Open Agenda

Planning Committee (Major Applications) A

Tuesday 6 October 2026
6.30 pm
Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Supplemental Agenda

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Date: 6 October 2026

Agenda Item 6

Meeting Name:	Planning Committee A (Major Applications)
Date:	6th October 2026
Report title:	**Addendum Report**
Ward(s) or groups affected:	Old Kent Road
Reason for lateness (if applicable):	Late representations, clarifications, corrections and further information
Classification:	Open
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 6.1: 25/AP/2987 Bermondsey Place, Phase 2 and 3 Malt Street London, Southwark, SE1 5AY

Additional consultation responses from local residents and ward councillors

4. Five further letters of objection (two from the 35% Campaign); one each from two ward councillors and one from the UFTRA) have been received

5. The 35% Campaign's stated objections are on the grounds of inadequate affordable housing; the reduction is significant and the actual provision of affordable housing is 10% bf floorspace and to only 7.6% by unit; the amended scheme increases the profit target and using a 17.5% target rate with 40%

affordable housing would be c£77m; 20% profit with 12% affordable housing is c£121m; a nearby scheme (BeCa site under LPA Reference 25/AP/3794) has modelled 35% affordable housing with grant for a scheme of 308 homes; the applicant has not taken full advantage of available funding and relief to increase the affordable housing offer; the applicant has not provided an FVA (Financial Viability Appraisal) that supports the delivery of 12% affordable housing; the review mechanism should be based on the Council's independent consultant's figures and findings; that the review mechanism should be based on a figure of 17.5% profit target rather than the applicant's target of 19.49%; all surplus arising from early and mid-stage reviews and 60% of any surplus arising from the late-stage review should be used for additional affordable housing. A list of various sites in London with the relevant profit targets agreed are also provided within the representations, including those owned and being developed by the applicant; the applicant had a loan facility for infrastructure costs with Homes England that it did not use to improve the finances of the application site, which is hard to understand.

6. Officer Response. Affordable housing is assessed by habitable room as set out in the Southwark Plan and main report. This application has been independently assessed on behalf of the council and whilst the degree of deficit varies from that of the applicant, the conclusion as set out in the main report is that the site cannot viably provide any affordable housing. Any review would be based on the councils FVA figures.

7. The two ward councillors' objections to the scheme in summary, are: Historically the applicant first offered 25% affordable housing for the application which was subsequently withdrawn following local opposition before a new application that was policy compliant was submitted and approved (the extant scheme); the fundamental change to the housing offer falls significantly below the affordable housing requirements of Policy P1 of the Southwark Plan, the Council's Affordable Housing SPD and Policy AAP3 of the Draft Old Kent Road Area Action Plan. The existence of future review mechanisms does not provide certainty that the affordable housing lost though the application will ever be recovered. This significant reduction in social housing represents a sizable opportunity cost for families on the housing waiting list and so the application should not be permitted within phase 1 of the Bakerloo Line Extension (9,500 dwellings as set out in AAP2 of the Draft OKRAAP); Development capacity and suitable development land are finite. Allowing a major site of more than 1,000 homes to come forward with affordable housing at this level reduces the opportunity to secure the social and genuinely affordable homes that should form an important part of the regeneration of the area. There is a sizable shortfall of external amenity space (circa 1,300 sqm) requiring the developer to provide £0.5m to offset the shortfall. Policy P15.13 identifies the Old Kent Road as one with deficient levels of open space and it is important to hold developers to comply with this policy. This is particularly important for tall buildings, when such development makes the delivery of good quality open space in the immediate vicinity of the application site more vital. Policy P17.3 on tall buildings require such development to be of exemplary architectural design and residential quality. The application fails to meet policies P1 and P15 of the Southwark Plan and AAP3 of the OKRAAP and therefore cannot possibly be exemplary.

8. There is broad agreement among all the political parties represented on the council that policy P1 is its single most important planning policy. Therefore, this development must fail the 'exemplary' test. Finally, there is an important issue of confidence in the planning process. Planning permission was previously secured for this site on the basis of a scheme providing substantially more affordable housing. Accepting such a significant reduction now risks undermining confidence that the affordable housing commitments attached to major regeneration schemes will ultimately be delivered. For these reasons, the benefits of the revised proposal are not considered outweigh the harm arising from the substantial reduction in affordable housing and the other identified shortcomings.

