Old Kent Road
Area Action Plan

1. Progress so far
2. Community and Faith

9th Community Forum
New Covenant Church, 506-510 Old Kent Road, SE1 5BA
Background

- Old Kent Road identified in the London Plan as an Opportunity Area
- Southwark Council and the GLA are preparing an Area Action Plan/Opportunity Area Planning Framework to guide the delivery of new development
- Draft AAP to be published in May for 3 months of consultation
- Integrated Impact Assessment Scoping Report sets out the baseline data for the Old Kent Road to guide future analysis of sustainability objectives as a result of the plan – Consultation open until 18 March 2016
Your Questions

We have listened to your feedback and hope some of your questions will be answered throughout this presentation and through discussion

- Where is the Old Kent Road opportunity area boundary?
- What planning themes are important for the Old Kent Road?
- Where are the development sites?
- Why are the background documents not available to view now?
- What about existing housing?
- What if we don’t want certain things to change?
- How are the comments of the community taken into account in the plan?
- What happens next?
Where is the opportunity area?
What will the plan look like?

- The AAP must be a framework that is adaptable over time, rather than set a fixed masterplan

✔ Vision for the Old Kent Road

✔ Sets guidance and policies to guide future development

✔ Helps provide a coordinated approach to new development

✔ Identifies infrastructure needed, such as schools

✔ Will contain site allocations which set out the uses required and guidance on design and movement
Where are the potential development sites?
What will inform the plan?

**OLD KENT ROAD AREA ACTION PLAN**

**EVIDENCE BASE**
- Characterisation study (Allies and Morrison UP)
- Place-making study (Allies and Morrison UP)
- Employment Study (Southwark/GLA)
- Employment Strategy (CAG)
- Surface transport strategy (TFL)
- Bakerloo Line extension strategy (TFL – separate consultation)
- Tall buildings strategy (Southwark Council)
- CIL review and development viability study (Southwark Council/BNPP)
- Integrated Impact Assessment (Southwark Council)
- Energy Study (AECOM)
- Utilities Study (Southwark Council)

**LONDON PLAN NATIONAL POLICY NEW SOUTHWARK PLAN**

**COMMUNITY FORUMS AND CONSULTATION**
- Informed by the community forum comments
- Studies still ongoing
- Will be published in May
- Make recommendations to inform the council in the preparation of the AAP
### Summary of Community Forums and consultation to date

<table>
<thead>
<tr>
<th>No.</th>
<th>Venue</th>
<th>Date</th>
<th>Theme</th>
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<tbody>
<tr>
<td></td>
<td>Walkabouts on Old Kent Road</td>
<td>July 2013</td>
<td>Exploring opportunities for change and improvement</td>
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<td>Business visits</td>
<td>Autumn 2014 - Spring 2015</td>
<td>Meeting with local businesses to form the Old Kent Road Employment Study</td>
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<tr>
<td>1</td>
<td>Treasure House</td>
<td>11 February 2015</td>
<td>Introduction to the opportunity area and discussion on what should be covered in future sessions</td>
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<td>2</td>
<td>Pembroke House</td>
<td>26 March 2015</td>
<td>History, heritage and character</td>
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<td>3</td>
<td>New Covenant Church</td>
<td>21 May 2015</td>
<td>Businesses and jobs</td>
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<td></td>
<td>Pembroke House</td>
<td>16 June 2015</td>
<td>Character study</td>
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<td>4</td>
<td>Astley Cooper TRA Hall</td>
<td>1 July 2015</td>
<td>Shopping and high streets</td>
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<td>Christ Church</td>
<td>27 July 2015</td>
<td>Transport</td>
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<td>6</td>
<td>Muslim Association of Nigeria Mosque</td>
<td>8 September 2015</td>
<td>Vision and place-making</td>
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<td></td>
<td>New Covenant Church</td>
<td>12-13 October 2015</td>
<td>Business consultation events</td>
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<td>Ledbury TRA Hall</td>
<td>3 November 2015</td>
<td>Regeneration options</td>
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<td>8</td>
<td>Walworth Academy</td>
<td>28 January 2016</td>
<td>Parks and green spaces</td>
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<td>9</td>
<td>New Covenant Church</td>
<td>12 March 2016</td>
<td>Community and faith</td>
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A range of interesting speakers

THE WALWORTH SOCIETY

Edmund Bird - Heritage Advisor
MAYOR OF LONDON

Post joint-funded by English Heritage

LATIN ELEPHANT
What have the community forum said?

