



# Consultation Report

Old Kent Road Area Action Plan: Further Preferred Option

December 2017

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## **1. INTRODUCTION**

### **1.1 What is the Old Kent Road Area Action Plan?**

The Old Kent Road Area Action Plan (AAP) is a plan to regenerate the Old Kent Road and surrounding area. It sets out a vision for how the area will change over the period leading up to 2036. This includes delivering 20,000 new homes and 10,000 new jobs. The vision is supported by a strategy with policies we will put in place to deliver it. The AAP will make sure that over the next twenty years we get the right development needed to support a healthy, safe and prosperous community and a fairer future for all in the Old Kent Road area.

The AAP will be part of our framework of planning documents. It will be a material planning consideration in deciding planning applications in the opportunity area. It will help ensure that we make decisions transparently, providing clarity for members of the public and giving more confidence to developers to invest in the area. It will also be an opportunity area planning framework (OAPF) and will be endorsed by the Mayor of London.

### **1.2 What is this consultation report?**

The purpose of this report is to summarise the consultation carried out to date. Section 2 of this report explains these stages of consultation. After each stage of consultation we will update this report to reflect the most recent consultation.

At each stage of consultation we carry out activities in accordance with our Statement of Community Involvement (SCI) (2008). The SCI sets out how the council will consult on all of our planning policy documents. The SCI refers to a number of legal and regulatory requirements, both in terms of methods of consultation and also particular bodies that we must engage with, and sets out how we meet these requirements. When the SCI was produced it was done so with regard to the Town and Country Planning (Local Development) (England) Regulations 2004 and the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. In April 2012, both sets of regulations were replaced by the Town and Country Planning (Local Planning) (England) Regulations 2012. Consultation and procedure has been carried out in accordance with the revised Regulations.

The Localism Act 2011 introduced the “duty to co-operate”, which requires us to engage with a range of bodies on an ongoing basis as part of the production of planning policy documents. Much of the process that is required by the duty is already covered in our SCI and has been an integral part of the preparation of new planning policy in the borough. We will ensure that we meet the requirements of the duty to co-operate at every stage of consultation. This involves writing to and where appropriate meeting and working with our neighbouring boroughs, the Greater London Authority, Transport for London and other prescribed bodies such as Historic England.

## 2. STAGES OF CONSULTATION

### 2.1. What stages of consultation have been completed so far?

This document explains the consultation that has been undertaken in preparation of the Old Kent Road Area Action Plan.

We have been engaging and consulting the local community and businesses groups over the past two years. We consulted residents and businesses by establishing a community forum which focused on different topics related to the regeneration and planning of Old Kent Road, sharing ideas through workshops and helping to inform the draft of the plan.

We published the first draft AAP and undertook extensive consultation between 17 June and 4 November 2016 and we received over 1,000 responses (hereon in referred to as the '2016 consultation'). We consulted on the plan alongside a change to the Community Infrastructure Levy (CIL) charging schedule and Section 106 Planning Obligations and CIL Supplementary Planning Document addendum. This increased the rate paid by residential developments towards important infrastructure including the Bakerloo line extension. Consultation responses to this document were reported on separately and were available for the public examination on the CIL changes. These came into force on 1 December 2017.

An 'interim' consultation on some minor new and amended policies took place between 13 June 2017 and 13 September 2017 (hereon in referred to as the '2017 consultation'). We reported on consultation responses received during the 2016 consultation which related to specific policies that we amended in the June 2017 consultation draft. The results of the interim consultation have been incorporated into this report under the relevant subject headings.

In February 2017 we also published a summary of the consultation responses we received on our website following the close of the consultation on the first full draft of the plan in November 2016. This is attached as Appendix 1.

Following the 2016 and 2017 consultation, we are now consulting on a Further Preferred Option of the AAP which takes into account consultation received from the first draft of the AAP. Table 1 shows the stages of preparation and consultation on the AAP.

**Table 1**

<b>Stage of consultation</b>	<b>Consultation timescale</b>
Informal consultation	2015-2016
Consultation on first draft AAP	June to November 2016
Interim consultation on the AAP	June to September 2017
Consultation on AAP: Further Preferred Option	December 2017 to March 2018
Publication/submission version of AAP	2018
Submit to the Secretary of State	2018/19
Examination in Public	2018/19
Adoption	2019

This report identifies:

- how we have consulted so far
- a summary of the representations we have received to date
- how those representations have influenced the draft plan

A summary of the methods of consultation have been provided in Table 2 below.