9. Officer Response. The scheme has been considered in terms of its current viability position and Policy P1 is subject to a consideration of scheme viability as set out in the main report. This site is identified as a phase 1 site in the draft OKRD AAP, as part of the first 9,500 homes that can be built prior to the construction of the BLE. The first phase of this site is currently under construction, the extant planning consent for the entire site has been implemented. Officers consider that it would be difficult to justify placing this application in phase 2 on the basis of its affordable offer as the phasing is related to demand on public transport provision rather than on tenure type provision.

10. As noted in the main report there is a requirement to provide an offsite open space contribution, as required by policy AAP9 of the draft OKRD AAP, this states that developments must “provide new public open spaces as shown on the masterplan and in the sub area guidance, or financial contributions as required by the Public Space Equalisation Mechanism...” In this instance the scheme is providing open space as shown in the OKRD AAP masterplan and is also making a contribution to the Public Space Equalisation mechanism which will provide funding towards existing and new open spaces within the AAP area including the Surrey Canal linear park.

11. In terms of tall building design policy P17 of the Southwark Plan requires tall building design to be of exemplary architectural design and residential quality. Similarly, the draft OKRD AAP requires tall buildings to “be of exemplary residential quality, including having well designed flat layouts and making provision for private and communal amenity space and play space..”. As set out in the main body of the report the application is considered to meet policy P1 of the Southwark Plan when viability is taken into consideration, and also policy P15 when regard is had to the residential quality of flats within the development including private and communal open space provided across the scheme including within its taller buildings. In terms of public open space as explained above some of this is provided on site in line with the OKRD AAP masterplan, with a Payment in Lieu making provision for new and improved open space within the wider AAP area.

12. The UFTRA has written to clarify that their previous letter of support was solely regarding the potential landscape enhancements to the external area in front of

Ednam House and the land adjoining the existing community hall. The UFTRA has written to clarify that they do not support the amendment to reduce social housing from 40% in the original application, to 12%.

13. Officer response. Noted

Information from GLA regarding Viability

14. The GLA has provided its viability report on the amended scheme and as requested officers are providing a table showing the varying results of the financial viability appraisals (FVAs) in terms of providing affordable housing for the phases 2 and 3 application. The below table shows the outputs from the applicant's FVA consultant (DS2); the Council's independent consultant (QA: Quintic Advisory); and the GLA. The figures from the applicant's consultant and the Council's independent consultant were previously provided at paragraphs 114 and 115 in the main report.

Viability Advisor	DS2	Quintic	GLA
Benchmark Land value	£14.85m	£13.51m	£13.51m
Target profit %	19.49%	17.1%	17.5% (market housing)
Target profit £	c £121.29m	c £106.5m	-
Actual Profit	c £4.45m	c £71.7m	-
Deficit	-18.78%/ c-£116.84m	-5.85%/ c.-£34.9m	-£3.8m

Corrections and clarifications on the main report

Paragraphs 6, 10, 11, 14,120, 197, 209, 281, 308, 314, 381, 389, 430 and 460:

15. The application site cover plan shows all of the site which includes phase 1. The correct site plan showing phase 1 in blue and phases 2 and 3 in red are at paragraphs 10 and 50.

16. **Paragraph 6**; The date should be 31 March 2027 and the relevant paragraph number would be 462.

17. **Paragraph 10**: The social rented figure within the table titled 'residential tenure split by habitable room' should be 8.73% and not 72.73%.

18. **Paragraph 11** building B9 would be delivered within Phase 2, only. The construction period dates are Q1 2029 to Q2, 2044.

19. **Paragraph 14**: trees lost are 13 individual and 10 groups, Trees gained 232. Dry swales 17.3m^3, Dipping pond 18.4m^3. the figure within the table aggregates the dipping pond and dry swales with no separate figure given for the dipping pond.

20. **Paragraph 120** the CIL contribution quoted is the Borough CIL at £26.9m.

21. **Paragraph 197** play space Table 5-11 years age group proposed playspace is 884 sqm rather than 864sqm.

22. **Paragraph 209**; the preliminary Ecological Appraisal has been prepared by Trium dated September 2025.

23. **Paragraph 281** Tables titled 'VSC Results proposed development scenario' and 'NSL Results proposed development scenario', the fifth columns should each read 30-39.9% reduction (moderate).

