

**LONDON BOROUGH OF HACKNEY**  
**(WOODBERRY DOWN PHASE 4)**  
**COMPULSORY PURCHASE ORDER 2024**

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**STATEMENT OF REASONS**

London Borough of Hackney, Town Hall, Mare Street,  
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## 1 INTRODUCTION

- 1.1 The London Borough of Hackney (“the Council”) has made the London Borough of Hackney (Woodberry Down Phase 4) Compulsory Purchase Order 2024 (“the Order”) pursuant to a resolution by the Council’s Cabinet on 26<sup>th</sup> February 2024.
- 1.2 This is the Statement of Reasons of the Council in support of the Order. The Order has been made pursuant to Section 226(1) of the Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004) (“the 1990 Act”). In this Statement of Reasons, the land included within the Order is referred to as “the Order Land”. The Order Land is shown shaded pink on the plan attached to this Statement of Reasons as Appendix 1.
- 1.3 This Statement of Reasons has been prepared in accordance with the “Guidance on Compulsory Purchase Process and the Crichef Down Rules (July 2019) (“the CPO Guidance”). It sets out the reasons why the powers of compulsory purchase contained in the Order are considered necessary and confirms the basis on which the Council believes there to be a compelling case in the public interest for the making of the Order.
- 1.4 The Council is satisfied that the proposed acquisition of the Order Land will facilitate the carrying out of development, redevelopment or improvement on or in relation to the Order Land. In considering whether to exercise its powers to make the Order, the Council has, as is required, had regard to Section 226(1A) of the 1990 Act and considers that the proposed redevelopment will promote and/or improve the economic, social and environmental well-being of the Council’s administrative area.
- 1.5 Woodberry Down is a large housing estate, predominantly owned by the Council, which is located in the northeast of the London Borough of Hackney (“the Borough”).
- 1.6 The primary purpose of the Order is to facilitate the continuation of the comprehensive redevelopment and regeneration of the Woodberry Down Estate (“the Estate”). The Council considers that the proposed redevelopment will result in social, economic and environmental improvements to the Estate and the Borough. It will also secure new private and affordable housing in place of that proposed to be removed, thus securing both quantitative and qualitative improvements to the housing available in the Borough. The Secretary of State confirmed CPOs for Phases 1 (2007), 2 (2014) and 3 (2019), facilitating the successful regeneration of these phases.
- 1.7 The Council has entered into an agreement with Berkeley Homes (North East London) Limited (“Berkeley”) and a social housing provider, Notting Hill Genesis (“NHG”), to undertake the regeneration of the Estate, which is to be delivered in eight phases. Phases 1 and 2 have been completed and construction work is underway in relation to Phase 3 of the development.
- 1.8 The Council is now seeking to secure clean title and vacant possession of the Order Land in order to implement Phase 4 of the redevelopment.
- 1.9 The majority of the land in Phase 4 is in urgent need of redevelopment due to the poor standard of the housing blocks currently sited on it.
- 1.10 Although the Council owns the freehold interest in the majority of the Order Land, the implementation of the redevelopment proposals requires the acquisition of all property interests currently owned by third parties, including a number of leasehold interests.
- 1.11 The Council has and will continue to take steps to consult and negotiate with third party owners to acquire their interests by agreement, but it is clear that compulsory purchase

powers must be employed to ensure that Phase 4 of the redevelopment can be achieved within a reasonable timeframe, or at all.

## **2 DESCRIPTION OF THE ORDER LAND**

- 2.1 The Order Land forms part of the Woodberry Down Estate, which is located in the north-west of the Borough, approximately 4 miles north of the City of London.
- 2.2 The Estate was built as a landmark project by the London County Council from the 1940s through to the 1970s. It comprises approximately 24 hectares of developed land, with 60 residential blocks of up to 7 storeys and four 10 storey blocks, some of which have now been replaced by the regeneration. The Estate also comprises two schools, together with open space. It is bisected by two main roads, the A503 Seven Sisters Road and Woodberry Grove.
- 2.3 The Order Land is located in the central part of the Estate. It is bounded to the north by Seven Sisters Road, to the east by Woodberry Grove, to the south by Woodberry Down and to the west by St Olave's Church, yard and associated buildings.
- 2.4 The Order Land comprises six five storey residential blocks – Finmere House, Keynsham House, Kilpeck House, Knaresborough House, Leighfield House and Lonsdale House. The current condition of the properties is generally poor and any refurbishment would be very expensive but still fall short of modern standards.
- 2.5 The red line boundary of the CPO has been drawn around the relevant buildings to ensure that relevant interests in land are acquired. The amenity space surrounding the buildings will be appropriated and the rights in land overridden using the council's powers under s122 Local Government Act 1972 and s203 of the Housing and Planning Act 2016. This will ensure that the development can be delivered.

## **3 OWNERSHIP OF THE ORDER LAND**

- 3.1 The Council owns the freehold of the Order Land.
- 3.2 Of the 200 residential properties included in the Order, 56 were acquired by residents through the Right to Buy scheme. To date 21 of these leasehold interests have been successfully re-acquired by the Council by negotiation, leaving 35 leasehold interests that need to be acquired to enable the comprehensive regeneration of this part of the Estate. Of the remaining residential properties, 131 are owned and managed by the Council – 30 are occupied by secure Council tenants and 108 are occupied as temporary accommodation. There are 25 void properties.
- 3.3 The Council also wishes to acquire all private rights, covenants and other qualifying interests by which the Order Land is burdened, details of which are recorded in the Schedule to the Order. The CPO will ensure that all third-party interests can be overridden, thereby ensuring that there are no impediments to the delivery of the Phase 4 development.

## **4 BACKGROUND TO THE MAKING OF THE ORDER**

### Housing in Hackney and socio-economic considerations

- 4.1 Hackney is one of the most densely populated local authority areas in the United Kingdom and has experienced dramatic household growth over recent decades. The Private Rented Sector accounts for 32% of all homes across the borough and social rented sector 43%.
- 4.2 The Strategic Housing Market Assessment 2023 (SHMA 2023), commissioned by Hackney Council to inform an updated Housing Strategy shows that there are 119,090 dwellings and

106,087 households across the borough as of 2022. Most dwellings are flats (83.8%), 15.9% are houses and 0.2% are bungalows. 24.6% of households are owner occupiers, 32.4% privately rent and 43.0% live in social rented housing from a council or housing association (with around 95% social rented and 5% affordable rented). In the same report, the poor condition or quality of existing homes in Hackney was considered as one of the top 5 challenges facing Hackney. 55% of residents considered building new council and housing association homes for social rent to be "important" or "very important". 88% prioritised housing those on the waiting list as "important" or "very important".

- 4.3 The London Plan 2021 sets out the overall dwelling target for Hackney which is 13,280 over the period 2019/2020 to 2028/29 or 1,328 each year (rounded to 1,330). There is a considerable annual net shortfall of affordable housing of 1,780 each year (SHMA 2023). The need for new housing of all tenures is extensively documented. For December 2022, the DLUHC recorded 8,235 households on Hackney's waiting list (Source: <https://data.london.gov.uk/dataset/households-local-authority-waiting-list-borough>). Whilst the Housing Delivery Test has not been updated by DLUHC since the 2021 measurement, the database from the London Plan indicates that Hackney is falling short of its annualised target, with 5,312 homes required between 2019-2023 but only 3,264 homes delivered over this period (delivery rate of 61.5% (Source: <https://data.london.gov.uk/dataset/residential-completions-v-london-plan-2021-target>)). It is also known that the 2021 measurement was adjusted to reflect the impact of Covid-19 on housing delivery, but prior to this the Council had been required under the 2020 measurement to provide an Action Plan under the NPPF as only 90% of the Council's housing delivery had been achieved. In two recent planning appeals it was also noted by the Planning Inspectorate that the Council had a housing delivery shortage (case references: APP/U5360/W/21/3274580 and APP/U5360/W/22/3298787).
- 4.4 The total number of households is expected to increase by around 20,262 over the period 2022-2039 using 2018-based ONS household projections. Growth is mainly expected across older age cohorts. The last officially endorsed annual dwelling target for Hackney was the 2021 London Plan figure of 1,328. Based on the standard methodology and 2022 affordability ratios, the minimum local housing need for Hackney for the period 2023 to 2033 is 2,514 dwellings each year - this is almost double the London Plan target. A detailed analysis of affordable housing need, in accordance with PPG, established an overall gross affordable need of 3,342 and after taking into account affordable lettings and newbuild the net shortfall is 1,780 each year. Ultimately, the council should view the 1,328 annual target as a minimum and seek to maximise delivery wherever possible and specifically deliver more affordable housing to help address the acute shortage experienced in Hackney. Hackney already has a severe need for more genuinely affordable housing, with over 8,500 households waiting for social housing on the Council's housing register, and over 3,000 households living in temporary accommodation.
- 4.5 Hackney has experienced a huge amount of change over the last 15 years; council services have improved, and the borough's population has increased by a third. Better schools, cleaner and greener open spaces, and much improved transport links mean that Hackney is now a highly desirable place to live. However, house prices in Hackney have risen faster than in many other parts of London. Since 2000, median prices have increased by 344%, compared with 310% across inner-London, 270% across Greater London and 217% across England. In 2022, median rents were £2,102 per month, having increased 49.3% since 2010 compared with 46.6% across Inner London, 38.5% across Greater London and 34.4% across England. As a result, many of Hackney's residents have been priced out of the market, creating a growing polarisation between those on low incomes, mostly living in social rented housing, and high earners who can afford to buy property on the open market. There is an increasing affordability gap for moderate earners who cannot access a home on the open market. This presents an on-going challenge to the creation of sustainable, cohesive

communities in the Borough. As Hackney becomes increasingly popular as a place to live, with greater opportunity and prosperity, the Council must plan and address the Borough's requirements for a range of high-quality housing to suit all income groups and meet the needs of a changing and diverse community.