Section 3 of this report sets out a summary of all the issues raised through the consultation undertaken so far. The detailed catalogue of comments and issued raised through both the 2016 and 2017 consultations will be published on [our website](#). Appendix 2 contains copies of our consultation materials.

**Table 2 – Log of consultation events and actions undertaken**

Date	Method of consultation	Comments
July 2013	Two walkabout sessions and a workshop	Full report available <a href="#">on our website</a>
October – November 2014	Business engagement and flyers	Together with the Greater London Authority (GLA), the council walked around the Old Kent Road Opportunity Area and knocked on every business' door to tell them about our aspirations for the future of the area and find out more about the businesses present, their current and future business needs and perceptions of the area. This has informed our evidence base and the results are published in the Old Kent Road Employment Study 2016 available <a href="#">on our website</a> . The flyers are attached at Appendix 3.
Roughly every 4 to 8 weeks between February 2015 and September 2016.	Old Kent Road Community Forum	11 meetings were held in different venues around the Old Kent Road opportunity area. The forum was set up to start a dialogue between the council local residents, businesses owners and employees, community groups and any other interested stakeholders thought about the Old Kent Road. We wanted to gather views and gain understanding of why people felt the Old Kent Road was unique and what could be improved. We published the feedback and presentation material from each forum <a href="#">on our website</a> .

12 and 13 October 2015 were held for	Further business engagement through presentations and workshops with local business owners and operators	The presentation and report on the feedback gathered during these sessions is available <a href="#">on our website</a> . This has also informed our evidence base for the <a href="#">Old Kent Road Employment Strategy 2016</a> .
14 June 2016	Meeting/presentation/Q&A/workshop	Future Steering Board at Bells Garden Community Centre.
16 & 23 June 2017	Press advertisements in Southwark News	See Appendix 2.
17 June 2016	Consultation hub page	Online platform for viewing and providing comments on the plan.
28 June 2016	Meeting/presentation/Q&A/workshop	Southwark Tenant Council meeting at Bells Garden Community Centre.
29 June 2016	Faith Open Day workshop and community outreach	Hosted at the Somali Relief and Welfare Association Mosque at 94 Old Kent Road.
29 June 2016	Announcement and stall at Borough, Bankside and Walworth Community Council	Hosted at Amigo Hall, St George's Cathedral, SE1
4 & 14 July, 22 August and 9 September 2016	Mailouts	To our database of residents, interested persons, community groups, employers, other interested persons, housing providers, planning professionals, the Mayor of London and other London Boroughs and statutory and other important consultees. See Appendix 5.
July 2016	Summary and leaflet questionnaire	This was sent out to 15,000 residents and businesses in the Old Kent Road opportunity area explaining the consultation and how to respond. The leaflet is attached in Appendix 4.
July - November 2016	Dialogue – online ideas sharing platform.	We set up a series of online discussion pages using the dialogue online discussion platform to help gather views and generate ideas across a range of themes including homes, jobs, transport, parks and green spaces and local facilities and services.

From July 2016	Libraries	Copies of the draft Old Kent Road AAP and key supporting documents were made available to view in all the local libraries around the opportunity area including Peckham, SE15, Camberwell, SE5, East Street (Walworth/Old Kent Road) SE1, the Blue (Bermondsey), Canada Water, SE16 as well as the council's offices on Tooley St, SE1.
From July 2016	360 degree aerial photography	To aid discussion and show a new perspective on the Old Kent Road and surrounding neighbourhoods, we had drone aircraft take 360 degree aerial photos from Burgess Park and Bridgehouse Meadows (in the London Borough of Lewisham). These are available to view on <a href="#">our website</a> .
6 July 2016	Stall, flyering and engaging local residents	Eid Festival, Burgess Park
7 July 2016	Design Review Panel	Regular panel of built environment professionals providing comment and critique of the draft plan.
7 July 2016	Meeting/presentation/Q&A/workshop	Walworth Society meeting at St Peter's Church, SE17
11 July 2016	Presentation/Q&A	Ledbury Estate Tenants and Resident's Association Annual General Meeting
11 July 2016	Presentation/Q&A	Peckham Area Housing Forum at Bells Garden Community Centre.
12 July 2016	Announcement at planning committee	Held at 160 Tooley Street.
13 July 2016	Presentation/Q&A	Bermondsey East Area Housing Forum - Marden Square Tenants and Residents Association Hall.
13 July 2016	Presentation/Q&A	Southwark Tenant Management Organisation Committee meeting, hosted at the Leathermarket JMB office, SE1.
14 July 2016	Old Kent Road Walking Tour	Organised jointly between Southwark Council and New London Architecture, with conference hosted at London South Bank University.

