

Cherbury Future Development Summary report- Stage 2

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Background

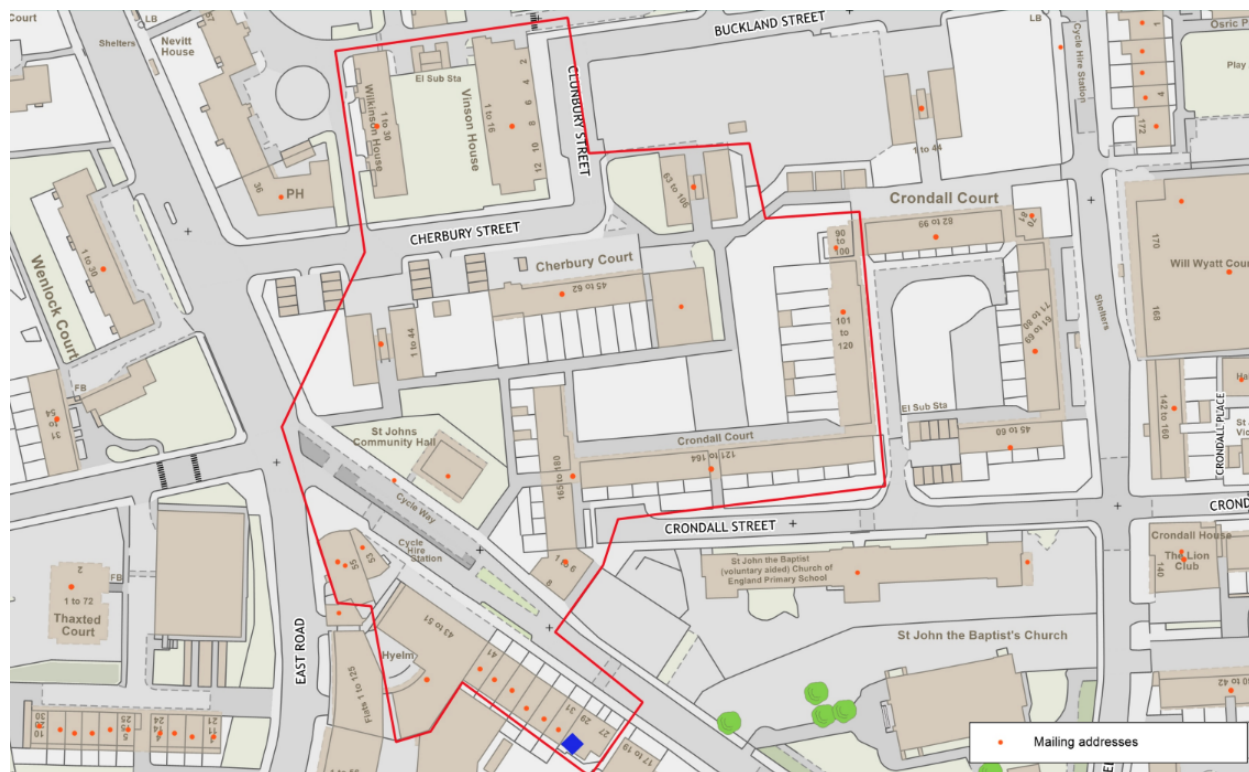
This report summarises the engagement methods and feedback received during Stage 2 of the New Homes Programme's project Cherbury Court. This stage of consultation was a targeted site-specific discussion with neighbours and local residents around the development of new homes being proposed on Cherbury Court, part of the St John's Estate. This engagement took the form of two site-specific events and an online survey that ran for 2 weeks, from Wednesday 3rd June 2026 to midnight Sunday 21 June 2026.

Purpose of this report

This report provides a neutral account of the engagement that took place and the feedback received. The scope of the second stage of engagement was to gain an understanding of resident's views and ideas regarding the proposal to build new homes on the site of the current St John's Community Centre and a reprovided Community building on the site of the Florence Bennett Centre (Food Bank). It also includes the proposal to 'grow' a new Community Garden located beside the proposed new community building. As a result, this would allow the Council to better understand how to develop the designs with residents' views in mind.

Distribution

- Approximately 400 letters were sent to the surrounding area, as per distribution map below:



Engagement

- An online survey was hosted on Hackney Council's consultation hub, Citizen Space for three weeks between 3rd June and 21st June.
- Two public engagement (drop-in) events were held on the evening of Wednesday 3rd June at St John's Community Centre and the morning of Saturday 6th June in the communal green space on Cherbury Court.
- Contact details for the development manager were provided in the letter sent to residents, should they wish to ask any questions.
- A targeted meeting was held prior to the launch of the Stage 2 public drop-in event with members of the Community Garden Committee and users / friends of the garden. This meeting was a dedicated session to update the garden group on an alternative option that had been considered by the Council and design team to retain the garden in its current location, following a meeting back in December 2025. It will be separately reported in the Statement of Community Involvement. However the feedback from this meeting is reflected in the feedback received via the online survey and at the drop-in events.

Responses

- 10 responses were received from the online survey, including 2 paper surveys completed at the event. 7 questionnaires were from Cherbury Court and 7 from Crondall Court, also a building on the St John's Estate.
- 28 local residents signed in and attended the public engagement events, comprising a mix of Crondall Court and Cherbury Court residents.

Feedback

General feedback

The responses show a mixed, but predominantly conditional, level of support. Most respondents support the principle of delivering new social housing, but oppose the proposal as currently designed because of its impact on the established community garden, concerns about the scale of development, and effects on existing residents. Very few respondents express unconditional support or unconditional opposition to new housing itself. Instead, support is highly contingent on design changes and the retention of valued community assets.

Specific issues raised

St John's Community Garden:

The St John's Community Garden emerges as the defining issue, with residents consistently describing it as an irreplaceable, resident-led space that contributes to wellbeing, biodiversity and community cohesion. The prevailing view is that its social and environmental value cannot simply be replicated through relocation.

Some feedback mostly from the public drop-ins from non-users of the garden, experiencing intense development nearby, remain positive about the building of new homes on the site of the existing St John's Community Centre and the provision of a single storey community hall on the site of the FBC. They can see the benefits of having the community hall and garden working together and opportunities for mental health improvement/services.

Delivery of social housing:

Overall, the responses indicate that while there is broad acceptance of the Council's objective to provide new homes, there is significant concern that the current design does not achieve an appropriate balance between housing delivery and the protection of existing community assets.

A new community building:

Responses show **mixed views towards the emerging proposals for a new community building**. While there is general support for the principle of providing high-quality community facilities, respondents question whether a new building is necessary and emphasise that improvements should focus on accessibility, programming and community benefit rather than replacing an existing facility that is widely considered to be in good physical condition.

At the drop-in events conversations warmed to the idea of a new community building linked to a new community garden with good facilities and orientation for growing. Others said they carried out community work but had never set foot in the current St Johns Hall; they saw the potential in a resident-led space being used for physical health and mental health related services, for the elderly residents of the estate as well as for young people and families.

There is an interest growing in being part of a 'community working group' to help shape the brief for the community provision at the heart of St John's Estate.

Loss of biodiversity / ecological issues

Many respondents reject the idea that the garden can simply be recreated elsewhere, arguing that mature planting, established ecology, community ownership and history cannot be replaced. They are concerned about the loss of mature planting and biodiversity, loss of wildlife habitat, as a result of the 'destruction' of an established community asset

Landscape strategy

Responses indicate broad agreement with the aspirations of the landscape strategy in principle, particularly around creating attractive green spaces, improving biodiversity and supporting community interaction. However, this support is heavily qualified. Most respondents argue that the proposed scheme does not deliver these stated objectives in practice and that the benefits are undermined by the anticipated loss of the existing Community Garden and mature green space.

Scale and massing / impact on neighbouring homes

There is concern amongst some about the proposed scale of the new building being too large, excessively high and wide, thereby creating a poor relationship with neighbouring buildings. Residents suggest the development could be reduced in scale whilst still delivering housing.

Consultation process

The responses suggest that most participants feel they have been given genuine opportunities to express their views throughout the consultation process, and several respondents positively acknowledge the efforts of the development managers and design team to listen, engage and understand residents' concerns.

However, the dominant perception is that, despite constructive engagement, the proposals have changed little in response to consultation feedback, particularly regarding the future of the Community Garden. Many respondents therefore question whether their contributions will have any meaningful effect on the final design.

Frustrations and construction impact

A number of residents expressed frustration with the poor condition of the current buildings on the estate and why investment in repairs and maintenance is not taking place whilst high quality new homes are being built. They are also concerned about the impact of construction, especially given their recent frustrations with nearby works taking little consideration of residents.