- 4.6 Housing has a vital role to play in shaping places and neighbourhood identity, allowing people from all sections of the community to thrive, prosper and realise their ambitions at every stage in their lives. Housing in Hackney should be responsive to the needs and support the requirements of the Borough's most vulnerable residents and contribute to social, environmental and economic well-being. It should also act as a catalyst that will continue to help attract new investment and skilled and professional workers to the Borough. It is critical that housing in Hackney is designed, built, maintained and managed to high standards, is energy efficient and sustainable, and is set in attractive, environmentally friendly neighbourhoods, with good transport connections to employment opportunities, social infrastructure and high-quality public amenities.
- 4.7 Giving residents access to a range of housing opportunities that help meet their needs and aspirations is essential to local economic growth and to maintaining high levels of community cohesion. Opportunities include social housing and private rented housing available to those on low incomes, and homes available to the mid-market to help meet the home ownership aspirations of a skilled workforce. The Council's regeneration programme has a key role to play in this through the creation of new mixed tenure communities with new homes for social rent, shared ownership/shared equity and outright sale.
- 4.8 It is against this overall economic, social and environmental background that the regeneration of the Estate is being promoted. The scheme's housing mix will address local housing need for existing residents. 43% of the proposed 511 units will be affordable, with 59% of the affordable units being for shared ownership, and 41% for social rent. This tenure split is in accordance with the London Plan. Across the tenures, 90% (460) of the new homes will be wheelchair adaptable and 10% (51) built to fully wheelchair accessible standards. In addition to the new homes, Phase 4 will include a new public square, together with 1,215 sqm new community and commercial floorspace, to form a new 'civic' centre and focus for Woodberry Down. All homes will be connected to the new energy centre, currently in construction in Phase 3. This will deliver a district heating network and assist in providing more efficient energy and heat for the new homes, which will have thermally efficient walls, windows and roofs that reduce energy demand and the risk of fuel poverty. The regeneration of Woodberry Down has already delivered a new community centre and library, a new secondary school, improvements to the existing primary school, and new retail and commercial space alongside the provision of three new parks and improved public realm; all of this will help to create a more sustainable environment on the Estate. A package of contributions to social, community and transport facilities and to open space has been negotiated as part of the Section 106 Agreements linked to the planning permissions for the regeneration, and these will also help in improving the sustainability of the Estate.

#### The regeneration of Woodberry Down

- 4.9 The Council's purpose in seeking to acquire the Order Land is to undertake the fourth phase of the multi-phase comprehensive regeneration of Woodberry Down.
- 4.10 Phases 1 and 2 have been completed and provide over 2,300 new homes, community facilities, including a new community centre, green spaces and a new public park, Spring Park, as well as the opening of the Woodberry Wetlands. Phase 3 is currently under construction and will deliver a further 584 new homes, including 117 homes for social rent and 126 for shared ownership, together with a new public park of 6,621 sqm, and 1,045 sqm

commercial and community space. Phase 3 also includes a new energy centre which will eventually serve the whole of Woodberry Down.

- 4.11 Woodberry Down forms part of the Council's wider regeneration objectives for the Borough. It is a key project for the Council and will help meet the Council's central objectives of improving the design, quality and condition of existing homes on the Council's estates as well as, over time, delivering extra homes at higher densities. Crucially it will also meet wider objectives for neighbourhood renewal such as improving opportunities and quality of life, promoting social inclusion, and reducing inequality.
- 4.12 The Masterplan approved in 2014 set out that the redevelopment of the wider Woodberry Down Estate will deliver over 5,500 new homes, new retail and commercial facilities, a new community centre, a new energy centre, and new improved amenity space and public realm. The Masterplan also established the phasing, and sequence of development, providing a framework for delivering increased numbers of homes, optimising the use of the land, and enabling the renewal of an existing housing estate which has deteriorated, is costly to run due to energy inefficiencies, and where adequate refurbishment of homes would be expensive and not cost effective. It provided for re-configured and improved amenity space and together with significant improvements to the public realm including opening up access to the nearby reservoirs.
- 4.13 In 2021 it was agreed by the regeneration delivery partners, Berkeley Homes, NHG and Hackney Council, that a revised masterplan is required, to reflect changes in planning policy since 2014. This review is underway, with an application due to be submitted in 2024. However, given the need to progress with the regeneration programme and meet the pressing need to deliver new and improved housing for the people of Hackney, it was simultaneously agreed by the delivery partners to submit Phase 4 whilst the new Masterplan (for Phases 5-8) is in preparation, although ensuring that the application for Phase 4 reflects the ambitions anticipated for the new Masterplan. The phasing of future plots will remain the same for the new Masterplan.

#### Surveys of stock condition and the decision to comprehensively regenerate the estate

- 4.14 Regeneration proposals for the Estate first emerged in 1999, after a structural survey that was carried out in 1998 identified major structural defects in the properties on the Estate and found that many of the blocks were in a poor structural condition. The structural defects included large cracks of up to 20mm width, some of which rose from ground level up to the full height of the block. The report concluded that major repairs were required for many of the blocks.
- 4.15 Given the poor condition of the Estate highlighted by the 1998 structural evaluation report, the Council decided to authorise a further survey of the Estate and the preparation of feasibility studies relating to its potential regeneration.
- 4.16 In 2002 the Council commissioned engineers Waterman HDC Limited to undertake a second structural evaluation report (the "2002 Stock Condition report").
- 4.17 The 2002 Stock Condition report revealed a wide range of chronic defects across the whole Estate, including:
  - 4.17.1 The majority of homes across the Estate have metal windows, giving rise to condensation and poor thermal performance;
  - 4.17.2 The insulation of the blocks is generally poor causing the homes to be expensive to heat;

- 4.17.3 The Estate's drainage system was not designed to cope with current discharge rates and has degenerated to the extent that it is beyond repair and needs replacing;
- 4.17.4 Disabled access to the blocks is poor and below the standards required by the Disability Discrimination Act 1995 (the "DDA"). All of the blocks have lifts and they are in a state of disrepair. The internal layout of the flats is such that it is very difficult to adapt and reconfigure them to meet the DDA standards;
- 4.17.5 Less than 10% of blocks have secure entry systems, which presents a constant security concern;
- 4.17.6 Many of the balconies are in poor condition. Since the date of the report some have had to be removed for safety reasons.
- 4.18 The 2002 Stock Condition report recommended that, although physical repairs remained possible in theory, it would not be economical to do so because such refurbishment would incur repair costs of over £50,000 per unit.
- 4.19 During 2002 the Council appointed consultants Broadway Malyan to provide advice in relation to the options available for the regeneration of the Estate.
- 4.20 Broadway Malyan initially prepared cost options. These were consulted upon with the Estate Development Committee ("EDC") (now known as and referred to hereinafter as the Woodberry Down Community Organisation ("WDCO")). WDCO is a voluntary organisation whose membership comprises representatives of residents from all tenures on the Estate, including social rent, shared ownership and private housing.
- 4.21 Following consultation with WDCO and further investigation by the Council's Woodberry Down Regeneration Team, the options that were initially identified by Broadway Malyan evolved into five main proposals, which ranged between refurbishing some or all of the properties to the complete redevelopment of the Estate.
- 4.22 The five proposals were first reported to Cabinet on 4 November 2002 and the Council subsequently concluded that the demolition of the Estate and its replacement with modern residential accommodation, compliant with current regulations and policies, was the best and most cost-effective option.
- 4.23 Since November 2002 the redevelopment option has evolved following consultation with stakeholders, as set out further on in this Statement.

#### Planning policy and proposals

- 4.24 The above process culminated in the preparation of an Area Action Plan ("AAP"), which was subject to consultation and adopted by the Council in 2004. The AAP was subsequently translated into an Urban Design Framework ("UDF"), and again consulted on and adopted by the Council in 2005.
- 4.25 During 2005 and 2006, the Council commissioned work to translate the UDF into a comprehensive Masterplan. This served as the basis for an outline planning application submitted by the Council's appointed development partner, Berkeley Homes (North East London) Limited ("Berkeley"), in March 2007.
- 4.26 Outline planning permission was secured for comprehensive regeneration of the estate in 2009. This provided for 4,684 new homes, a range of non-residential uses, including community uses, and new open space across five phases of development. A further outline



planning permission for the redevelopment of the Estate was granted in 2014, revising the proposals for the regeneration of the Estate over 8 phases and increasing the number of new homes to over 5,500. A revised masterplan for the remaining Phases 5 - 8 is currently in development, with an application due to be submitted in Spring 2024. The revised masterplan will retain the core principles of the 2014 Masterplan but seek to increase the quantum of housing, provide additional publicly accessible open space, retain more trees, and further optimise the use of land. Further details relating to the planning position are provided in Section 10 of this Statement.

- 4.27 As the blocks in the remaining phases of the regeneration, including those in the Order land, remain occupied by Council tenants, leaseholders and residents placed by the Council in temporary accommodation, the Council continues to carry out condition surveys and a programme of proactive and reactive repairs. The Council has invested in improvements including new doors, windows and a programme of new kitchens and bathrooms. It continues to ensure that homes are maintained in accordance with its standard housing management practice and is committed to delivering quality and responsive services to all residents on the Estate. This includes maintaining and repairing lighting, heating and ventilation, lifts, plumbing, power supplies and energy management systems, and security and safety systems, drains, guttering, external pipes, and installations for the supply of water, gas, electricity and sanitation. In addition to this on-going maintenance, the Council continues to invest significant resources into bringing void properties on the Estate back into use to meet the extreme need for temporary accommodation for homeless people in the borough. Furthermore, the Council continues to provide a full range of estate services including communal cleaning and grounds maintenance.

