Open Agenda

Planning Committee (Major Applications) A

Tuesday 7 July 2026
6.30 pm
Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Supplemental Agenda No.1

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Webpage: www.southwark.gov.uk

Date: 7 July 2026

Agenda Item 7

Meeting Name:	Planning Committee (Major Application A)
Date:	7 July 2026
Report title:	Addendum Report
Ward(s) or groups affected:	London Bridge and West Bermondsey
Classification:	Open
Reason for lateness (if applicable):	Late representations and corrections
From:	Director of Planning and Growth

PURPOSE

1. To advise members of clarifications, corrections, consultation responses and further information received in respect of the following items on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken into account in reaching the stated recommendation.

RECOMMENDATION

2. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

3. Late observations, consultation responses, information and/or revisions have been received in respect of the following items on the main agenda:

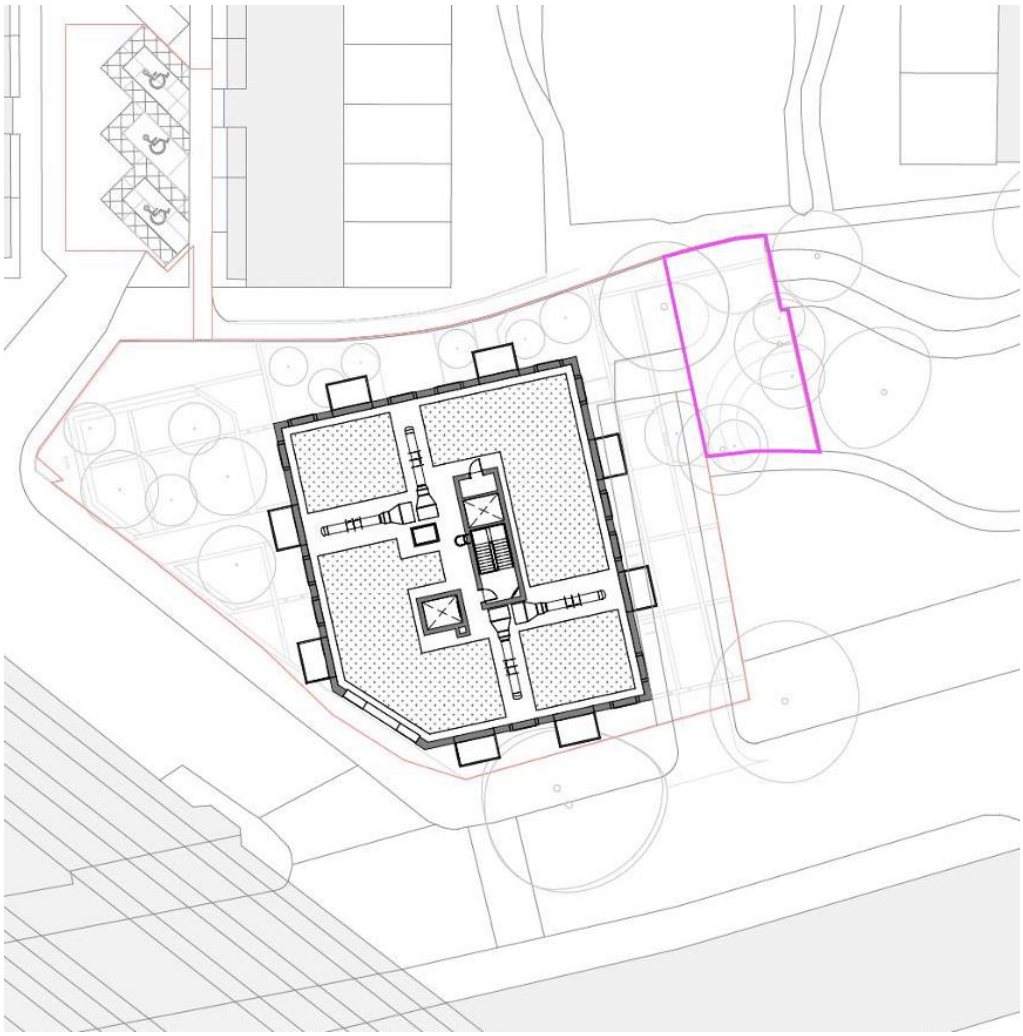
ITEM 7.1: 26/AP/0096- 177 Abbey Street, SE1 2AN

Additional comments

Arnold Estate Tenants and Residents' Association

4. The Arnold Estate Tenants and Residents' Association have provided a supplementary note on the officer report which has details a number of inaccuracies, that need to be corrected. These are about the how land belonging to the Arnold Estate has been represented in the report, either as 'public open space', 'public realm', 'publicly accessible space' or 'open to the general public on a 24/7 basis'. Officers whish to correct this and confirm that the part of the red line boundary which includes communal land of the Arnold

Estate is not public space but part of their estate. The area of communal land belonging to the Arnold Estate that is included in red line for this application, for improvement works, is 138sqm with the public open space within the control of the applicant being 712sqm. The area that is within the Arnold Estate that would be improved by this scheme but would remain part of their estate and is outlined in blue below:



5. The TRA have provided a table of the inaccuracies which is reproduced below:

Para			Section of report	Inaccurate term used	What the space actually is
7			Executive summary	Landscaped public open spaces surrounding	Private communal land of Arnold Estate and landscaping around the new building
10			Executive summary	Public open space offering of 850 square metres	Includes Arnold Estate communal hardstanding — not public open space
11			Executive summary	Set within high quality public realm	The eastern space is part of Arnold Estate, not public realm
15			Summary table	Public Open Space: 0 → +850 sq. m (+850 sq. m)	The space already exists and belongs to the estate — this is not new provision
27			Site description	Area included within the redline boundary [to improve]	Arnold Estate communal land. Residents asked for it to be greened, not incorporated into the application