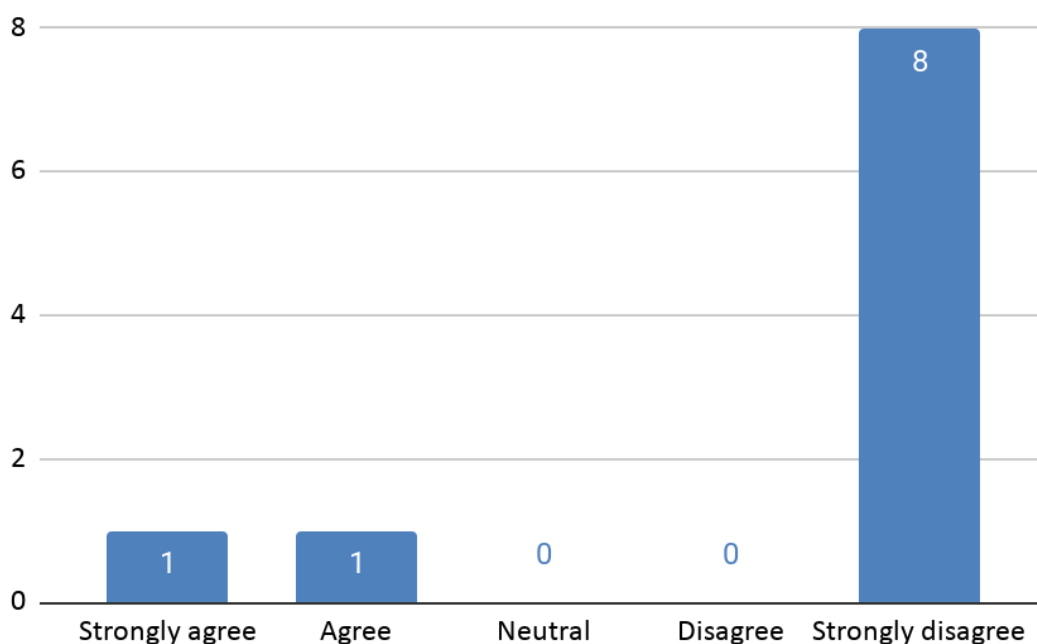
Overview of results (question by question)

A mixture of quantitative and qualitative questions were asked concerning the Council's decision to proceed with delivering new social housing on the site of the existing St John's Community Centre even though this impacts the community garden and necessitates a re-provision of a new garden that would be slightly larger than the existing one, not be overshadowed and have improved facilities connected to the new community building. One board in the exhibition explained why the Council, having considered an alternative building option that would retain the garden in its current location, considered this option not viable.

Responses were sought about whether resident priorities identified at the Stage 1 exhibition had been met, and whether there is support for the design principles that have been developed. Specific questions were asked about the landscape and play strategy as well as on the design of the community building and the new homes. The aim of which was to give participants an opportunity to tell us their responses and allow the Council and design team to consider these in the next stage of design development. The feedback to each of these questions is summarised below:

Part 1- You said, We are doing

Question 4. Board 2: Council brief- To what extent do you agree or disagree with the Council's decision to proceed with building the new homes on the site of the St John's Community Hall and providing a new Community Building and Community Garden on the site of the former Florence Bennett Centre (Hackney foodbank)?



Strongly agree	1
Agree	1
Neutral	0
Disagree	0
Strongly disagree	8

Question 4b. Please tell us more in the space below:

Overall sentiment:

The responses show a **mixed but predominantly conditional level of support**. Most respondents **support the principle of delivering new social housing**, but **oppose the proposal as currently designed** because of its impact on the established community garden, concerns about the scale of development, and effects on existing residents.

The strongest objections relate to:

1. Loss of the established community garden
2. Loss of mature trees and biodiversity
3. Building scale and massing
4. Privacy and daylight impacts
5. Loss of an active community facility
6. Belief that alternative sites are available

Respondents who support elements of the proposals particularly welcome:

- delivery of new social housing
- retention of the heritage tree
- creation of a centrally located public open space

And are split between those that:

- Welcome a new community building
- Or want a more efficient use of the current hall

Key themes

The loss of the St John's Community Garden is by far the strongest (7 mentions) and most consistent concern of the majority of respondents. Residents describe the garden as:

- A long-established community asset (15–16 years)
- Resident-led and community managed
- The main place where community life takes place
- Important for health and wellbeing
- A valuable environmental resource
- Impossible to simply "relocate"

Many respondents reject the idea that the garden can simply be recreated elsewhere, arguing that mature planting, established ecology, community ownership and history cannot be replaced.

"The garden cannot be moved. It can only be destroyed and replaced by something entirely different."

Typical concerns include:

- Loss of mature planting and biodiversity
- Loss of wildlife habitat
- Loss of mental health benefits
- Loss of social cohesion
- Destruction of an established community asset
- Concern that replacement would not be equivalent

Support for new homes in principle

Residents commonly state that they:

- support additional housing;
- support development on this site in principle;
- but do not support the current scale or design;
- or believe alternative locations should be considered.

This shows that objections are largely about the current proposal

Scale, height and massing of the proposed development

Several (3) comments express concern that the proposed building is too large.

Issues include:

- excessive height
- excessive width
- overdevelopment
- poor relationship with neighbouring buildings
- block being two storeys higher than Crondall Court

Residents suggest the development could be reduced in scale whilst still delivering housing.

They are also concerned about impacts on nearby homes which include:

These include:

- overlooking
- loss of privacy
- loss of daylight
- impacts on outlook

Community facilities

Views on the proposed replacement community building are mixed. (4 mentions)
Some support relocating the community building to the Florence Bennett Centre site. Others argue:

- the recently refurbished hall should not be demolished;
- there will be a lengthy period without community facilities;
- the new location is too close to homes;
- larger functions would generate unacceptable noise.

Alternative development sites

Raised by 3 people who feel that the Council should investigate alternative locations rather than building on the community garden and they would be more supportive of the development.

Environmental and biodiversity concerns

3 respondents note that their concerns go beyond the community garden itself highlighting that the garden as an important ecological asset rather than simply recreational space :

- Loss of mature trees
- Loss of wildlife habitat
- Impact on air quality
- Impact on climate resilience
- Loss of green infrastructure
- Need for pollutants reduction

Retention of the protected tree

One respondent strongly welcomed:

- retention of the heritage tree;
- locating the garden space centrally between Crondall and Cherbury Courts.

Conclusions:

Very few respondents express unconditional support or unconditional opposition to new housing itself. Instead, support is highly contingent on design changes and the retention of valued community assets.

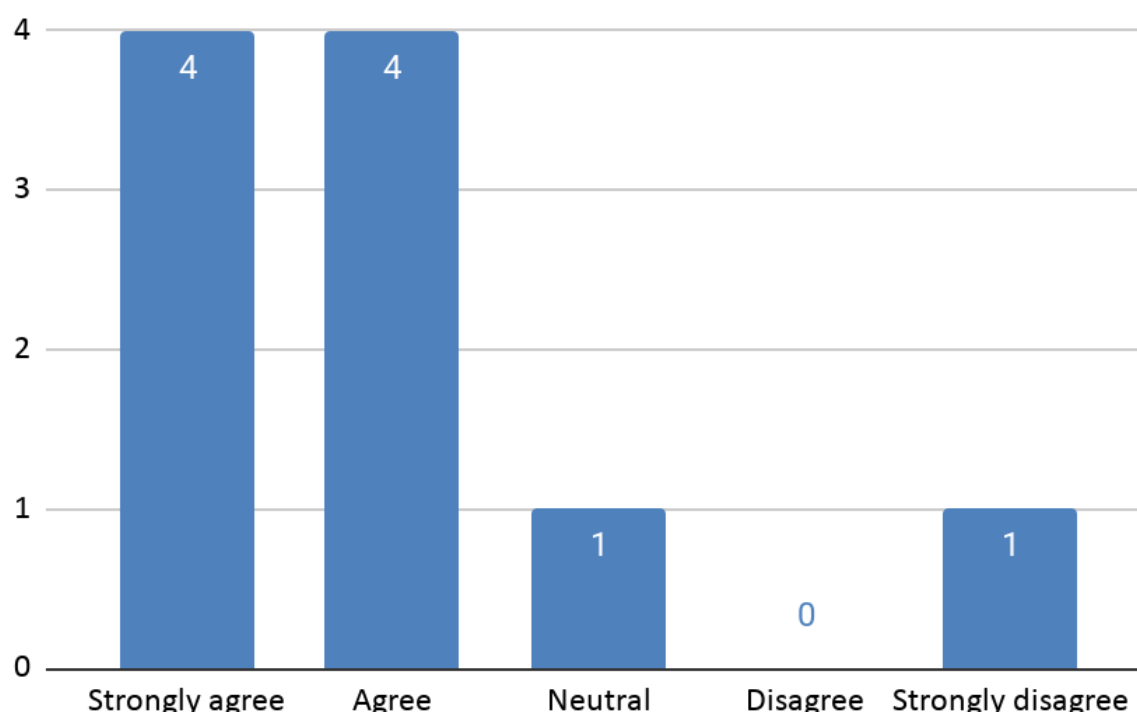
Support for new housing is generally stronger than support for the current proposal. Most respondents recognise the need for additional affordable housing but object to the proposed scheme because they believe it comes at the expense of a highly valued community asset.

The St John's Community Garden emerges as the defining issue, with residents consistently describing it as an irreplaceable, resident-led space that contributes to wellbeing, biodiversity and community cohesion. The prevailing view is that its social and environmental value cannot simply be replicated through relocation.

Alongside concerns about the garden, respondents raise issues regarding the scale and massing of the proposed building, impacts on neighbouring homes, parking and construction disruption, and the temporary and permanent effects on community facilities.

Overall, the responses indicate that while there is broad acceptance of the Council's objective to provide new homes, there is significant concern that the current design does not achieve an appropriate balance between housing delivery and the protection of existing community assets.