#### Woodberry Down – Phase 4

- 4.28 In common with many estates across Hackney, the properties within the Order Land were constructed in a different era, catering for different social needs, and using different building technologies and standards. Since its construction there has generally been a gradual deterioration in the condition of the blocks on the Estate and for a number of years it has been widely recognised that the Estate is in need of significant redevelopment.
- 4.29 The existing blocks within the Order Land suffer from significant fabric failures. Calford Seaden were instructed to undertake a building survey report of Phase 4 in Autumn 2022 and identified a number of issues including damp, damaged brickwork and pipes, possible corrosion to encased steelwork and, specifically in Finmere House, horizontal and vertical cracks.
- 4.30 The on-going maintenance of the existing properties is not a sustainable, long-term solution for the Estate, given its deteriorating condition and the costs involved in bringing the properties up to modern day standard.

#### **5 ENABLING POWERS**

- 5.1 The Council is the local planning authority for the Order Land.
- 5.2 Section 226 of the 1990 Act enables a local authority to acquire land for planning purposes. Specifically, Section 226(1) (a) of the 1990 Act authorises a local authority to exercise its compulsory purchase powers if it thinks that acquiring the land in question will facilitate the carrying out of the development, redevelopment, or improvement on, or in relation to, the land being acquired.
- 5.3 Section 226(1A) of the 1990 Act prevents a local authority from exercising its powers under Section 226(1) unless the local authority thinks that the proposed development, redevelopment or improvement is likely to contribute to the achievement of any one or more

of the following objects: the promotion or improvement of the economic, social or environmental well-being of its area.

- 5.4 The Council is satisfied that the proposed use of compulsory purchase powers will result in the redevelopment of the Order Land in a manner which will bring about social, economic and environmental improvements through the provision of new residential dwellings and ancillary development. It will secure new outright sale and affordable housing in place of poor-quality housing, thus securing both quantitative and qualitative improvements to the housing stock within the Borough.
- 5.5 The Acquisition of Land Act 1981 (as amended by the Planning and Compulsory Purchase Act 2004) sets out the process for compulsory purchase and therefore applies to the Order. The acquiring authority is the Council.
- 5.6 The CPO Guidance recognises that the power in Section 226 of the 1990 Act provides a positive tool to help local authorities with planning powers to assemble land and implement proposals in their local plan or where suitable planning justification for the use of the power exists.
- 5.7 The CPO Guidance provides general policy guidance on the matters that will be taken into account by the Secretary of State when assessing the merits of a CPO.
- 5.8 In addition to the general parts of the CPO Guidance, Tier 2 para 106 of the CPO Guidance sets out the factors the Secretary of State can be expected to consider in deciding whether or not to confirm an order under Section 226 (1)(a) as follows:
- a) Whether the purpose for which the land is acquired fits in with the adopted planning framework for the area – See Section 10;
  - b) The extent to which the purpose for which the land is being acquired will contribute to the promotion or improvement of the economic, social or environmental well-being of the area – see Section 11;
  - c) Whether the purpose for which the Acquiring Authority is proposing to acquire the land could be achieved by any other means – see Sections 4 and 9; and
  - d) The potential financial viability of the scheme – see Section 12.

## **6 THE SCHEME**

- 6.1 The Council is seeking to acquire the Order Land to deliver Phase 4 of the redevelopment of the Estate. The project for the redevelopment of the Estate overall is referred to as the Scheme. This is explained further in Section 7 below. The Order will therefore facilitate one phase of a larger Scheme which is already underway.
- 6.2 Phase 4 will secure the delivery of new market and affordable residential properties, and commercial or community floor space (Use Class E(a, b c)/Use Class F1) together with public realm, landscaping, play space, servicing facilities, car and cycle parking, plant space and associated works.
- 6.3 The planning position is explained in more detail in Section 10 below.

## **7 THE REDEVELOPMENT PROPOSALS FOR THE ESTATE**

- 7.1 Phases 1 and 2 have been completed and provide over 2,300 new homes (including 887 affordable homes of which 537 are for social rent), community facilities and green spaces, as well as the opening of the Woodberry Wetlands. Phase 3 is currently under construction and will deliver a further 584 new homes, an energy centre and park. Of the new homes in Phase

3, 117 are for social rent, 126 intermediate, and 341 for private sale. Construction of Phase 3 will be completed by Summer 2025.

- 7.2 The proposed scheme for Phase 4 will provide 511 homes, of which 90 will be for social rent and 132 for affordable ownership - a total of 41% affordable homes. Sited at the centre of the estate, the scheme also includes a new public square with adjacent commercial/community floorspace of 1,215sqm which will serve the whole of Woodberry Down and form a new civic hub for the development. New high quality, landscaped public realm around the Phase 4 site totals 4,273.5sqm including the new square, a pocket park, and a 'mews gardens' pedestrian route connecting Seven Sisters Road with Woodberry Down, enhancing permeability and allowing for 'play on the way' landscaping.
- 7.3 The regeneration is being delivered by Berkeley Homes, in partnership with the Council, NHG, and the residents of Woodberry Down. There is a high level of consultation and collaborative design of the scheme. In particular, in connection with the Phase 4 proposals, a Cultural Strategy was prepared as part of the planning application. This was developed following community engagement, and identifies a number of opportunities for the public realm around Phase 4 to embed features which reflect the community and highlight the heritage of Woodberry Down through community-engaged, co-design (for example a wall mural, bespoke elements in the public realm, landscaping inspired by the heritage of Woodberry Down). Funding has recently been secured for the Council to appoint a Cultural Development Officer to support the development of these proposals.
- 7.4 In addition Berkeley Homes, in collaboration with the delivery partners, is developing a Ground Floor Strategy to ensure that non-residential uses across Woodberry Down are coordinated and offer the range of services, activities and spaces to meet that the community needs, and that are accessible for all, and sustainable. The strategy is being developed in consultation with WDCO and will seek to support local business and employment. The new commercial/community floorspace in Phase 4 will be directly guided by the recommendations of the Ground Floor Strategy.
- 7.5 The non-residential elements of Phase 4 build on the significant environmental benefits which have already been delivered in Woodberry Down, which includes over 2.61 acres of new public realm and 4.5 acres of parkland. Phases 1 & 2 also provided new retail space as well as affordable workspace for use by small, new local enterprises. When complete, Phase 3 will add 7,548sqm of amenity space, including a new public park, and 2,025sqm of commercial and community space. Phase 4 continues this balanced approach to the development, bringing forward new public spaces and amenities, as well as housing.
- 7.6 To date the regeneration of the Estate has created construction jobs with 514 operatives currently on site on Phase 3. Berkeley Homes is committed to providing construction jobs for local people and monitors the numbers of both apprenticeships and local labour. Hackney Council's Ways into Work has a base in Woodberry Down, in support of the regeneration, which supports local people to identify training and job opportunities, including linking to opportunities offered by Berkeley Homes. NHG runs a successful Enterprise Programme to help residents to start their own businesses. The new residents and employees brought to site on Phase 4 are likely to deliver economic benefits such as job creation from end-uses and spending generation.
- 7.7 A key objective of the regeneration is that it is socially sustainable and integrated with the existing community. In addition to the new community facilities already delivered, including a well-used community centre and gym, the regeneration has been brought forward in close consultation with WDCO and existing Woodberry Down residents. WDCO plays a key role in the regeneration which is formally recognised in a written partnership agreement between WDCO, Berkeley Homes, the Council, and NHG.
- 7.8 Furthermore, all existing secure tenant and leaseholder residents can remain living in Woodberry Down if they wish - secure tenants can relocate to newly built social rent units whilst leaseholders are offered shared equity properties in line with the Council's Options Document. Further information on this is provided in Chapter 9 of this Statement.

- 7.9 In phases which have already been delivered the majority of the original secure tenants have chosen to remain at Woodberry Down, moving into newly built homes. All of the newly built homes for social rent to date (537) are being lived in by original Woodberry Down residents.
- 7.10 Failure to deliver Phase 4 will mean that the full benefits of Phases 1, 2 and 3 are not realised. The Woodberry Down regeneration has been conceived as a whole and not delivering a phase will leave the area unbalanced in terms of the overall mix of residential, quality of public realm, quality of open space, retail provision and community facilities. It would fail to meet the aspirations of the secure tenants in the next phase who are waiting to be rehoused into the new phase.
- 7.11 The delivery of new housing at Woodberry Down is also a significant part of the Council's commitment to deliver much needed new housing, as set out in its Local Plan (LP33).
- 7.12 Regeneration benefits from Woodberry Down will also be felt further afield. These benefits include opening up the area north of the New River, benefitting residents to the north of Woodberry Down, the employment of local labour, benefitting Hackney residents not only within Woodberry Down, and works to Seven Sisters Road, which will improve air quality and reduce congestion on this strategic route through north London.

## **8 CONSULTATION WITH STAKEHOLDERS AND THE LOCAL COMMUNITY**

- 8.1 Consultation is an integral part of the delivery of the Estate's regeneration. Residents, stakeholders and all parties with an interest in the Order Land have been notified of the intention to commence the CPO process for Phase 4.
- 8.2 As part of the wider regeneration programme, Phase 4 has been the subject of regular updates at the WDCO board meeting, Round Table meetings with the regeneration partners, including WDCO, and Chaired formerly by the Mayor of Hackney and currently the Deputy Mayor. In addition, forty Design Committee workshops, attended by all delivery partners together with six nominated WDCO representatives, have been held to oversee the development of the proposals. There have also been numerous consultation events held with residents throughout the regeneration programme.
- 8.3 Since the beginning of the regeneration, WDCO has been involved in all aspects of the regeneration. As part of the strategic steering group during the 2014 master planning process WDCO worked hard to both challenge the design team and to win the support of the wider resident community, resulting in the WDCO Board supporting the 2014 Masterplan. WDCO is equally actively involved in the current masterplan review, through the Design Committee (described in 8.2), a consultation sub-group, and discussion at WDCO Board meetings. Overall WDCO supports the regeneration and initiatives that help maintain the delivery programme and bring forward the delivery of new homes in the area.
- 8.4 In relation to the Order Land, the principle of a CPO has been discussed with WDCO, with regular updates on the proposed CPO provided at WDCO Board and the Round Table.
- 8.5 Residents of all tenures in the affected blocks are updated directly and regularly by the Council, through letters, drop-in and information sessions and by individual contact, as detailed below.
- 8.6 In addition, in November 2022 the booklet "Woodberry Down Rehousing Schedule" was distributed to all residents across the estate, including Phase 4. This booklet set out the (then) programme for when redevelopment was expected to occur, with dates for rehousing, and commencement of redevelopment, on each phase. The booklet included relevant contact details for the Council.
- 8.7 In February 2023 Request for Information and Equalities Impact Assessment packs that were sent to all residents in Phase 4. A detailed letter explaining the proposals and preparation for a CPO was included. Where necessary, Ardent, who has been appointed to carry out the land referencing, has talked residents through the packs and the parts they need to fill in. A weekly

drop-in for the duration of the Request for Information period was offered to residents in case they wished to speak with a member of Council staff. In addition, contact details for the Independent Tenant and Leaseholder Adviser (“the ITLA”), who also hosts a twice-weekly drop-in session, were provided, and contact details for Hackney Council’s Housing Advice team.