38			Details of proposal	Publicly accessible open space of 850 sqm	Includes Arnold Estate land — not public space
130–133			Residential amenity	Communal amenity/public open space [used to offset 721 sqm private balcony shortfall]	Arnold Estate land being used to satisfy the developer's own policy obligations
135			Residential amenity	850 sq m of communal external amenity open space	Includes Arnold Estate land not owned or controlled by the developer
136			Residential amenity	Further amenity space is provided to the immediate east of the site	This is Arnold Estate communal space — it is not the developer's to provide
215			Landscape contribution	Series of spaces that are publicly accessible	Implies the eastern estate land is publicly accessible — it is not
223			Tall building assessment	Public realm at grade covering 850 sq. m / publicly accessible realm commensurate with height	Arnold Estate land used to justify an exception to tall building policy — it cannot legitimately do so
290			Public realm section	Circa 850 sq. m of onsite public open space	Includes Arnold Estate land, which is not onsite and not public open space
291			Public realm section	Site area enlarged to include square area of hard landscaping between site and Arnold Estate	The only accurate paragraph — but it contradicts the description used everywhere else
293			Public realm section	850 sq. m of 24/7 free-to-access public open space	Arnold Estate communal space is not free-to-access for the general public — it is Arnold Estate land
295			Public open space adjoining the site	Area of existing public open space [to be enjoyed by residents of surrounding buildings]	This is Arnold Estate communal green space. It is not public open space. Residents of surrounding buildings have no right to it and do not pay for its upkeep
297			Character Area 1	Connection route to the public open spaces to the east	The eastern space is Arnold Estate land — not a public open space
299			Character Area 3	Existing hardstanding will be converted into a new public open space	This hardstanding belongs to the Arnold Estate and is not available for ‘conversion’ by the developer
303			Conclusion on public realm	High-quality public realm offer open to the general public on a 24/7 basis	The Arnold Estate land included in this offer is not open to the general public — it is private communal land
304			Conclusion on public realm	Vibrant and attractive publicly accessible realm	Includes estate land that is not publicly accessible
332			Healthy Streets conclusion	Relationship between the development and existing open space to the east	Describes Arnold Estate land as if it is a public amenity for the development to connect to
475			Equalities Impact Assessment / benefits	Improvements to the adjacent public open space	The adjacent space is Arnold Estate communal land — characterised as public open space to inflate the benefit claimed
479			Planning balance / conclusion	High quality hard and soft-landscaped new public realm	Repeats the same mischaracterisation in the final summary presented to the Planning Committee

6. The summary table at paragraph 15 should say that 712sqm of should public realm would be delivered by the scheme instead of the 850sqm referenced.

7. P15 of the Southwark Plan and D6 of the London Plan set out the residential design standards for those policy documents and include requirements for communal and private outdoor amenity space for dwellings. The officer report says that there would be 850sqm outdoor amenity space resulting the communal amenity space requirement being exceeded by 79sqm. This would in reality be a shortfall of 59sqm because land within the Arnold Estate cannot

be counted towards this provision. The assessment in the residential amenity section stands as the overall provision of external amenity space for future residents would remain good despite them not having a right of access to land within the Arnold Estate.

8. The assessment against the tall buildings policy in the Southwark Plan and London Plan is not materially altered by this error with the proposal still having a positive relationship with the public realm with new trees and as positive pedestrian experience. Similarly, the policy assessment in for landscaping, public realm, transport and healthy streets is not materially altered by this error.

9. The conclusion reached in paragraph 475 of the report is maintained with the land belonging to the Arnold Estate being outwith the area of public realm this scheme would deliver.

Support from the Strategic Director of Children's and Adults' Services

10. The Strategic Director if Children's and Adults Services has written to support the application saying:
"We are immensely grateful to colleagues in Sustainable Growth for bringing forward these exciting plans for Keyworker Housing in the borough – it is very much needed. In particular, the recruitment and retention of Social Workers, Occupational Therapists and Teachers is hugely challenging and this has a direct impact on the residents of Southwark and hinders our ambitions to deliver the very best for them. We have consistently heard back from staff and Trade Unions that Keyworker Housing would make a real difference; and our sector and specialist HR advice confirms this view. Approving this Keyworker Housing scheme would directly support the Council's commitment to our residents to deliver high quality and safe social care, and a good education for the children growing up in our borough. I fully endorse the scheme at 177 Abbey Street, SE1 and sincerely hope that the Planning Committee are able to approve it."

Other corrections and clarifications on the main report

11. Paragraph 451 of the committee report says that the playspace contribution is £10,000. This should be £37,830 so the total financial contribution would be £134,471. The playspace contribution will be used to for improvement works to the Arnold Estate Playground.

12. The financial contributions are:
    - Administration, Compliance and Submission fees £20,000
    - Carbon Green Fund Contribution £66,332
    - Children's Play Space Contribution £37,830
    - Compliance and monitoring of tree protection £4,675
    - Delivery and Servicing Management Plan inc. fee £,2,790
    - Travel Plan inc. monitoring fee £2,790

Additional recommendation

13. The details of the management of the community facility will be subject to a separate community consultation process. It is recommended that the committee include an informative on any planning consent that the Arnold Estate TRA be involved in these discussions, including how they can have meaningful access to the facility.

Conclusion of the Director of Planning and Growth

14. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report and completion of a s106 agreement.

REASON FOR URGENCY

15. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the Planning Committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting.

REASON FOR LATENESS

16. The new information and corrections to the main reports and recommendations have been noted and/or received since the committee agenda was printed. They all relate to items on the agenda and members should be aware of the comments made.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Resources Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403

Welcome to Southwark
Planning Committee A
Majors
7July 2026

MAIN ITEMS OF BUSINESS

Item 6.1 – Lavender Pond and Nature Reserve

Item 6.2 - 177 Abbey Street, SE1 2AN



Councillor (Chair)
Kath Whittam



Councillor (Vice Chair)
Richard Livingstone



Councillor John Batteson



Councillor Fatmata Bah



Councillor Adam Hood



Councillor Richard Taylor



Councillor Bill Williams

Item 6.1

Release of funds totalling **£194,670.34** for Lavender Pond and Nature Reserve Public Open Space improvements.

