



Adrian Essex <omotng@gmail.com>

Fw: Online Representation Submitted

1 message

Roda Hassan <roda.hassan@publicvoice.london>

7 July 2025 at 14:29

To: Adrian Essex <omotng@gmail.com>, Geoffrey Baron <geoffbn@gmail.com>

Hi Adrian and Geoff,

FYI - please find below confirmation of the submission of WDCO's comments on the Hackney planning portal.

I have also emailed a copy to the Planning Officer, James, who is currently on leave until 14th July.

It appears that a planning committee meeting is scheduled for 30th July. However, when I checked the Hackney website, the agenda had not yet been confirmed, so I am unsure if the Masterplan application is due to be considered at that meeting. I have asked James to inform me once the date is confirmed, and I have advised him that WDCO would like the opportunity to speak at the committee meeting.

I will keep you updated as soon as I receive a response.

Many thanks,

Roda Hassan
Independent Tenant and Leaseholder Adviser
Woodberry Down Estate

Mobile: [07715318125](tel:07715318125)

Regeneration Drop in Advice Surgeries
Tuesdays and Thursdays 2-6pm
Woodberry Down Community Organisation
[Unit 2c Rowan Apartments](#)
[Seven Sisters Road](#)
[London N4 1FS](#)

From: noreply@tascomi.com <noreply@tascomi.com>**Sent:** Monday, July 7, 2025 2:19 PM**To:** Roda Hassan <roda.hassan@publicvoice.london>**Subject:** Online Representation Submitted

Roda Hassan (Public Voice)

Dear Roda Hassan (Public Voice),

Thank you for submitting your representation concerning 2024/2817 Outline planning application (all matters reserved with the exception of access) for the redevelopment and master planning of a residential-led development of Phases 5-8 (inclusive) of the Woodberry Down Estate for up to 3,083 homes (C3 Use Class), up to 950m2 Non Residential Uses (F2 'Local Community Use' Use Class) and up to 300m2 Energy Centre (Sui Generis), This is to also include associated landscaping, open space, play provision, public realm and servicing. (THIS APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT) on 07-07-2025 14:19.

You can read a transcript of your original comment below:

Dear James Bellis, I am writing on behalf of Woodberry Down Community Organisation (WDCO) to submit our comments on the 2024 Masterplan proposals. The WDCO Board recognises that this is an outline planning application for Phases 5–8 of the Woodberry Down Estate regeneration. Consequently, most elements remain reserved for later approval, including the detailed design of the residential components, landscaping, open space, play provision, public realm and servicing arrangements.”. These plans ask for permission to build up to 3083 homes in phases 5-8 which would create an overall total of 6495 units. In reaching this figure the Masterplan has been subjected to a viability assessment, however, given the uncertain market conditions pertaining at the moment WDCO fears that the total number of homes will be subject to change as the timeline lengthens over which the later phases are constructed. The WDCO Board broadly supports this application and agrees with the overarching aspirations of creating an ‘open, welcoming place for people to live’. We do, however, have serious reservations over some aspects of the Masterplan which we feel could negatively impact the lived experience of future residents and additionally reduce the area’s attractiveness. Key Concerns ‘Affordable’ Housing The Board notes that some current residents find the new social rented and shared ownership homes financially unaffordable. We therefore urge that going forwards strenuous efforts are made at all stages of the future design and development process to mitigate the escalating affordability issues associated with the new ‘affordable’ homes Social Housing for Rent It is evident that Hackney is experiencing a severe housing crisis, with thousands of residents currently on the waiting list for accommodation. WDCO is therefore deeply disappointed that this third iteration of the masterplan, despite tripling the total number of homes on the estate, still fails to deliver a like-for-like replacement of social homes for rent, resulting in a shortfall of approximately 200 such homes across the regeneration. We strongly urge an increase in the proportion of social rented housing and recommend that the tenure mix within the affordable housing allocation be reconsidered. Density of the Development It is projected that on completion of the regeneration there will be three times original number of homes. This dramatic increase in the density of dwellings has hence, given the Board cause for concern over the quality of lived conditions. Comparison of Total Envisioned Homes (2009-2025) Masterplans 2009 2014 2025 Projected totals 4667 5557 6495 The original estate pre-2000 comprised ~ 2000 homes In view of this the Board would like to suggest a limit (6495) placed on the number of homes that can be constructed on the estate without recourse to further scrutiny and consultation, including with WDCO, over the possible adverse effects on the residents. Provision of Podiums The new Masterplan envisages that podiums will be used in the

construction of all the blocks in the rest of the development, with the result that much green space will only be visible to residents of a particular block. The Board asks that podiums are evaluated on merit on a case-by-case basis and for horseshoe shaped blocks fronting the reservoir that ground level gardens should be considered. This would be in keeping with all other blocks along the new river path. Winds caused by High Buildings The Masterplan is proposing many new blocks of 10 or more storeys, creating taller buildings. As a result, the increased height will create lower-level atmospheric disturbances and channel air between blocks, leading to wind problems and small vortex effects. We would like convincing wind calculations to be made for future phases and mitigating measures to be undertaken to prevent the issues of vortex effects that affect older and more infirm pedestrians in all phases. As the wind assessments carried out so far have not been able to accurately replicate the wind conditions caused by the existing new blocks, residents have little confidence in any further wind tunnel assessments or their results. Public Open Space, Amenities and the Ground Floor Strategy It has been estimated that at present the areas of phases 5-8 include 43,000sqm of existing open space. This represents roughly 48% of the site area of 8.82 hectares. The new Masterplan provides for 13,185 sqm of Public Open Space which is welcomed but is only 14% of the site area. Private podium gardens which are not for public view are estimated at 10% of the site area. Also, not available for public view are the 1.4 hectares of green roof space, which would represent 15% of the site area. The Board would ask that any proposed landscaping should work hard to ameliorate for the loss of open space and achieving the Biodiversity Net-Gain required of 10%. A Climate Change Adaptation Plan should be produced to identify further ways that the proposed development can be more resilient to climate change throughout its lifespan. In the Cultural Strategy consultation for phase 4 there was a strong desire for spaces where community could come together. Among the suggestions were for more nursery provision, safe spaces for young people and a public library. These ideas should be developed alongside spaces for retail offerings into a coherent Ground Floor Strategy. Conclusion The WDCO Board appreciates the efforts of the Delivery Partners in making the regeneration to date so successful. Our concerns are not raised to obstruct progress but to ensure that the final result will enhance the development for all residents. The Board trusts that the planning committee will take our points seriously in its deliberations, weighing up the proposals of the Masterplan and the needs of the community in the round. Your sincerely, Woodberry Down Community Organisation

Accompanying your Representation Text, you also submitted 1 additional supporting document, which is shown below.

[1751894362-WDCOBoardResponsetotheThirdMasterplan.pdf](#)

Your submission has been passed through into the Council's Planning back-office system and depending on their established protocols and procedures, may or may not contact you in future as regards this matter. At this time, please treat this correspondence as individual acknowledgement and receipt of your representation.

Kind regards,
Hackney Council