- 8.8 The principal mechanisms for notifying residents about the CPO process have been through written communications and through ongoing individual rehousing consultations with tenants and purchase negotiations with leaseholders. The Council has emphasised that its objective will always be to reach agreement by negotiation wherever possible and that the Council’s CPO powers will only be used as a last resort.
- 8.9 Each of the planning applications submitted in relation to the redevelopment proposals for the Estate have also been the subject of extensive consultation exercises.
- 8.10 In respect of the planning application for Woodberry Phase 4, an inclusive and comprehensive public consultation exercise was undertaken in three rounds; the first in summer 2021 and then summer and November 2022. This included events promoted locally to encourage attendance, leaflets about the proposals, and staff available to discuss the proposals with visitors. During the same period forty workshops with the regeneration Design Committee (including WDCO members, Hackney Council, Berkeley Homes and NHG) were undertaken.
- 8.11 A dedicated project website – *woodberrydownregeneration.commonplace.is* - was set up to support engagement in both the review to the masterplan and Phase 4 proposals. Covering three periods of consultation in summer 2021 (initial proposals for the masterplan and Phase 4) and summer and autumn 2022 (focussed Phase 4 consultation), the site had seen 7,957 visits with 630 survey responses, 1,505 comments, 543 visitors to events and 346 people signing up to receive email news updates. Commonplace is a consultation platform that displays all feedback online publicly. Each round of consultation and feedback is then archived but available to view.

## 9 RELOCATION/RE-HOUSING POLICY

- 9.1 The tables below illustrate the position at the start of the re-housing process, and in December 2023 regarding the re-housing of secure tenants and the acquisition of leasehold properties.

Table 1 – No. of secure tenants and leaseholders at the start of the rehousing process (January 2022):

| <b>Block/Property</b> | <b>Secure Tenants</b> | <b>Leaseholders</b> | <b>Voids/<br/>Non-secure</b> |
|-----------------------|-----------------------|---------------------|------------------------------|
| Finmere House         | 6                     | 12                  | 26                           |
| Keynsham House        | 8                     | 8                   | 19                           |
| Kilpeck House         | 1                     | 9                   | 25                           |
| Knaresborough House   | 9                     | 3                   | 22                           |
| Leighfield House      | 5                     | 8                   | 12                           |
| Lonsdale House        | 3                     | 2                   | 20                           |
| <b>Total</b>          | <b>32</b>             | <b>42</b>           | <b>124</b>                   |

Table 2 – No. of remaining secure tenants and leaseholders as at 31 December 2023:

| <b>Block/Property</b> | <b>Secure Tenants</b> | <b>Leaseholders</b> | <b>Voids/<br/>Non-secure</b> |
|-----------------------|-----------------------|---------------------|------------------------------|
| Finmere House         | 5                     | 9                   | 31                           |
| Keynsham House        | 7                     | 8                   | 20                           |
| Kilpeck House         | 1                     | 9                   | 25                           |
| Knareborough House    | 8                     | 2                   | 23                           |
| Leighfield House      | 5                     | 5                   | 15                           |
| Lonsdale House        | 3                     | 2                   | 20                           |
| <b>Total</b>          | <b>30</b>             | <b>35</b>           | <b>134</b>                   |

### Leaseholders

- 9.2 At Woodberry Down, the original leaseholder and freeholder options document was approved at Cabinet in July 2007. This included a range of options such as leasehold swap, shared equity and shared ownership. This document has been updated a number of times since then to reflect changes in legislation and minor amendments in Council policy, and to reflect improvements in the shared equity offer.
- 9.3 The most recent update of the Council's Leaseholder and Freeholder Options Document was issued in Autumn 2022. The revised document provides a detailed 4 step guide to the buy-back process as well as an explanation of the CPO and related compensation. It offers all resident leaseholders opportunities to remain on the estate through the offer of shared equity in one of the properties newly built as part of the regeneration.
- 9.4 Throughout the regeneration programme, leaseholders in Phase 4 have had the opportunity to participate in consultation events and have been provided with regular updates through community events, WDCO Board meetings, Regeneration meetings involving WDCO representatives (such as the Design Committee and Round Table), and newsletters.
- 9.5 In July 2022 the Council's Cabinet authorised preparation of a CPO, buying back of leaseholder properties and awarding compensation to leaseholders.
- 9.6 Updating correspondence and specific information sessions were scheduled from 2022. In June 2022 a letter was sent to all Phase 4 leaseholders with an update about the likely next steps in relation to a CPO and buying back properties. Further to Cabinet authority to commence these processes, a 'notification letter' was sent in September 2022, to inform leaseholders that the Council was now actively seeking to buy back properties, commence preparation of a CPO, and was able to pay compensation to leaseholders upon completing buy backs. Three information sessions were held during the autumn, with a presentation and opportunity for questions and discussion. The updated Leaseholder and Freeholder Options Document was also provided to all leaseholders.
- 9.7 The shared equity offer was described in all of these initial communications, and further explained in letters in June and July 2023 with information and marketing sessions held in July and August 2023: working with NHG details of the new properties were provided, to enable leaseholders to understand the options available, and next steps.
- 9.8 On 5 October 2023 a further detailed update letter was sent to all leaseholders advising again on timescales and options and explaining the need to engage prior to pursuing the CPO.
- 9.9 Each of the letters sent to leaseholders took the opportunity to include contact details for relevant staff, and promote the services of the ITLA, which as well as being contactable by phone holds twice weekly 4 hour long drop-in sessions. In addition, translation of all materials circulated to leaseholders was offered, and was provided in Turkish as standard, including the

presence of a Turkish translator at all information sessions, due to there being a number of resident leaseholders who are known to be Turkish speaking.

- 9.10 Since the commencement of the buyback process - when the 'notification letter' was sent in September 2022 - the Regeneration Team, working with the ITLA and Acquiring Agent, has made contact with all leaseholders. As of October 2023, 6 properties have been bought back, a further 7 have been agreed and are under legal instruction, and 19 offers have been made. The Regeneration Team and Acquiring Agent are actively and frequently reaching out to individuals as part of the engagement programme.
- 9.11 As described above, in February 2023 all leaseholders received the Request for Information and Equality Impact Assessment pack, including a detailed cover letter providing information specific to this group. The letter of 5 October 2023 noted above also provided an explanation of the Initial Demolition Notice (IDN), which was served on the blocks in November 2023, in addition to the detailed update on the progress of the CPO, options and next steps.

#### Secure Tenants

- 9.12 Secure tenants in Phase 4 were granted Decant Status in February 2022 following Cabinet approval. Decant Status allows tenants who wish to move away from Woodberry Down to bid for properties off the estate. It also increases their priority for rehousing and entitles them to receive Home Loss and Disturbance payments.
- 9.13 The Woodberry Down Regeneration Team, working with the Council's Decant Team, has undertaken a rigorous and detailed consultation process with secure tenants, with seven drop-in sessions from June 2021, pre-allocation confirmation letters, a secure tenant offer document revised in May 2022 and the phasing document referred to in 8.6 hand delivered in autumn 2022. Secure Tenants are offered a range of re-housing options and assistance with moving, including support and advice from the ITLA. All options have now been agreed with a planned September 2024 move programmed for 30 tenants (3 have left the estate by choice). Each Secure Tenant is allocated to a Decant Officer, who provides a regular point of contact and supports individuals through the allocation and rehousing process.
- 9.14 In February 2023 Secure Tenants received the Request for Information and Equality Impact Assessment pack, with a detailed cover letter providing details specific to this tenure. In autumn 2023 an IDN was delivered to individuals, together with a cover letter explaining the IDN and providing a wider update about the regeneration and CPO.

#### Non-Secure Tenants and Private Tenants

- 9.15 The Council has engaged in extensive consultation with all residents at Woodberry Down. This has included open meetings and surgeries which have been advertised to, and open to, all residents. The ITLA is available to support and advise all private tenants. As above, the phasing booklet was delivered to all addresses across the estate.
- 9.16 Homeless applicants placed in temporary housing - non-secure tenants - are supported by the Council's Downsizing and Rehousing Team (DART). DART wrote to all homeless residents living in temporary accommodation in Phase 4, in February 2023 to inform them that the Council is progressing with the regeneration, and that they would be required to move. The letter provided contact details, and information about the process of finding a new home. These residents are eligible to bid for a Council property, and where successful will be given a secure tenancy.
- 9.17 In February 2023 residents in temporary accommodation and private tenants also received the Request for Information and Equality Impact Assessment pack, as described above, including detailed cover letters providing information specific to these groups, including contact details for the Council's Housing Advice. In autumn 2023 a further letter to update residents in temporary accommodation about the progress of the CPO and the IDN was provided.

9.18 In respect of private tenants, all communications with leaseholders, who let their property, include reference to it being the leaseholder's responsibility to inform private tenant(s) about the CPO and to serve them with the correct notices. Contact details for the Council's Housing Advice team are provided.