Question 5. Board 3: You said we are doing-To what extent do you agree or disagree with the residents priorities identified at previous engagement events: protecting green spaces, maintaining the estate's openness and liveability, improving community facilities and supporting the future of the community garden, while reducing impacts on daylight, privacy and construction disruption?



Strongly agree	4
Agree	4
Neutral	1
Disagree	0
Strongly disagree	1

Question 5b. Please tell us more in the space below:

Overall sentiment

The responses demonstrate strong support for the principles set out in the question, particularly protecting green space, maintaining openness and supporting the

community garden. **However, respondents overwhelmingly feel that the current proposals do not fulfil those objectives.**

Several suggest the question combines multiple issues into a single response, creating concern that agreement with the priorities could be interpreted as endorsement of the proposed scheme.

Key themes

Agreement with the resident priorities in Principle (4 out of six respondents)

There is almost universal support for the priorities themselves. Respondents broadly endorse:

- protecting green spaces;
- maintaining openness and liveability;
- improving community facilities;
- supporting the community garden;
- minimising impacts on residents.

However, respondents consistently distinguish between supporting these aspirations and supporting the current proposals.

Perception that the current proposals conflict with the priorities

(raised by 4 people)

Residents argue that the scheme:

- does not protect green space;
- does not support the existing community garden;
- undermines openness;
- fails to minimise impacts on residents.

The current proposal does not ‘support the community garden’

(raised by 4 people)

Several comments indicate that ‘support for the community garden’ is viewed as incompatible with the current proposal, specifically:

- protecting the existing garden rather than relocating it;
- maintaining the established community asset;
- concern that the proposal would result in its destruction.

Criticism of the survey question

(raised by 3 people)

Respondents suggest the survey does not allow sufficient nuance to distinguish between support for strategic objectives and support for the specific proposals.

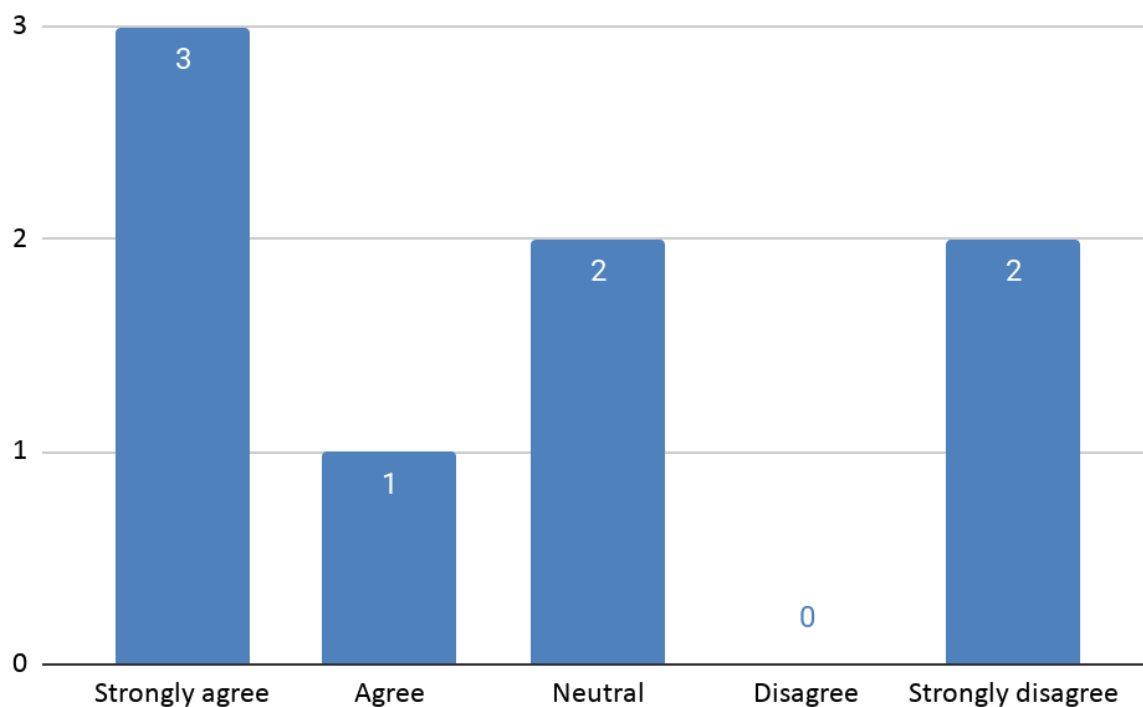
Typical concerns include:

- inability to answer each issue separately;
- concern about how results will be interpreted;
- perception that the wording is misleading.

Single comments mention:

- potential for an alternative design approach;
- the previous survey received a limited response;
- uncertainty over whether the identified priorities genuinely represent most residents, due to limited responses to the survey

Question 6. Board 4: Community Garden- The Community Garden is an important local asset, valued by many. We believe that existing planting, memories, activities and community ownership can help shape the future garden and outdoor space. To what extent do you agree or disagree with this statement?



Strongly agree	3
Agree	1
Neutral	2
Disagree	0
Strongly disagree	2

Question 6b. Please tell us more in the space below:

Overall sentiment

The responses demonstrate very strong support for the Community Garden as an important community asset, but limited confidence in the proposal's underlying premise that its value can simply be transferred into a future garden. While respondents overwhelmingly agree with the first part of the statement (the importance of the garden), they largely reject or question the implication that its existing qualities can be recreated or adequately retained through redevelopment.

Key themes

There is **overwhelming agreement that the garden provides significant value to the estate beyond its physical function**. Respondents describe it as an established community resource developed through many years of volunteer effort.

Key points include:

- valued community space
- supports physical and mental wellbeing
- strengthens neighbourhood relationships
- long-term community investment
- important local identity

Existing garden is seen as irreplaceable

(8 out of 10 people)

Respondents reject the suggestion that the existing planting, memories and character can simply "shape" a new garden.

Many distinguish between:

- protecting the existing garden, and
- creating an entirely new landscape elsewhere.

Respondents repeatedly state that:

- mature planting cannot realistically be moved
- established ecology would be lost
- social value has developed over many years
- replacement space would not provide equivalent value.

This theme represents the strongest point of disagreement with the statement.

Emotional, historical and memorial significance

Respondents emphasise that the value of the garden extends well beyond its physical landscape referring to:

- memorial planting
- family memories
- years of volunteer effort
- emotional attachment
- shared community history

They argue these qualities cannot be recreated through landscape design.

One respondent notes that some plants commemorate loved ones, making relocation particularly distressing.

Concern that community ownership cannot simply be transferred

A recurring concern is that community ownership depends upon trust, continuity and long-term stewardship rather than simply providing another space.

Respondents question assumptions that:

- existing volunteers will automatically continue
- current users will invest in a replacement garden
- community ownership can be designed into a new development.

Several suggest redevelopment may instead reduce willingness to participate.

Lack of confidence in Council engagement

Many responses express scepticism that residents' views are genuinely influencing proposals.

Concerns include:

- existing residents feel ignored
- The gardening group has not meaningfully been engaged
- decisions appear predetermined

Some respondents contrast investment in new housing with perceived neglect of existing communities.

Need for protection of green space and mature trees

Several responses emphasise the garden is:

- an existing green areas;
- with mature trees;
- provides a dog walking space;
- Has ecological value.

Accessibility and management

One respondent raised concerns regarding current operation of the garden, mirrored by a resident at the drop-ins; including:

- restricted access for many residents
- poorly maintained allotments
- desire for more publicly accessible green space.

This suggests that while support for the garden is strong, some respondents would welcome improvements to how it is managed and shared.

Overall conclusions

The consultation demonstrates near-universal recognition of the Community Garden as a highly valued community asset. Respondents consistently identify its environmental, social, health and community benefits, and acknowledge the considerable investment made by residents over many years.

However, there is substantial disagreement with the proposition that the existing garden's value can simply be carried forward into a future landscape. Respondents emphasise that mature planting, biodiversity, memorial features, accumulated memories and community ownership are inherently place-specific and cannot be replicated through relocation or redesign.

