

WELCOME

Berkeley is bringing forward new proposals for Phase 6 as part of a future planning application to complete the Kidbrooke Village Masterplan.

Phase 6 sits in the north western part of the Kidbrooke Village Masterplan and is bordered by the railway line to the north and the Cator Estate to the west.



Planning permission was consented for Phase 6 in 2015. Since then, there has been significant changes in the construction industry with new regulatory requirements. As a result, the consented scheme is no longer deliverable in its current form and therefore a new planning application is being brought forward.

Regulatory Changes

- Enhanced building safety requirements following major reviews of building safety standards
- New fire safety regulations following Grenfell Tower
- Measures to reduce overheating in homes and improve resident comfort
- Higher energy efficiency standards to help reduce carbon emissions and energy use

These changes mean the consented scheme must be updated to comply with current regulations and best practice.

The updated application offers the opportunity to review the approved scheme to ensure it optimises its contribution to meeting London's current housing need.

Phase 6 is the final phase of Kidbrooke Village. The proposals are still evolving, and your feedback will help shape the emerging plans.

PROJECT TEAM

Berkeley
Designed for life

The applicant

Lifschutz
Davidson
Sandilands

Architect

**AVISON
YOUNG**

Planning Consultant

hta

Landscape Architect

steer

Transport Consultant

**Cratus
group**

Communication Consultant

HODKINSON

Energy & Sustainability Consultant

Lanpro

EIA, Ecology & Arboriculture Consultant

KIDBROOKE'S TRANSFORMATION

19 Years of transforming Kidbrooke

It has been 19 years since Berkeley started on site in Kidbrooke. To date Berkeley have delivered over 3,412 homes, over 1,578 of which are affordable, along with enhanced parkland, and new facilities and infrastructure for the community.

As part of the masterplan, Berkeley has delivered a new healthcare centre and community hub, commercial units, and play spaces, alongside enhancements to local roads and an improved train station.



Kidbrooke station and Pegler Square



North Cator Park

COMPLETING KIDBROOKE VILLAGE

OUR PROPOSALS

Phase 6 is the final piece of Kidbrooke Village.

The proposal builds on the original vision while responding to today's needs, creating new homes that fully integrate with the wider community.

Phase 6 will deliver a well-connected, green, sustainable neighbourhood, with landscape at its core. Designed to make the most of the site's potential, it will provide new homes alongside welcoming public spaces, rich biodiversity, and an energy centre to help reduce carbon emissions.



KEY BENEFITS



New high-quality homes

The emerging plans include around 1,400 new homes, with a mix of one, two, three and four-bedroom homes to support a range of households



More green and public spaces

The proposals will extend the green spaces across Kidbrooke Village into Phase 6, creating new areas of green space and play space



Better walking and cycling routes

Improved routes will help connect Phase 6 with the wider neighbourhood and North Cator Park