These funds comprise accrued Section 106 financial contributions paid to the council under the terms of the legal agreements relating to the planning applications listed in the table below.

Planning application reference no.	Type	Account number	Address	Amount
14/AP/3540	Public Open Space, Children's Play Equipment and Sports Development Contribution	784	265 Rotherhithe Street, SE16 5HW Quebec Industrial Estate, Quebec Way, SE16	£75,579.60
11/AP/2565	Public Realm Improvements Contribution Community Facilities	616	265 Rotherhithe Street, SE16 5HW	£97,175.04
14/AP/3540	Play, Children's Play Equipment and Sports Development Contribution	784	562 Rotherhithe Street, SE16 5EX	£10,817.41
18/AP/3420		920		£11,098.29
Total				**£194,670.34**

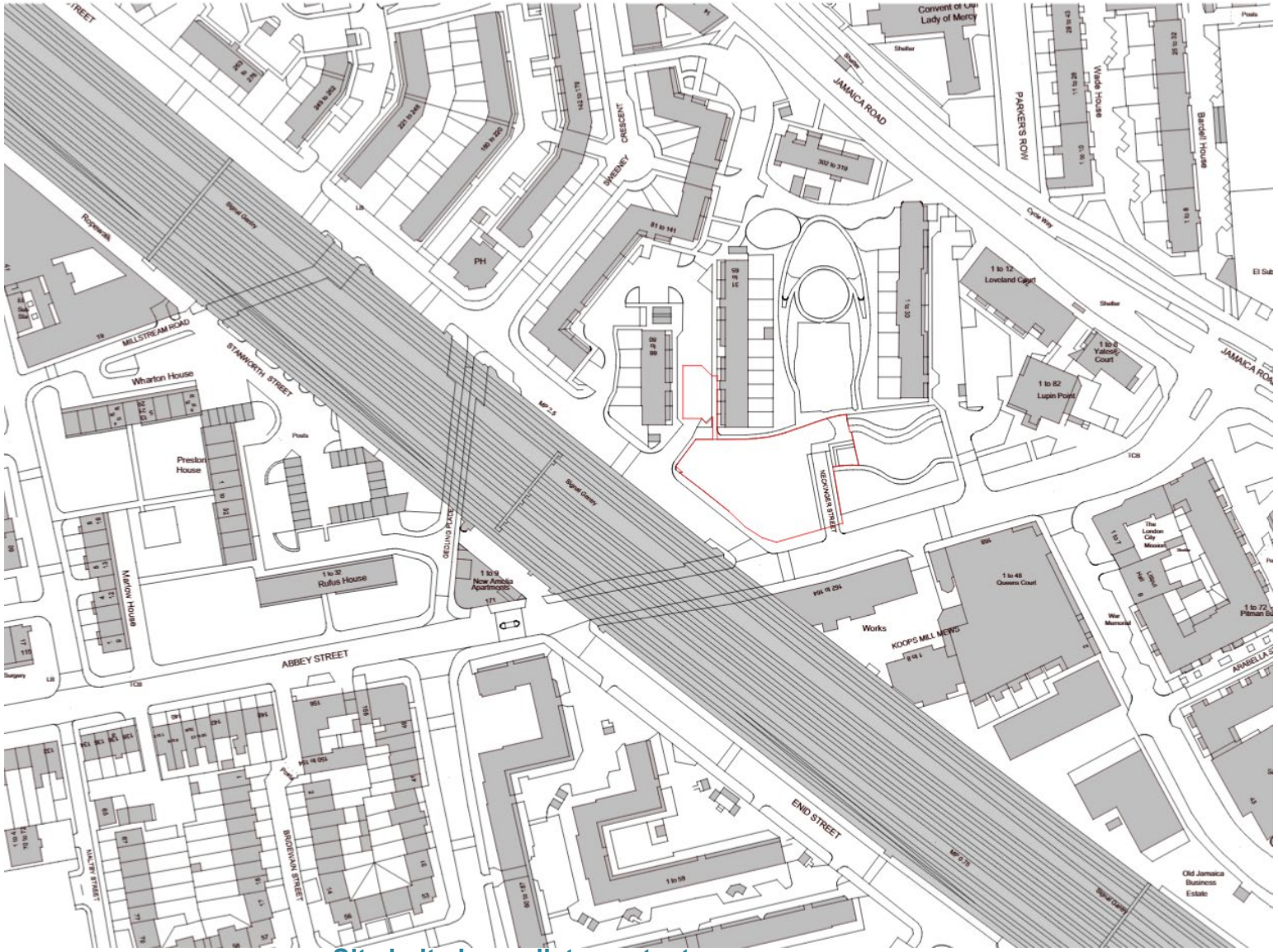


Item 6.2 – 26/AP/0096

177 Abbey Street, London, Southwark, SE1 2AN

Full planning permission for:
Redevelopment of the site to provide a tall building comprising a community facility on ground and first floors and keyworker homes above; disabled car parking, cycle parking, refuse storage, mechanical plant and associated hard and soft landscaping.

