

Woodberry Down

Phase 5 Update

Presentation Agenda

Where is Phase 5

What is the Planning Timeline for Phase 5

Outline Application vs Reserved Matters Application

First Round of Public Consultation

Phase 5 Location





Locations of Phases 5-8

Phase 5 Planning Timescales



Project Start - September 2025



First Public Consultation - November 2025



Second Public Consultation - March 2026



Final Public Exhibition – June 2026



RMA Submission - July 2026

The 2025 Masterplan

Outline Planning Application

MPlan

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

Reserved Matters Applications

FROM 2025 ONWARDS

To be submitted for each phase.

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

The New Masterplan

Up to **3,083** homes being delivered across the final four phases, of which **1,325 will be affordable** (43% AH by unit / 45% by HR).

A commitment to providing **'Shared Equity of View'** for all new homes across each of the tenures.

Social Rented Homes being delivered to Parker Morris +10% space standards.

A landscape led Masterplan, with a significant increase in:

Public Open Space a minimum of 5,440sqm in the 2014 Masterplan to 13,185 sqm in the current proposal.

c. **60% tree retention** is achievable (up from 30% in 2014) The application ensures that **all Class A trees are retained.**

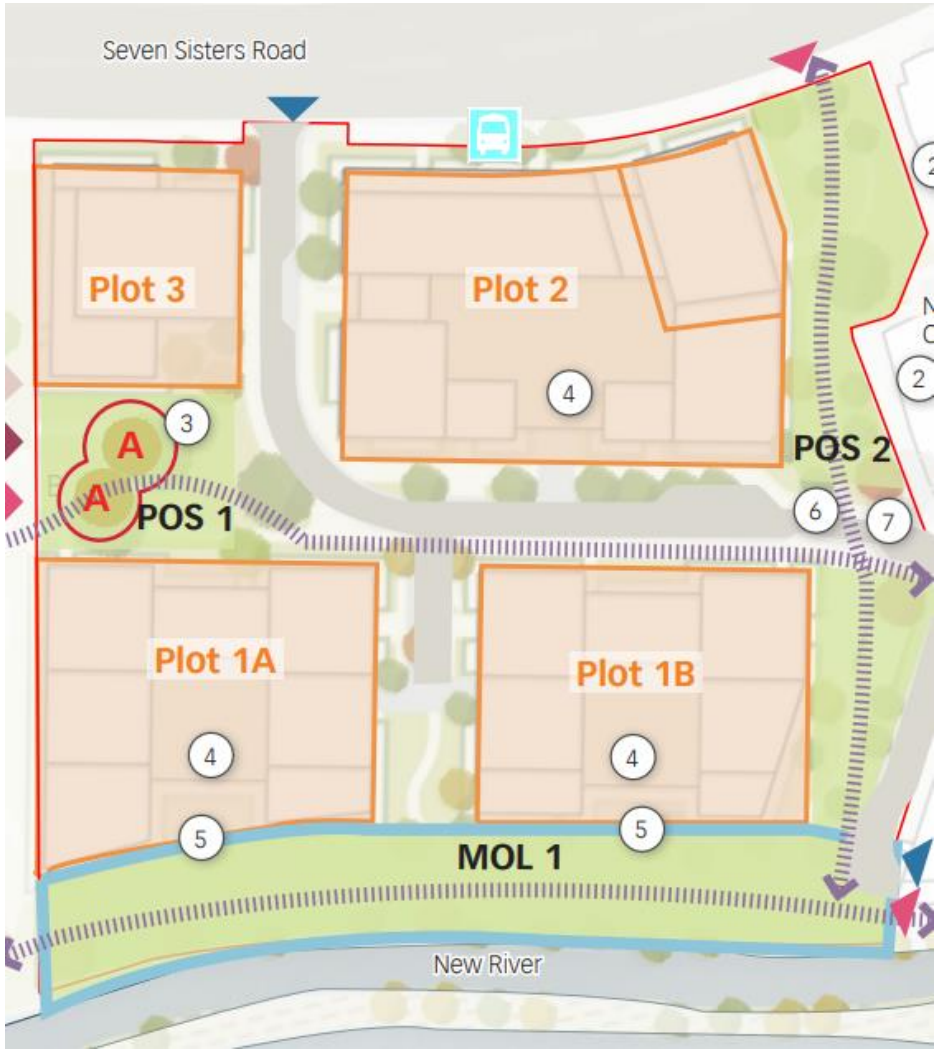
400+ trees to be planted as part of the Masterplan.