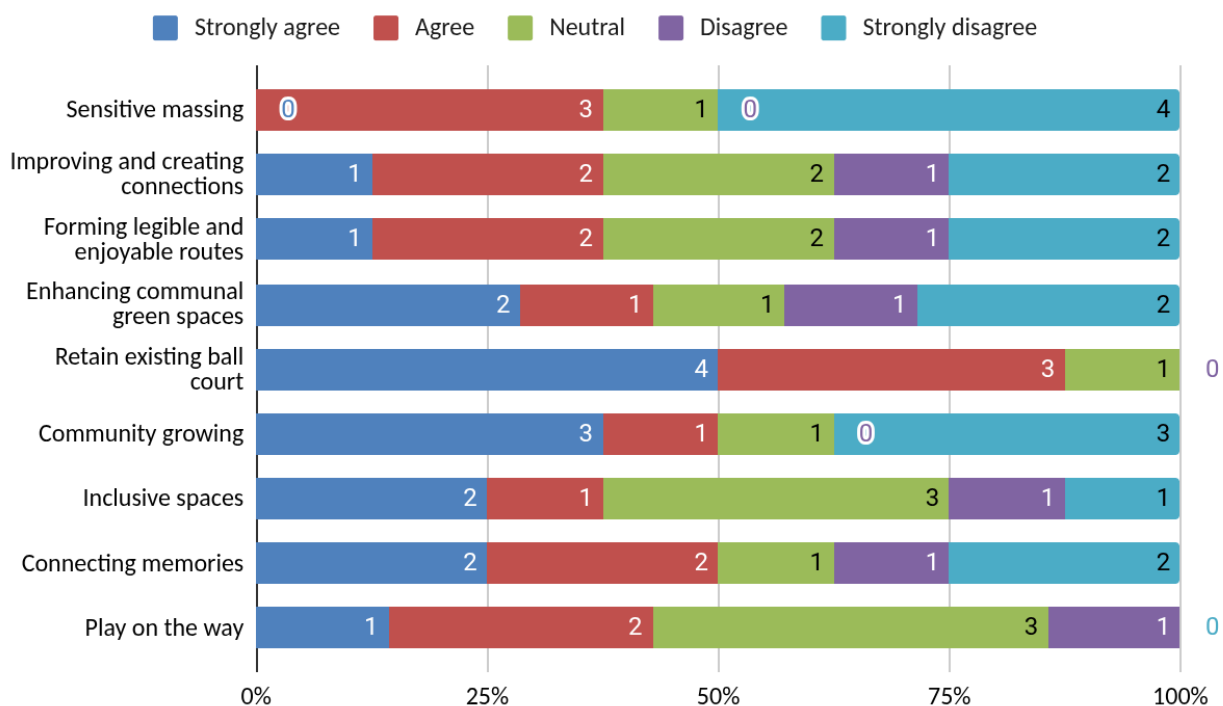
Alongside these concerns, there is low confidence that existing users are being meaningfully involved in shaping proposals, with several respondents questioning whether community ownership can be maintained if the existing garden is substantially lost.

A smaller number of responses identify opportunities to improve future provision through better public accessibility, stronger management arrangements and careful protection of mature trees and open space, indicating that while there is broad

resistance to losing the existing garden, respondents remain interested in positively shaping any future landscape where genuine community influence is demonstrated.

Part 2 -Design Principles

Question 7a. Board 5: Design Principles To what extent do you agree or disagree with the Design Principles set out on Board 4?



	Sensitive massing	Improving and creating connections	Forming legible and enjoyable routes	Enhancing communal green spaces	Retain existing ball court	Community growing	Inclusive spaces	Connecting memories	Play on the way
Strongly agree	0	1	1	2	4	3	2	2	1
Agree	3	2	2	1	3	1	1	2	2
Neutral	1	2	2	1	1	1	3	1	3
Disagree	0	1	1	1	0	0	1	1	1
Strongly disagree	4	2	2	2	0	3	1	2	0

Question 7b. Please tell us more in the space below:

Overall Sentiment

The overall sentiment is **predominantly negative**. While there is broad agreement that the design principles themselves are appropriate, respondents consistently argue that the proposed scheme is not true to them. The consultation responses suggest that residents perceive a significant gap between the stated aspirations—particularly regarding protection of green space, sensitive design and community wellbeing—and the emerging proposals.

Comments from the drop-ins:

There was a positive response to the play strategy

Key themes

Loss of the community garden and green space

The overwhelming concern is that the proposals would remove or irreparably damage the existing community garden. Respondents describe the garden as established, valued, irreplaceable and important for wellbeing, biodiversity and community identity. Many reject the suggestion that it can simply be relocated.

Design principles not reflected in the proposals

Several respondents state that while they support the stated design principles, they believe the proposed development fails to achieve them. In particular, they argue the scheme contradicts commitments to protect and enhance communal green space and sensitive design.

Lack of trust in the consultation or Council's intentions

Some respondents question whether resident views are genuinely influencing the project, expressing scepticism that the Council meaningfully considers how existing residents use and value the estate.

Unclear consultation materials and terminology

Respondents report difficulty understanding what they are being asked to comment on technical terms such as "sensitive massing" and "legible route" are viewed as unclear, making it difficult to provide informed feedback.

Pedestrian and cyclist safety

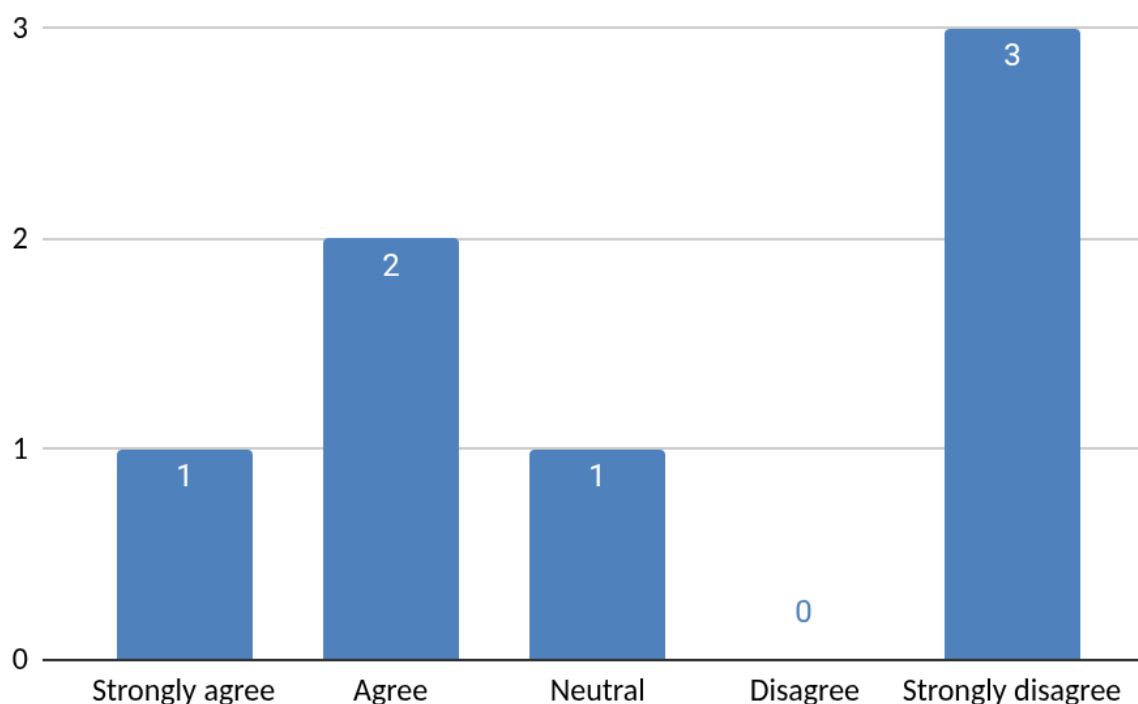
One respondent suggests avoiding long straight routes that encourage fast cycling by delivery riders, raising concerns about safety for children and other residents. This reflects a desire for safer movement through the estate.

Overall conclusion

- The community garden is the defining issue, raised in almost every response either directly or indirectly.
- Respondents support principles such as enhancing green space and sensitive design in theory, but believe the proposals contradict these commitments.
- There is low confidence that the consultation is meaningful, with some questioning whether resident views are influencing decisions.
- Several respondents found the consultation language too technical or ambiguous, suggesting the materials could be made clearer and more accessible.
- A small number of respondents raised estate design and safety considerations, including route design to discourage unsafe cycling.

Overall, the responses indicate that disagreement stems less from the design principles themselves than from a widespread perception that the emerging scheme does not fulfil those principles in practice.

Question 8a. Board 6: Public Realm- To what extent do you agree or disagree with the landscape strategy to: create a legible and welcoming sequence of spaces that build on the site’s existing spatial qualities — particularly the central east–west pedestrian route— while offering more things to do, more places to meet, and increasing biodiversity and introducing better quality green space?



Strongly agree	1
Agree	2
Neutral	1
Disagree	0
Strongly disagree	3

Question 8b. Please tell us more in the space below:

Overall sentiment

Responses indicate broad agreement with the aspirations of the landscape strategy in principle, particularly around creating attractive green spaces, improving biodiversity and supporting community interaction. However, this support is heavily qualified. Most respondents argue that the proposed scheme does not deliver these

stated objectives in practice and that the benefits are undermined by the anticipated loss of the existing Community Garden and mature green space.

Comments from the drop-in events

Appreciation of the play strategy

There was support for introducing new play structures within the public realm, offering opportunities for play for younger age groups, with inspiration from a young person suggesting a dinosaur theme.

Key Themes

Strong support for the aspirations of the landscape strategy (80-85%)

Most respondents agree with the general objectives of:

- creating welcoming public spaces
- improving green infrastructure
- increasing biodiversity
- encouraging social interaction
- improving walking connections.

Widespread belief that the proposals do not achieve these objectives

Common criticisms include:

- existing routes are already legible
- proposals do not create meaningful additional activity
- few genuinely new places to meet
- benefits are largely theoretical
- mature landscape is replaced rather than enhanced.

Several respondents distinguish between supporting the strategy and supporting the proposed design, making clear they do not see the two as equivalent.

Protection of existing green space remains the overriding priority

Many respondents state that improvements should be achieved without sacrificing existing assets.

Comments consistently argue that:

- the Community Garden already fulfils many of the stated objectives
- existing green spaces should be enhanced rather than replaced
- mature landscapes provide immediate value that cannot easily be recreated.

Respondents therefore favour an approach based on preservation and enhancement rather than redevelopment.

Biodiversity concerns

Respondents frequently challenge claims that the proposals will improve biodiversity.