Site location



Site in its immediate context

Site location

SITE AREA

0.17 hectares

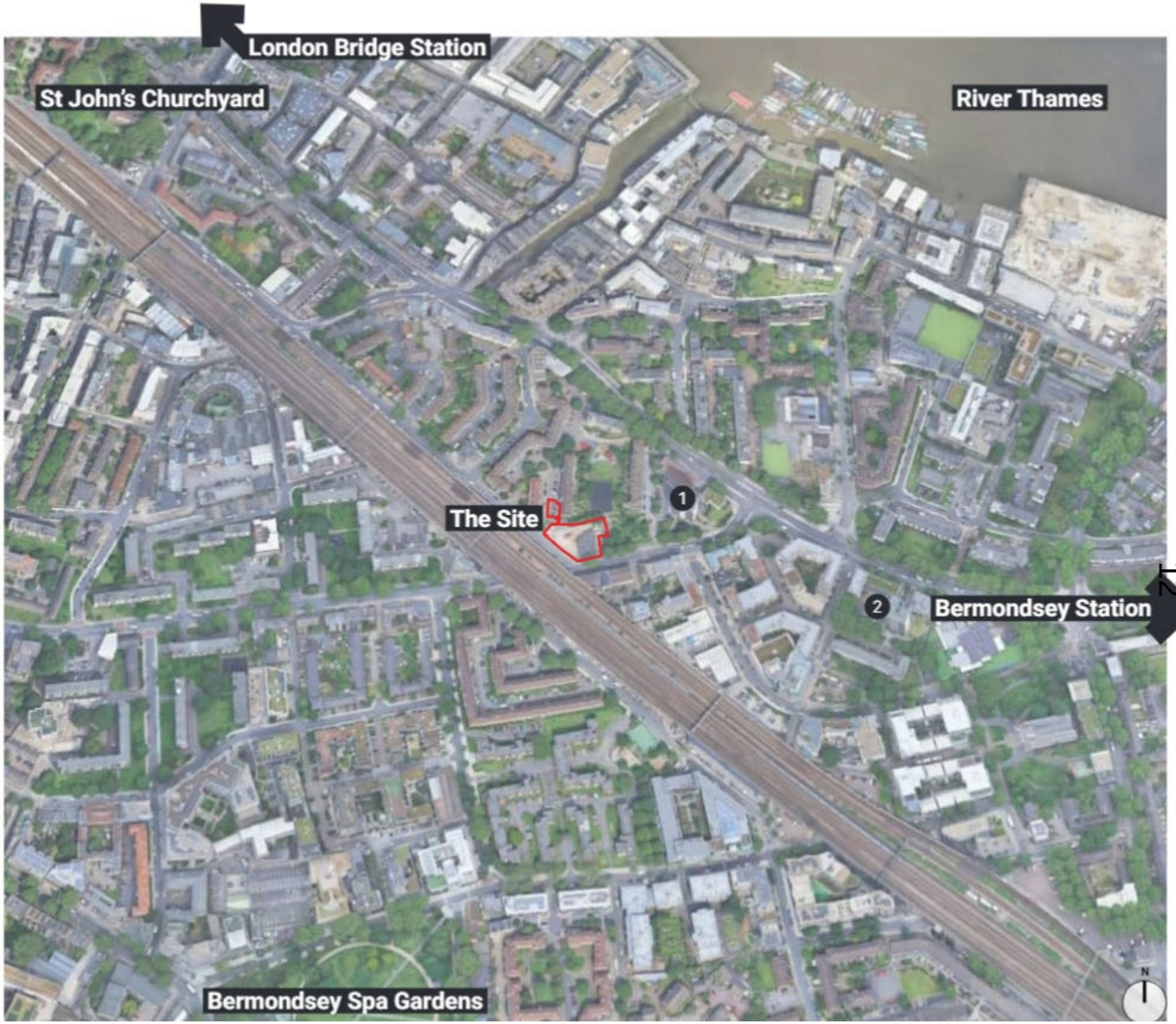
BOUNDED BY

N: Arnold Estate

S: Abbey Street

W: Druid Street

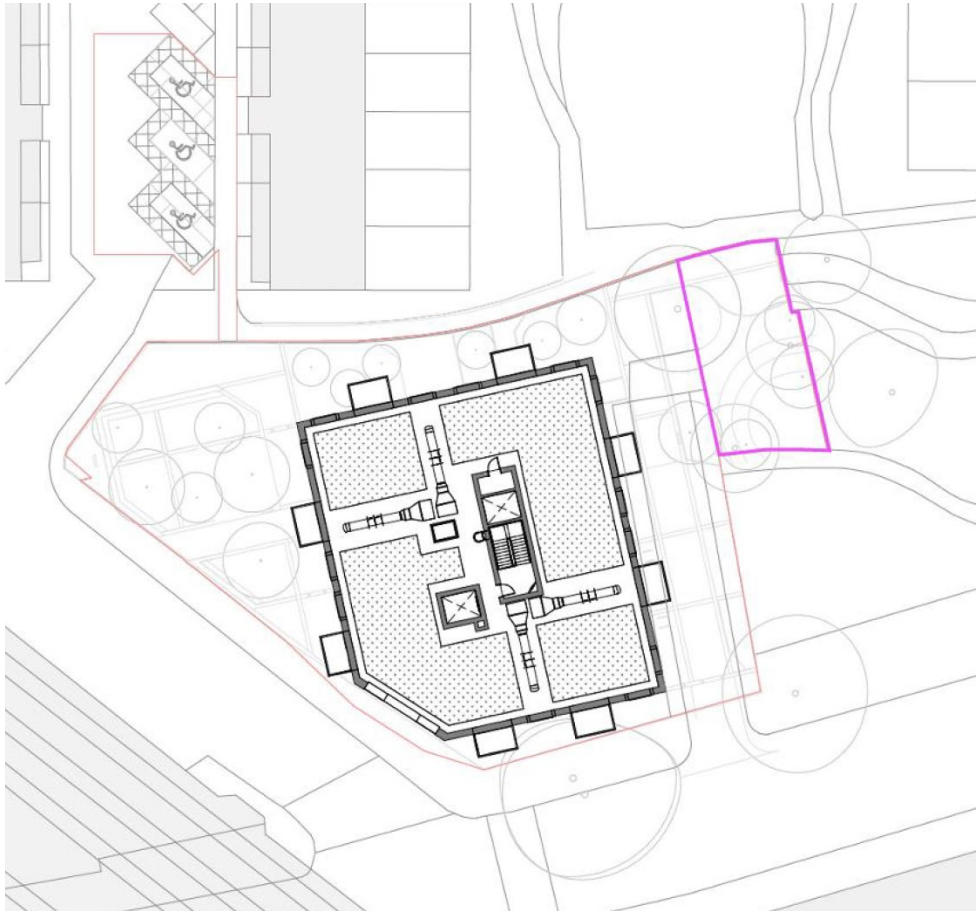
E: Arnold Estate Open Space



Clarifications regarding open space

Clarifications

- The public open space within the application site amounts to 712sqm
- The improvements to the Arnold Estate space amounts to 138sqm, highlighted in purple to the east of the site



How it came about?