24. **Paragraph 308** Table, the fifth column should also read '30-39.9% reduction (moderate);

25. **Paragraph 314**, Table, the fifth column should also read '30-39.9% reduction (moderate);

26. **Paragraph 381** – 41 blue badge parking spaces rather than 42;

27. **Paragraph 389**; showering, changing and locker facilities will not be secured by planning condition;

28. **Paragraph 430**; 41-52 Full Time Equivalent (FTE) jobs as a minimum; 1,049.7sqm communal amenity space and 8,079 sqm public open space; rather than 41 FTE; 1,044sqm and 8,029sqm respectively.

29. **Paragraph 460** archaeology monitoring agreed; loss of employment floorspace agreed; Travel plan agreed; DSP monitoring agreed; Tree monitoring agreed; Conservation and restoration management for Acorn chimney relocation agreed; Additional items agreed for s106 Heads of terms (Provision of the linear park within the red line as part of public realm; Securing public access; Management of the Linear Park in accordance with Mayor's Public London Charter);

Conclusion of the Director of Planning and Growth

30. 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

31. 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

32. 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

25/AP/2987
Bermondsey Place, Phase 2 And 3 Malt Street
London Southwark SE1 5AY

Demolition of existing buildings and phased redevelopment to provide dwellings (Use Class C3), flexible retail, leisure (including drinking establishment), and commercial accommodation (Use Class E/Sui Generis), light industrial (Use Class B2/E(g)(iii)) landscaping, and associated works.

The application is accompanied by an Environmental Statement and associated addendum submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Extant and Implemented Planning Permission

The extant scheme, Phases 2 and 3 plus the under construction Phase 1 permit development of;

-up to 1,453 homes of which 40% affordable by habitable room

-8,193 sqm of commercial floorspace (5,706 sqm of light industrial floorspace (use class Eg(iii) and 2,487 sqm of flexible use class E floorspace in total.

- Phase 1 (Buildings B1, B2 and B3) are currently being built out and will deliver 285 homes, of which 40% with grant (by habitable room) will be affordable and 818 sqm of commercial (use class E) floorspace.

Current Application

The revised phases 2 and 3 subject to this application totals 1,060 homes and 2571 sqm of light industrial floorspace (use class Eg(iii) and 880 sqm of flexible use class E floorspace. Total housing on site would be 1,345 a reduction of 108 homes from the consented scheme.

The affordable housing offer on the remaining site has been reduced from 40% to 12% by habitable room.

Aggregate affordable over all 3 phases would be 17.9% by habitable room.

EXISTING SITE

- 2.19 Hectares site, phases 2 and 3 subject to this application are outlined in red;
- Blue outline is phase 1 currently under construction with 40% affordable housing and 285 homes in total.
- 1 Friary and Unwin Estate,
- 2 Space Studios,
- 3 Asda,
- 4 Cantium Retail Park
- Within Site Allocation NSP 66
- Old Kent Road Draft Area Action Plan
- Within site allocation OKR10
- Not within the boundaries of a conservation area



