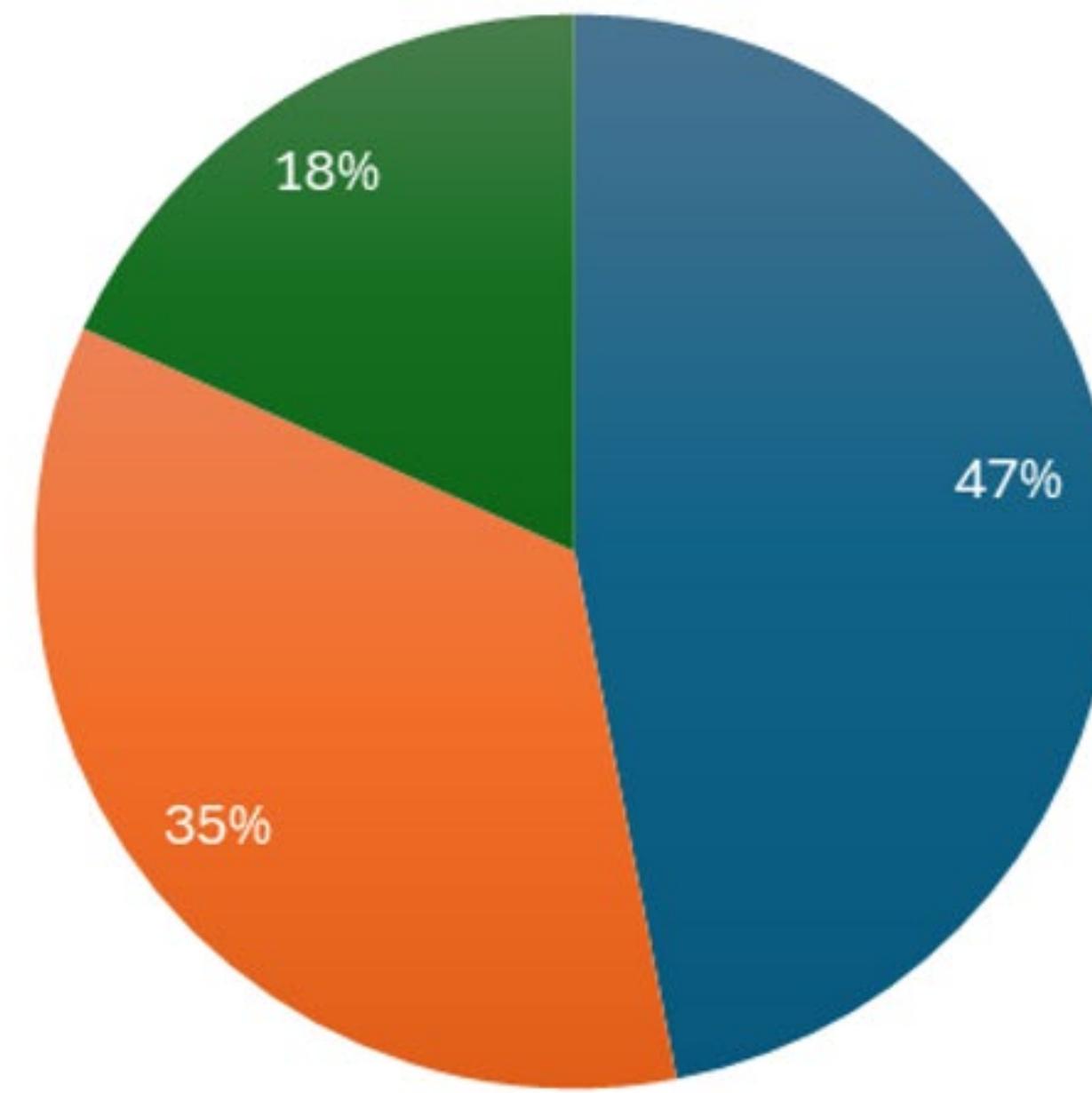
Theme	Illustrative responses from participants
Facilities for all ages	"Play for all ages, toddler swings" "having a variety of play equipment for all ages" "Make it for all ages"
Toddler/ younger children spaces	"Separate space for toddlers which is protected" "Toddler play area...too crowded" "toddler swings"
Safety/ security	"Good sightlines and a low fence" "Fencing off play areas for kids, safety from roads, dogs etc" "More CCTV...More lighting"

Theme	Illustrative responses from participants
Seating/ spaces for adults/ carers	"seating for parents/carers" "picnic table with roof" "seating in shade and sun"
Design/ materials/ aesthetic	"Made of natural materials" "Colourful but not too bright" "no metal structures - use wood"
Existing features/ no change	"Already very inclusive" "They already are" "No change"
Accessibility/ disability	"Disabled access" "Different levels of ability need to be considered"



9. Do You Think There's Enough Space in Phase 5 for Different Age Groups - Children, Teenagers, Adults and Other Residents?