Plan form

- Residents requested improvements to the existing hardstanding area to be improved through soft landscaping.
- Its inclusion was to facilitate the enhancement works and therefore provide a local benefit to the immediate area.



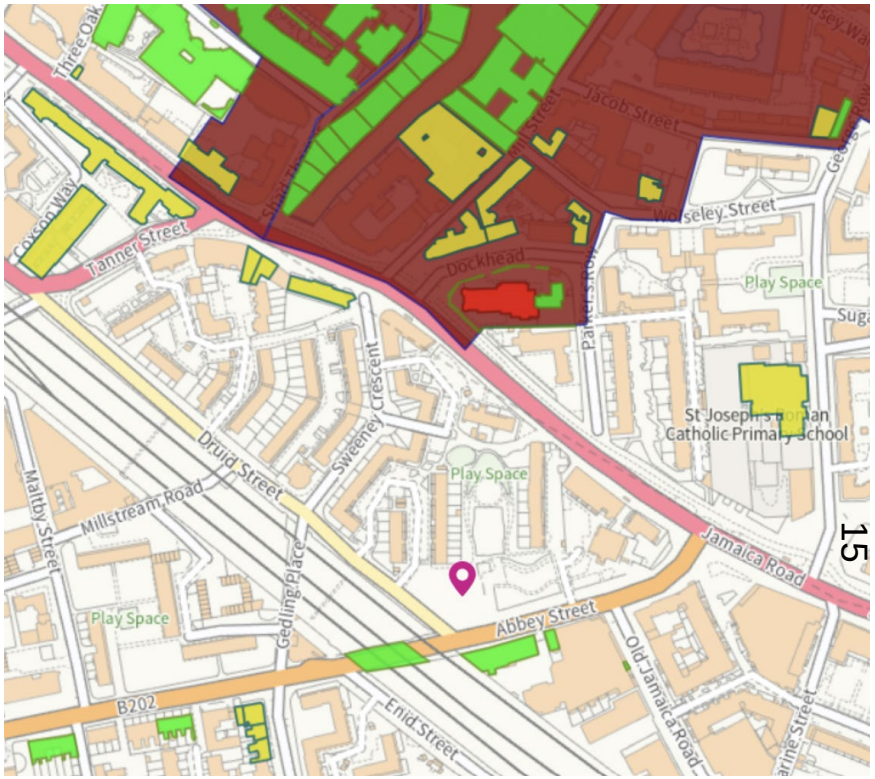
Key policy designations

- The site is within:
  - Bermondsey Area Vison AV.03; and
  - Flood Zone 3 (in an area benefitting from flood defences).

- The site does not include any statutory listed structures and is not in a conservation area; however, the Neckinger Mills Grade II listed building is located to the direct south of the site.

- The site does not fall within any London View Management Framework protected strategic views.

- Current PTAL rating of the site is 4.



Overview of the proposal

USES	Quantum
Keyworker affordable (100%) homes (Class C3)	**152**
Community Centre	**279sqm**

DESIGN	
Building height	**21 storeys** (70.25 metres AOD)
Types of keyworker units	**19** (12.5%): studios **19** (12.5%): Wheelchair units **57** (37.5%): 1 bed 2 person units **57** (37.5%): 2 bed 3 person "Two-dio" rooms (two private bedrooms sharing a central kitchen space)



Other Information
95 of 152 (62.5%) units are dual aspect **0.43** Urban Greening Score **712sqm** of publicly accessible open space **78%** Carbon Savings

Keyworkers: Who are they?

MAYOR OF LONDON

The Southwark defined list of keyworkers are:

- Teachers/teaching assistants (from non-fee charging schools);
- Social workers, educational psychologists and therapists delivering services for the council;
- Nurses, doctors, and other clinical staff employed by NHS;
- Firefighters; and
- Police officers/Police Community Support officers (PCSO).

Planning and Housing Practice Note on Key Worker Living Rent homes

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Keyworkers: Eligibility Criteria

- The whole household (which can be formed of two or more unrelated households or sharers) must not have a combined gross income exceeding £100,000; and must not have a combined income of less than £26,000.
- These income thresholds are in line with the current household income parameters set by the GLA for KWLR. thresholds will be amended in accordance with any changes to the KWLR thresholds;
- The members of the household must be in one of the defined occupations mentioned above; and
- Members of the household must not be an existing homeowner.

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- Importantly, the scheme will be retained as keyworker accommodation in perpetuity.

New Community Centre

Facts

- New 279sqm community centre over ground and first floor
- Double height community space along Abbey Street frontage
- The double height space allows for versatility to host a variety of events
- The community centre has been designed conscious of the needs of individual residents, and its flexibility means that, small local societies, groups and resident organisations could make use of the facilities
- Community facility is leased back to the council as Shell and Core at peppercorn rent
- Council will initiate a community led process to select an operator







Materiality

Facts

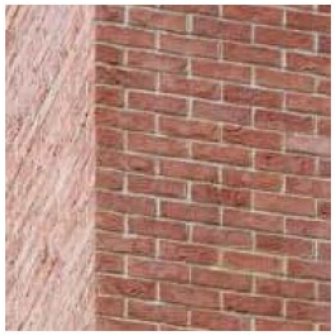
- a light red brick with a slightly darker red brick used for the window surrounds, base and top detailing;
- a contrasting blue brick is proposed to highlight the building chamfer, community centre openings, residential entrance and recess below windows;
- warm red metalwork is proposed to the entrances for the community centre and residential aspect of the scheme; and,
- a combination of red metalwork and grey/blue metalwork to the balconies.