18 July 2016	Presentation/Q&A	Camberwell East Area Housing Forum hosted at the Marie Curie Tenants and Residents Association Hall, Sceaux Gardens Estate, SE5
19 July 2016	Presentation/Q&A	Aylesbury Area Housing Forum hosted at Aylesbury Neighbourhood Housing Office, SE17
20 July 2016	Presentation/Q&A	Bermondsey West Area Housing Forum hosted at Neckinger Tenants Hall, SE16.
23 July 2016	Stall, flyering and engaging local residents	Pembroke House street party
26 July 2016	Cultural workshop	We held a consultation event specifically for businesses and practitioners who work in the cultural sector. The workshop provided the opportunity to give feedback on how cultural provision should align with development and growth in the Old Kent Road.
27 July 2016	Old Kent Road Heritage Walk	We led a walking tour around the Old Kent Road to explore the area's history, its heritage assets that remain and have been lost, and how we can best ensure a heritage-led regeneration of the area respects and enhances the Old Kent Road's unique history.
4 August 2016	Presentation/Q&A	Walworth East Area Housing Forum hosted at Salisbury Tenants and Resident's Association Hall.
9 August 2016	Presentation/Q&A	Rotherhithe Area Housing Forum hosted at the Silverlock Tenants and Resident's Association Hall.
3 September 2016	Stall, flyering and engaging local residents.	Tustin Estate Funday
7 September 2016	Young people's workshop	We invited young people between 11 and 24 who live, go to school or visit the Old Kent Road and surrounding area to take part in a workshop to discuss what they thought the future of the Old Kent Road should look like, and how it should accommodate the needs of young people better.



13 September 2016	Announcement & questions	Bermondsey and Rotherhithe Community Council hosted at the Oxford and Bermondsey Club, SE1
15 September 2016	Press advertisements in Southwark News	See appendix 2.
21 September 2016	Presentation/Q&A	Northfield House Tenants and Residents Association.
21 September 2016	Presentation/Q&A	Southwark Homeowner Council meeting hosted at 160 Tooley Street.
21 September 2016	Announcement & questions	Peckham and Nunhead Community Council hosted at Rye Church Hall, SE15.
21 September 2016	Announcement & questions	Camberwell Community Council hosted at Employment Academy, SE5.
21 September 2016	Presentation/Q&A	Southwark Travellers Action Group meeting hosted at the Soujourner Truth Centre.
21 September 2016	Presentation/Q&A	Borough and Bankside Housing Area Forum.
29 September 2016	Presentation/Q&A	Big Local Partnership South Bermondsey sub group.
5 October 2016	Announcement & questions	Borough, Bankside & Walworth Community Council hosted at New Covenant Church, SE1
10 October 2016	Presentation/Q&A/workshop	For residents living near the northern end of the Opportunity Area centred around the Bricklayers Arms, hosted at the Roundhouse Hall, SE1.
February 2017	Old Kent Road Business Network and further engagement	In February 2017 we set up the Old Kent Road Business Network to continue our earlier information gathering about businesses in the Old Kent Road, establish their needs for the future and how they can be effectively involved in the regeneration of Old Kent Road. We sent out a letter inviting businesses to join the Network as well as a FAQ's document about our consultation. These are attached in Appendix 6. The Business Network is ongoing and is still <a href="#">available to join online</a> .