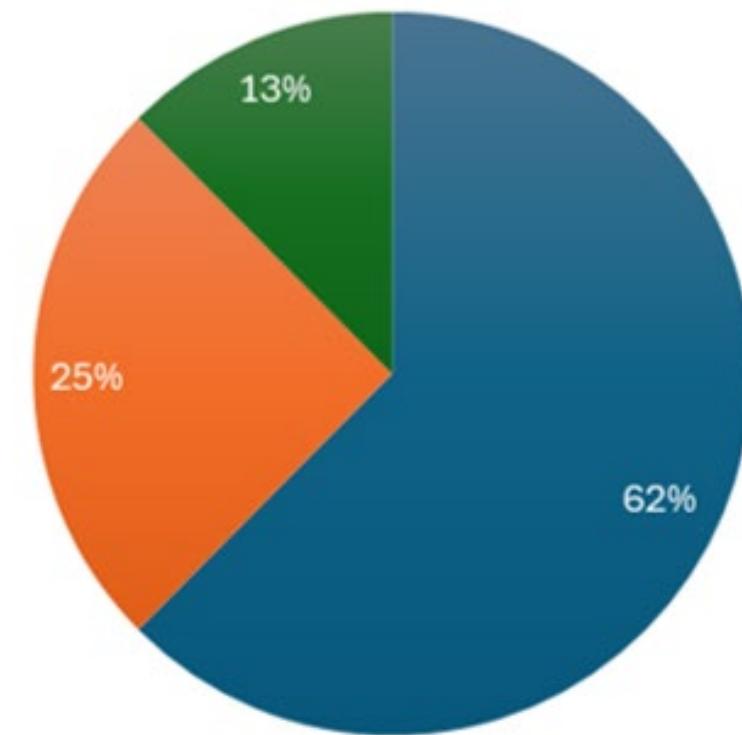
66 out of 114 people answered



- Yes – there is enough space
- No – there isn't enough space
- Not sure / ambiguous / N/A

9. Do You Think There's Enough Space in Phase 5 for Different Age Groups - Children, Teenagers, Adults and Other Residents?

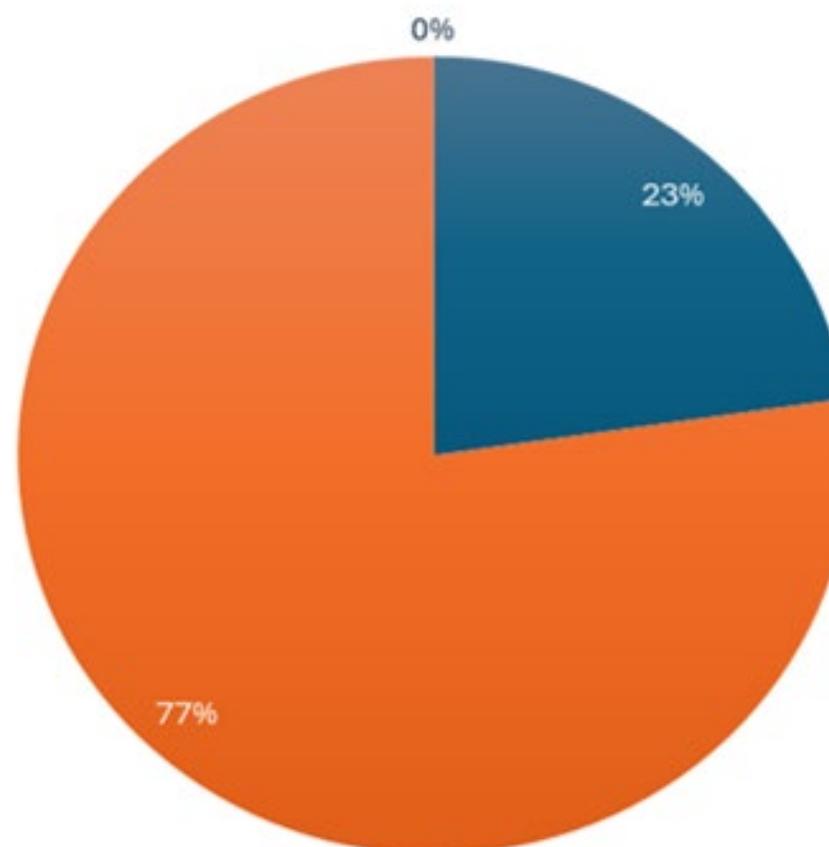
Children:



■ Positive / enough ■ Negative / not enough ■ Unsure / ambiguous

- 62% of comments on children thought there was adequate space for this age group.
- 25% thought more could be done for younger children, especially in Winter

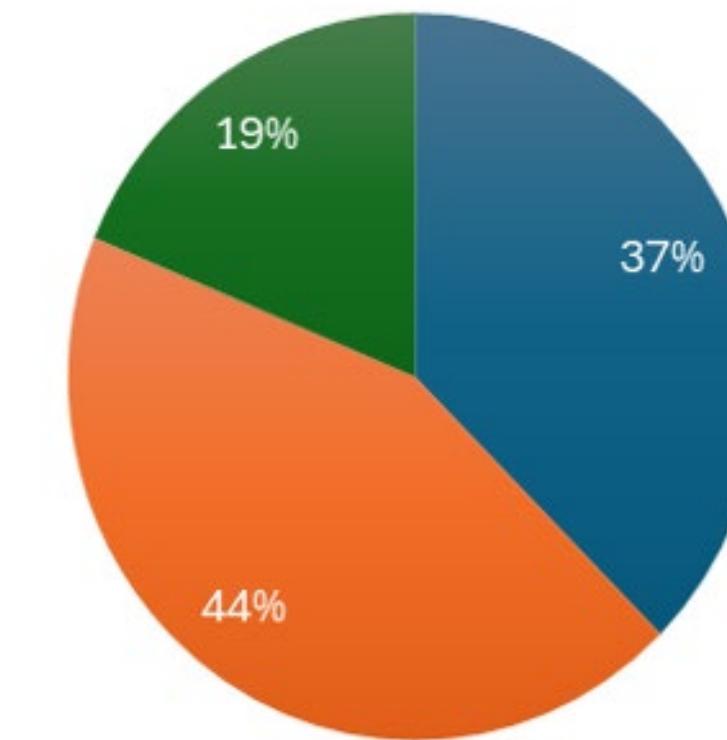
Teenagers:



■ Positive / enough ■ Negative / not enough ■ Unsure / ambiguous

- 77% of comments on teenagers thought there was insufficient provision
- In particular, lack of sports, social spaces and 'thirdspaces'

Adults:



■ Positive / enough ■ Negative / not enough ■ Unsure / ambiguous

- Adults were mentioned less in general to Children & Teenagers. That said, 44% of comments on adults did refer to a lack of seating and social areas

10. Is There Anything in the Local Area That You Particularly Like or Dislike That You Think We Should Consider in the Design of Phase 5?

80 out of 114 people answered

In order of times mentioned:

1. Safety, crime and security

2. Maintaining nature, trees and biodiversity

3. Better lighting and surveillance

4. Community facilities, cafes and social spaces

5. Play, sport and activity spaces

The feedback raised a range of issues, with safety and security, nature and biodiversity, and lighting and surveillance most frequently mentioned. Community facilities, quality of green space, play and activity spaces, and concerns around building height and density were also commonly raised.

Dislikes:

"Phase 3 is very poor and the scale and type of blocks are not in keeping with current homes"

"Need to do more about crime and phone theft locally"

Likes:

"i totally love everything about the area"

"area has improved since regen, it's a great place but there is crime"

"love the river path, good design so far"

Considerations:

"Street lights, connection to the Wetlands, nature areas, small independent shops"

"Need to ensure that runners and cyclists are not using the walking paths"

"I really like the landscaping and the other areas and would like to see this continued so the area as a whole matches up and there is a consistent feel"

"The height of the buildings should be reviewed"

"Keep all the trees"



Archaeology | DCO's | Design | Economics | Engagement | Heritage | Impact Management |
Landscape | Planning | Sustainable Development | Townscape | Transport

Birmingham: 20 Colmore Circus Queensway, Birmingham, B4 6AT

Edinburgh: 14-18 Hill Street, Edinburgh, EH2 3JZ

Glasgow: 201 West George Street, Glasgow, G2 2LW

London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

Manchester: WeWork, Dalton Place, 29 John Dalton Street, Manchester, M2 6FW