Proposed Material Palette

Light Red Brick



Red Accent Brick



Blue Accent Brick



Warm Red Metalwork
(Community Centre and Residential Entrance)



Red Metalwork
(Balcony Metalwork Tone)



Grey/Blue Metalwork
(Balcony Metalwork Tone)



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Elevations

South Elevation



East Elevation



Elevations

North Elevation



West Elevation



Tall Building

Facts

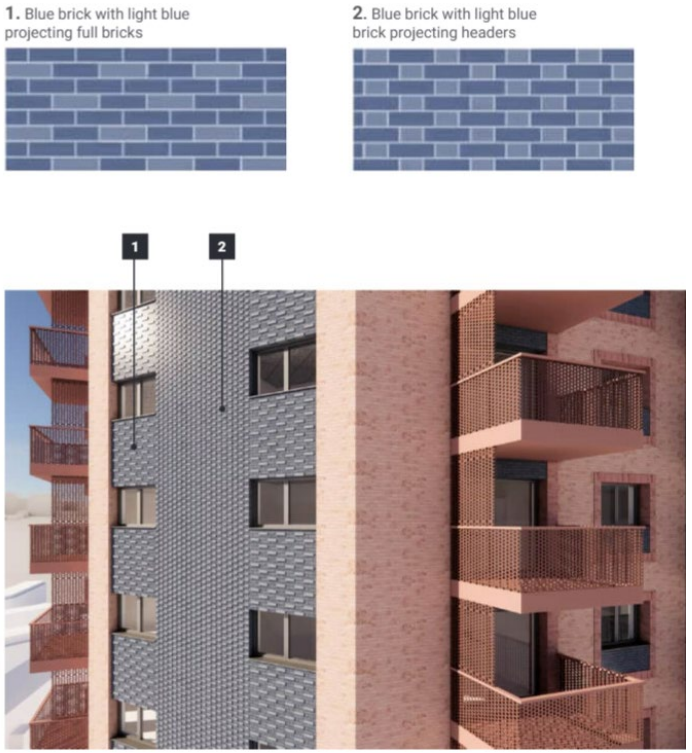
- 21 storey height proposed, broadly in line with the heights of existing tall buildings in the locality, Casby House, and Lupin Point
- Proposal would form a cluster with the existing buildings within the vicinity
- The site does not sit within any of the London View Management Framework (LVMF) views (incl. consultation zones)
- The tall building location will work within the local context to landmark the new community centre



Chamfered Corner

Facts

- The chamfered corner was created following advice during pre-app discussions
- Officers sought a defined entrance for the Community Centre, alongside a striking composition when emerging from underneath the railway viaduct
- The chamfered corner is created with the light red brick cut away and the blue brick revealed behind.
- The blue brick of the chamfer is given further texture with
- projecting brickwork in a lighter toned blue.





Heritage

Facts

- For the most part, the appearance of the development within the heritage setting is generally benign, being marginally visible or at most forming a minor incursion.
- The most affected heritage asset due to its location, is the Neckinger Mills building, directly south of the site
- The proposal would largely block out the view of the main façade when approaching from Druid Street.
- The harm to this asset is determined to be less than substantial, with the public benefits of providing 100% keyworker homes outweighing the less than substantial harm





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Quality of Accommodation



Facts

- 8 units per floor
- 95 units dual aspect, 5 units on each floor
- No north facing single aspect unit
- Private balconies serve 149 of 152 units
- 3 units fronting Abbey Street from floors 2-4 have Juliette Balconies as the London Plane Tree on Abbey Street is retained.



Publicly accessible open space and landscape

Facts

- 712sqm of publicly accessible open space
- Building setback on all sides to provide increased permeability moving past and through the site.
- Hard, soft landscaping (including Rain Gardens) incorporated around entrances and along northern edge.
- UGF score of 0.43







Trees

Facts

- London Plane Tree on Abbey Street retained
- 6 trees to be removed comprising; 5 Category B, and 1 Category C tree
- 16 new trees will be planted
- New trees will have a minimum girth of 14-16cm demonstrating a significant uplift in tree cover on site.

