ARADA

99-101 Newington Causeway
Residents' Meeting Summary
October 2026



Residents' Meeting Summary



Thank you for joining us

Thank you to everyone who attended the meeting on 28 October 2026 to discuss the proposals for 99–101 Newington Causeway.

We appreciate residents taking the time to share their views, ask questions and explain how the proposed development could affect them and the wider neighbourhood.

This summary provides an overview of the meeting, the main topics discussed and the next steps.

About the meeting

The meeting brought together representatives of Rockingham Tenants and Residents Association (TRA), local residents, ward councillors, Southwark Council and the project team.

Nine people attended, representing the local community, the Council and elected representatives. These included four residents, the Chair and Secretary of Rockingham TRA, two ward councillors and a senior Southwark Council officer.

The project team included representatives from Arada (developer), Savills (on behalf of the Salvation Army), Rolfe Judd (planning consultant), Eversleigh (communications) , and PLP Architecture (architect).

The meeting began with a presentation of the proposals, followed by an open discussion and an opportunity for attendees to ask questions and share feedback.

What was presented?

The project team provided an overview of the proposed redevelopment of 99–101 Newington Causeway, including:

The proposed co-living accommodation and hotel, alongside co-working and commercial spaces.

The proposed buildings, their design and relationship with the surrounding area.

New public spaces, landscaping, planting and pedestrian connections.

The proposed affordable housing contribution and wider planning obligations.

Transport, deliveries and servicing arrangements.

The technical assessments undertaken to consider potential impacts on neighbouring properties.

Further information about the proposals is available on the project website: www.newingtoncauseway.co.uk.

Key topics discussed

Benefits for the local community

A key theme throughout the meeting was how the proposed development could potentially benefit existing residents and the wider neighbourhood.

Attendees wanted to understand what improvements would be delivered locally, how the proposed public spaces and landscaping could benefit the community, and whether financial contributions would support services and facilities in the immediate area.

There was also interest in how residents could be involved in discussions about improvements to local green spaces.

Co-living and local housing needs

Questions were raised about the choice of co-living accommodation and a hotel rather than conventional housing, particularly family homes.

Attendees discussed the need for a mix of housing in the area, the type of residents likely to occupy the co-living accommodation, and how this form of housing would contribute to the local community.

The project team outlined the previous proposals for the site and explained the reasons behind the current mix of uses.

Affordable housing and infrastructure contributions

Attendees asked about the proposed financial contribution towards affordable housing, where this funding would be spent, and how the surrounding community would benefit.

There were also questions about the additional demand the development could place on healthcare, transport and other local services.

The discussion covered Community Infrastructure Levy (CIL) and Section 106 contributions, including how these are secured, when payments are made and Southwark Council's role in deciding how funding is allocated.

Deliveries, traffic and construction

Residents raised questions about deliveries, servicing vehicles and access arrangements, particularly around Tiverton Street, Rockingham Street, Telford House and Rockingham Estate.

Concerns included the potential for additional traffic, noise, air pollution and disruption to neighbouring homes, particularly given the construction activity already taking place in the area.

The project team outlined the proposed servicing arrangements, including the loading bay on Tiverton Street, and discussed the measures intended to manage construction activity.

Daylight, sunlight and neighbouring homes

Residents raised concerns about the potential effects of the proposed buildings on daylight and sunlight reaching neighbouring properties.

Particular attention was given to sunlight currently reflected from the existing building towards homes on Rockingham Estate. Attendees asked whether alternative façade materials could help retain some of this reflected light.

The discussion also covered the proposed building heights, wind conditions and potential changes to the living environment of neighbouring residents.

The project team referred to the daylight, sunlight and wind assessments prepared as part of the planning application.

Landscaping, greenery and air quality

Attendees discussed the proposed new public spaces, trees, planting and green roofs, as well as opportunities to improve the wider local environment.

Suggestions included additional planting, fruit trees and other measures to improve greenery and air quality.

Residents also expressed an interest in contributing to discussions about planting choices and landscaping, particularly where improvements could benefit neighbouring homes and streets.

Further information and FAQs

Following the meeting, a Frequently Asked Questions (FAQs) document has been prepared and is available on the project website. It provides further information about the proposals and addresses specific questions raised by residents, covering housing, affordable housing contributions, local infrastructure, traffic and servicing, construction management, daylight and sunlight, building heights, landscaping, and the management of the proposed buildings.

The presentation from the meeting is also available on the website for residents who were unable to attend the event.

www.newingtoncauseway.co.uk

Next steps

Following the feedback received at the meeting, the project team will:



Green spaces and landscaping: Explore opportunities to engage with Rockingham TRA and local residents on planting choices, landscaping and potential community involvement in the proposed green spaces.



Community collaboration: Explore opportunities to work with Rockingham TRA and other local community groups on initiatives that could benefit existing residents and the surrounding neighbourhood.



Keeping residents informed: Continue to provide updates on the proposals and the planning process through the project website.

Staying in touch

If you have any further questions or would like to share feedback, you can contact the project team:



Website: www.newingtoncauseway.co.uk



Email: feedback@newingtoncauseway.co.uk



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