Key concerns include:

- existing biodiversity would be lost through removal of the Community Garden
- replacement planting would take many years to mature
- mature habitats provide greater ecological value than newly planted landscapes.

One respondent supports retaining mature and native trees and recommends all new planting should be native or wildlife-friendly.

Overall, respondents favour biodiversity enhancement but not at the expense of established habitats.

Existing pedestrian routes and public spaces are considered adequate

Some respondents question whether there is a genuine need for the proposed landscape changes.

Comments suggest:

- existing east-west routes already function well;
- footfall across the estate is relatively low;
- improving movement is not viewed as a high resident priority.

For these respondents, protecting existing green space is considered more important than reconfiguring circulation routes.

Consultation wording seen as leading or difficult to answer

Comments suggest it is:

- leading
- overly positive in tone
- difficult to disagree with
- reliant on planning jargon
- conflates aspirations with the actual proposals.

Some respondents therefore feel the results could overstate support because agreement with the wording does not necessarily represent agreement with the scheme.

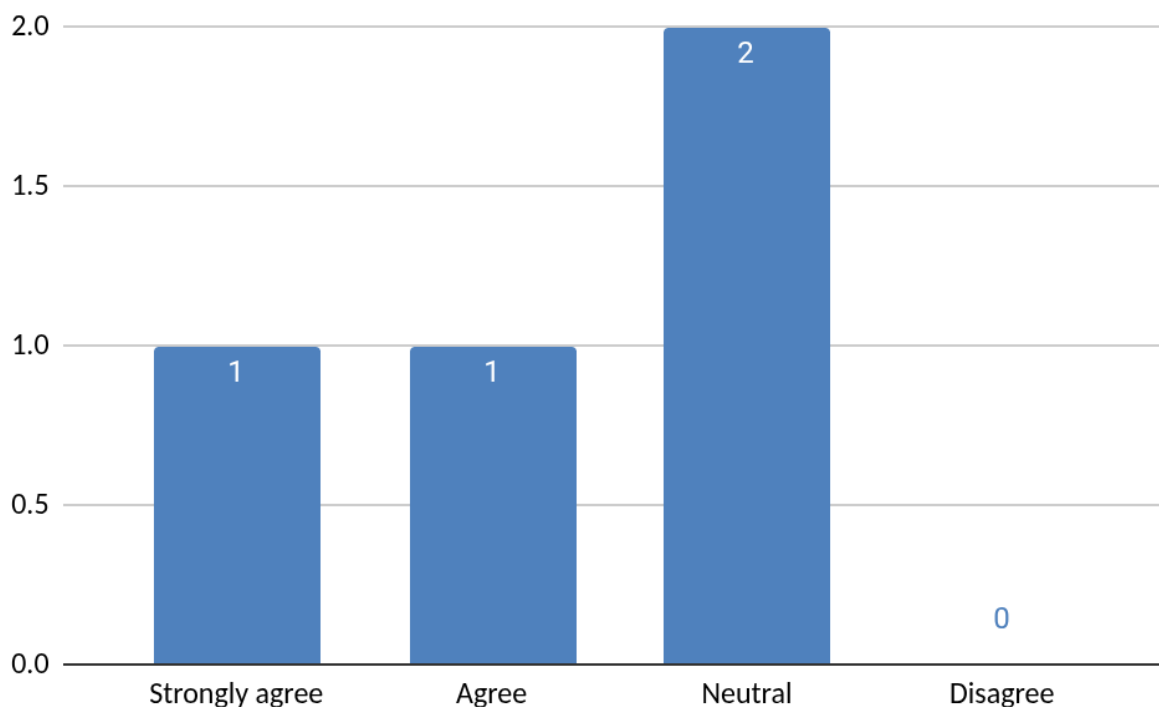
Overall conclusions

Responses demonstrate **strong endorsement of the ambitions underpinning the landscape strategy**, including creating welcoming public spaces, enhancing biodiversity, improving walking routes and strengthening opportunities for community interaction.

However, respondents consistently distinguish between **support for these objectives and support for the current proposals**. Many believe the existing Community Garden and mature green spaces already deliver many of the stated benefits, and argue that removing or reducing them would undermine the strategy's own aims. Concerns focus particularly on the immediate loss of biodiversity, the irreplaceable value of mature landscapes, and the time required for replacement planting to establish.

There is also a recurring perception that the consultation question is framed in a way that makes the strategic principles difficult to oppose, while obscuring whether the proposed design genuinely delivers them. Overall, the feedback suggests that residents broadly support the vision for improved landscape quality but want it achieved through the protection and enhancement of existing green assets rather than their replacement.

Question 9a. Board 7: Creating a place - To what extent do you agree or disagree with the way the entrance to the proposed new building is located on New North Road, making a welcoming arrival for all, connects to the existing east west pedestrian path and how it retains as many of the existing fruit trees as possible, whilst providing new seating and planting and overlooking to create a safe environment?



Strongly agree	1
Agree	1
Neutral	2
Disagree	0
Strongly disagree	4

Question 9b. Please tell us more in the space below:

Overall sentiment

Responses indicate limited opposition to the individual design features (such as retaining fruit trees, providing seating and improving pedestrian connections), but there is considerable scepticism about their importance relative to wider concerns.

Most respondents argue that the existing entrance already performs these functions and that proposed enhancements do not justify the loss of the Community Garden or mature landscape.

Comments from the drop-in events

Concerns about safety.

Residents expressed concerns about the safety of young people walking through the estate, especially after dark and when it is quiet, as footfall can be low. More lighting is suggested would help. Others noted there have been thefts from back gardens where fence panels can be easily slid out, which some feel will be made worse by the removal of the existing fencing of the green space located to the east of the Florence Bennett Centre. Other concerns relate to the use of the east west pedestrian route through the estate by E-bikes for delivery services and thieves escaping on bikes following thefts from nearby streets.

Key themes

General support for positive landscape features

(around 65–70%)

Respondents generally welcome elements such as:

- retaining fruit trees
- additional planting
- seating
- improved pedestrian connections
- creating an attractive arrival.

These features are viewed positively in themselves, particularly where they enhance biodiversity and accessibility. However, this support is consistently qualified by wider concerns about the overall scheme.

Existing entrance is already considered welcoming

Several respondents argue that the estate already benefits from an attractive entrance created by the existing Community Garden and established planting. Comments suggest:

- the entrance is already green and welcoming

- mature landscaping provides a strong sense of arrival
- existing seating and planting already contribute positively.

For these respondents, the proposals represent replacement rather than improvement.

Protection of the Community Garden remains the overriding issue

(Majority view)

The most consistent theme is that respondents do not want entrance improvements to come at the expense of existing green space.

Respondents repeatedly state that:

- mature gardens should be retained
- development should integrate with existing landscape
- protecting established green infrastructure should take priority.

Many emphasise that retaining a limited number of fruit trees does not compensate for wider losses.

Retaining fruit trees alone is not considered sufficient

(a number of people)

While respondents appreciate efforts to retain fruit trees, several point out that they represent only one element of the existing community garden.

Concerns include loss of:

- mature trees
- planting
- wildlife habitat
- established flora and fauna
- the broader character of the Community Garden.

This reflects a preference for preserving the landscape as a whole rather than selected features.

Entrance location is viewed as relatively unimportant

Some respondents express little interest in the orientation or positioning of the building entrance. Comments indicate that:

- entrance direction is not a resident priority
- other issues, particularly green space retention, are significantly more important.

Safety concerns relate to wider estate management

One respondent challenges the assumption that new planting, seating and natural surveillance will significantly improve safety. Instead, they argue that residents are more concerned about:

- anti-social behaviour
- drug-related activity
- existing crime issues
- estate management.

This suggests that landscape improvements alone are not viewed as an adequate response to perceived safety concerns.

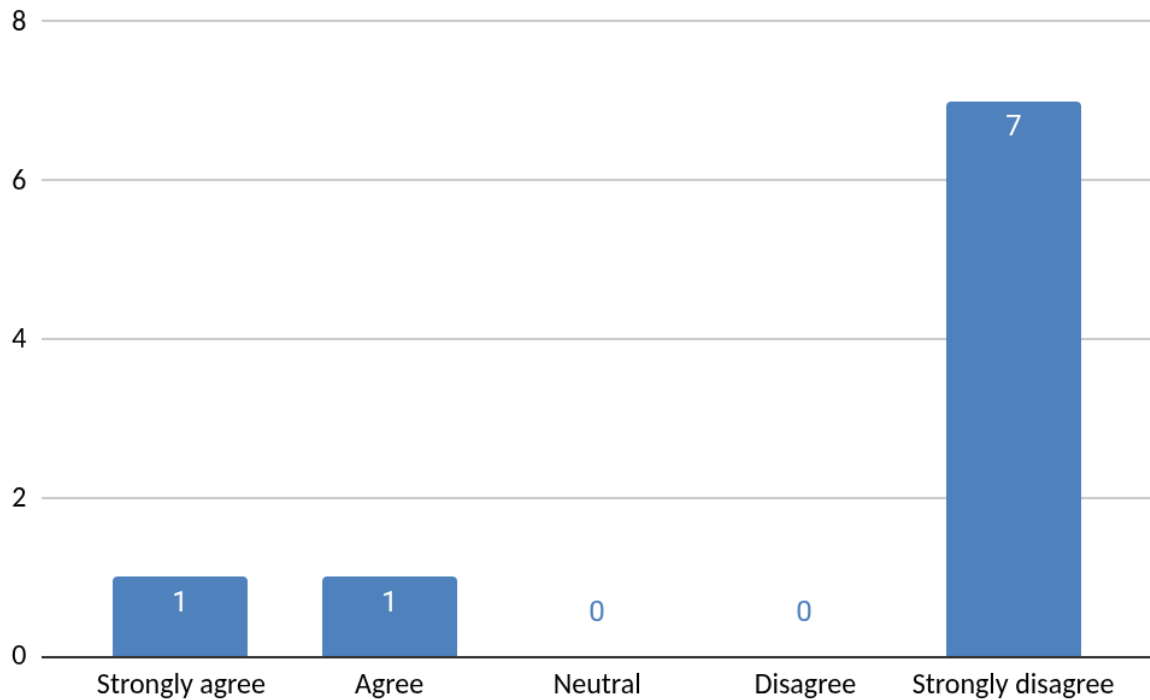
Finally, there is some concern that the consultation question combines multiple design issues into a single statement, making it difficult to distinguish views on the individual components of the proposal.