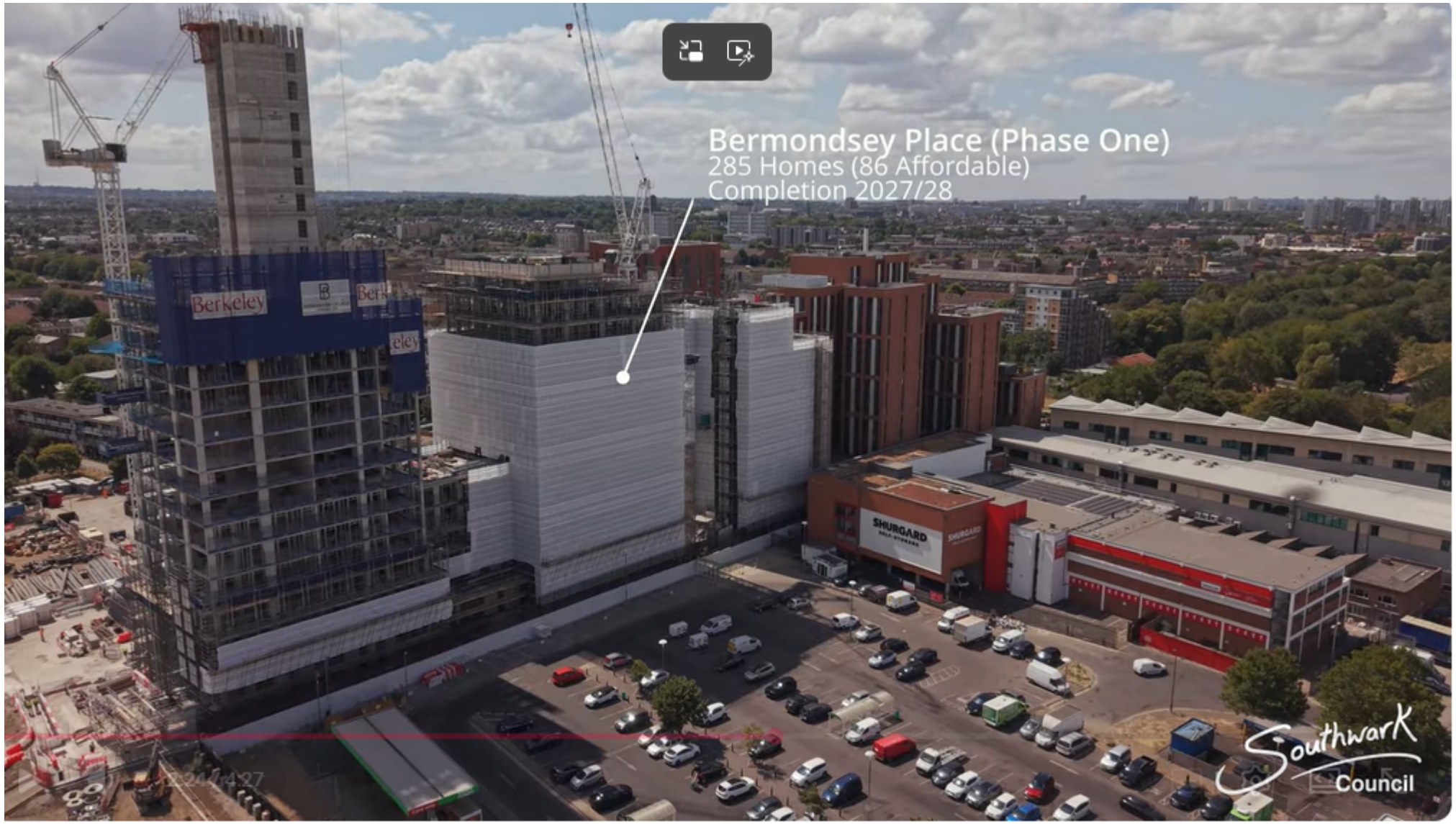
Neighbouring sites










Bermondsey Place (Phase One)
285 Homes (86 Affordable)
Completion 2027/28
Berkeley
SHURGARD
Southwark
Council