- Economic diversity
- Improved environment for walking and cycling
- Places to shop, eat, drink, leisure facilities
- Surrey Canal green link
- Affordable Housing
- Preserving heritage
- Exploring the themes over 9 community forum discussions
Old Kent Road Area Action Plan

THEMES: KEY MESSAGES FROM THE COMMUNITY FORUM AND FROM THE EVIDENCE BASE
Homes

- Meeting Southwark’s growing housing need
- Providing new affordable and council homes
- High quality and sustainable design
- Good standards of space inside new homes
- Medium and high density development needed to support the case for the Bakerloo Line Extension
Character

- Stitch back together the street pattern
- Break up the bigger industrial and retail sites to allow pedestrians and cyclists to move around more easily
- Encourage efficient use of land
- Move from large single use developments to mixed uses
- Benchmark heights around 6 storeys but scope for tall buildings in key locations
- Promote shopping, leisure, community and business on the OKR to revitalise it as a high street
- New development should help “tell the area’s story” through incorporating historic buildings or revealing lost places such as the former canal
Character study identifies buildings which are of local architectural or historic interest and buildings which contribute to wider townscape.
Jobs and business

- 750 businesses employing 9,500 people
- Sectors include retail, schools, manufacturing, storage, food and distribution in industrial areas
- A growing number of creative industries and artists studios
- The proximity to central London is a major draw
- Irrespective of AAP, there is concern over rising land values and rents pushing out industrial sectors
- Mixed used neighbourhoods should make realistic provision for existing and new businesses in industrial sector
- Some businesses are not compatible with residential development
- Make use of railway arches
Demand for business space is changing

- Central London is expanding - demand for offices from SMEs is growing around Bermondsey providing scope for new office quarter
- Growth in food production, printing, laundry and businesses serving central London
- Potential for growth in cultural and arts based businesses and cultural or higher education institution
- Increasing demand for flexible and hybrid workspaces
- Management – promote partnerships with specialist providers
- Design – avoid generic ground floor space; cluster workspaces; where possible stack floorspace or provide in standalone buildings
- Servicing – careful design to avoid conflicts between residential and workspace occupiers
High street

- Revitalise the Old Kent Road as a high street
- Supermarkets and shopping facilities are needed but use too much space
- Promote more high street shops
- Support small businesses and migrant and ethnic economies
- More entertainment and leisure facilities
Transport

- Support for two new stations as part of the Bakerloo Line extension
- Improve crossing points
- Safer walking routes
- Need for segregated cycle routes
- Improve bus services
- Creating linkages between neighbourhoods
- Better traffic management on the Old Kent Road

Tube station locations suggested by the forum
Green infrastructure

Meaningful new open space is needed on Old Kent Road

Strong suggestions for

- Surrey Canal green route
- A new park at Mandela Way
- A new park at the gas works
- Integrate Burgess Park more effectively
- Improvements around Glengall Road
- Food growing
- Active travel and green links
Exploring the options

- Explored two regeneration options
  - Low/medium growth scenario (without Bakerloo Line)
  - High growth scenario (with Bakerloo Line)
- Bakerloo line will help deliver more homes and jobs
- Over time, the area would feel more like the north of the borough
- The area could provide around 20,000 new homes and 5,000 new jobs
- Without the Bakerloo line, growth would happen but over a longer time period
Creating the vision

- Revitalise the OKR as a high street
- Continue to promote the BLE and public transport improvements
- Reinforce role as part of central London
- Retain existing social and economic diversity

- High quality cycling and walking environment – less traffic dominated
- More green spaces and routes
- Sensitive to heritage
- Affordable housing including council housing
What next?

- We are using your ideas from the forum to develop the AAP and encourage future development to meet these principles.
- The draft AAP and supporting documents will be ready in May 2016.
- Consultation on the plan will open for 12 weeks.
- Are you on our mailing list?
- There will be a short break in community forums until May – we can then talk about the draft and important matters that may arise in future forums.
- Any questions in the meantime please contact the Planning Policy or Community Engagement teams.
Contact

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020 7525 5471

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