25 February, 9, 21 and 29 March and 1 April 2017	Council officer posted at TfL Bakerloo line extension drop in session to answer questions about the AAP.	Transport for London held several drop in sessions across the opportunity area during the consultation on the Bakerloo line extension. Due to the intrinsic link between the aspirations of the AAP and the Bakerloo line extension, officers were on hand to answer any planning/AAP related questions. These sessions were hosted at the East Street Library, Christ Church (Old Kent Road) and Artworks (Walworth Road).
21 June 2017	Consultation hub page	Online platform for viewing and providing comments on the new and amended policies proposed for the plan.
22 June 2017	Mailouts	To our database of residents, interested persons, community groups, chairs and secretaries of TRAs and TMOs, local businesses and employers, other interested persons, housing providers, planning professionals, the Mayor of London and other London Boroughs and statutory and other important consultees. See appendix 6.
29 June 2017	Press advertisements in Southwark News	See appendix 2.

## 2.2. What happens next?

The Old Kent Road AAP: Further Preferred Option has been prepared for consultation from **13 December 2017 to 21 March 2018**.

The Council will seek the views of the full range of statutory and non-statutory stakeholders on the AAP.

Once we have finished consulting on this further draft of the AAP, we will collate all the responses we receive and carefully consider whether we need to amend the plan to take into account any issues raised through the responses received. We will provide officer comments on all the issues raised which will set out whether we have changed the plan to reflect the response, and will explain our reasoning for why we have/have not amended the plan.

The amendments made to the plan in response to consultation feedback will inform the following draft of the plan, known as the proposed submission' version. This will be the plan

we intend to submit to the Secretary of State for a public examination by an independent planning inspector. Participants of the final stage of consultation have the right to represent themselves at the public examination.

The inspector will prepare a report for the council and may require mandatory changes to be made to the plan. The final Old Kent Road AAP will then be adopted by the council. This is a decision taken by all councilors at the Council Assembly.

### **3. Summary of the Consultation**

#### **3.1. Who was consulted and how?**

##### **Who**

The council consulted a range of local groups, interested individuals, statutory consultees and important stakeholders through a variety of different engagement methods (see below for more information). These included:

- Local residents
- Local businesses
- Local community and special interest groups
- The Mayor of London and London Boroughs
- Landowners, developers and their representatives
- Statutory consultees such as the Environment Agency, Historic England
- Non statutory but important stakeholders such as Thames Water and Network Rail

Over the plan preparation period the council sought to reduce the number of letters sent out to contacts on our planning policy mailing list in order to reduce financial and environmental costs of our outreach and to maximise the efficiency and effectiveness of our engagement. We undertook a thorough review of the contacts in our Statement of Community Involvement. We made sure to contact any new groups and organisations that we identified that may be interested in receiving planning policy notifications including on the Old Kent Road. Due to this switch over to majority email notifications and the SCI contacts review, our electronic mailing list grew from approximately 2,500 contacts for the 2016 consultation to over 5,700 during the 2017 consultation. This is in addition to the contacts sent physical letters and email contacts not on our planning policy email notifications list, all of which combined to encompass members of the groups listed above.

##### **How**

The Preferred Option stage of plan preparation and consultation involved many different elements as shown in Table 2 above. These methods sought to raise awareness of the plan and encourage engagement with the plan's themes and aspirations.

##### **Mail outs, press advertisements, postal questionnaire and flyers**

All statutory and non-statutory consultees on the planning policy database were emailed throughout the Preferred Options stage, mostly by email. The remaining contacts with a physical address were sent a letter notifying them about the consultation. These emails and letters set out the timescales for consultation and how people can comment on the draft plan.

The emails also invited any local groups to contact us if they would like us to attend their community meeting to discuss the contents of the draft plan. As detailed in Table 2, officers attended several local stakeholder group meetings throughout the consultation period.

The council also kept a list of contacts that previously attended and/or expressed an interest in attending and/or being informed about the Old Kent Road community forum meetings put on by the council who were not otherwise on the council's planning policy mailing list. This list included addresses of local residents and businesses in the Old Kent Road Opportunity Area.

Press advertisements were included in the local newspaper both at the beginning and during the 2016 consultation period and for the beginning of the 2017 consultation. See Appendix 2 for examples of these press advertisements.

During 2015 the council sought to engage businesses as part of the Old Kent Road 'business atlas' survey. This was a field-based survey looking to understand the number and nature of the businesses located on and around the Old Kent Road. As part of this surveying exercise, as well as interviewing a number of employers located in the area, we also dropped a flyer (Appendix 3) into the letter box of every business premises in the area to raise awareness of the council's intentions to prepare a plan to regenerate the Old Kent Road.