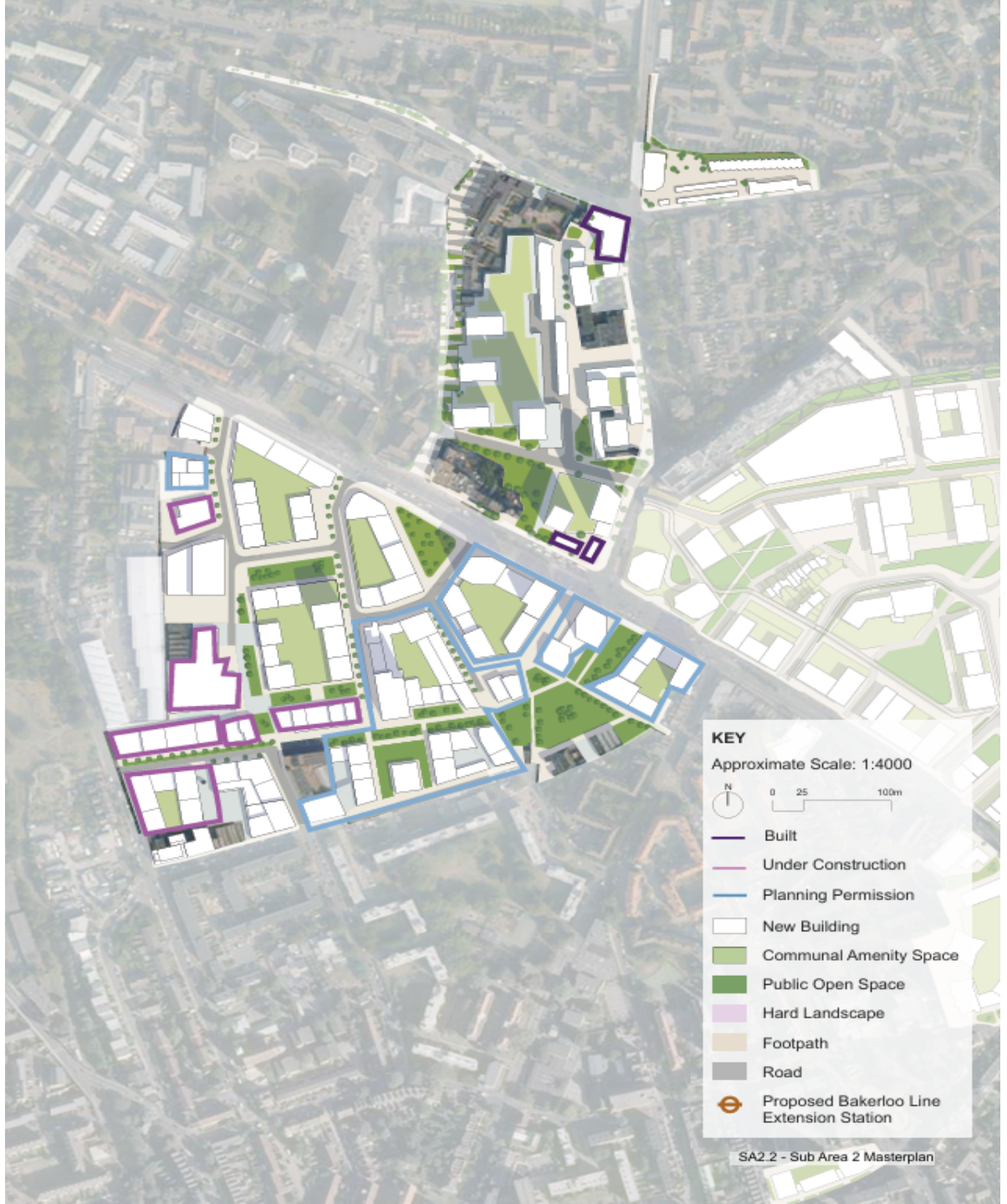
DRAFT OLD KENT ROAD AREA ACTION PLAN 2024

Sub Area 2 Cantium Retail Park and Marlborough Grove masterplan

OKRD 10 located south of Old Kent Road

Development capacity

4,800 homes
3,680 homes completed, under construction or with planning permission (including extant consent for this site)



Site Plan


Olmar Street
CANTIUM RETAIL PARK
Include secure communal podium gardens to enhance outdoor living opportunities, maximising sunlight and ensuring all buildings have access to amenities during all phases of construction
The new linear park will link together art, landscape and community
Commercial space and residents' gym facilities
Car-free, pedestrian connections are landscaped to allow interaction and use by the public and residents
Bermondsey Place - Phase 1 (approved)
Malt Street
B1
B2
B3
B4
B5
B6
B7
B8
B9
B10
B11
Bianca Road
Space Studios
Multigenerational and inclusive play space areas
Create new green central route with series of public areas connecting the site to its surroundings and providing spaces that promote art, health and well-being for all ages.
Secure communal podium gardens and play areas
Latona Road
Haymerle Road
Friary Estate
Frensham Street
Improved landscape works along Latona Road and enhanced pedestrian links with the Friary Estate to the south
Central Square provides a grand arrival space with entry signage, art and lighting. It acts as the focal activity hub, creating a spill-out space for the retail and residents' facilities around the square
Application Boundary
Phase 1 (approved)
N

Proposed Building Heights

B4 from 44 to 36 storeys;

B5 from 27 to 21 storeys;

B6 from 39 to 26 storeys;

B7 from 16 & 8 to 17 & 9 storeys;

B8 from 18 & 9 to 19 & 9 storeys;

B9 from 7 to 8 storeys;

B10 from 15 & 8 to 8 storeys;

B11 from 5 to 6 storeys;

Removal of building B12



Latona Road Elevation (view from south of the site)