Low carbon footprint

Reducing Kidbrooke's carbon footprint with a new energy centre

OUR DESIGN-LED APPROACH

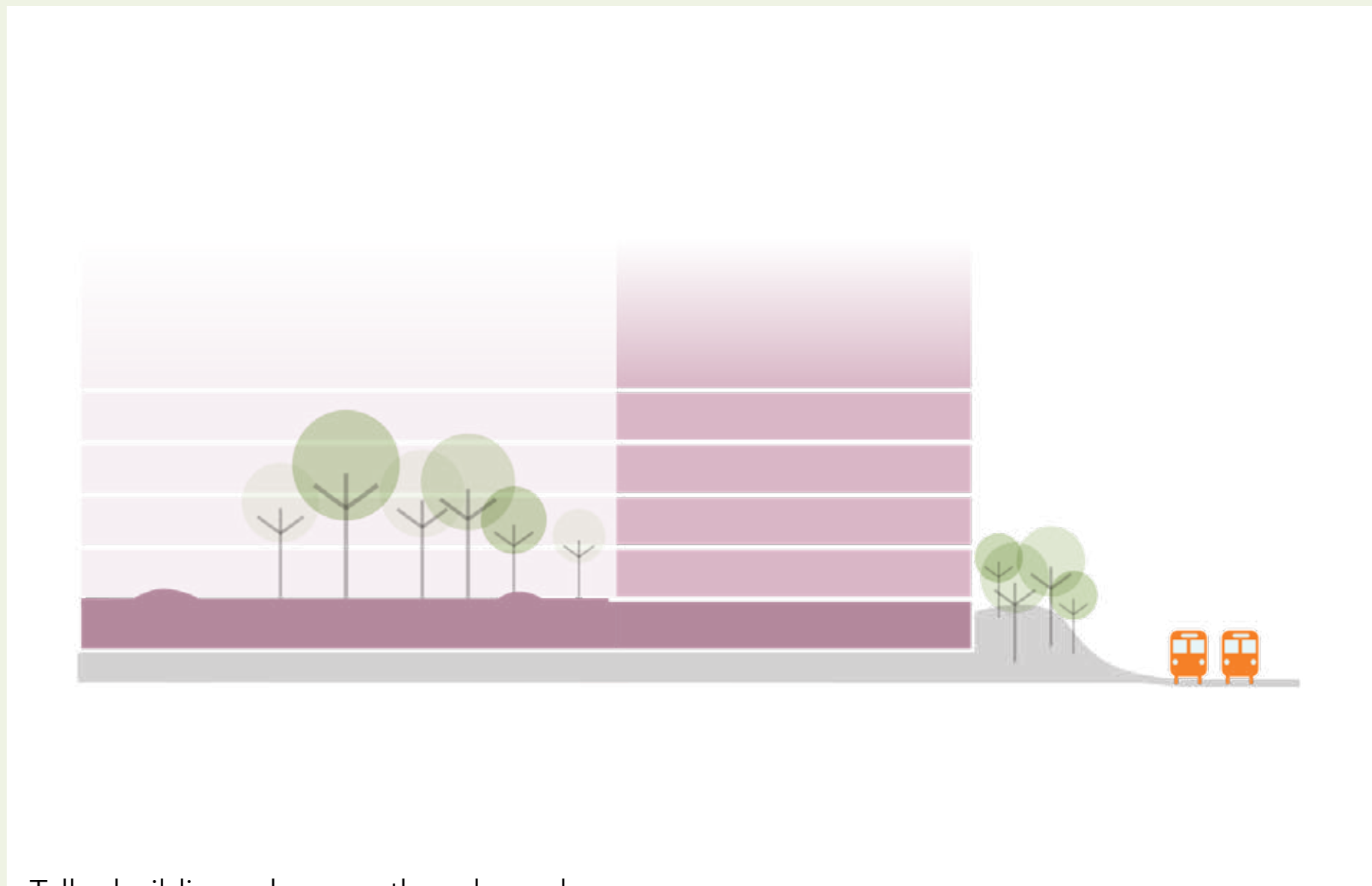
The proposals will deliver a high-quality place to live, with well-designed buildings, attractive public spaces and strong connections.