Commitment to obtaining **10% Biodiversity Net Gain.**

Up to **950sqm of Community Facility** available in Phase 6 to re-provide and expand The Edge, including a **50sqm satellite community facility** for use by NHG.

Provision of a new football pitch (additional 100sqm in size) to replace the well-used and loved facility in Phase 5.

Phase 5



Parameter Plot Extents



Illustrative Design



Indicative CGI of Phase 5 from Phase 3 Park, showing the illustrative proposals

Consultation Approach



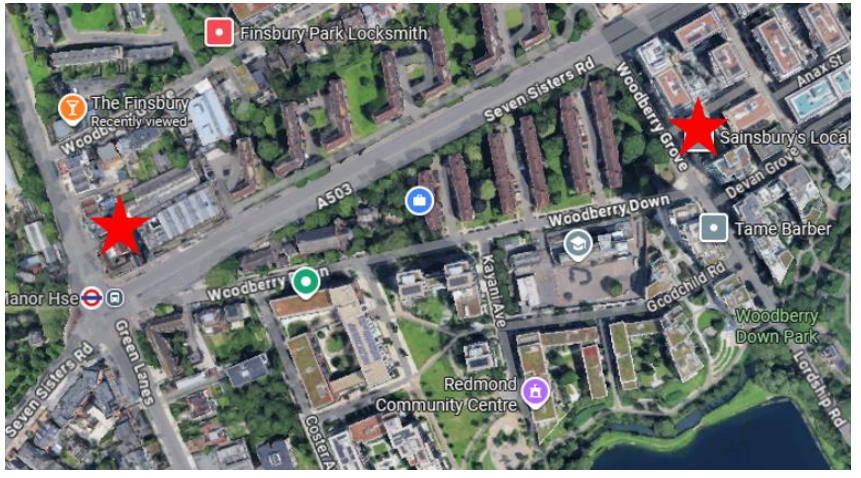


How are we doing consultation for this Phase:

- Utilise Existing Community Events
- Provide alternative means of engagement:
  - Pop up events
  - Webinar
  - Community Groups & Local Schools

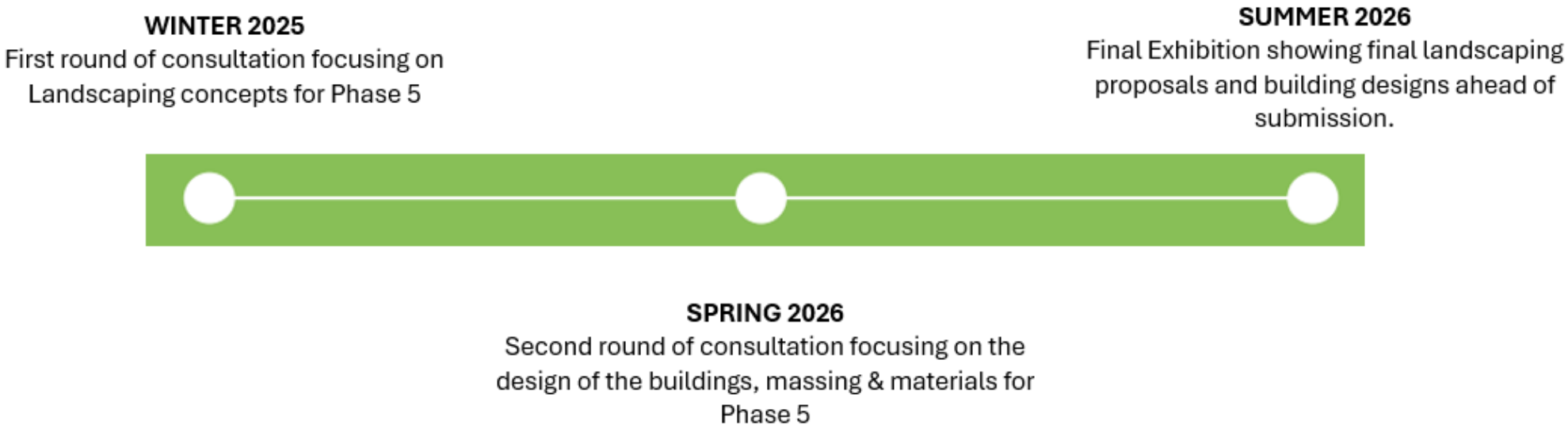
Consultation Events Coming Soon:

- **Thursday 27th November** – WinterFest (Redmond Centre)
- **Sunday 7th December -** outside Woodberry Down Sainsburys
- **Tuesday 9th December** - Webinar Event
- **Thursday 11th December** - outside Manor House Station



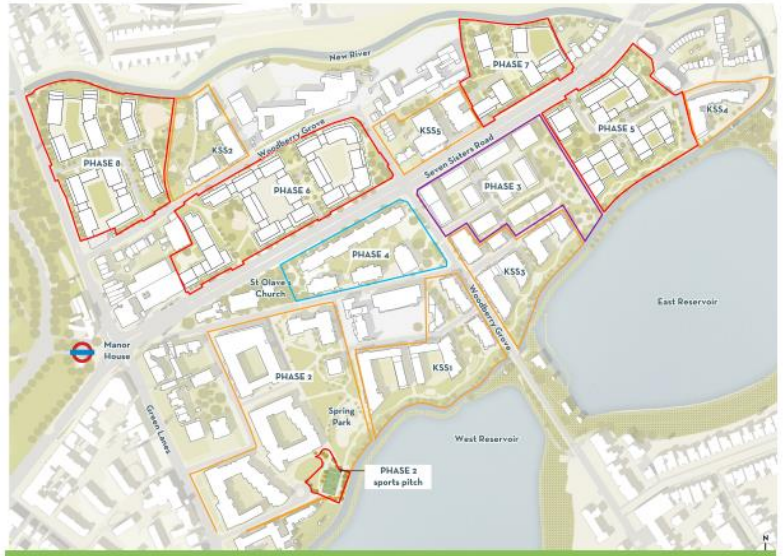
First Round of Consultation

- What we are covering this time:
  - Explanation on the difference from an Outline Application to a Reserved Matters Application
  - Focus on the proposed landscape areas within Phase 5
  - Fact finding and information gathering on how people use Phase 5



Consultation Material Preview

WELCOME



Approved Masterplan

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

Your views will help us to ensure the Phase 5 design meets the needs of local residents and the wider community.

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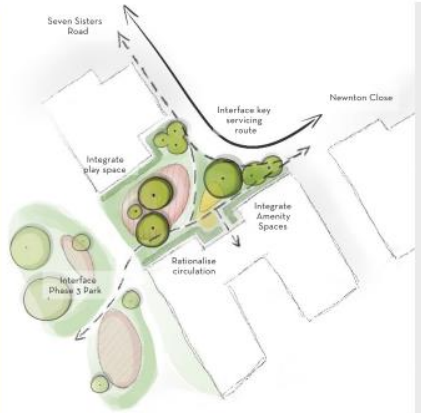
Scan to provide feedback

WHAT'S BEEN PROVIDED SO FAR?

2,900+ new homes, including 1,130 affordable

CHARACTER AREAS

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

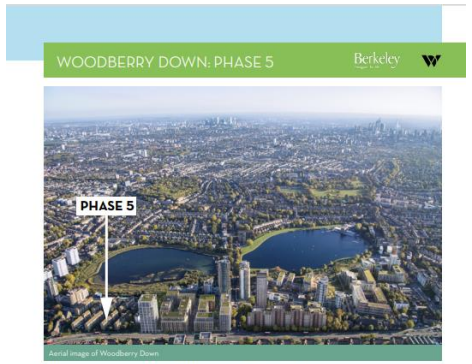


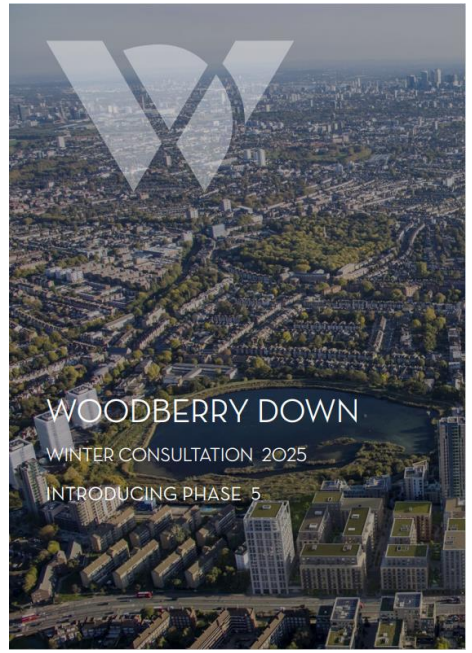
Gateway Pocket Park:
A connecting green space between Phase 3 and Newnton Close, extending the character of the recently completed Phase 3 Park. Centred around two retained mature Plane trees, it will provide a welcoming, accessible space for play, relaxation, and community use – good natural surveillance,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