Following the launch of the 2016 consultation, the council distributed over 15,000 summary leaflets and questionnaires to residential and business addresses in the area, prompting the submission of comments on the plan's themes, ideas and approach to the regeneration of the Old Kent Road. The leaflet and questionnaire can be seen on pages in Appendix 4. Physical copies of the 2016 plan, the summary leaflet and questionnaire and the 2017 'new and amended policies' were also distributed into the local libraries in Bermondsey, Canada Water, Peckham, Old Kent Road and Camberwell for people to read.

## **Online**

An online consultation survey was published for both the 2016 and 2017 consultations. These surveys provided an online platform to submit comments on the plan according to the thematic/topic areas. The survey questions included in the questionnaire for the June 2016 consultation (Appendix 4) are the same as those used on the 2016 consultation hub page.

During the 2016 consultation the council also made use of a new online discussion tool called 'dialogue' where people could discuss the different ideas proposed in the draft plan, such as the target for 20,000 new homes or the Bakerloo line extension.

The council website was also regularly updated with content of interest to those following the AAP plan preparation process, such as the feedback summaries for each community forum event (see Table 2 above for weblinks).

## **Community Forum meetings and other OKR specific workshops**

Prior to publishing the final draft of the plan, the council sought to ensure early local input to the draft AAP and plan preparation process by hosting a series of Old Kent Road 'community forum' events. These were meetings held in the even in the area every 4 – 8 weeks which were open to the public. Their aim was to raise awareness of the plan and make sure local people, whether residents or workers, were able to provide feedback on the early ideas and contribute to the early development of the first AAP draft. The meetings usually comprised a few presentations from a mix of the council, council partners or local residents or interested community groups, followed by a workshop on a particular theme.

Following the publication of the Old Kent Road AAP in June 2016, two further OKR community forum events were held to discuss and gather feedback on the draft plan.

Other meetings and workshops centered specifically on the OKR AAP were either held or attended by council officers upon invitation. These were normally for specific groups, such as the Walworth Society or a workshop for young people. Several 'walkabout' walking tours were hosted throughout the plan preparation period including in two sessions in 2013 to enable interested members of the public and interest groups to better understand the current character of the area. 2016 saw a heritage-focused walkabout and another as part of a regeneration conference aimed at built environment professionals.

### **Attending local events**

Council officers and members attended many local events and meetings to introduce the Old Kent Road or the draft AAP. This included having stalls, making announcements, posting officers to answer questions and provide copies of the draft plan at council meetings such as community councils and area housing forums. The council also posted officers at events not organised by the council. Officers were on hand with copies of the plan and/or the summary leaflets to distribute and answer questions for interested people passing by at events such as the Eid Festival in Burgess Park and at the drop in sessions of the Bakerloo line extension consultation undertaken by TfL during February - April 2017.

### **3.3 Summary of representations made and how these have been taken into account:**

The following tables provides a high level summary of the key issues raised during the 2016 and 2017 consultations on the plan's vision, key themes, aspirations and policy approaches. The table sets out how representations were taken into account in developing the 'further preferred option' draft of the AAP.

We received a total of 1,075 responses to the 2016 consultation and a further 56 to the 2017 consultation.

We received the majority of our responses to the 2016 consultation on our online consultation hub or through our postal questionnaire (Appendix 4). The responses from the postal questionnaire returned to the council were also inputted into the hub so we could analyse the results, set out below in Table 3.

**Table 3**

	<b>Theme</b>	<b>Yes</b>	<b>No</b>	<b>Not answered</b>
Do you agree...	With the overall vision for the Old Kent Road?	75%	9%	16%
	With the strategy of transforming the industrial land and retail parks around the Old Kent Road into mixed used neighbourhoods which provide homes and jobs?	74%	7%	19%
	With the proposals to give greater protection to the area's heritage and create interesting and attractive neighbourhoods with high quality streets and public spaces and well designed buildings with a range of building heights?	72%	7%	21%
	With our strategy of integrating space for businesses into mixed use neighbourhoods and increasing the number of jobs in the area?	73%	5%	23%
	With our aim of revitalising the Old Kent Road as a high street with shops, cafes, restaurants leisure and other facilities?	75%	6%	20%
	That the Bakerloo Line Extension should be a key part of our overall vision for the area?	77%	5%	17%