Making the best use of a well-connected site

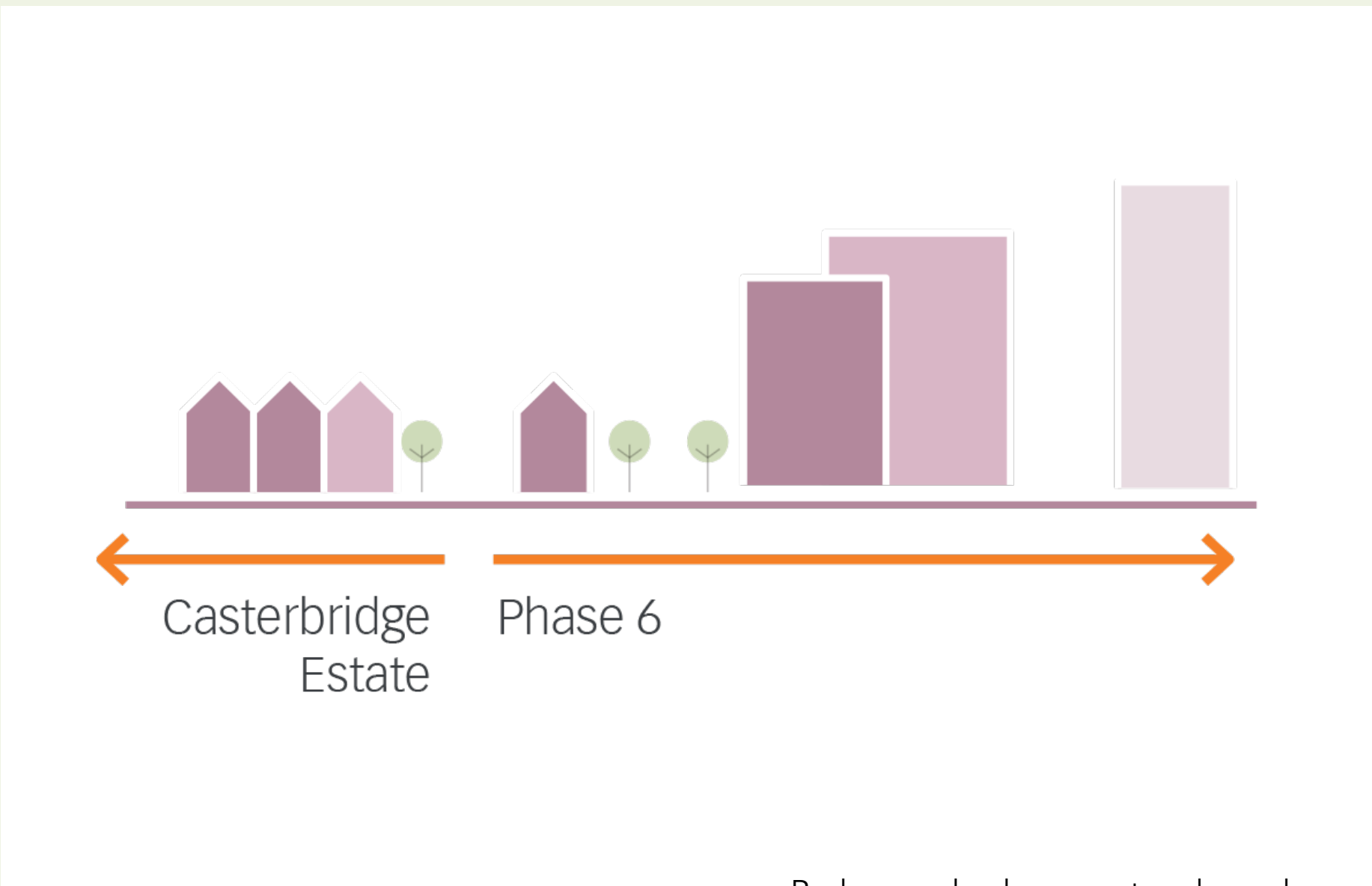
The site provides an opportunity to improve connections between the Cator Estate and Kidbrooke Village centre, integrating this final phase into the wider masterplan.

The layout will create strong relationships between the buildings and the green spaces.

Heights Strategy



Taller buildings along northern boundary



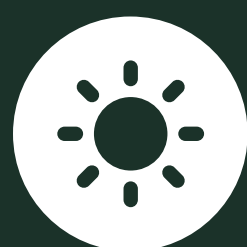
Reduce scale along western boundary

The heights strategy will focus on:

Taller buildings positioned close to the railway line, while stepping down in scale towards established homes and neighbourhoods. This will respond carefully to neighbouring established homes, North Cator Park, Wingfield School and the nearby Blackheath Park Conservation Area.

