

WHAT YOU NEED TO KNOW ABOUT THE UPCOMING REDESIGN OF HOLLOWAY PARK (phases 2 & 3)

Peabody is redesigning the second half of Holloway Park (also known as phases 2 & 3). They intend to submit the redesigned plans to council planners in summer 2025 and at that stage Islington Council will launch a 3-week public consultation. The council has 8 weeks to decide whether it approves or rejects the plans. It can also require conditions or changes to the plans. **Why should this matter to you?** People have the right to participate in decisions that affect their right to adequate housing. Participation must be free and meaningful, and special attention should be given to people with accessibility needs. The **BEST** time to get your views across is...

BEFORE the plans are submitted during the consultation period

This stage should be a time of negotiation and design development so your comments have the greatest chance to make an impact. It is your right to comment on these plans and you can do so on pretty much anything, but to have the most impact, architects advise you to ask yourself these two questions as starting points:

- WHAT DO YOU LIKE OR VALUE?
- WHAT WOULD YOU CHANGE – AND WHY?

Sometimes, design decisions are taken due to the kind of site (such as size or whether it is on a slope), or planning policy. But sometimes they are made because the people on the design team don't have the lived experience of the local community. Now is your opportunity to highlight that experience to them and hopefully have a tangible impact on design development. You can do this by:

- **Contacting councillors directly**

You can email them, or attend a local councillor surgery.

- **Attending Peabody's consultations**

They are planning two consultations (starting in March 2025) and some workshops, including one on the safety of women and girls. Email us to get dates and locations at plan4holloway@gmail.com

USEFUL CONTACTS

Tufnell Park Councillors:

Tricia.Clarke@islington.gov.uk

Gulcin.Ozdemir@islington.gov.uk

Satnam.Gill@islington.gov.uk

You can also attend an in-person surgery on the 2nd Saturday of the month from 11am – 12 noon at the Cat & Mouse Library, 277 Camden Road, N7 0QW.

The venue is wheelchair accessible.

There are no surgeries in August or on Bank Holidays.

Deputy Leader of the Council & planning lead:

Santiago Bell-Bradford

Santiago.BB@islington.gov.uk

Community Plan for Holloway

Email: Plan4holloway@gmail.com

Website: plan4holloway.org

Instagram, X, Facebook, Next Door:
[@plan4holloway](https://www.instagram.com/plan4holloway)

AFTER the redesigned plans are submitted to the Council's planning team

Once the application has been submitted, two things need to be decided by the Council and approved by council officers:

- Whether to approve the design proposal
- And if so, what – if any – conditions to add to it.

After the 3-week consultation is finished, the council officer (planner) overseeing the application will complete a report for the planning committee. However, in the report, council officers are **only** allowed to include comments received on matters that are **material planning considerations**.

It is best that when you make a comment, you try to name the specific consideration to make it very clear – and also ensure that your response is in your own words.

Important: issues such as the negative effect on the value of properties, construction noise or party-wall issues are not seen as material considerations as they fall under other types of legislation, not planning.

And remember to be very clear in your response to the planning application whether you would like the council to reject, approve, or approve it with conditions.

Comments on planning applications can be submitted via Islington's website, at <https://planning.agileapplications.co.uk/islington>, or scan the QR code below to go to the site.



You can also email your comments, referencing the application number, to planning@islington.gov.uk

What are material planning considerations?

A material consideration is any planning-related matter which is part of planning policy/law. For example:

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking
- Highway safety
- Traffic & Noise
- Effect on listed buildings and conservation area
- Layout and density of building
- Design, appearance and materials
- Not following Government policy
- Not following the Local Development Plan
- Not following previous planning decisions (including appeal decisions)
- Nature conservation

Community Plan for Holloway (CP4H) is an independent coalition of groups and residents working to ensure the needs of the local community are at the heart of the redevelopment of the former Holloway Prison.