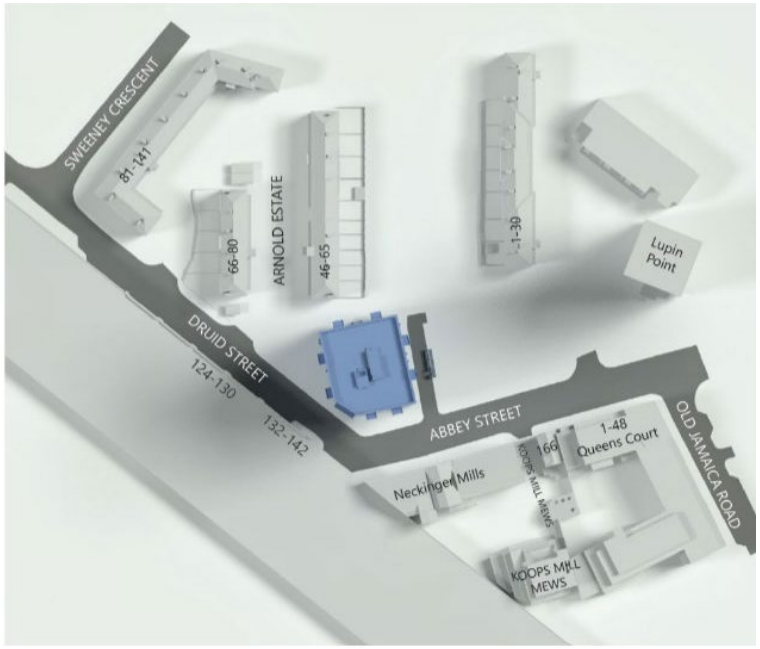


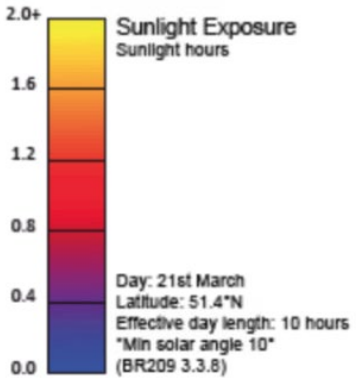
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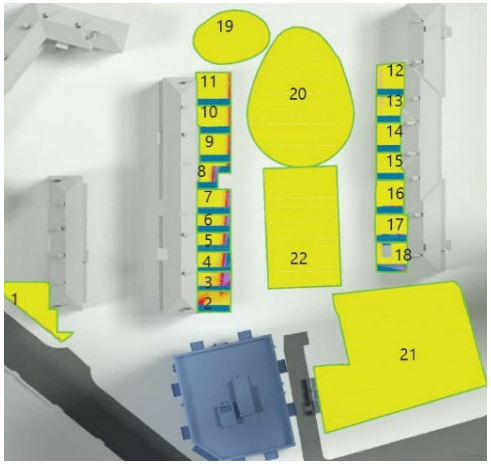
Daylight and sunlight impacts to neighbouring properties - Overshadowing

Facts

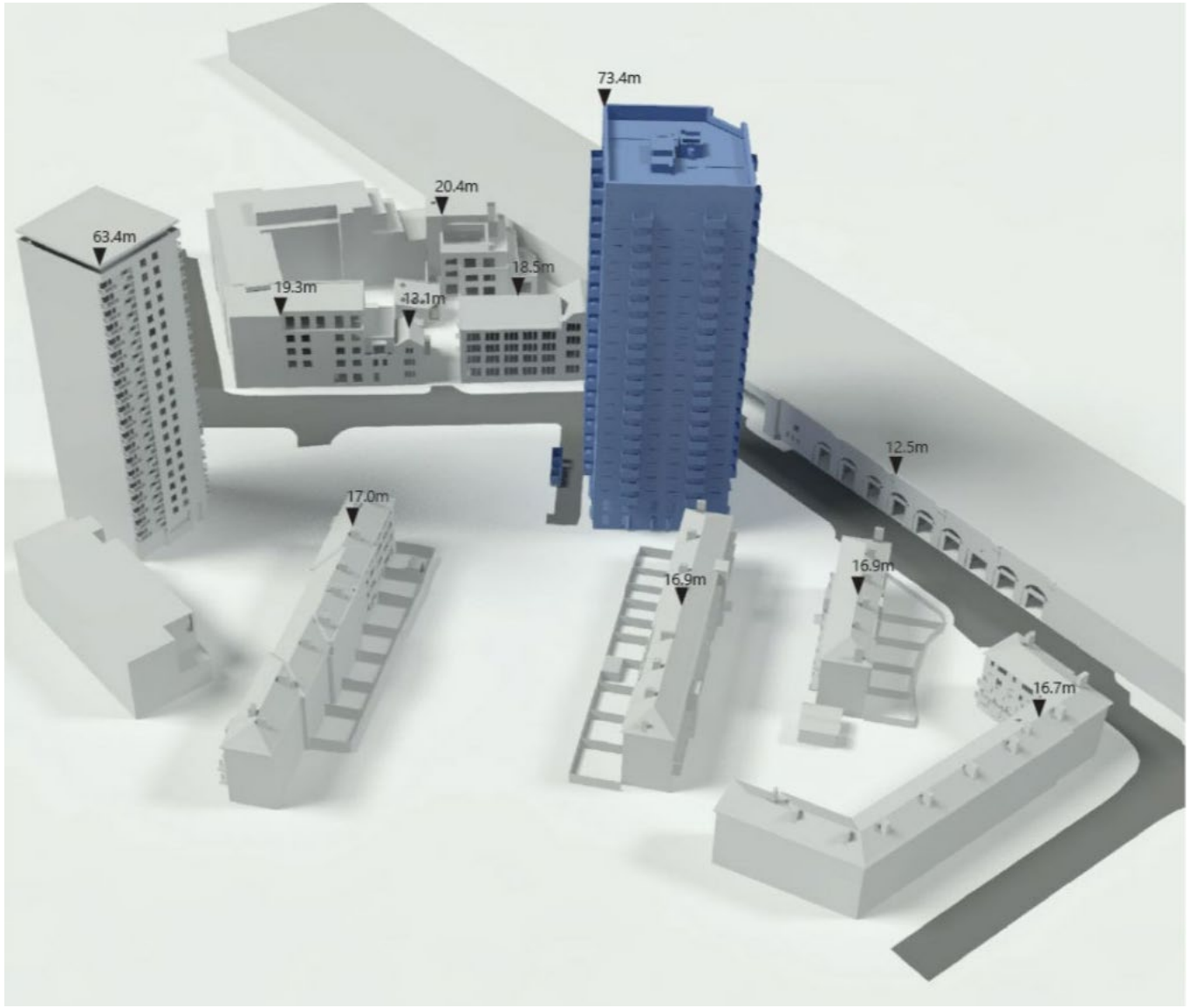
- The image to the right demonstrates the immediate context to the proposed development
- The below image illustrates the overshadowing on June 21st.
- Shading occurs between 11am-12pm to 4-6 rear gardens at 46-65 Arnold Estate with the transient shadow reduced to 2-3 gardens by 1pm. Shadows are cast to 2 rear gardens within 1-30 Arnold Estate at 2pm, with the transient shadow moving the existing open space from 3pm-6pm.