RESPONDING TO THE LOCAL CONTEXT

The design carefully considers:



Daylight, sunlight and privacy for neighbouring homes



The relationship with the Blackheath Park Conservation Area



Potential noise and vibration from the railway



Walking and cycling routes that are easy to navigate



Access to Wingfield School, North Cator Park and surrounding streets

LANDSCAPING

Building on Kidbrooke's Green Character

Kidbrooke Village is known for its high-quality green spaces, including North Cator Park. However, the site currently has limited pedestrian access, with no clear east-west or north-south routes.

Phase 6 will build on this by delivering new public corridors, improving movement through the site and creating safe and attractive routes between surrounding neighbourhoods, North Cator Park and Kidbrooke Village.

Responses to this consultation will play an important role in shaping the design of the proposals, including the approach to new public spaces, helping ensure they reflect the needs and aspirations of the local community.

LANDSCAPE PRINCIPLES

We are committed to:

-  Creating attractive and usable green spaces
-  Supporting walking and cycling
-  Improving connections to North Cator Park
-  Providing opportunities for play and informal recreation
-  Supporting biodiversity and urban greening
-  Creating safe and welcoming public spaces



Masterplan showing the location of the new public corridor and public space

WHAT WOULD YOU LIKE TO SEE IN PUBLIC SPACES?



Illustrative sketch view looking east along the southern avenue towards the Village Centre



Illustrative sketch view looking west across Cator Park and along the southern avenue