Overall conclusions

Feedback suggests that respondents are generally supportive of the individual landscape features proposed around the new building entrance, including retaining fruit trees, improving planting, providing seating and creating accessible pedestrian connections. These elements are viewed as positive additions in principle.

However, support is consistently outweighed by concern that these enhancements would be delivered at the expense of existing mature green space and the Community Garden, which many respondents believe already provides an attractive, welcoming entrance to the estate. Retaining selected fruit trees is widely regarded as insufficient compensation for the potential loss of the wider landscape, biodiversity and established character.

Question 10. Board 8: Community Garden- To what extent do you agree or disagree with the proposal to relocate the community garden adjacent to the site of the new community building - offering an improved layout, orientation, access to facilities and long-term viability?



Strongly agree	1
Agree	1
Neutral	0
Disagree	0
Strongly disagree	7

Question 10b. Please tell us more in the space below:

Overall sentiment

Responses show overwhelming opposition to the proposal to relocate the Community Garden. While one respondent expresses support for the proposed location with modifications, the remaining responses fundamentally reject the

premise that an established community garden can be "relocated". Respondents consistently state that the proposal would result in the loss of a mature, valued community asset rather than its transfer to a new location.

Of those answering the online questionnaire
Approximately:

- 80-85% strongly oppose relocation
- 15-20% support relocation with significant qualifications
- 80% believe relocation would destroy, rather than preserve, the existing garden
- 50-60% challenge claims of improved long-term viability and benefits
- 30-40% raise concerns about future community stewardship suggested

Comments from the drop-in events

'Loss of the community garden will be heartfelt'

Key themes

Relocation is widely regarded as impossible in practice

The key message from respondents is that they reject the terminology of "relocating" the Community Garden.

Many argue that:

- an established garden cannot be moved
- relocation would destroy the existing landscape
- a replacement garden would be an entirely new space
- years of growth, stewardship and character cannot be recreated.

Several respondents explicitly state that the proposal represents starting again rather than relocating an existing community asset.

This is the strongest and most consistent theme across the responses.

Strong support for retaining the existing Community Garden

Respondents consistently make the case that the existing garden should remain in its current location.

Reasons include its:

- established community role
- environmental value
- contribution to wellbeing
- mature planting
- biodiversity
- emotional significance.

Many suggest that investment should focus on protecting and enhancing the existing garden rather than replacing it.

Mature landscape and community value are considered irreplaceable

A recurring theme is that the value of the Community Garden derives from many years of collective effort and natural growth.

Respondents highlight the loss of:

- mature trees and planting
- wildlife habitat
- ecological diversity
- community identity
- accumulated memories
- established social networks.

The proposed replacement is widely viewed as unable to replicate these qualities, at least for many years.

Claimed benefits of a new garden are viewed as speculative

Several respondents question whether the stated benefits—including improved layout, facilities and long-term viability—are sufficiently evidenced.

Specific concerns include:

- community building design not yet finalised;
- future facilities remain hypothetical;
- no certainty that promised improvements will be delivered;
- unclear justification for suggesting the current garden lacks long-term viability.

Respondents therefore express scepticism that the proposal offers genuine improvement over the existing arrangement.

Concerns about future stewardship and community ownership

Some responses question whether a replacement garden would develop the same level of community ownership.

Concerns include:

- uncertainty over future volunteers
- lack of evidence residents would maintain a new garden
- risk that a newly created space becomes neglected
- existing community relationships end up being disrupted.

This reflects wider concerns that successful community spaces depend on long-term social investment rather than physical design alone.

Limited qualified support for relocation

One respondent supports relocation but recommends significant amendments, including:

- retaining the existing grassed area behind Crondall Court
- keeping the heritage tree publicly accessible
- maintaining the existing fence line
- improving public access to the garden
- addressing concerns over current management.

This response differs from the majority by focusing on improving accessibility and layout rather than opposing relocation outright.

Overall conclusions

The consultation demonstrates **very strong opposition to the proposed relocation of the Community Garden**. Respondents overwhelmingly reject the central premise that an established garden can be relocated, instead viewing the proposal as the permanent loss of a mature community asset and its replacement with an entirely new space.

The existing garden is consistently valued for its mature landscape, biodiversity, environmental benefits, contribution to physical and mental wellbeing, and the

long-standing sense of community ownership developed through many years of collective effort. Respondents argue that these qualities cannot simply be recreated through new planting or improved facilities.

While there is some recognition that enhanced access, facilities and layout could be beneficial, many respondents consider these claimed advantages to be speculative or insufficiently evidenced, particularly given uncertainty over the design of the proposed community building and future management arrangements. Concerns are also raised about whether a replacement garden would attract the same level of volunteer commitment and stewardship.

Only one response expresses support for relocation, and even this is conditional on significant design amendments to retain existing public green space, protect the heritage tree, and improve accessibility. Overall, the feedback indicates a clear preference for **protecting and enhancing the existing Community Garden in its current location rather than relocating it.**

Part 4- Buildings

Question 11. Board 9: A New Community Building- We would like to hear your views on the emerging design for the new community building, your ideas on what the space could accommodate or how it could be improved.

Overall sentiment

Responses show mixed views towards the emerging proposals for a new community building. While there is general support for the principle of providing high-quality community facilities, respondents question whether a new building is necessary and emphasise that improvements should focus on accessibility, programming and community benefit rather than replacing an existing facility that is widely considered to be in good physical condition. A recurring message is that any new building should not be delivered at the expense of the Community Garden or other valued green space.

Approximately:

- 50-60% Support improved community facilities in principle;
- 55-60% Question the need for a replacement building;
- 40-50% Say protecting the Community Garden and green space is the priority;
- 50% Call for better access and community use of the existing hall;
- 15-20% Raise concerns about noise and impacts on neighbouring residents;

- 15% Support an alternative location for the building.

Comments from the drop-in events

Interest in getting involved

Several residents expressed an interest in getting involved and left the details. They would bring their experience working for charities 'it takes a village' and the foodbank. They would be interested in getting use of the community hall and can see a real opportunity for a lunch club.

Another mentioned that there needs to be more things for the community and there would be more take up of things like the garden if there was more awareness and the Council needs to be more proactive.

Key themes

Support for improved community facilities

Several respondents support investment in community facilities where it delivers clear benefits for local residents. Suggested priorities include:

- flexible community use
- inclusive facilities
- affordable hire rates for residents
- outdoor space
- sensitive design
- long-term community benefit.

One respondent also considers relocating the building to the current food bank site to be a more convincing option.

Existing community building is widely viewed as fit for purpose

A recurring theme is that the existing building itself is not considered to be the problem. Respondents describe it as:

- well maintained
- light and airy
- accessible in physical design
- well equipped.

Several therefore question whether constructing a replacement building is necessary, suggesting that investment could instead be directed elsewhere.

Greater emphasis on improving access and programming

Many comments focus on how the building is managed rather than how it is designed. Suggestions include:

- making the hall more accessible to local residents
- reducing reliance on private hire
- providing more community activities and classes
- ensuring the facility is genuinely community-focused.

One respondent explicitly states that the community hall is not currently accessible to local residents, reinforcing concerns that availability rather than design is the principal issue.

Protection of the Community Garden remains an important condition

Several respondents state that support for a new community building depends upon protecting existing green infrastructure. Key concerns include:

- retaining the Community Garden;
- preserving mature green space;
- safeguarding biodiversity;
- maintaining wellbeing benefits associated with outdoor space.

Respondents consistently argue that improved community facilities should complement rather than replace successful green spaces.

Design should minimise impacts on neighbouring residents

Some respondents emphasise the need to reduce adverse impacts arising from community activities. Concerns include:

- noise
- disturbance
- effects on nearby homes.

One respondent notes that the existing hall already generates noise and suggests relocating community activity to a more central location could increase impacts for neighbouring properties..

Support for an alternative location

One respondent expresses support for locating the new community building on the current food bank site, considering this to be a more appropriate location. Although raised only once, this demonstrates that some respondents are open to alternative siting.

Overall conclusions

The responses indicate qualified support for improving community facilities, but relatively limited support for replacing the existing community building. Many respondents consider the current hall to be physically successful—describing it as well maintained, accessible and fit for purpose—and instead identify its management and accessibility as the primary issues.

