Open Agenda

Planning Committee (Major Applications) B

Wednesday 9 September 2026
6.30 pm
Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Supplemental Agenda

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Contact

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Webpage: www.southwark.gov.uk

Date: 9 September 2026

Agenda Item 7.

Item No: 7.1	Classification: Open	Date: 9 September 2026	Meeting Name: Planning Committee (Major Applications) B
Report title:		**Addendum report** Late representations, clarifications, corrections, and further information	
Ward(s) or groups affected:		Borough and Bankside	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of clarifications, corrections, representations 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 in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

3. Information and/or revisions have been received in respect of the following items on the main agenda:

FACTORS FOR CONSIDERATION

Late representations

4. Since the preparation of the committee report, further comments have been received objecting to the proposal. This one comment is from 35% Campaign group who has previously objected to the application. Their comments are set out below.

- The proposed scheme is still unviable, so not deliverable, despite the reduction in affordable housing. If the Applicant intends to proceed with the scheme despite the findings of its own FVA, we ask the Committee to consider 'whether the assessment and its conclusions are objective, reasonable and realistic', as required by planning policy guidance (PPG Viability para 9). The conclusions cannot be realistic. The Committee should therefore give the FVA little weight.
- That the Applicant has not modelled options that could potentially be more viable

A scheme with 35% affordable housing should also be modelled, to look at how grant and CIL relief could improve viability.

- That the Applicant has neglected actions that could secure affordable housing. The Applicant does not appear to have pursued the options of grant funding or the availability of CIL relief, so as to maintain the level of affordable housing. The Applicant would not engage with registered providers until post-permission.
- That the additional market housing replacing the affordable housing will slow delivery of the scheme and delay supply of housing and is contrary to Policy HO13 of the NPPF 2026.
- That should permission be granted, reviews should secure affordable housing according to Southwark's Affordable Housing SPD, July 2025.

Officer response:
These points are noted and already discussed in the main report. The application is being assessed on its merits as submitted and this is based on the 10% offer, which has been independently reviewed on behalf of the council. A late-stage review is proposed by the applicant. Registered Providers will usually only engage with developers once planning permission has been secured for a scheme.

5. The applicant has, this morning, sent a rebuttal from their viability consultant- DS2- on advice provided by the council's viability consultant (BPS), despite having that advice in July. DS2 provide comments on some inputs where BPS did not agree with their initial report. The lateness of this letter to the council means that there is no reasonable opportunity for BPS to review the rebuttal in detail. It is common for viability consultants to have areas of disagreement, however the advice from BPS that the development would not be able to contribute towards or provide any additional housing stands. Their advice that review mechanisms should be used to capture any change in the viability position is maintained and accepted by the applicant.

6.

Additions and corrections to report

7. Initial comments from the GLA's viability team were received but not summarised in the committee report. While they don't agree with a number of the assumptions used, including the profit level that would be reasonable, they confirm that the scheme would be in deficit, even against the GLA's target profit of 17.5%; that deficit being £131.2m. They estimate that the profit against GDV would be 3.1% or £28.3m. The position on viability from the DS2 (for the applicant), BPS (for the council) and the GLA's viability team is summarised below:

Viability advisor	DS2	BPS	GLA viability team
Target profit	20% on private 6% on affordable 15% on commercial	20% on private 6% on affordable 15% on commercial	17.5%on private 6% on affordable 15% on commercial
Deficit	-£290,7m	-£79.5m	-£131.2m
Actual profit	-£111.8m (-12.30% on GDV)	+£100.7m (+10.97% on GDV)	£28.3m (+3.1% on GDV)

8. Correction, clarifications and additions to the report and draft decision notice in respect of the following item on the main agenda:

ITEM 7.1: 26/AP/0677, Borough Triangle Site At 18-54 Newington Causeway 69 Borough Road 82-83 Borough Road, London, SE1

Paragraph 1 (Recommendation) of the main report should be amended to include the provision of referral to the Mayor of London and the Secretary of state to comply with the relevant legislation:

The proposed development, owing to the low level of affordable housing would fail to deliver sufficient public benefits to outweigh the heritage harm to the character and appearance of the Trinity Church Square Conservation Area, owing to the height, scale and massing of proposed Blocks A and B. As such the proposed development would be contrary to Policies S4, HE4, HE5 and HE6 of the NPPF (2026), policies D1'Design, character and capacity for growth' and HC1 'Heritage conservation and growth' of the London Plan 2021, and policies P13 'Design of places', P20 'Conservation areas', P21 'Conservation of the historic environment and natural heritage' and site allocation NSP44 of the Southwark Plan 2022, and the Trinity Church Square Conservation Area Appraisal (2009)

Subject to

A. Referral to the Mayor of London for the required time period, due to proposed refusal of application, in accordance with Article 5 paragraph 1B of the

Town and Country Planning (Mayor of London) Order 2008 (as amended by the Town and Country Planning (Mayor of London) (Amendment and Transitional Provision) Order 2026); and

B. Referral to the Secretary of State for the required time period, due to proposed refusal of application, in accordance with Paragraphs 2 and 4 of The Town And Country Planning (Consultation) (England) Direction 2026"

9. Paragraph 44 of the main report should be corrected to read as follows (correction in bold): "The proposal seeks the following amendments to Condition 1 (approved plans) and **Conditions 45 and 49** of planning permission 24/AP/1958".

10. Paragraph 110 should be clarified to say that the blended site-wide profit target is 19.69% (by the applicant's surveyors DS2). Paragraph 110 and 11 should also be amended to the correct figures calculated by BPS in the table above (-£79.5m deficit and +£100.7m actual profit).

11. Paragraph 118 should be clarified to say that an early-stage review was secured under the permission 24/AP/1958. Under this current application, the applicant would commit to a late-stage review.

12. Paragraph 164 should be deleted as NPPF Para 125c no longer exists.

13. Paragraph 166 refers to Historic England objecting to the application; they did not object but did raise concerns about the application on heritage grounds.

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 refused.

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

Welcome to Southwark Planning Committee B Majors Applications

9th September 2026

MAIN ITEMS OF BUSINESS

Item 6 - Brimmington Park Sports Facilities Redevelopment

Item 7.1 - 26/AP/0677 Borough Triangle Site At 18-54 Newington Causeway, 69 Borough Road, 82-83 Borough Road, London SE1

THE PLANNING AWARDS 2025 SHORTLISTED



Councillor Kath Whittam (Chair)



Councillor Richard Livingstone (Vice Chair)



Councillor Mohamed Deen



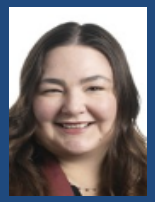
Councillor George Grime



Councillor Francesco Guerrieri



Councillor Andy Higson



Councillor Sasjkia Otto

Item 6

Release of funds totalling **£442,947.75** for Brimmington Park Sports Facilities Redevelopment.

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
19/AP/1322	Public Open Space, Children's Play Equipment and Sports Development Contribution	W09385	840 Old Kent Road, London, SE15 1NQ	£442,947.75
Total				**£442,947.75**

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This project will deliver a much-needed upgrade to a public open space, and football facilities. The improvement works will address deteriorating infrastructure, and enhance the sites visibility, accessibility and safety. It will also increase biodiversity, the appearance.

Artificial Pitches: New artificial 5-a-side artificial football pitches
Biodiversity & planting: Improving biodiversity and ecology through more resilient planting, etc..
Toilets: New accessible toilet facilities
Outdoor Gym: Two new outdoor gyms to replace the current old and broken pieces of equipment.
Activity Areas: A new multi use games area, skateable areas and lowered ∞ basketball hoops.