Proposed Scheme in Context



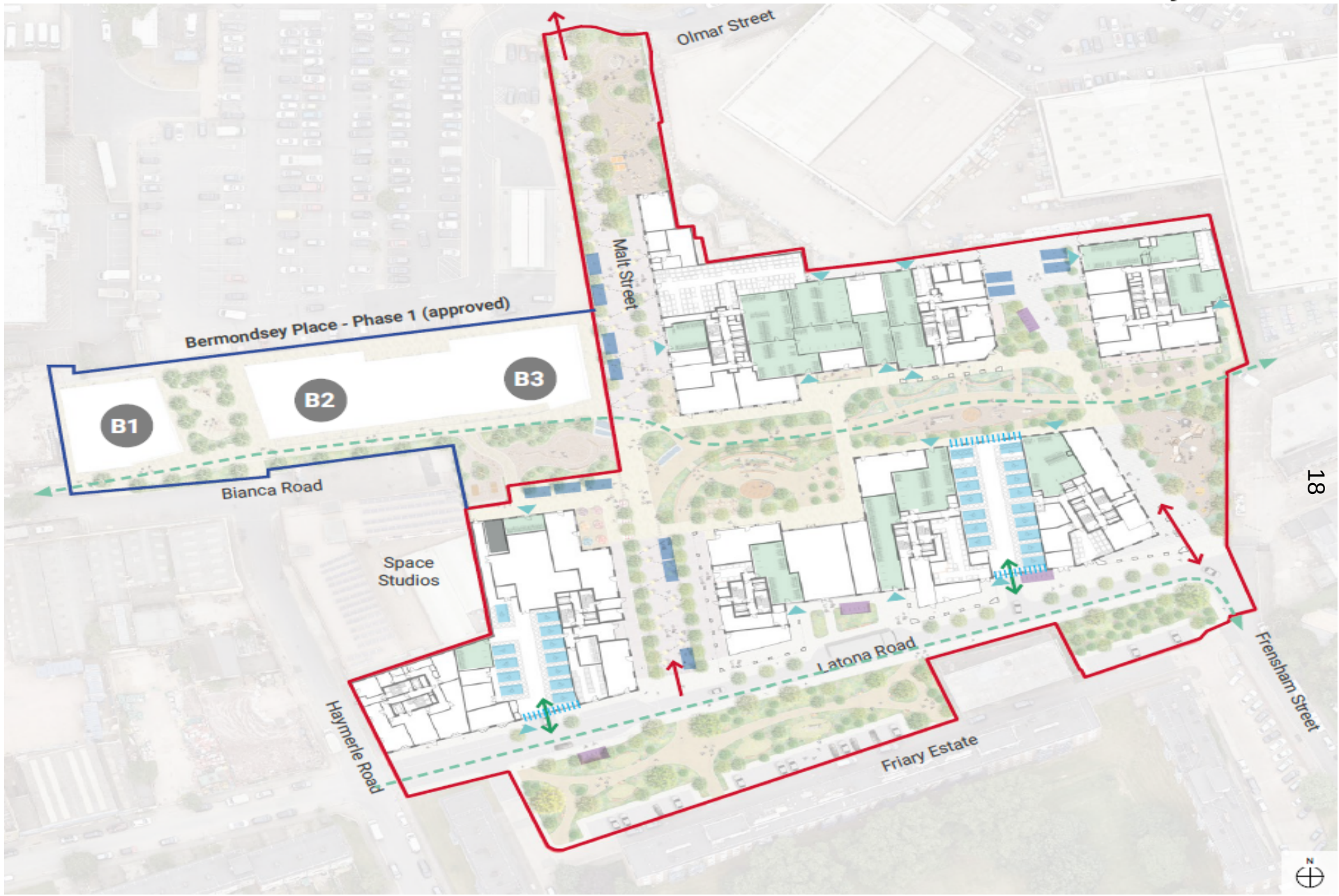
Non-residential uses



Car parking

14 blue badge spaces in public realm

28 spaces undercroft 16 in B8 and 12 in B10. All EVC



Total Amenity required	10,910.00
Balconies and Terraces	8,523.87
Shared Private Communal Space	1,044.72
Private Amenity Contribution	9,568.59
Communal Amenity deficiency	**-1,341.41**

Note: Shortfall contribution to be secured in S106

External amenity



Landscape and public realm



Housing mix by Tenure

Residential tenure split by habitable room (HR):

Tenure	Dwelling No.	HR	% HR
Open Market	979	2661	88%
Intermediate	25	99	3.27%
Social Rented	56	264	8.73%
Grand Total	1060	3024	100%

Affordable Housing Mix

Affordable housing split by HR and dwelling numbers:

Tenure	Dwelling No.	HR	% by HR
Intermediate	25	99	27.27%
Social Rent	56	264	72.73%
Grand Total	81	363	100%