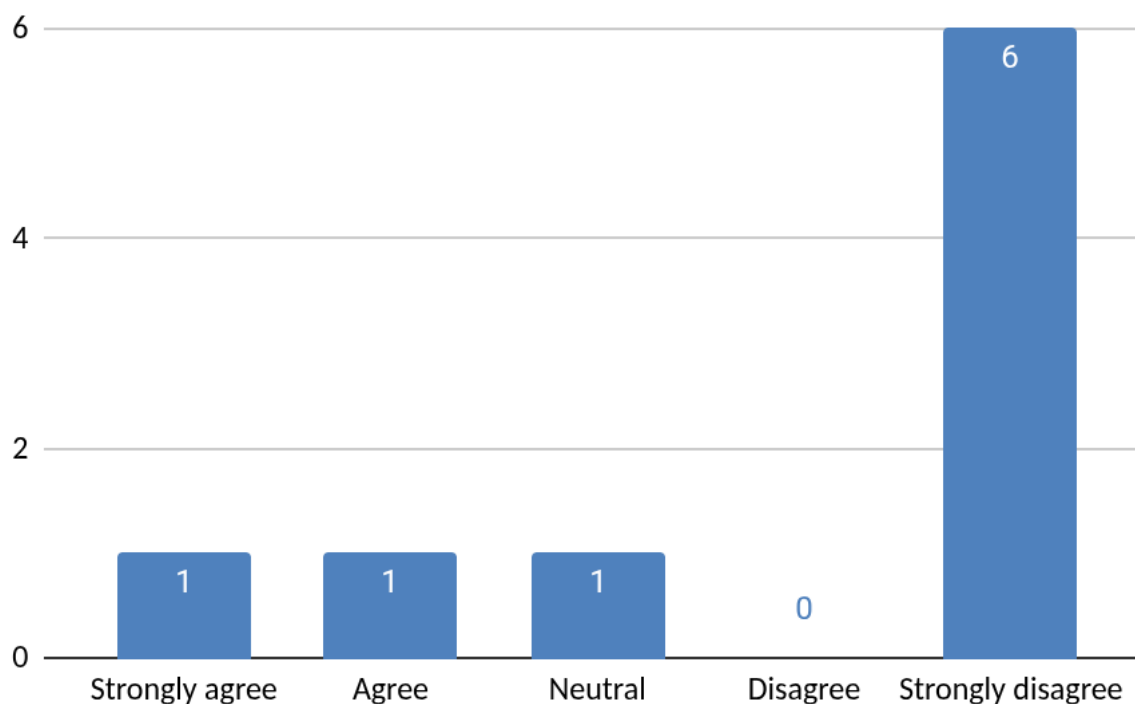
A consistent theme is the desire for the facility to be more genuinely community-focused, with improved public access, a wider programme of activities and reduced reliance on private hire. Several respondents therefore suggest that improving how the existing building is operated would deliver greater community benefit than constructing a replacement.

Support for any new building is also conditional on protecting the existing Community Garden and surrounding green space, with respondents emphasising that new community infrastructure should enhance rather than diminish the estate's environmental assets.

There are also calls for careful design to minimise noise and disturbance for neighbouring residents, together with one suggestion that the proposed building could be more appropriately located on the current food bank site.

Overall, the feedback indicates that respondents place greater importance on accessibility, community use and the protection of existing green spaces than on the physical replacement of the current community building.

Question 12a. Board 10- To what extent do you agree or disagree with the emerging design for the new homes in the building on New North Road?



Strongly agree	1
Agree	1
Neutral	1
Disagree	0
Strongly disagree	6

Question 12b. Please tell us more in the space below:

Overall sentiment

Responses indicate predominantly negative views of the emerging proposals, although opposition is directed more towards the location, scale and consequences of the development than the architectural design itself. Several respondents explicitly acknowledge the need for new housing and, in some cases, express support for aspects of the building design. However, most conclude that the proposals are

unacceptable because of the loss of the Community Garden and associated environmental and community impacts.

Comments from the drop-in events

3 residents of Crondal; Court, facing the new proposed building, are concerned about the bulk of the proposed building and impacts on daylight and sunlight and views.

Approximately:

- 70-75% Oppose the proposals overall;
- 70-75% Concerned about the loss of the Community Garden and green space;
- 50-60% Support the principle of providing new homes;
- 30-40% Concerned about the scale or amount of development;
- 30% Support the design but not the proposed location;
- 15-20% Offer constructive design suggestions.

Loss of the Community Garden dominates responses

The overwhelming concern is that the proposed homes would result in the loss of the existing Community Garden. Respondents argue that this would:

- remove an important community asset
- reduce green space
- harm biodiversity
- undermine community cohesion
- negatively affect wellbeing.

For many, this issue outweighs any benefits associated with the proposed housing.

Support for new housing in principle, but not in this location

Several respondents explicitly acknowledge the need for additional housing. However, they argue that:

- housing should not be delivered at the expense of established green space
- alternative locations should be explored
- better solutions should be found.

This indicates opposition to the specific proposal rather than to new housing itself.

Concerns about location rather than architectural design

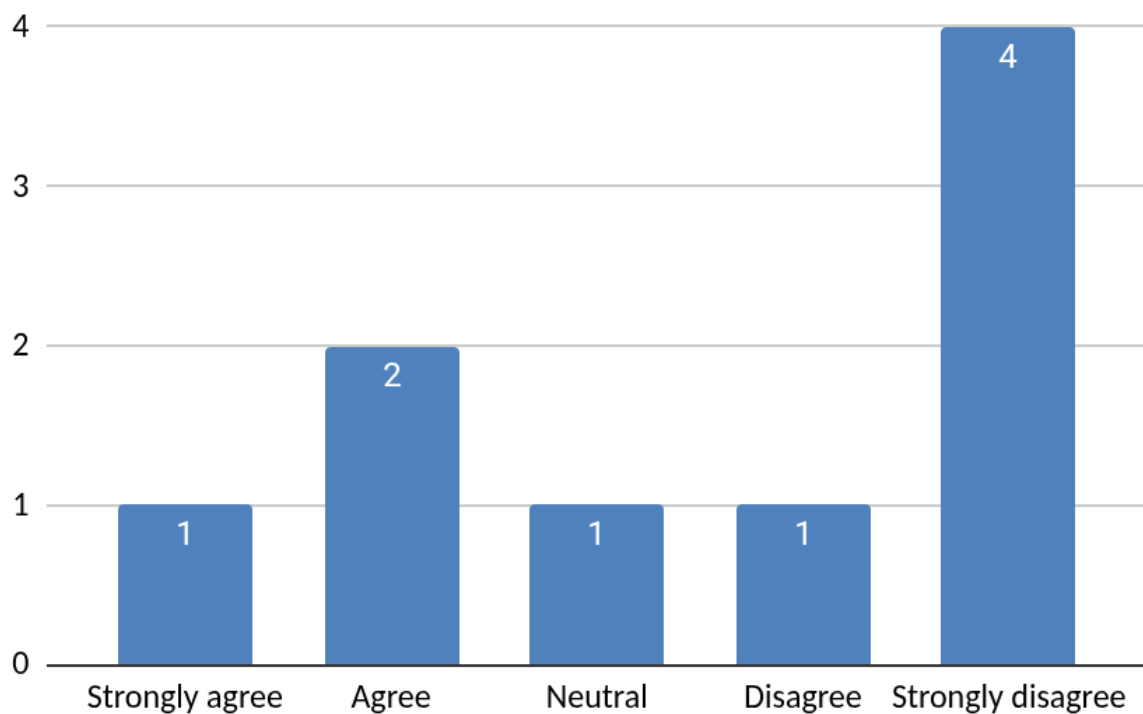
Some respondents distinguish between the appearance of the building and its siting. Comments include observations that:

- the buildings "look fine"
- the design itself is acceptable
- the location is the fundamental problem.

This suggests that objections are driven primarily by the impact on the estate rather than by architectural quality.

Part 5 - Engagement process

Question 13a. To what extent do you agree or disagree that your views have been heard?



Strongly agree	1
Agree	2
Neutral	1
Disagree	1
Strongly disagree	4

Question 13b. Please tell us more in the space below:

Overall sentiment

Responses indicate that most participants feel they have had opportunities to express their views and that the design team has listened during the consultation process. However, this is accompanied by significant scepticism about whether their feedback will influence the final proposals. The dominant sentiment is that respondents feel heard procedurally but not necessarily listened to in terms of decision-making, particularly regarding the protection of the Community Garden.

Approximately:

- 70-80 % Feel they have had opportunities to express their views;
- 70% Believe feedback is unlikely to change the proposals;
- 50-60 % Perceive key decisions have already been made;
- 40–50% Acknowledge the professionalism and responsiveness of the design team;
- 40-50% Express frustration or disappointment with the consultation outcome.

Key themes

Respondents generally feel they have had the opportunity to be heard

Most respondents acknowledge that the consultation has provided opportunities to express their opinions. Comments refer to:

- being able to submit feedback;
- attending consultation events;
- discussions with the project team;
- appreciation for being listened to during engagement sessions.

This suggests respondents broadly recognise that the consultation process has enabled participation.

Limited confidence that feedback will influence the outcome

The strongest theme is the distinction between being heard and having an impact. Respondents repeatedly suggest that:

- their concerns may not influence final decisions;
- the Community Garden remains at risk despite repeated objections;
- consultation has not resulted in meaningful design changes.