Item 7.1 - 26/AP/0677 Borough Triangle Site At 18-54 Newington Causeway, 69 Borough Road, 82-83 Borough Road, London SE1

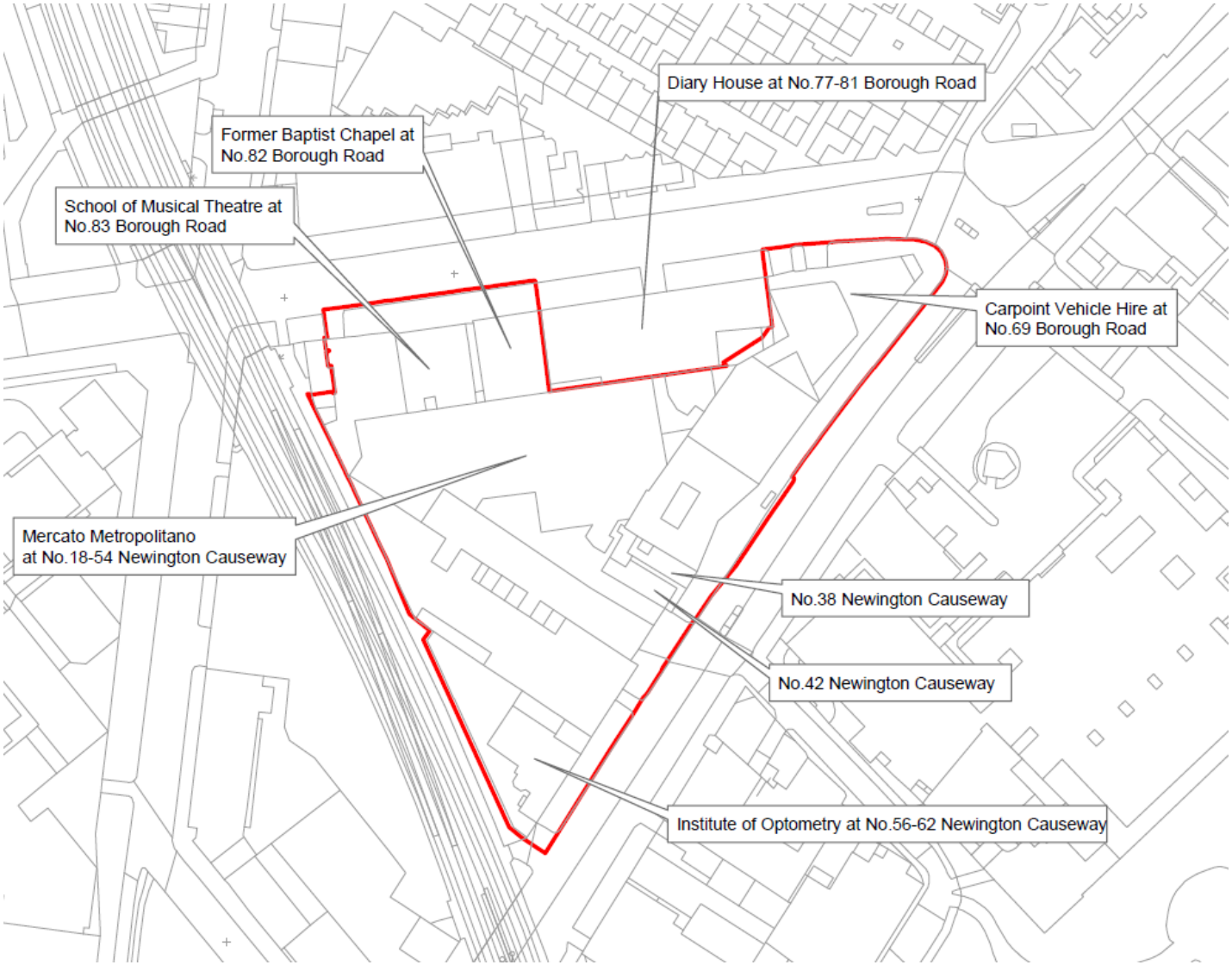
26/AP/0677 s73 amendment application for:

Phased mixed-use redevelopment of the site comprising:
- Demolition of all existing buildings/structures and site clearance, except 82 and (part) 83 Borough Road which are to be retained, altered and refurbished for Flexible Commercial, Business and Service, Community and Learning and Non-Residential Institution Uses (Class E/F1 / F2(b));
- Construction of basement structure and vehicular access;
- Construction of buildings to provide Dwellings (Class C3), Flexible Commercial, Business and Service and mixed food and drink and leisure uses (including drinking establishments with expanded food provision, hot food takeaways, live music performance venue and cinema) (Class E / Sui Generis) and public toilets; and
- Provision of associated car and cycle parking, open space and landscaping, means of access and highway alterations, installation of plant and utilities and all other associated ancillary works incidental to the development



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Site location



SITE AREA

1.12 hectare

BOUNDED BY

N: Borough Road

SE: Newington Causeway

NW: Junction of Borough Road and Newington Causeway

SW: Newington Court (Railway arches) and railway line

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NSP44 expects redevelopment to:

- Provide new open space of at least 15% of the site area- 1,640m2; and
- Support the Low Line walking route adjacent to the railway viaduct; and
- Provide retail, community or leisure uses (as defined in the glossary); and
- Provide active frontages at ground floor on Newington Causeway; and
- Provide new homes (C3); and
- Retain or increase the aggregate amount of employment generating floorspace (Class E(g)/sui generis) currently on the site (identified by the existing uses totaling 10,046.8m2 GEA).

Site allocation NSP44



- Site Boundary
- Conservation Area
- Grade I Listed Building
- Grade II Listed Building
- Grade II* Listed Building
- Opportunity for Active Frontages
- Cycleways
- Improved connectivity for pedestrians and cyclists
- Open Spaces
- Buildings of architectural and historic merit
- Buildings of townscape merit
- Locally Significant Industrial Sites
- Strategic Protected Industrial Land
- New Public Open Space

Heritage Assets nearby

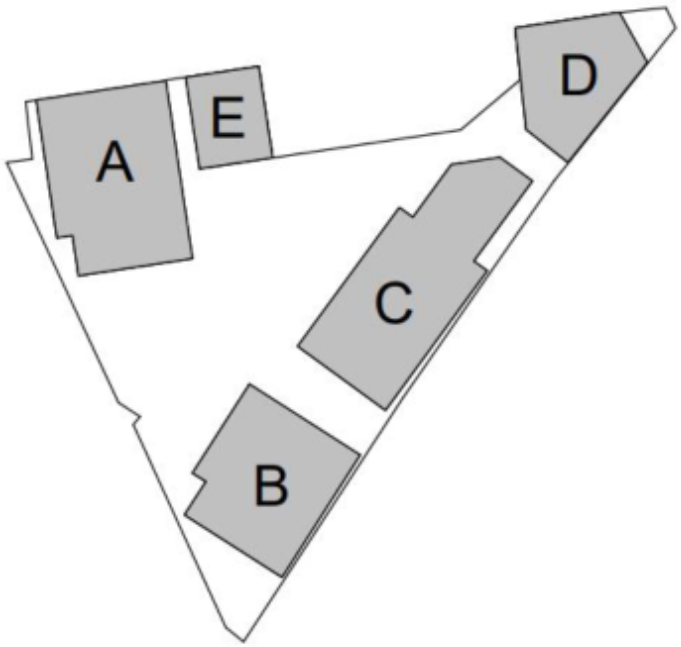


Section 73 application

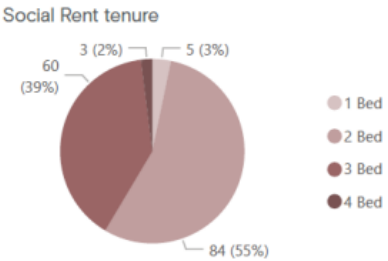
The applicant (Berkeley Homes) has submitted this application pursuant to Section 73 of The Town and Country Planning Act 1990 (as amended) for:

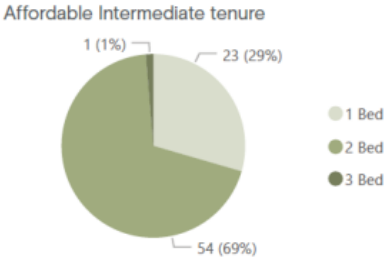
- reducing the total quantum of affordable housing to a minimum 10% provided on-site;
- changing the number of wheelchair accessible housing as a consequence and;
- amending the internal layouts and design to comply with the latest fire regulations.