PLEASE USE THE STICKY NOTES TO SHARE YOUR FEEDBACK

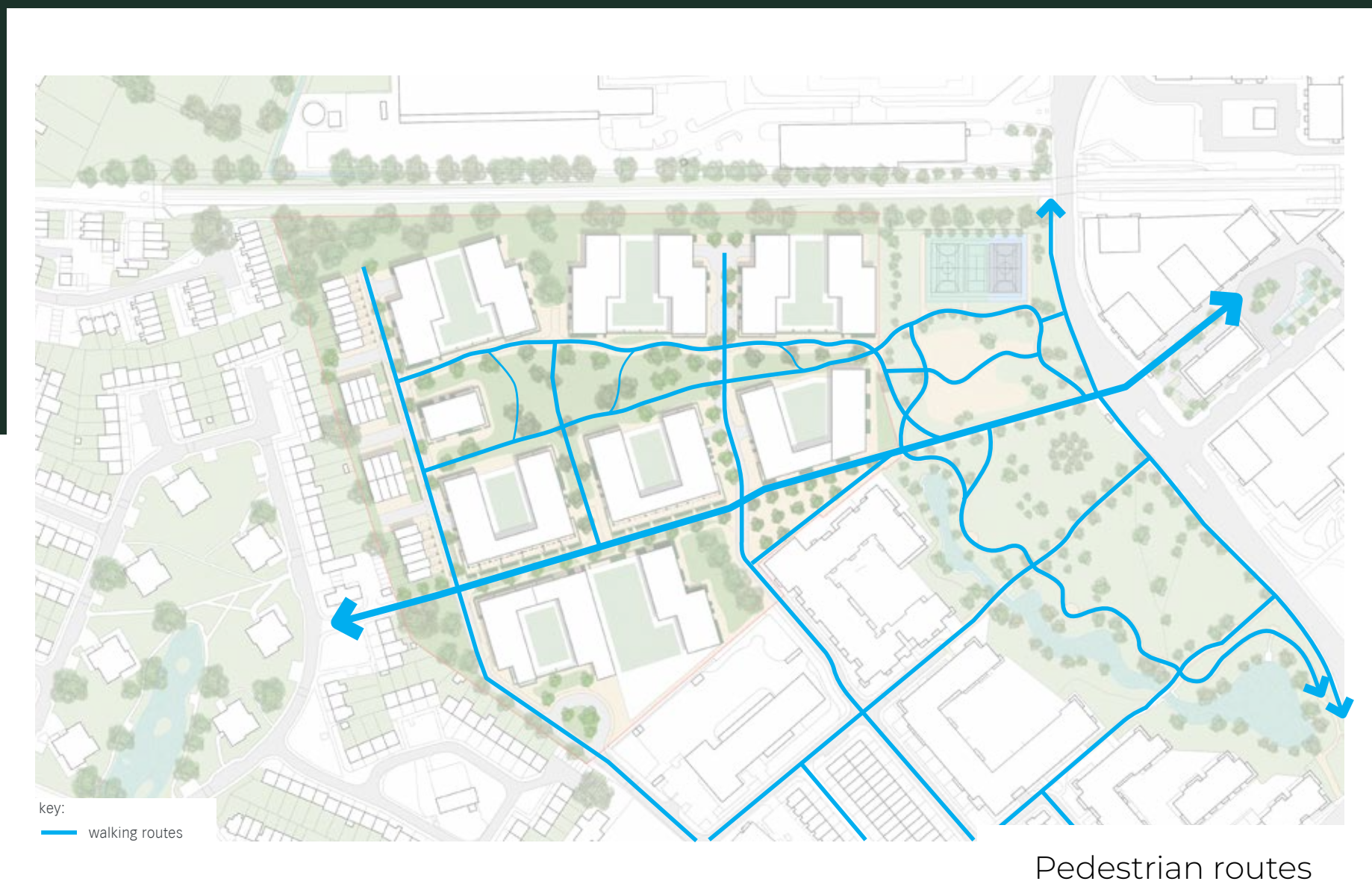
ACCESS, TRANSPORT & SUSTAINABILITY

A well-connected location

Phase 6 benefits from existing access to excellent public transport, walking and cycling routes. Kidbrooke Station is approximately five-minute walk from the site, with services to London Bridge, Charing Cross, Victoria and Waterloo East. The wider area is also served by local bus routes, including the B16 and 178. Building on the wider vision for Kidbrooke Village, Phase 6 will create a well-connected neighbourhood where walking, cycling and public transport are the natural choice for everyday journeys, complemented by car parking where required.

Promoting sustainable travel

Vehicle and pedestrian access will be available from Moorehead Way and Handley Drive, with pedestrian access also available from North Cator Park to the east and the Cator Estate to the west. Parking will be provided, alongside cycle storage to support more sustainable travel choices.



Pedestrian routes



Bus and cycle routes

SUSTAINABILITY

The proposals will be developed in line with current standards and Berkeley's sustainability commitments.

Berkeley's sustainability model combines net-zero carbon ambitions, energy-efficient homes, brownfield regeneration, climate resilience, responsible supply-chain management and transparent reporting.

The company positions sustainability as a long-term business strategy aimed at delivering low-carbon, resilient communities while creating environmental, social and economic value.

In Phase 6, a new energy centre will support the decarbonisation of Kidbrooke Village, helping both the existing community and Phase 6 contribute towards achieving Net Zero.



NEXT STEPS

Thank you for taking the time to view our early proposals for Kidbrooke Village Phase 6.

Your feedback is important and will help shape the plans as the design develops.

TELL US WHAT YOU THINK

You can provide feedback in by:



FEEDBACK FORM

(Fill out a form today or scan the QR code to do it online)



**info@kidbrookevillage
6consultation.co.uk**



FREEPOST CRATUS COMMUNICATIONS

*(no further address details
or stamps required)*



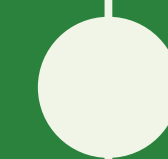
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*(Scan QR code to view our
consultation website)*



0203 026 3229

Please submit your feedback by **11th July 2026** so that we can consider your comments before the next phase of engagement in the autumn.

INDICATIVE TIMELINE



June 2026

First Phase of
public consultation



September 2026

Pop-up Farmers Market



September 2026

Second Phase of
public consultation



January 2027

Planning application
submission

SCAN ME