## 10 **PLANNING POSITION IN RESPECT OF THE ORDER LAND**

### Planning permission for the Scheme

10.1 An updated planning application for the redevelopment of Phase 4 was submitted on 9<sup>th</sup> October 2023 and is targeted for consideration at committee In Spring 2024.

10.2 The redevelopment of Woodberry Down has a long history which dates back to 1999 and which can be summarised as follows.

10.3 In 2007 the Council resolved to approve an outline planning permission for the Estate (2007/0014). This outline application was known as the Masterplan ("2007 Masterplan") and the Council resolved to grant planning permission on 10 September 2007, subject to a Section 106 legal agreement. For a number of reasons, including a delay with the S106, the economic crisis and a need to increase homes, planning permission was never issued.

10.4 In July 2009, the 2007 Masterplan was superseded by a revised outline planning application and Masterplan (2008/1050) which granted approval for 4,664 homes (including 41% affordable), with associated car parking at an overall site provision rate of 50%; approximately 38,500 sqm of non-residential buildings and associated car parking, including 5,194 sqm of retail buildings within classes A1-A5, 3,144 sqm of class B1 Business use, 30,000 sqm of class C1, D1 and D2 use including education, health centre, children's centre, community centres, youth centre; provision of new civic space, public parks, open space, landscaping of the edges of the New River and the East and West Reservoirs, construction of bridges across the New River; reduction in the width of Seven Sisters Road from 6 to 4 lanes and related improvements to the public realm; formation of new access points to the new Woodberry Down Neighbourhood; and, the creation of new, and the improvement of existing, cycle and pedestrian routes to and within the estate.

10.5 The 2009 outline planning permission (reference no. 2008/1050) identified a "Total Living Environment" that would be home to 10,000 people living in over 4,500 homes with brand new infrastructure and community facilities. The permission included a mix of new, affordable rent, low-cost ownership and open market housing, supported by improved community and commercial facilities and a safer, more attractive environment, including better and more usable open spaces.

10.6 A further outline planning permission ("2014 Masterplan") for the redevelopment of the Estate was issued by the Council on 20 August 2014 (reference no. 2013/3223) for demolition of existing buildings and structures at Woodberry Down Estate to provide up to 72,604 sqm floorspace GEA (excluding car parking); comprising up to 3,242 residential units and a maximum of 10,921 sqm non-residential floorspace within Classes A1 (Retail), A2 (Financial Services), A3 (Restaurants and Cafes), A4 (Drinking Establishments), Class B1 (Offices), Class D1 (Non-Residential Institutes and D2 use and energy centres, along with provision of new open space and public realm and associated car parking and highway improvement works to Seven Sisters Road including a narrowing from six carriageways to four carriageways. The permission also granted detailed planning permission for "the redevelopment of the land bounded by Towncourt Path, Kayani Avenue, Green Lanes, West Reservoir/Springpark Drive and Woodberry Down (Phase 2) for the erection of four buildings between 3 and 20 storeys to provide 670 new homes (comprising 30 studios), 310 one bed, 271 two bed and 59 three bed units), 550 sqm of non-residential floorspace GEA within Classes A1 – A4, Class B1, Class D1 and D2 use and new open space and public realm with 241 car parking spaces and 740 cycle spaces at ground and basement level".

10.7 An application for reserved matters in respect of Phase 3 pursuant to the 2014 outline planning permission (ref. 2013/3223) was approved on 4 December 2015, subject to



conditions (ref. 2015/2967). This approval permitted the construction of 358 units, 467 sqm non-residential floorspace of flexible use, a new energy centre and a new public park, together with associated car and cycle parking, public realm and landscaping. However the RMA permission was not deliverable and in 2019, in order to deliver the necessary combination of affordable and market housing a standalone scheme which went beyond the parameters of the 2014 Masterplan was submitted (2019/2514) for 584 residential units, together with the other elements described above. This application was granted planning permission on 9 December 2020. This scheme is currently under construction.

- 10.8 The 2014 Masterplan set dates by which the RMA applications for each phase had to be submitted. For Phase 4, this date was not met. Following discussions in 2021 it was agreed between the delivery partners that a new masterplan would be prepared for Woodberry Down. As well as refreshing the delivery timetable, a new masterplan provides an opportunity to respond to significant changes to planning policy and national planning guidance since the 2014 Masterplan, including the Council's updated Local Plan (LP33), and the need to respond to the Climate Emergency. The principles of the 2014 Masterplan will form the framework for the new masterplan, which is anticipated to be submitted in spring 2024.
- 10.9 Initially detailed designs for Phase 4 were to be submitted with the revised masterplan application as a hybrid application: detailed permission for Phase 4 and outline permission for Phases 5 - 8. However, due to programme pressures it was agreed by the delivery partners to submit Phase 4 as a standalone application to enable the regeneration to progress and to continue to deliver much needed new and high quality homes. A planning application for the redevelopment of Phase 4 was submitted on 9 October 2023 and is targeted for consideration at committee on 7 February 2024.
- 10.10 Although the Phase 4 planning application is a standalone application it was developed, in its early stages, alongside the emerging masterplan, and therefore reflects the principles and ambitions of the wider strategic framework. The 2014 Masterplan is also a key material consideration as it sets the development context for the Phase 4 application, including the elements that have already been delivered. This is not atypical of the regeneration, where parts of Phase 1, 2 and all of Phase 3 have been delivered by standalone detailed consents but with reference to the masterplan framework. Crucially, the 2014 Masterplan sets out details of the phasing of the development, both in terms of the parcels of land and the sequence in which they are to be developed. For these reasons the Phase 4 planning application delivers in the spirit of the development principles established by the 2014 Masterplan, but with improvements to the former outline permission, including: responding to new building regulations; additional stair cores; refreshed to LP33 policies; a reorientation of the square to integrate better with other phases; improved sustainability, with the introduction of air source heat pumps; and, an updated 'car light' design with increased pedestrian and cycling routes.

#### Planning Policy Context

- 10.11 The redevelopment of the Order Land fully accords with all relevant strands of national, regional and local planning policy and guidance aimed at promoting sustainable development.
- 10.12 The following part of the Statement of Reasons sets out the national, regional and local policy framework relevant to the development proposals for the Order Land.
- 10.13 The proposed demolition of existing sub-standard residential properties and the redevelopment of the Order Land to provide new housing that meets the Decent Homes Standard is compliant with the following hierarchy of planning policy documents: the National Planning Policy Framework, the London Plan (2021), and the Hackney Local Plan 2033 (2020).

#### National Planning Policy Framework (NPPF)

- 10.14 The NPPF 2023 articulates the Government’s vision for sustainable development which is characterised by three overarching objectives which are interdependent and need to be pursued in mutually supportive ways:
- 10.14.1 An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity and by identifying and coordinating the provision of infrastructure.
  - 10.14.2 A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
  - 10.14.3 An environmental objective – to contribute to protecting and enhancing our natural built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy.
- 10.15 The NPPF states that “to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay”.
- 10.16 The following summarises some of the key national level policies set out in the Framework:
- 10.16.1 At the heart of the NPPF is a presumption in favour of sustainable development which should be pursued in a positive way (Paragraph 10).
  - 10.16.2 Proposals in accordance with development plans should be approved unless “adverse impacts would significantly and demonstrably outweigh the benefits” (Paragraph 11).
  - 10.16.3 Design quality should be considered throughout the evolution and assessment of individual proposals highlighting the benefits of early discussions between applicants and interested parties (Chapter 12).
  - 10.16.4 Paragraph 74 identifies the importance of a Local Authority demonstrating a five-year supply of deliverable housing sites, with the appropriate buffer.
  - 10.16.5 Policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions (Paragraph 119).
  - 10.16.6 Policies and decisions should support development that makes efficient use of land, considering the need for different types of housing/development, availability of land, the capacity of infrastructure, the character and setting of a particular area and the importance of design (Paragraph 124).
  - 10.16.7 The creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve (Paragraph 126).
  - 10.16.8 Planning policies and decisions should ensure that developments function well and improve the quality of an area over the development lifetime, area visually attractive, sympathetic, focus on a sense of place, optimise sites and create places that are safe, inclusive and accessible (Paragraph 130).

- 10.17 It is considered that the proposals for Phase 4 meet the objectives of the NPPF by delivering high quality and sustainable homes of a range of tenures to meet local housing need and the CPO will support the delivery of new homes without unnecessary delay.

### The London Plan

- 10.18 The London Plan (2021) places emphasis on the need to genuinely optimise residential land uses in order to provide the high quality and well-designed homes that London needs. This is set out across Chapter 3, in which the overarching principle is expressed as good growth through design. Policy H1 of the London Plan relates to increasing housing supply and Table 4.1 sets the ten year target for net housing completions that each local planning authority should plan for. Hackney's housing target for the period 2016-2033 is 26,250 with the need to better utilise existing developed brownfield land a priority.
- 10.19 Within the London Plan (2021), Policy H8 concerns the loss of existing housing and estate redevelopment. This policy provides that existing housing, if lost, should be replaced by new housing at existing or higher densities with at least equivalent level of overall floorspace. It cautions that, before considering the demolition and replacement of affordable homes, consideration should be given to alternative options. The potential benefits of demolition and rebuilding of homes should be balanced against wider social and environmental impacts and consideration should be given to the availability of Mayoral funding.
- 10.20 Policy H10 expects residential schemes to comprise a range of unit sizes to meet local housing need, deliver mixed neighbourhoods and to ensure that sites reach their potential without adding to the pressure on existing housing stock.
- 10.21 The following sections lists the London Plan policies relevant to the merits of the Phase 4 proposals.

