

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

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.

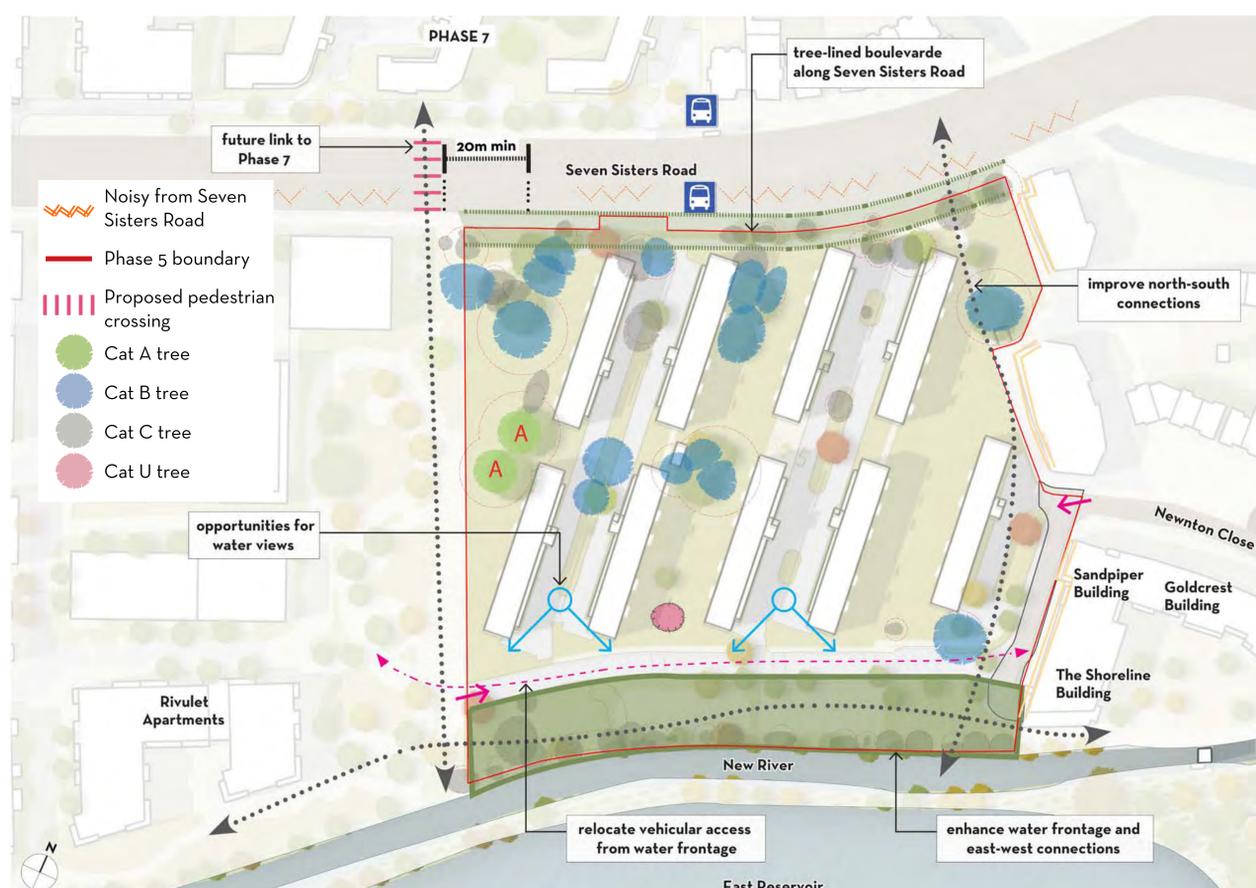
Hackney Council approved the Woodberry Down Masterplan for Phases 5-8 in October 2025 after several stages of engagement including 19 pre-app meetings, 70+ Design Committee hours, 8 WDCO Board sessions, and 14 community workshops.

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.



Considerations and opportunities

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**.

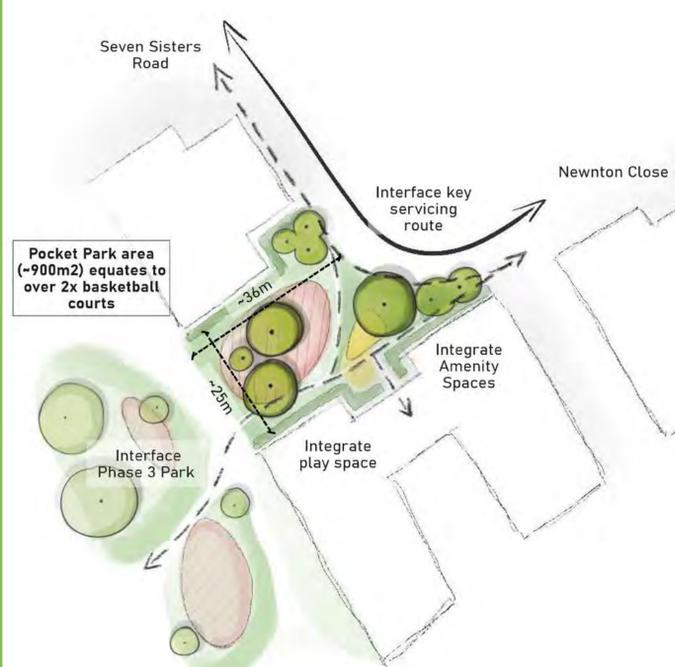
With **community gardens**, a **nature link** and **new homes fronting onto East Reservoir**, Phase 5's access to a host of **green space** makes it distinct from earlier phases.



Illustrative public open space plan

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 **Newnton 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 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:

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