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 Newnton 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:



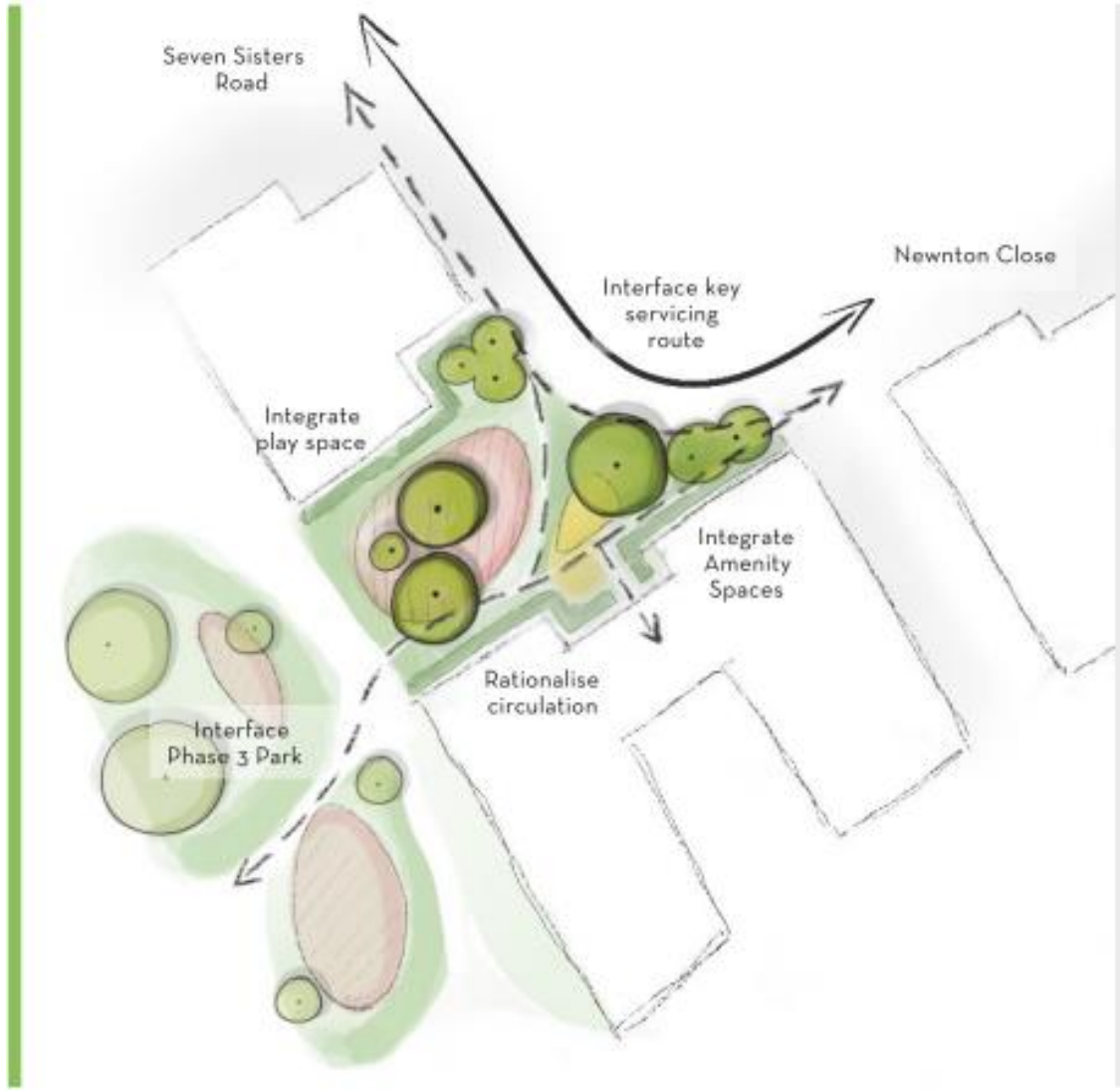


Open Spaces within Phase 5



Illustrative public open space plan

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New River Path



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.

Next Steps

- November & December 2025 – First Public Consultation
- February 2026 - WDCO Board Update
- March 2026 – Second Public Consultation

Happy to answer any questions...

However, it is also really important that we also get your feedback through the formal channels of the Public Consultation!