### LONDON PLAN 2021 POLICIES

- GG1 - Building Strong and Inclusive Communities
- GG2 - Making the Best Use of Land
- GG3 - Creating a Healthy City
- GG4 - Delivering the Homes the Londoners Need
- GG5 - Growing a Good Economy
- GG6 - Increasing Efficiency and Resilience
- SD6 - Town Centres and High Streets
- SD7 - Town Centres: Development Principles and Development Plan Documents
- SD8 - Town Centre Network
- SD9 - Town Centres: Local Partnerships and Implementation
- SD10 - Strategic and Local Regeneration
- D1 - London's Form, Character and Capacity for Growth
- D2 - Infrastructure Requirements for Sustainable Densities
- D3 - Optimising Site Capacity Through the Design-led Approach
- D4 - Delivering Good Design
- D5 - Inclusive Design
- D6 - Housing Quality and Standards
- D7 - Accessible Housing
- D8 - Public Realm
- D9 - Tall Buildings
- D11 - Safety, Security and Resilience to Emergency
- D12 - Fire Safety
- D13 - Agent of Change
- D14 - Noise
- H1 - Increasing Housing Supply
- H4 - Delivering Affordable Housing
- H5 - Threshold Approach to Applications
- H6 - Affordable Housing Tenure
- H7 - Monitoring of Affordable Housing

- H8 - Loss of Existing Housing and Estate Regeneration
- H9 - Ensuring the Best Use of Stock
- H10 - Housing Size Mix
- S1 - Developing London's Social Infrastructure
- S2 - Health and Social Care Facilities
- S3 - Education and Childcare Facilities
- S4 - Play and Informal Recreation
- S5 - Sports and Recreation Facilities
- S6 - Public Toilets
- E1 - Offices
- E2 - Providing Suitable Business Space
- E3 - Affordable Workspace
- E8 - Sector Growth Opportunities and Clusters
- E9 - Retail, Markets and Hot Food Takeaways
- E11 - Skills and Opportunities for All
- HC1 - Heritage Conservation and Growth
- HC3 - Strategic and Local Views
- HC4 - London View Management Framework
- HC5 - Supporting London's Culture and Creative Industries
- HC6 - Supporting the Night-time Economy
- HC7 - Protecting Public Houses
- G1 - Green Infrastructure
- G3 - Metropolitan Open Land
- G4 - Open Space
- G5 - Urban Greening
- G6 - Biodiversity and Access to Nature
- G7 - Trees and Woodlands
- G8 - Food Growing
- SI1 - Improving Air Quality
- SI2 - Minimising Greenhouse Gas Emissions
- SI3 - Energy Infrastructure
- SI4 - Managing Heat Risk
- SI5 - Water Infrastructure
- SI6 - Digital Connectivity Infrastructure
- SI7 - Reducing Waste and Supporting the Circular Economy
- SI8 - Waste Capacity and Net Waste Self-sufficiency
- SI10 - Aggregates
- SI12 - Flood Risk Management
- SI13 - Sustainable Drainage
- SI14 - Waterways - Strategic Role
- SI16 - Waterways - Use and Enjoyment
- SI17 - Protecting and Enhancing London's Waterways
- T1 - Strategic Approach to Transport
- T2 - Healthy Streets
- T3 - Transport Capacity, Connectivity and Safeguarding
- T4 - Assessing and Mitigating Transport Impacts
- T5 - Cycling
- T6.1-5 - Car Parking
- T7 - Deliveries, Servicing and Construction
- T9 - Funding Transport Infrastructure Through Planning
- DF1 - Delivery of the Plan and Planning Obligations

10.22 The London Plan is also supported by a number of Supplementary Planning Guidance (SPG) documents which are relevant to the Phase 4 proposals including:

- Affordable Housing and Viability (2017)
- Housing SPG (2016)
- Shaping Neighbourhoods Accessible London: Achieving an Inclusive Environment SPG (2014)
- Sustainable Design and Construction SPD (2014)

- Shaping Neighbourhoods: Play and Informal Recreation SPG (2012)

### The Local Policy Context

- 10.23 The local policy framework is outlined in the LP33 Hackney Local Plan which replaced the suite of development plan documents including the Area Action Plans (AAPs), and supplementary planning documents. The following section sets out how the proposed redevelopment of the Order Land accords with the Council's local policy framework.
- 10.24 The outline planning permission for the redevelopment of the Estate (reference no. 2013/3223) was assessed against relevant Core Strategy policies however this application was determined prior to the adoption of LP33.
- 10.25 The redevelopment of the Order Land is considered to comply with relevant LP33 policies as listed below:

#### HACKNEY LOCAL PLAN 2033 POLICIES

- PP1 - Public Realm
- PP5 - Enhanced Corridors
- PP9 - Manor House
- LP1 - Design Quality and Local Character
- LP2 - Development and Amenity
- LP3 - Designated Heritage Assets
- LP4 - Non Designated Heritage Assets
- LP5 - Strategic and Local Views
- LP6 - Archaeology
- LP7 - Advertisements
- LP8 - Social and Community Infrastructure
- LP9 - Health and Wellbeing
- LP11 - Utilities and Digital Connectivity Infrastructure
- LP12 - Meeting Housing Needs and Locations for New Homes
- LP13 - Affordable Housing
- LP14 - Dwelling Size Mix
- LP17 - Housing Design
- LP18 - Housing Older and Vulnerable People
- LP24 - Preventing the Loss of Housing
- LP31 - Local Jobs, Skills and Training
- LP37 - Small and Independent Shops
- LP41 - Liveable Neighbourhoods
- LP42 - Walking and Cycling
- LP43 - Transport and Development
- LP44 - Public Transport and Infrastructure
- LP45 - Parking and Car Free Development
- LP46 - Protection and Enhancement of Green Infrastructure
- LP47 - Biodiversity and Sites of Importance of Nature Conservation
- LP48 - New Open Space
- LP49 - Green Chains and Green Corridors
- LP50 - Play Space
- LP51 - Tree Management and Landscaping
- LP52 - Water Spaces, Canals and Residential Moorings
- LP53 - Water and Flooding
- LP54 - Overheating
- LP55 - Mitigating Climate Change
- LP56 - Decentralised Energy Networks (DEN)
- LP57 - Waste
- LP58 - Improving the Environment - Pollution
- MH1 - Woodberry Down, Seven Sisters Road N4 1DH

- Appendix 2 - Cycle Parking Standards
- 10.26 PP9 Manor House includes strategic principles to enhance and intensify Manor House as a local centre to serve residents, and in particular form a local centre to support the Woodberry Down development. Improvements would increase local employment, improve movement to and through the area and strengthen connectivity to Finsbury Park. Three sites within Manor House have been identified for development in support of this. The Woodberry Down regeneration supports the Manor House local centre by bringing more residents as well as enhanced public realm and accessibility in the surrounding area.
- 10.27 LP1 Design Quality and Local Character include a number of principles to guide the design of developments, including key principles such as ensuring development respects local heritage, introducing high quality landscape design that supports biodiversity, being sustainable in development and responding to characteristics in the local area. This policy also guides the development of taller buildings. The proposals for Phase 4 respond to these requirements, with building designs which are informed by the heritage of the Woodberry Down estate, careful design of the taller elements of the scheme, improved accessibility, significantly enhanced public realm and increased open green space and landscaping to support biodiversity.
- 10.28 LP12 Meeting Housing Needs and Locations for New Homes sets out targets for delivery of new homes. Woodberry Down is cited as an area for increase, delivering 3,000 new homes over the lifetime of LP33. The Phase 4 proposals to deliver 511 new homes supports this policy.
- 10.29 LP13 Affordable Housing provides the ratios required for delivery of affordable homes, which must include a mix of social rent and another affordable housing product that the Council considers suitable. The Phase 4 proposals include 43% affordable units, of which 41% are social rent and 59% shared ownership. By floorspace and by habitable room the % of social rent increases (47% and 45% respectively) due to there being some four and five bedroom social rent units in the scheme, in response to the needs of Woodberry Down Council tenants who will be moving into the new homes. The proposals are supported by viability information, as required in the policy.
- 10.30 LP17 Housing Design sets out standards for the expected high quality of design of new homes, including space, accessibility and sustainability standards. All homes in the scheme comply with the required space standards, and the new social rent homes exceed them, designed at Parker Morris +10%. Across the tenures, 90% (460) of the new homes will be wheelchair adaptable and 10% (51) fully wheelchair accessible standards.
- 10.31 LP54 - 56 deal with issues of sustainability, including (respectively) Water and Flooding, Overheating and Adapting to Climate Change and Mitigating Climate Change. The Phase 4 application embeds high standards of sustainability to be compliant with these policies. The scheme provides a SUDS plan with extensive measures to achieve a water run-off rate equivalent to a greenfield site. The scheme embeds high standards of sustainability, to comply with policy, including extensive re-use of existing materials, on-site carbon reduction measures, 80% of the eventual heating for homes being provided by air source heat pumps, and the non-residential space being designed to BREEAM excellent. The scheme will also support an 15.6% improvement in overall biodiversity.
- 10.32 MH1 Woodberry Down is the site allocation policy that identifies Woodberry Down as a regeneration site. This policy includes principles specific to the site, including creating a mixed and balanced community, supporting and enhancing local ecology, improving connectivity, creating high quality public realm and play space, bringing forward new community and retail facilities and improving the quality of the surroundings. The Phase 4 proposal responds to each aspect of this policy.

Sustainable Community Strategy

- 10.33 The Council's Sustainable Community Strategy 2018-28 sets out the Council's 10 year vision. The priorities in the Strategy are a framework for local public services and partners from the business, community and voluntary sectors to guide the Council's work in order to improve the quality of life in the Borough.
- 10.34 The proposals for the Order Land contribute to the achievement of the Council's Sustainable Community Strategy, in particular, Outcome 14, which states "To ensure that our town centres in Dalston and Hackney Central and our areas of growth in Shoreditch, Woodberry Down and Hackney Wick are vibrant places where local people and visitors choose to shop and spend leisure time, and make sure these centres remain attractive places to do business and invest in."
- 10.35 The Phase 4 proposals also help to achieve Priority 5, which is to 'promote mixed communities in well-designed neighbourhoods, where people can access high quality affordable housing' and Outcome 7 - 'promote and maintain mixed sustainable communities in all our neighbourhoods by securing a tenure and dwelling mix, including affordable homes and homes adaptable for people's changing needs.'

