



## Understanding and influencing future development on estates in Southwark

March 2021, by Planning Aid for London (PAL)

This handout is part of the online workshop 'Understanding and influencing future development on estates in Southwark'. Planning Aid for London delivered the workshop in collaboration with Southwark Group of Tenants Organisation (SGTO) and Southwark Law Centre (SLC). Read about the workshop [here](#).

### What is happening in Southwark?

- Southwark council are building new council homes in and above buildings on some estates in the borough
- Find out if new homes are planned on your estate by looking [at this list](#) or [this map](#).
- You have a right to be consulted on planning applications and plans that affect you.
- Planning decisions should promote equality – protected groups must be considered.
- You can seek to influence the process by commenting on different aspects of planning applications and respond to consultations – Planning Aid London (PAL) can help you do this.
- Planning is only part of the story: organise, campaign and create to spread the word. Southwark Group of Tenants Organisation (SGTO) can help.

### What do you find in this document?

Below you can find a list of webpages, organisations and contact details which you can use to find more information about planned development in your area. Links to guides, articles and organisations that have more information about the planning system and your rights in it have also been included.

This document was created following the online workshop Understanding and influencing future development on estates in Southwark (read more about the workshop [here](#)). The document refers to presentation slides from the workshop.

## Organisations to contact

**Planning Aid for London (PAL)** – for further advice about planning, development and building work in your area.

**Telephone:** 030 0772 9808

**Email:** [info@planningaidforlondon.org.uk](mailto:info@planningaidforlondon.org.uk)

**Website:** <https://planningaidforlondon.org.uk/>

**Twitter:** @Planaidlondon

**Southwark Group of Tenants Organisation (SGTO)** – for further help with setting up a Tenant and Resident Association (TRA)

**Telephone:** 020 7639 6718

**Website:** [https://www.sgto.org.uk/wp\\_sgto/](https://www.sgto.org.uk/wp_sgto/)

**Southwark Law Centre** – for further help with understanding your rights.

**Email:** Harpreet.aujla@southwarklawcentre.org.uk

**Website:** <http://www.southwarklawcentre.org.uk/>

**Twitter:** @SouthwarklawCen

**Southwark Planning** - General planning advice from Southwark Council.  
Southwark Planning Department

**Email:** [planning.enquiries@southwark.gov.uk](mailto:planning.enquiries@southwark.gov.uk)

**Telephone:** 020 7525 5403

## Resources you can use to learn about planning

**Planning Aid for London** – First Aid for Planning Guides: a series of guides that explain the basics of the planning system.

<https://planningaidforlondon.org.uk/planning-library/our-guides/>

**Planning Portal** – an introduction to the planning system.

<https://www.planningportal.co.uk/info/200127/planning>

**Material considerations** – a list of what the council takes into account when deciding on a planning application.

<https://www.planningportal.co.uk/faqs/faq/4/what-are-material-considerations>

**Right to Light Guidance** – a guide that explains what the right to light is and what it might mean for you.

<https://www.ricsfirms.com/media/1194/rics-consumer-guide-right-to-light.pdf>

More information from Southwark Council

Find your local **Ward Councillor**:

<http://moderngov.southwark.gov.uk/mgFindMember.aspx>

Your Ward Councillor can give you advice and should represent your views to the council.

**Rooftop homes** – a paper that gives offers background information on the council's new homes programme (see Slide 5: What is happening in the borough and why?).

<http://moderngov.southwark.gov.uk/documents/s84625/Appendix%201%20DRAFT%20Rooftop%20Homes%20Guide.pdf>

The **accompanying report** from the Cabinet meeting at Southwark Council.

<http://moderngov.southwark.gov.uk/documents/s92692/Report%20-%20Addition%20of%20Roof%20Top%20Home%20dev%20oppo%20to%20NHP.pdf>

Read how you set up **alerts for planning applications** and consultations in your area, and can search for planning applications for development (see Slide 19: What are your rights?)

<https://www.southwark.gov.uk/planning-and-building-control/planning-applications/planning-register-search-for-view-and-comment-on-planning-applications>

Learn about Southwark's approach to **community involvement** (see Slide 19: What are your rights?)

<https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/consultation-and-updates/statement-of-community-involvement>

Go to Southwark's **Consultation Hub** and find current consultations you can respond to (Slide 22: How to influence the process)

<https://consultations.southwark.gov.uk/>

Learn about **Tenants and Residents Associations** (TRA) (Slide 22: How to influence the process)

<https://www.southwark.gov.uk/housing/housing-getting-involved/tenants-and-residents-associations-tras/what-are-tras-and-how-to-set-one-up>

View and comment on **planning applications** (Slide 28: How to comment on applications?)

<https://www.southwark.gov.uk/planning-and-building-control/planning-applications/planning-register-search-for-view-and-comment-on-planning-applications>

What are the rules around **construction hours**?

<https://www.southwark.gov.uk/environment/environmental-protection/construction#:~:text=Noisy%20working%20hours%20in%20Southwark,and%20Bank%20Holidays%20no%20works>

**Examples** of how Southwark Council has done community consultation

1. Community brief at Creasy Estate

[https://consultations.southwark.gov.uk/housing-community-services-department-community-engagement-team/leroy-street-creasy-estate/supporting\\_documents/200825creasyestatecommunitybrieflyerfinal..pdf](https://consultations.southwark.gov.uk/housing-community-services-department-community-engagement-team/leroy-street-creasy-estate/supporting_documents/200825creasyestatecommunitybrieflyerfinal..pdf)

2. Meet the team at Leroy Street

<https://consultations.southwark.gov.uk/housing-community-services-department-community-engagement-team/leroy-street-garages-proposed-homes/results/12nov20leroystmeettheteameventfinalissued.pdf>

Further reading

Blogs on upward development and extensions

<https://www.penningtonslaw.com/news-publications/latest-news/2019/when-the-sky-is-the-limit-understanding-upward-development>

An essay on what community-led regeneration could look like

<https://www.uclpress.co.uk/products/125696>

An overview of estate regeneration across London

<https://estatewatch.london>

Help service for people with concerns about the structure of their building  
<https://fixmyblock.org/>

Guides by the Friends of the Earth that explain different aspects of planning from the perspective of a community group. Learn more about your rights in planning.  
<https://friendsoftheearth.uk/system-change/guide-community-rights-environment-and-planning-laws>

Or have a browse of Planning Aid for London's planning library on their website [here](#).

### Who is Planning Aid for London?

Planning Aid for London provides free advice and training on town planning to people and community groups who want support. We work with people so they can get involved in decisions about their neighbourhoods. We work on topics such as housing development, estate regeneration and high streets, so people have a say in the future of their area.



### Want further help?

Find more information on our [website](#) or contact us at:  
[info@planningaidforlondon.org.uk](mailto:info@planningaidforlondon.org.uk)  
030 077 29 808  
Follow us @Planaidlondon

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