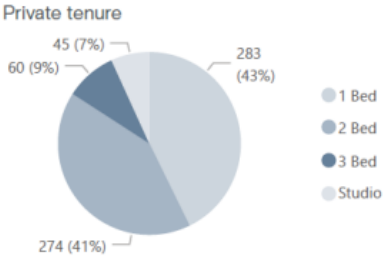
Approved Development under extant permission 24/AP/1958



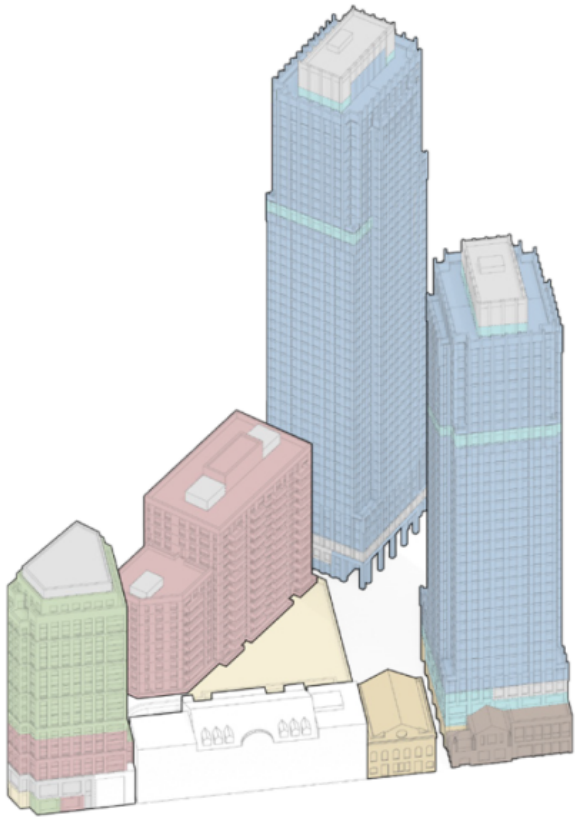
Building	No. of flats
A	294
B	372
C	131
D	95
E	N/A







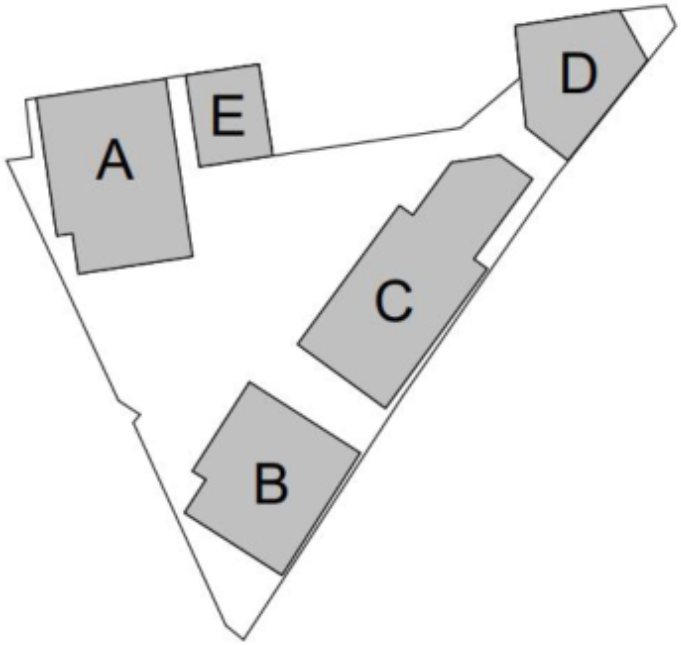
Private tenure
Affordable Intermediate tenure
Social Rent tenure