### Conclusion

- 10.36 The proposals for the redevelopment of the Estate and for Phase 4 in particular accord with relevant national and local planning policies. In view of this, there is no planning impediment to the implementation of the redevelopment proposals that underlie the Order.
- 10.37 The Council has given careful consideration to the need for each parcel of land included in the Order Land. The Council is satisfied that the redevelopment of the Order land will result in an improvement to the economic, social and environmental wellbeing of its area, as explained in Section 11 below, and that each parcel of land is required in order to deliver these benefits.

## **11 PURPOSE AND JUSTIFICATION FOR THE USE OF COMPULSORY PURCHASE POWERS**

- 11.1 The Council considers that the construction of new homes for existing residents of the Estate coupled with creating an environment that is attractive to people who want to buy new homes, many at affordable prices, will broaden the economic and social mix of the Estate and of this part of the Borough. It will also enhance the area's demographic profile, moving towards a more balanced and socially diverse community that fits with the Mayor of London's strategic policies.
- 11.2 As explained above, Phase 4 is the fourth phase of an eight-phase redevelopment of the Woodberry Down Estate, with Phase 1 and 2 completed and Phase 3 well underway. As such it is a critical part of the overall project which, once complete, will unlock the subsequent four phases of the comprehensive regeneration of the Estate by providing new homes and facilities for local people, and assisting with the rehousing of residents from future phases. The delivery of Phase 4 in its entirety is crucial to securing the successful regeneration of the whole of the Estate, which will in turn deliver a wide range of benefits including:
- 11.2.1 Over 511 new market and affordable houses;
- 11.2.2 New commercial and community space;
- 11.2.3 Public realm, including a new public square, landscaping and play space;
- 11.2.4 Servicing facilities, car and cycle parking, plant space and associated works
- 11.3 In economic terms, the proposed redevelopment will deliver a sustainable mix of high-quality new properties for outright sale, social rent and shared ownership. The Council is committed to ensuring that all secure tenants have the right to remain on the Estate. In addition, the shared ownership opportunities offered should enable existing and local residents to become homeowners for the first time. Shared equity homes will allow existing leaseholders who purchased their current properties under the Right to Buy to acquire a new home and remain

living on the Estate, should they wish to do so, without suffering any financial disadvantage. The construction of the development will offer a number of local employment benefits from apprenticeships to work experience placements. The local employment targets are embedded in the construction contract to ensure the developer provides these much-needed local employment opportunities. Chapter 7 above also outlines further economic benefits such as job creation from end-uses and spending generation.

- 11.4 In social terms, the new development will be of vastly improved design compared to the existing Estate and will deliver a truly mixed and sustainable community. All existing tenants are able to remain living in Woodberry Down and the regeneration is phased to enable this to happen so that tenants move once only, to their new home. In addition existing leaseholders are enabled to remain in Woodberry Down through the offer of shared equity in a new leasehold property. Chapter 9 above gives more detail on the mechanisms used for each interest holder demonstrating the Council's retention commitment to ensure community cohesion. The detailed building designs for the new development will incorporate the knowledge and understanding gained in urban design over the last 30 years to deliver much better housing, which is safe and secure, and which recognises the need for privacy and defensible space. Buildings will be integrated into the streetscape and safer, more accessible open areas, incorporating play and amenity for all age groups, will be provided.
- 11.5 The new public square and commercial/community spaces will provide social spaces and services for existing and new residents, further supporting community cohesion. In environmental terms, the new development will provide a much more effective use of the Order Land than is currently the case. It will deliver high quality, sustainable new housing, using sustainably sourced materials and with a carefully designed public realm, which will replace the existing, poor-quality homes. Whilst the new development will be of a higher density than at present, it provides an opportunity to improve the quality of the estate environment through tree planting, improved landscaping and substantial cycle parking, all of which will increase the biodiversity of the Estate, creating environmental improvements alongside the social and economic benefits described above.
- 11.6 The freehold of the Order Land is in the ownership of the Council. However, through the Right to Buy process 20 former Council properties have been acquired on a leasehold basis at various locations across the Order Land. The Council has notified the owners of all third-party interests of its intention to acquire their interest by negotiation or, as a last resort, by using its compulsory purchase powers.
- 11.7 The Council hopes that it will be possible to acquire all the necessary interests by private agreement within a reasonable timescale. However, should this not be possible, this would impede the delivery of the regeneration proposals and the associated benefits set out above. Section 10 of this Statement sets out the elements of the Phase 4 development that could not be delivered in the event that the Council is unable to acquire the remaining third-party interests.
- 11.8 Therefore, the Council has made the Order so that it can, if necessary, compulsorily acquire the interests required to enable implementation of the proposed development. Negotiations will continue with owners of relevant interests who are willing to dispose of them by private agreement and with those who are willing to be re-housed elsewhere on the Estate or, where that is not possible, within close proximity of it. There is also a need to secure clean title to the Order Land so that there are no impediments to delivering this phase of the Scheme.
- 11.9 The Council has already successfully acquired a number of leasehold and freehold interests across the Estate by negotiation and, in previous phases, by using its compulsory purchase powers. For the reasons outlined above, failure to acquire the remaining interests in Phase 4 would seriously jeopardise the programme and delivery of the regeneration project. Compulsory purchase powers will enable the regeneration to progress in accordance with a managed programme, providing certainty for site assembly and the implementation of the scheme. This will enable the Council's regeneration objectives for the Order Land and the Borough to be achieved. The use of compulsory purchase powers is therefore considered by the Council to be necessary and justifiable in the public interest.



11.10 It is the Council's view that there is a compelling case in the public interest to acquire all of the remaining third-party interests in the Order Land.

## 12 **SCHEME VIABILITY AND DELIVERY**

12.1 Berkeley and NHG have been selected as the Council's preferred development partners for the regeneration programme.

12.2 Berkeley is part of the Berkeley Group, who are one of the UK's most well-known residential developers. The Berkeley Group is publicly owned and listed on the London Stock Exchange as a FTSE 250 company. The Group has the experience and resources to complete the redevelopment of the Order Land and have the necessary funds to carry out the development.

12.3 NHG is one of the UK's leading housing associations, managing over 60,000 homes across London and the east of England with a stock portfolio that includes a range of properties - from temporary housing to rented homes, homes for sale, and supported housing. NHG is part of the G15 group, which is made up of London's largest housing associations. Between them, they are responsible for providing homes for around one in ten people living in the capital.

12.4 In relation to the acquisition of the remaining third-party interests in Phase 4, these are to be forward funded by the Council with the costs to be recovered from Berkeley once the development of Phase 4 commences.

12.5 In relation to the delivery of the Estate regeneration the Council has agreed that it will provide Berkeley with vacant possession of the land within the Estate on a long leasehold basis, to be delivered phase by phase. The Council will remain the freeholder of the land. Berkeley will then deliver the development in accordance with the relevant planning permission. All of the individual properties will then be transferred, either to private purchasers or to NHG on a long leasehold basis. Public parks and roads are to be adopted by the Council, with any private landscaping being managed by either private estate management companies (on behalf of private purchasers), or NHG.

12.6 All of the market housing to be delivered on the Estate is to be sold on an open market basis. The arrangements between the parties allow for overage from the open market sale of units in earlier phases of the scheme to be recycled to support delivery of later phases, should this be necessary.

12.7 The affordable housing units are to be funded by the revenue receipts generated from the sale of the new open market units on the Estate and will be transferred to NHG.

12.8 Berkeley started work on site with Phase 1 of the regeneration programme in March 2009. To date they have delivered 2,317 new homes within Phases 1 and 2, with a further 584 currently under construction in Phase 3, due to complete in two phases in September 2024 and July 2025.

12.9 Since 2009, new homes have been delivered consistently despite fluctuating market conditions, including the market downturn at the start of the project, the reaction to the Brexit vote in 2016, the COVID Pandemic and recent economic turmoil. This demonstrates a strong track-record of delivery and successful joint working between the partners.

12.10 Berkeley has an established construction and management team which is already present on site carrying out the ongoing build of Phase 3 and is adequately resourced to deliver Phase 4. The team currently constructing Phase 3 will be transferred to Phase 4.

12.11 The Council is satisfied that the necessary resources are or will be available to acquire the Order Land within the implementation period for the Order and to deliver the regeneration of the Order Land. There are no financial impediments to the scheme.

13 **HUMAN RIGHTS**

- 13.1 The CPO Guidance states that "a Compulsory Purchase Order should only be made where there is a compelling case in the public interest. In addition, the Acquiring Authority should be sure that the purposes for which the Compulsory Purchase Order is made justify interfering with the human rights of those with an interest in the land affected. Particular consideration should be given to the provision of Article 1 of the First Protocol to the European Convention on Human Rights, and in the case of a dwelling, Article 8 of the Convention."
- 13.2 The following articles of the European Convention on Human Rights ("the Convention") are engaged in the process of making a Compulsory Purchase Order:
- 13.2.1 Article 1 of Protocol 1 provides that "every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one should be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law. The preceding provisions shall not, however, in any way impair the right of a state to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties."
- 13.2.2 Article 6 provides that in determining their civil rights and obligations everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law.
- 13.2.3 Article 8 protects private and family life, home and correspondence. No public authority can interfere with this right except such as is in accordance with the law and is necessary in a democratic society in the interest of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.
- 13.3 These provisions have been enacted into UK law under the Human Rights Act 1998, and that Act also places direct obligations on public bodies (such as the Council) to demonstrate that the use of compulsory purchase powers is in the public interest, and that the use of such powers is proportionate to the ends being pursued.
- 13.4 In this case, any interference with Convention rights is considered to be both justifiably in the public interest and proportionate in order to secure the regeneration of the Order Land.
- 13.5 If the Secretary of State agrees with the Council that there is a compelling case in the public interest, he may confirm the Order. If the Order is confirmed, compensation may be claimed by persons whose interests in the land have been acquired or whose possession of land has been disturbed, in order to compensate them for losses that they incur as a result of the acquisition.
- 13.6 In the circumstances, if the Order is confirmed, it is considered that the compulsory acquisition of the Order Land will not conflict with Article 1 of the First Protocol or Article 8 of the Convention as any interference with the rights will be in accordance with the law, justified and proportionate.
- 13.7 As set out in Section 9, the leaseholders and Council tenants who will be impacted by the regeneration of the Order Land are being offered a range of options as regards their relocation and/or rehousing. Working with the Council's Regeneration, Housing Needs, Decant, and Property Services teams, these residents are given the opportunity to move to a new home on the Estate and to remain living as part of the Estate community.
- 13.8 In respect of Article 6, any owner, lessee or occupier of land included in the Order will be notified and will have the opportunity to make representations to the Secretary of State and to be heard at a Public Inquiry before a decision is made whether or not to confirm the Order,

and would in any event have legal rights under the Acquisition of Land Act 1981 to challenge any Order made on the relevant statutory grounds.

