



Adrian Essex <omotng@gmail.com>

Fw: My Submission to Planning Sub-committee of 3 Sept 2025 re WD Masterplan Phases 5-8 -Outline application

3 messages

Roda Hassan <roda.hassan@publicvoice.london>

2 September 2025 at 15:01

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

Hi Adrian and Geoff,

Please see below an email from Jo Wealleans, Chair of the Woodberry Down branch of the Labour Party.

Jo has visited the office to see me and would like to speak with you. She has also asked if she could have your telephone number. Please let me know if you are happy for me to share this with her, or if you would prefer to contact her directly by email.

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: Jo <jowllns1@gmail.com>**Sent:** Monday, September 1, 2025 5:24 PM**To:** Roda Hassan <roda.hassan@publicvoice.london>**Cc:** Jo Wealleans <jowllns1@gmail.com>; Sarah Young (Cllr) <sarah.young@hackney.gov.uk>; Caroline Selman <caroline.selman@hackney.gov.uk>**Subject:** My Submission to Planning Sub-committee of 3 Sept 2025 re WD Masterplan Phases 5-8 -Outline application

For the attention of Adrain and Geoff (Baron)

Dear Adrian and Geoff,

We haven't met but I am very familiar with Woodberry Down estate and WDCO and it has always been my intention to share my submission with WDCO and discuss it with you if possible. On learning of my intention to make a submission and to speak at Planning Sub on Wednesday, Councillor Young suggested I reach out to you with a view to co-ordinating our efforts, particularly with regard to time on

the day.

I am a long-standing local resident and sometime community volunteer/advocate and am currently chair of the Woodberry Down branch of the Labour Party but I am NOT writing or speaking in that particular capacity. I do however want to share my submission (see attached) which I have today submitted via the Planning portal and also emailed to the Planning Sub-Committee.

As I trust you will find if you have a chance to read it, my submission highlights many of the same areas that WDCO has consistently championed — including the need for truly affordable homes, adequate social rent provision, quality play and public realm for children, and safeguards for health, transport, and environmental commitments.

Having now read your formal position alongside my own, as might be expected, I can see there is a strong degree of alignment. In particular, WDCO's concerns about the affordability of the new homes and the shortfall in social rent provision are matters I also recognise and support.

As I trust you will also be able to see, my own submission added emphasis on the future development of the youth hub, on health contributions, and on the importance of seeing carbon and biodiversity benefits delivered locally — points which I believe sit comfortably alongside WDCO's priorities.

In case we don't have a chance to discuss matters before Wednesday, I will write to Gareth Sykes at Governance and advise him that I will need only the absolute minimum amount of time to acknowledge my support for WDCO's representation and perhaps mention areas where my submission can strengthen WDCO's, depending.

I am very willing to discuss my submission or any of these points further with you, either before or after the Committee meeting, so that we may continue to present a united and constructive position.

I have copied my two ward councillors, for their information.

With best regards,
Jo Wealleans (Ms)

cc: Cllr Sarah Young
Cllr Caroline Selman



2024 2817 Planning Sub 3 sept 2025 JW submission.docx
126K

Adrian Essex <omotng@gmail.com>

2 September 2025 at 18:02

To: jowllns1@gmail.com

Cc: Geoffrey Baron <geoffbn@gmail.com>, Roda Hassan <roda.hassan@publicvoice.london>

Dear Jo

Thanks very much for sight of your well structured and thoroughly researched submission through the planning portal. You are indeed right that it aligns with much of WDCO's thinking.

My telephone number is at the foot of this page, though I fear we won't have much time to talk before the subcommittee as I have two WDCO meetings this evening, a further one tomorrow morning and a time consuming appointment in the afternoon.

We received this note yesterday from Gareth Sykes:

Thank you for your email. I have now added Mr Baron to the registered speakers list, speaking in support of phases 5-8 Woodberry Down at this coming Wednesday's Planning meeting. Please note that currently one other person is registered to speak in support of said application, therefore Mr Baron will be sharing the allocated five minutes speaking time.

Are you that one other person? One of this evening's meetings will be to determine what Geoff should say in his approximately 2 minutes.

Much of what we're both trying to say probably crosses over from planning issues related to this particular application, to wider issues not directly planning related, and which are therefore the ongoing issues before the WDCO board, and to which we will return over the coming months.

I will try to let you know what is the WDCO board has decided that Jeff should say tomorrow.

I look forward to our further correspondence

Yours
Adrian

[Quoted text hidden]

--

Adrian Essex

Chair, WDCO | Manager, London Heathside Vets | Facebook Gopher, BMAF | BSc (Hons) Lower Second Psychology (1972)

Unavailable for meetings: Weekday afternoons, August 21 - September 19 | and between 6 - 20 October

Mobile and WhatsApp: 07970705411

Jo Wealleans <jowlns1@gmail.com>

2 September 2025 at 20:22

To: Adrian Essex <omotng@gmail.com>

Cc: Geoffrey Baron <geoffbn@gmail.com>, Roda Hassan <roda.hassan@publicvoice.london>, Jo Wealleans <jowlns1@gmail.com>

Hi Adrian,

Thanks very much for your full reply. Good to be in touch and look forward to meeting with you tmrw night.

Re. Speakers: I just had a look at the speakers list. Supporting speakers are Tom Anthony-Morgan of Berkeleys, Geoff Baron and me.

There are also 4 speakers against.

The Objectors get 5 mins and we Supporters get 5 mins.

I will only need One minute so please plan accordingly.

I plan to use my minute to reinforce my points around the importance of co-production of facilities and support for children and young people, especially during the long interim and in particular plans for The Edge - a facility which is important for children outside as well as inside the estate.

There is a clear need for quality-of-life safeguards around the now apparently planned density in the later phases - and a need to work and plan together with neighbouring authorities to manage the likely increased flows, especially of young people, between boroughs.

Best, Jo

[Quoted text hidden]