This indicates that while respondents acknowledge opportunities to contribute, many are unconvinced that their views will alter the direction of the project.

Design team viewed more positively than the wider decision-making process

Several responses distinguish between the role of the design team and that of the Council.

Respondents acknowledge that:

- project managers and designers listened carefully;
- discussions were constructive;
- concerns were understood.

However, they believe the design team is constrained by:

- the project brief;
- housing targets;
- decisions made elsewhere within the project.

This creates a perception that engagement has been genuine but has limited influence over strategic decisions.

Perception that proposals have changed little despite consultation

Many respondents observe that:

- proposals remain substantially the same
- earlier feedback has not been reflected in revised designs
- repeated concerns continue to be raised without visible changes.

Several comments specifically reference the continued proposal affecting the Community Garden as evidence that consultation has had limited impact.

Perception that decisions have already been made

Some respondents express concern that the consultation appears to assume certain outcomes.

Examples include comments suggesting:

- replacement of the Community Garden is treated as inevitable;
- later consultation questions assume agreement with future proposals;
- consultation is perceived as confirming rather than shaping decisions.

This contributes to a wider feeling that consultation is occurring after key decisions have already been taken.

Positive recognition of the consultation team

Despite wider concerns, several respondents acknowledge the professionalism of those delivering the consultation.

Positive observations include:

- project managers listening carefully;
- designers being thoughtful;
- willingness to discuss issues;
- acknowledgement of residents' concerns.

These comments suggest criticism is directed more towards the decision-making process than towards those facilitating engagement.

Overall consultation conclusions

The responses suggest that **most participants feel they have been given genuine opportunities to express their views throughout the consultation process**, and several respondents positively acknowledge the efforts of the project managers and design team to listen, engage and understand residents' concerns.

However, there is a **clear distinction between feeling heard and feeling influential**. The dominant perception is that, despite constructive engagement, the proposals have changed little in response to consultation feedback, particularly regarding the future of the Community Garden. Many respondents therefore question whether their contributions will have any meaningful effect on the final design.

Several responses attribute this not to the design team itself but to wider project constraints, such as the development brief and housing requirements, suggesting that key decisions are perceived to lie beyond the control of those leading the engagement. Others go further, expressing concern that aspects of the consultation

appear to assume predetermined outcomes, reducing confidence that alternative options remain under consideration.

Overall, the consultation feedback indicates that while the **engagement process is generally viewed as open and professionally managed**, there is **limited confidence that resident feedback will materially influence the final proposals**, resulting in frustration and diminished trust in the decision-making process.

Part 6-Additional feedback

Question 15. If you have any additional comments you would like to make, please do so in the space below:

The additional comments are **predominantly negative towards the current proposals**, with respondents reiterating concerns raised throughout the consultation. The strongest message is the desire to **protect the existing Community Garden**, which is viewed as an established environmental and community asset that should not be sacrificed for redevelopment. Respondents also express concerns about the perceived loss of trust between residents and the Council, while a small number raise practical design considerations such as security and alternative site options.

Approximately:

- 75-80% Support protecting the existing Community Garden and green space;
- 75% Concerned about environmental, wellbeing and biodiversity impacts;
- 50% Concerned about loss of community trust and goodwill;
- 25% Suggest considering alternative development locations;
- 25% Raise practical design issues (security, fencing, etc.).

Key themes

Strong support for protecting the existing Community Garden

The dominant message is that the Community Garden should be retained in its current location.

Respondents describe it as:

- an established community asset
- an important green space
- resident-led

- developed over many years
- central to community life.

Many argue that redevelopment should avoid removing or reducing the garden and instead seek solutions that preserve it.

Environmental and wellbeing benefits are considered irreplaceable

Several responses emphasise the broad public benefits provided by the existing garden, including:

- supporting mental health and wellbeing
- encouraging physical activity
- improving air quality
- providing biodiversity and wildlife habitat
- offering a peaceful environment for residents.

Respondents consistently argue that these established benefits would be diminished if the garden were relocated or reduced.

Concern about loss of trust and community goodwill

A recurring theme is that the proposals risk damaging relationships between residents and the Council.

Respondents express concern that:

- years of voluntary effort may be disregarded
- community investment is being undervalued
- residents' views are being overridden
- confidence in the consultation process is declining.

One respondent suggests that removing the garden would undermine goodwill built over more than 16 years of community stewardship.

Preference for alternative development options

One response acknowledges the need for new housing and community facilities but suggests that alternative sites should be explored to avoid impacting the Community Garden.

This reflects a willingness to accommodate development where it can be achieved without losing valued green infrastructure.

Practical design considerations

One respondent raises a practical issue unrelated to the wider debate, recommending that any redesigned green space should include secure boundary fencing to reduce the risk of theft from neighbouring gardens.

This illustrates that, alongside strategic concerns, some residents are also focused on ensuring the detailed design addresses day-to-day security and management issues.

Overall conclusions

The additional comments reinforce the dominant themes emerging throughout the consultation. The **protection of the existing Community Garden** remains the principal concern, with respondents consistently describing it as a long-established community asset that delivers significant environmental, social and wellbeing benefits. There is a strong view that these qualities have been built over many years and cannot be readily replicated through relocation or replacement.

Alongside concerns about the loss of biodiversity and established green space, respondents express apprehension that proceeding with the proposals could erode community trust and goodwill, particularly where residents feel their long-term investment in the garden has not been adequately recognised. Some respondents acknowledge the wider objectives of providing new housing and improved community facilities but advocate exploring alternative locations that would avoid the loss of the existing garden.

Finally, a small number of comments focus on practical design matters, such as maintaining secure fencing and protecting neighbouring properties, demonstrating that residents are also considering how any future landscape should function if development proceeds. Overall, these responses underline that **the preservation of existing green space and community trust are the defining issues shaping residents' views of the proposals.**

About you

Gender: Are you...

Male	3
Female	3
Non Binary	0
Other	0
Prefer not to say	1

Are you transgender or do you have a history of being transgender?

Yes, I am transgender	0
Yes, I have a transgender history	0
No	4
Prefer not to say	3

Age: what is your age group?

0-15	0
16-24	0
25-34	0
35-44	2
45-54	0
55-64	3
65-74	0
Aged 75 and over	0
Prefer not to say	2

Do you consider yourself to be disabled?

Yes	0
No	4
Prefer not to say	2

Do you have caring responsibilities? (Tick all that apply)

No	3
Primary carer of a child/children (under 18)	0
Primary carer of a disabled child/children	1
Primary carer of a disabled adult (18 and over)	0
Primary carer of an older person	0
Secondary carer (another person carries out the main caring role, (e.g. residential care, a paid carer, another family member)	0
Other	0
Prefer not to say	0

What is your racial or ethnic origin?

Asian or Asian British

Indian	0
Pakistani	0
Bangladeshi	0
Chinese	1
Gypsy, Roma, or Irish Traveller	0
Jewish	0
Other Asian or Asian British background	0

Black, African, Caribbean, or Black British

African	0
Caribbean	0
Black Somali	0
Gypsy, Roma, or Irish Traveller	0
Jewish	0
Other Black, African, Caribbean, or Black British background, please specify	1

Mixed or multiple ethnic groups

There were no responses to this part of the question.

White

English	2
Welsh	0
Scottish	0
Northern Irish	0
Irish	0
British	0
Gypsy, Roma, or Irish Traveller	0
Jewish	0
Other White background, please specify	1

Other white background, please specify:

South American

Arab

There were no responses to this part of the question.

Religion or belief: Are you or do you have...

Atheist/no religious belief	7
Christian	4
Secular beliefs	0
Jewish	0
Muslim	0
Buddhist	1
Hindu	0
Sikh	0
Charedi	0

Sexual orientation: Are you...

Heterosexual	6
Lesbian or Gay woman	0
Queer	1
Prefer not to say	5
Bisexual	0
Gay man	0
All other sexual orientations	0
Pansexual	0
Asexual	0

Housing Tenure

Being bought on a mortgage	6
Owned outright	2
Rented (Local Authority/Council)	3
Rented (Housing Association/Trust)	0
Rented (private)	1
Shared ownership (part rent/part buy)	1
Don't know	1

Next Steps

The Council takes very seriously the feedback it receives from residents and wishes to ensure that it hears from as many local residents as possible and to keep to its commitment to establish a community working group - a group of representative members of the community to act as a sounding board for the process through planning and beyond (if successful) and ensure that voices across the community are informed and heard. Some interest was received at the Stage 2 public events from representatives of the community to be part of such a group, with a particular focus on the new community provision.

To this end it has been decided to conduct some door knocking on the St John's Estate in July 2026 and to hold a Fun Day on 1 August to raise awareness of the development proposals, meet those not yet engaged and to invite people to join the Community working group. The group will consist of representatives from across Cherbury and Crondall Courts both social tenants and leaseholders, they will be paid for their time through Tesco vouchers or similar and potentially other measures to facilitate participation. An inaugural meeting and workshop on the new community provision is planned for early September 2026.

Following this other meetings will be organised as necessary and a Final Exhibition will take place, before an application is submitted to the Hackney Council's Planning Team, where your questions will be answered and the design team will show how the plans have developed, responding to resident feedback.

If you have any questions regarding this project please contact Jonathan Mortimer, Development Manager, at jonathan.mortimer@hackney.gov.uk.