Dwelling Mix by Tenure

The dwelling mix (homes) by tenure:				
Type	Open Market (% by tenure)	Social Rent (% by tenure)	Intermediate (% by tenure)	Total (%)
1Bed 1P	51 (5%)	0	0	51 (5%)
1Bed 2P	378 (35%)	0	0	378 (36%)
2 Beds (3P and 4P)	370 (37%)	15 (27%)	25 (100%)	410 (39%)
3 Beds (4P/5P/6P)	180 (18%)	35 (62%)	0	215 (20%)
4 Beds 8P	0	6 (11%)	0	6 (0.5%)
Total	979 (100%)	56 (100%)	25 (100%)	1.060 (100%)

Viability

Viability Advisor	DS2	Quintic	GLA
Benchmark Land Value	£14.85m	£13.51m	£13.51m
Target profit %	19.49%	17.1%	17.5% (market housing)
Target profit £	c£121.29m	c£106.5m	-
Actual profit	c£4.45m	c£71.7m	-
Deficit	-18.78%/c.£116.84m	-5.85%/c.£34.9m	-£3.8m

REPRESENTATIONS

- Two rounds of consultation (second for minor amendments in May 2026)
- 6 responses objecting to the proposal on the grounds of :
- was supposed to fund the Bakerloo line extension but scheme has stalled;
- minimal public consultation;
- conflicts with local plan; development too high;
- inadequate public transport provision; over development; information missing from plans;
- scale and massing; increase pressure on local area; small amount of genuinely affordable homes;
- ill-thought out plans that ignore community concerns; the 35% AH requirement is reasonable here in Southwark and all developments need to deliver this amount; the overall reduction from 40% to 18% across the site is unreasonable; it also falls short of the 20% target introduced by the Mayor; the applicant is using the circumstances of the housing crisis to reduce the cost of AH to their benefit; is not an exemplary scheme
- UFTRA object to the scheme due to the level of affordable housing.

Section 106: Heads of Terms and CIL contribution

-Affordable Housing 12% hr with 3 stage review mechanism (early, mid and late); Wheelchair housing
-Linear Park and public realm with public right of access;
-s278 works
-Bus contributions
-Employment skills; local business procurement; loss of employment space contribution;
-Car club; Travel Plan; DSP monitoring
-Public open space contribution
-Archaeology, BNG and Tree monitoring

-Carbon offset payment
-Affordable workspace

-CEMP and Constructions Logistics Plan monitoring

-Conservation and restoration management for Acorn chimney relocation

Estimated s106 contribution £4,262,218

Estimated BCIL contribution £26.9m

Planning Balance

- The application would optimise development on this important, allocated brownfield site in accordance with the NPPF and London Plan, Southwark Plan and draft Old Kent Road Area Action Plan policies. It would by virtue of its design and appropriate mitigation including planning conditions and planning obligations, have a relatively limited adverse effects on the local area. There would be significant regenerative and environmental benefits brought about by the application proposal, including the provision of new open space, much enhanced accessibility to and through the site and the provision of new commercial space.

- There would be a reduction in affordable housing provision on the part of the site subject to this application from 40% to 12%. The first phase of the development is currently under construction and is delivering 40% affordable housing. Consequently, in aggregate across all three phases of development a minimum of 17.9% affordable housing would be delivered. The scheme has been thoroughly interrogated in terms of its development viability by the Council's officers and independent consultants and the 12% affordable housing is considered to be the maximum the scheme could deliver at this time. A three-stage review mechanism is included within the s106 planning obligations package to ensure that if there is any uplift in values and that the scheme's profitability improves there will be an opportunity to deliver more affordable housing.

Recommendation

The application proposal when measured against the extant scheme has a reduced impact on townscape and heritage assets by virtue of reduced massing and scale of buildings, whilst still delivering the key aspects of the Old Kent Road Area Action Plan including the Surrey Canal Linear Park .

The impacts of the scheme on neighbouring properties in relation to daylight and sunlight would result in some harm to neighbouring occupiers as set in the main body of the report. In cases, where the results would not satisfy the BRE Guidelines, the retained levels would be within the range considered acceptable for an urban location. The impact would be similar to that of the approved extant scheme.

Whilst the level of affordable housing has been significantly reduced it is assessed to the maximum that could currently be delivered on the site and will be subject to early, mid and late stage reviews.

It is therefore recommended that planning permission be granted, subject to conditions, the timely completion of a S106 Agreement and referral to the Mayor of London.