Daylight and sunlight to neighbouring properties - VSC



Daylight and sunlight to neighbouring properties - VSC

Facts

- The 4 incidences of moderate adverse impacts at the Arnold Estate come from the properties that are already impacted by an existing deck access at ground and first floor levels.
- At Lupin Point the windows that do not meet 0.8 times their former value are constrained due to being situated behind balconies and are therefore sensitive to daylight changes
- The impacts to the properties on Abbey Street largely affect bedrooms. In instances where lounge room windows are affected, these rooms are served by another window source, limiting the impact to the room
- Occupiers of Queens Court and Koop Mill Mews would not be impacted due to their orientation.

Residential Property	Number of windows that would experience a VSC reduction (as a percentage of the baseline VSC value)			
	No loss or a loss of up to 19.9%	20%-29.9% (minor adverse impact)	30%-39.9% (moderate adverse impact)	40% + (substantial adverse impact)
1-141 Arnold Estate				
Total no. habitable windows tested: 95 • Of the 95 windows, 72 would retain a VSC of at least 27% / retained factor within 0.80. • For the 23 that would not, the distribution of percentage reductions is:				
Proposed vs existing	72	19	4	0
Lupin Point				
Total no. habitable room windows tested: 380 • Of the 380 windows, 362 would retain a VSC of at least 27% / retained factor within 0.80. • For the 18 that would not, the distribution of percentage reductions is:				
Proposed vs existing	362	5	9	4
1-48 Queens Court				
Total no. habitable room windows tested: 33 • Of the 33 windows, 32 would retain a VSC of at least 27% / retained factor within 0.80. • For the 1 that would not, the distribution of percentage reductions is:				
Proposed vs existing	32	0	1	0
166 Abbey Street				
Total no. habitable room windows tested: 28 • Of the 28 windows, 18 would retain a VSC of at least 27% / retained factor within 0.80. • For the 10 that would not, the distribution of percentage reductions is:				
Proposed vs existing	18	4	6	0
162-164 Abbey Street (Neckinger Mills)				
Total no. habitable room windows tested: 186 • Of the 186 windows, 79 would retain a VSC of at least 27% / retained factor within 0.80. • For the 107 that would not, the distribution of percentage reductions is:				
Proposed vs existing	79	25	34	48
Koop Mill Mews				
Total no. habitable room windows tested: 31 • All 31 would retain a VSC of 27% or more				

Daylight and sunlight to neighbouring properties - NSL

Residential property	No. rooms that would experience a reduction in NSL (as a percentage of the baseline NSL value)			
	No loss or a loss of up to 19.9%	20%-29.9% (minor adverse impact)	30%-39.9% (moderate adverse impact)	40% + (substantial adverse impact)
1-141 Arnold Estate				
Total no. habitable rooms tested: 82				
Proposed vs existing	81	**1**	**0**	**0**
Lupin Point				
Total no. habitable rooms tested: 179				
Proposed vs existing	179	**0**	**0**	**0**
1-48 Queen's Court				
Total no. habitable rooms tested: 23				
Proposed vs existing	23	**0**	**0**	**0**
166 Abbey Street				
Total no. habitable rooms tested: 8				
Proposed vs existing	6	**1**	**0**	**1**
162-164 Abbey Street (Neckinger Mills)				
Total no. habitable rooms tested: 35				
Proposed vs existing	35	**0**	**0**	**0**
Koop Mill Mews				
Total no. habitable rooms tested:13				
Proposed vs existing	13	**0**	**0**	**0**

Transport - Cycles





Facts

- double stacked spaces for residential use [112 spaces] (58.63% of the total);
- 1 standard Sheffield Stand for residential use [2 spaces] (1.06% of the total);
- external cycle hangars at ground floor for residential use, [12 spaces] (6.28% of total);
- 8 spaces for use by accessible/larger cycles for residential use [8] (4.19% of the total); and
- Foldable bike storage in 2bed 3persoon units [57] (29.84% of the total).

Cycle parking minimum policy requirements vs provision: Summary table

Land use	Long-stay spaces			Short-stay spaces		
	Requirement		Provision	Requirement		Provision
	SP '22	LP '21		SP '22	LP '21	
KwH Units (C3)	224	247	191*	15	5	10**
Community	2	0	0	2	2	10**
Total	**226**	**247**	**191**	**17**	**7**	**10**

**Includes 57 spaces for foldable bikes within the 2 bed, 3 person units.*

***10 spaces – combined total for both the residential and Community Centre*

Transport – Blue Badge Parking Spaces

Facts

- Three accessible parking bays are provided to the northwest
- of the building. These bays adapt existing Arnold Estate standard bays with new line markings.
- The accessible bays are within 50 metres of the residential entrance.
- The accessible bays will be shared with the Arnold Estate and will require a blue badge for use.



Energy

Facts

- From the table to the right, the development demonstrates excellent savings (78%) over a notional building minimally compliant with the Building Regulations 2021
- It is noted that the development falls short of the Be Lean 15% requirement.
- This is due to the Community Centre having a larger proportion of glazing compared to the notional building (to maximise natural daylighting and provide a high-quality space), the benefits of these performance improvements are not evident in the energy modelling.
- The Carbon Green off-set contribution amounts to £66,332.

CO2 emissions from each stage of the Energy Hierarchy: Summary table

	Total Regulated Emissions	CO2 Savings	Percentage saving
Part L 2021 Baseline	109.2 tonnes CO2		
With Be Lean applied	95.6 tonnes CO2	13.6 tonnes CO2	12%
With Be Clean applied	95.6 tonnes CO2	0	0
With Be Green applied	25.3 tonnes CO2	70.3 tonnes CO2	65%
Cumulative saving		83.9 tonnes CO2	78%
Shortfall on carbon zero	758.4 tonnes CO2		

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