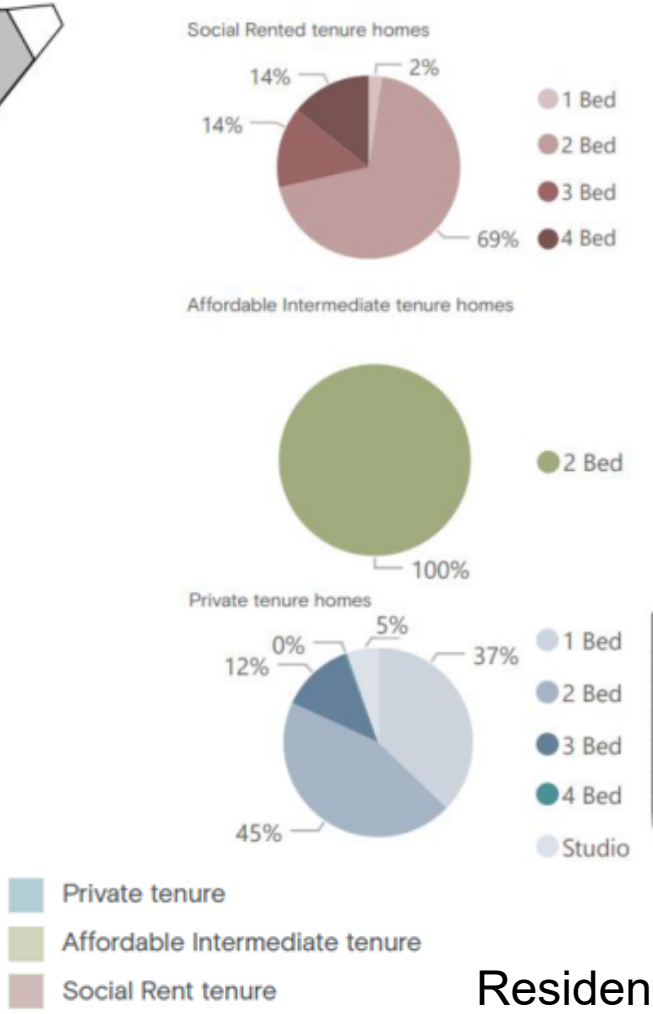
Residential tenure distribution

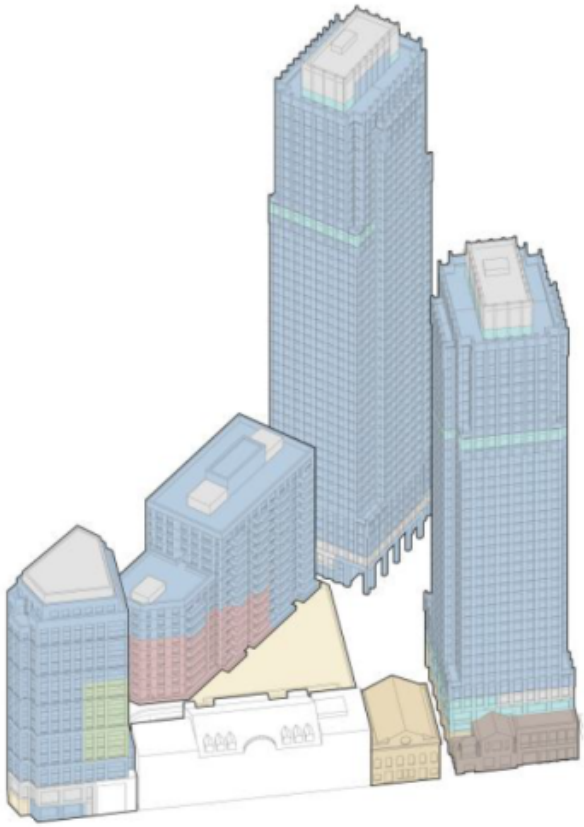
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Proposed Development under this Section 73 Application