- 13.9 The Council is of the view that there is a compelling case in the public interest for the compulsory purchase of the Order Land, because without it, the regeneration and other substantial public benefits associated with the redevelopment of the Order Land will not be delivered. Furthermore, the Council is satisfied that the use of its powers of compulsory purchase is proportionate as without them, there is no real possibility of all the land necessary to deliver the redevelopment being made available, and as a consequence the benefits of the redevelopment, which are in the public interest, would not be realised.

#### 14 **EQUALITY STATEMENT**

- 14.1 In making the Order, the Council must act in accordance with its Public Sector Equality Duty ("PSED") as laid out in the Equalities Act 2010. The PSED requires that in the exercise of its functions the Council must have due regard to eliminating unlawful discrimination, harassment and victimisation, to advance equality of opportunity between those who have protected characteristics and those who do not, and to foster good relations between persons who share a protected characteristic and those who do not. The protected characteristics covered by the Act are:

14.1.1 age;

14.1.2 disability;

14.1.3 gender reassignment;

14.1.4 pregnancy and maternity;

14.1.5 race;

14.1.6 religion or belief;

14.1.7 sex;

14.1.8 sexual orientation; and

14.1.9 marriage and civil partnership (applicable only to the need to eliminate unlawful discrimination).

- 14.2 To ensure that the Council complies with its PSED, the Order is subject to an Equality Impact Assessment ("EqIA"). This investigates the impacts of the Order on the different groups of persons affected by it (leaseholders, freeholders, private tenants, secure tenants, and business owners) and assesses whether the Order could produce disadvantage or enhance opportunity for any of the groups or anyone with a protected characteristic. The EqIA then sets out recommendations for how to remove or reduce disadvantage for those affected and outlines relevant mitigation strategies. The EqIA looks at both the effects of the Order and the resultant new development, as well as engagement with the process of making the Order. Whilst the EqIA found that there were a high proportion of remaining residents within the Woodberry Down Phase 4 area who have protected characteristics, the Council's decision to make use of its powers of compulsory purchase in order to ensure the delivery of Woodberry Down Phase 4 is considered overall to have a positive impact on residents with protected characteristics, resulting primarily from the improvements that will be brought about to their living environment and the opportunity it presents for them to move to a new home. The negative equality impacts on residents of the Order Land with Protected Characteristics have been mitigated.

- 14.3 There are potential direct negative equality impacts arising from the need for existing leaseholders to move home as a result of the redevelopment. However, these are considered to have been substantially mitigated by the implementation of the Council's Options

Document, which enables leaseholders to remain on the Estate if they wish, and therefore maintain their community ties, family links, and access to local services. Residents are further supported through access to the Exceptional Cases Panel which can assess the requirement for additional support where necessary and helps to provide a level of parity with individuals without Protected Characteristics for those who may find the process particularly challenging. Finally, the Council is in ongoing discussions with affected individuals regarding the purchase of their homes by mutual agreement prior to the use of its CPO powers, thereby reducing the overall likelihood of these powers being relied upon. Non-resident leaseholders are affected by the CPO, but only in terms of potential loss of income from their rented properties. The CPO process and the Council's policies ensure that a fair price is paid for their property, and that compensation is paid for other losses, and therefore the impact is considered to be adequately mitigated.

**15 EASEMENTS, RIGHTS ETC.**

15.1 It is intended that a General Vesting Declaration ("GVD") or a number of GVDs will be made by the Council in respect of the Order Land in the event that the Order is confirmed by the Secretary of State. It is also the intention of the Council that all easements, covenants, rights and other interests in the land included in such GVD or GVDs shall be acquired and/or overridden and compensation paid to those who formerly held the benefit of such easements, rights etc.

15.2 Any mortgages or rent charges are to be dealt with in accordance with Sections 14 — 17 and Section 18 of the Compulsory Purchase Act 1965.

**16 ANY SPECIAL CONSIDERATIONS AFFECTING THE ORDER LAND**

16.1 The Order Land does not include any special category land.

**17 COMPULSORY PURCHASE BY NON-MINISTERIAL ACQUIRING AUTHORITIES (INQUIRIES PROCEDURE) RULES 2007**

17.1 This Statement is not a Statement under Rule 7 of the Compulsory Purchase by Non-Ministerial Acquiring Authorities (Inquiries Procedure) Rules 2007, and the Council reserves the right to alter or expand it as necessary for the purposes of Rule 7.

**18 OTHER CONSENTS REQUIRED**

18.1 No additional consents or related orders are required.

**19 VIEWS OF GOVERNMENT DEPARTMENTS AND OTHER AGENCIES**

19.1 Pre-planning application meetings were held with the GLA who acknowledged the relocation strategy across the wider masterplan.

19.2 The approach is therefore to assess Phase 4 as a standalone application albeit one that must have reference to key principles of the masterplan including replacement of existing homes across a multi phased regeneration scheme and ensuring residents only have to move once (single decant).

**20 CONTACT INFORMATION AND DEPOSIT OF DOCUMENTS**

20.1 A copy of the Order, the Order Map and this Statement of Reasons and the documents referred to in it are available and can be inspected from Monday to Friday between 9.00am and 5.00pm at Hackney Service Centre, 1 Hillman Street, London E8 1BY. They can also be viewed and downloaded from the Council's web site.

20.2 Individuals seeking advice regarding the Order should in the first instance contact the person listed below:

Hermione Brightwell, Project Manager, Woodberry Down Regeneration

Email: [hermione.brightwell@hackney.gov.uk](mailto:hermione.brightwell@hackney.gov.uk)

Telephone: 020 8356 4121

**21 RELEVANT DOCUMENTS FOR THE INQUIRY**

- 21.1 The Council intends to refer to, or put in evidence, the documents (or relevant extracts from those documents) which are listed below, and which are referred to in this Statement of Reasons.
- 21.2 Should it be necessary to hold a Public Inquiry regarding the confirmation of the Order, the Council may refer to or put in evidence the following documents. It should be noted however that the Council reserve the right to add or to amend the list as necessary.
- 21.3 National Planning Policy Framework  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1182995/NPPF\\_Sept\\_23.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1182995/NPPF_Sept_23.pdf)
- 21.4 The London Plan (2021)  
<https://www.london.gov.uk/programmes-strategies/planning/london-plan/new-london-plan/london-plan-2021>
- 21.5 Hackney Local Plan LP33 (2020)  
<https://hackney.gov.uk/lp33>
- 21.6 Woodberry Down Masterplan (2013/3223)  
<https://developmentandhousing.hackney.gov.uk/planning/index.html?fa=getApplication&id=60206>
- 21.7 Woodberry Down Phase 4 (2023/2371)  
<https://developmentandhousing.hackney.gov.uk/planning/index.html?fa=getApplication&id=77545>
- 21.8 Hackney Community Strategy (2018-2028)  
<https://drive.google.com/file/d/1Ttjks9At3lIWWLD95XhclyYPCycpsbDW/view>
- 21.9 Woodberry Down Secure Tenants Offer Document (2022)  
<https://hackney.gov.uk/woodberry-down>  
[https://drive.google.com/file/d/1-FDjA540QIVnGBroDRIR\\_jw6DEiKUVFs/view](https://drive.google.com/file/d/1-FDjA540QIVnGBroDRIR_jw6DEiKUVFs/view)
- 21.10 Updated Local Lettings Policy for Woodberry Down  
<https://hackney.gov.uk/woodberry-down>  
<https://docs.google.com/document/d/1gWW8aV0SJ03DzQhPAh8abYmBbDrOHAZOHPkhAGsQWG8/edit>
- 21.11 Woodberry Down Leaseholder and Freeholder Offer Document (2022)  
<https://hackney.gov.uk/woodberry-down>  
[https://drive.google.com/file/d/1WI7-H31Ryi6SpNnlx\\_mC9Z7IzPJ9bZWZ/view](https://drive.google.com/file/d/1WI7-H31Ryi6SpNnlx_mC9Z7IzPJ9bZWZ/view)
- 21.12 Strategic Housing Market Assessment (2023)
- 21.13 Equalities Impact Assessment for Woodberry Down Phase 4 [to be finalised]
- 21.14 Calford Seaden building survey report Autumn 2022  
<https://developmentandhousing.hackney.gov.uk/planning/index.html?fa=getApplication&id=77545> Appendix 3

- 21.15 28th February 2022 Cabinet Report – “Phase 4 - Decant Status/IDNs/home loss & disturbance/commence CPO”  
<https://hackney.moderngov.co.uk/documents/g5151/Public%20reports%20pack%20Monday%2014-Mar-2022%2018.00%20Cabinet.pdf?T=10> Item 14 pages 367-403
- 21.16 18th July 2022 Cabinet Report - “Woodberry Down Principal Development Agreement”  
<https://hackney.moderngov.co.uk/documents/g5466/Public%20reports%20pack%20Monday%2018-Jul-2022%2018.00%20Cabinet.pdf?T=10> Item 10 pages 79-95