Building	No. of flats
A	294
B	372
C	131
D	95
E	N/A





Residential tenure distribution

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2025 Approved Unit mix and affordable homes

- 230 affordable homes
- This would equate to 934 habitable room. This would equate to 35.02% provision

- Tenure split would be 25.08% social rent and 9.94% intermediate habitable rooms

- 669 Social rented habitable rooms

- 265 Intermediate habitable rooms

Approved development unit numbers			
Size	Social rented	Intermediate	Market
Studio	0	0	45
One bedroom	5	22	283
Two bedroom	91	54	274
Three bedroom	48	1	60
Four bedroom	9	0	0
Total	153	77	662

Approved development habitable room numbers		
Tenure	Habitable room numbers	Percentage (%)
Social rented	669	25.08
Intermediate	265	9.94
Market	1733	64.98
Total	2667	100

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2026 Proposed Unit mix and affordable homes

- 60 affordable homes
- This would equate to 257 habitable room. This would equate to 10% provision

- Tenure split would be 7.2% social rent and 2.8% intermediate habitable rooms

- 185 Social rented habitable rooms

- 72 Intermediate habitable rooms

Proposed Development unit numbers			
Size	Social rented	Intermediate	Market
Studio	0	0	45
One bedroom	1	0	309
Two bedroom	29	18	372
Three bedroom	6	0	103
Four bedroom	6	0	3
Total	42	18	832

Proposed Development habitable room numbers		
Tenure	Habitable room numbers	Percentage (%)
Social rented	185	7.2
Intermediate	72	2.8
Market	2315	90
Total	2572	100

Proposed Changes to wheelchair housing

- The development as amended will continue to provide the same quantum of wheelchair accessible dwellings (93 units) .
- The number of affordable wheelchair user dwellings would reduce.
- The quantum of affordable wheelchair accessible units (social rented and intermediate) would reduce from the previously approved 31 to 20 M4(3) dwellings.

Approved development wheelchair user homes			
Unit type	Social rented	Intermediate	Private
1b2p	1	0	34
2b3p	0	11	28
2b4p	16	1	0
3b4p	2	0	0
Total	19	12	62

Proposed development wheelchair user homes			
Unit type	Social rented	Intermediate	Private
1b2p	1	0	34
2b3p	0	5	34
2b4p	6	8	3
3b4p	0	0	2
Total	7	13	73

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Details of other amendments

A revised British Standard code of practice for fire safety in residential buildings (BS:9991) has been established, since the approved development was permitted in June 2025. This has meant the scheme which has 4 tall buildings would need to be amended.

The proposal seeks the following amendments to Condition 1 (approved plans) and Conditions 41 and 45 of planning permission 24/AP/1958

- Widening and internal reconfiguration to the proportions of the stair and lift cores in Buildings A and D and internal reconfiguration of the stair and lift cores in Buildings B and C.
- There are consequential minor changes to the net internal area a number of homes across Buildings A and D.
- Minor internal reconfigurations are required to a small number of apartments within Building C.
- A reduction in 95 habitable rooms across the development.
- Minor reconfiguration to the landscaping at the roof terrace of Building D with a 3sqm change to the landscaped area.
- Minor reconfiguration to the layout of the basement, two car parking spaces and refuse storage layout.

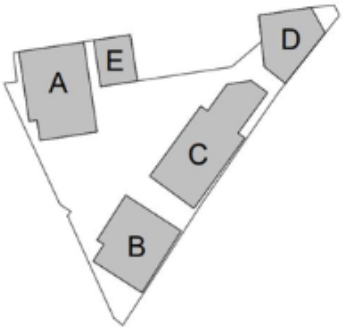
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Ground floor uses

Ground floor uses remain unchanged



- Use Class E or Sui Generis
- Use Class E
- Flexible Class E / F1 / F2(b)
- Use Class C3 - Ancillary
- Underground



Proposed Scheme



There are no changes to the external envelope, design or height

Building	Storeys	Height to top of the building (AOD)
Building A	38	142.55m
Building B	44	161.55m
Building C	10/14	61.75m
Building D	18	75.5m
Building E	2/3	20.5m

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CGI view of proposed development looking south

Proposed Open Space



There are no changes to the proposed open space strategy

Consultation Responses

A total of approximately 60 individual responses including amenity groups objected to the proposal and approximately 2 were in support of the proposal. Southwark Law Centre and 35% Campaign group also objected.

Main issues from objections raised:

Housing Concerns

Failure to meet local housing needs. This level of reduction fundamentally alters the planning balance that justified the original consent and excluding lower-income households from a major Opportunity Area site.

Creating a socially imbalanced development that fails to meet Southwark's long-term objectives for the area. The proposal contradicts local policy, undermines mixed tenure principles, and fails to meet the demonstrated need for genuinely affordable homes. Failure to provide sufficient family housing,

It is significantly lower than the 'temporary' 20% threshold proposed recently.

Strain on Local Infrastructure & Services

Loss of Light & Overshadowing

Loss of Privacy

Community Impacts

Reducing the affordable accessible housing offer would disproportionately harm disabled residents, especially given the existing severe shortage of suitable homes in Southwark and goes against the Equality Act.

Loss of cultural and community space.

Mercato Metropolitano

Mercato is a well-loved social and economically valuable asset, yet no provisions have been made to protect it.

Design & Heritage

Heritage impact: looming over a conservation area blotting out light. The Borough Triangle towers will be visible from all sides of the Trinity Church square.

Environmental & Sustainability Issues

S73 cannot be used to approve a materially different scheme that conflicts with the operative permission or to sidestep the planning balance that led to the original grant of permission.

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View from Trinity Church Square Conservation Area



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- The 2025 had identified Less than substantial harm' (at the upper end) to the Trinity Church Square Conservation Area.
- The amended quantum of affordable housing at 10% materially reduces the public benefit which the scheme delivers.
- The benefits of the scheme have to be weighed against the harms in the planning balance.
- Benefits are no longer considered to outweigh the harms.

Planning Balance

Affordable housing –affordable housing at 10% and delivery of 42 social rented units (7.2% habitable rooms).

NPPF HE 6(3) that, “Any harm to a designated heritage asset will be a matter of considerable importance and weight…”

NPPF HE6 (4),” Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal.” .

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The amendments materially reduces the amount of public benefit which the scheme delivers and consequently that benefit is no longer considered to outweigh the harms identified to Trinity Church Square conservation area.

Recommendation

That, subject to referral to the Mayor of Lonon and the Secretary of State as set out in points A and B below, Planning Committee refuse planning permission for the following reason:

The proposed development, owing to the low level of affordable housing would fail to deliver sufficient public benefits to outweigh the heritage harm to the character and appearance of the Trinity Church Square Conservation Area, owing to the height, scale and massing of proposed Blocks A and B. As such the proposed development would be contrary to Policies S4, HE4, HE5 and HE6 of the NPPF (2026), policies D1'Design, character and capacity for growth' and HC1 'Heritage conservation and growth' of the London Plan 2021, and policies P13 'Design of places', P20 'Conservation areas', P21 'Conservation of the historic environment and natural heritage' and site allocation NSP44 of the Southwark Plan 2022, and the Trinity Church Square Conservation Area Appraisal (2009)

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Subject to

A. Referral to the Mayor of London for the required time period, due to proposed refusal of application, in accordance with Article 5 paragraph 1B of the Town and Country Planning (Mayor of London) Order 2008 (as amended by the Town and Country Planning (Mayor of London) (Amendment and Transitional Provision) Order 2026); and

B. Referral to the Secretary of State for the required time period, due to proposed refusal of application, in accordance with Paragraphs 2 and 4 of The Town And Country Planning (Consultation) (England) Direction 2026