Do you agree...	With the general locations for new London Underground stations?	68%	8%	25%
	With transforming the Old Kent Road into a modern boulevard with public realm for pedestrians, protection for cyclists and improved bus infrastructure along its entire length?	87%	4%	9%
	With our proposals for improving green infrastructure and compliance with measures to improve the environment?	78%	2%	19%

The following table (Table 4) sets out the key issues which received the greatest numbers of responses and representations and which have been identified as the most pressing concerns among respondents to the 2016 and 2017 consultations. Alongside the issues raised, the table also includes how the council has considered the comments on the issue and where relevant how they have informed the 'further preferred option' draft of the plan.

Please note that Table 4 is a high level summary intended to provide a representative snapshot of the 1,000+ responses received to the consultation. A full breakdown of representations and the council's response will be available on the council's website.

**Table 4**

You Said	We Did
You wanted to see at least 35% affordable housing as part of the regeneration and increase as much as possible. You didn't want to see any net loss of affordable housing through council estate regeneration and the policies and definition of affordable housing should be clearer.	We have recently published the New Southwark Plan submission version which clearly sets out our policies and expectations on the delivery of affordable housing. This applies everywhere in Southwark and we have made our policies clearer in the Old Kent Road AAP to match. We continue to implement our 35% minimum affordable

	<p>housing policy requirement. As part of the 20,000 new homes, 7,000 of these will be affordable, with and for new homes built for sale 70% of the 35% affordable housing delivered will be for social rent at traditional target/council rent levels.</p> <p>We are not proposing any council estate regeneration schemes through the AAP. Furthermore, in 2025 we have published a <a href="#">'charter of principles'</a> which, amongst other things, sets out how we will undertake consultation and engagement on any estate building programmes in the future.</p>
<p>You wanted us to recognise the importance of the area as a location that is thriving with all types of business and industry and were concerned about the loss of industrial land and displacement of businesses. You wanted us to support independent businesses in the area by ensuring delivery of affordable workspace and that the local economy is not comprised of office jobs only.</p>	<p>We recognise the importance of business and industry in the Old Kent Road contributing to the local economy and playing a key part in the servicing of central London. We have changed our policies in the Old Kent Road AAP and the New Southwark Plan to be much clearer on what we expect in terms of providing new employment space, accommodating or relocating existing businesses and providing affordable workspace.</p> <p>We have established design requirements in the further draft of the AAP to accommodate a range of industry, distribution, warehouses, depots, offices and shared workspaces in innovative new ways of mixing homes and business on the same plot. We will continue to work with the existing business community to ensure the new business space provided is fit for purpose and businesses can continue to operate in new premises in the Old Kent Road or other local locations. We have included more detail in our policies about providing affordable workspace, particularly to encourage rents suitable for the continuation of existing businesses as well as workspace providers which manage space on a non-profit basis to</p>



	support small businesses and start-ups.
<p>You stressed the importance of and support for the Bakerloo Line Extension in enabling the aspirations of the AAP to come to fruition although expressed concern that the successful delivery of the plan was dependent on something yet to receive firm political and financial support. You expressed concerns about the impact of the level of development and population growth on the capacity of the transport network prior to the completion of the BLE and on social infrastructure capacity across the plan period.</p>	<p>We are committed to doing all we can to ensure the Bakerloo Line Extension (BLE) is delivered down the Old Kent Road according to anticipated timescales. At the time of the 2016 OKR AAP consultation the backing of and the commitment to the BLE was less certain than it is at the time of writing (December 2017). Since the 2016 AAP consultation, Transport for London have undertaken further consultation on the station and ventilation shaft locations for the BLE during 2017. This the council has continued to work closely with TfL, the Mayor and London Borough of Lewisham to develop the business case and Transport for London have committed resources to progressing the application for a Transport and Works Act Order to Parliament by 2020. Sadiq Khan, as the newly elected Mayor, bought the target completion date forward by two years from 2030 to 2028/29, coinciding with the planned upgrade to the Bakerloo Line. This demonstrates the Mayor's commitment to fulfilling the pressing need for transport infrastructure investment in South East London and to unlock the potential for delivery of housing, jobs and good growth along the Old Kent Road. There is still much to do in order to progress the extension as a viable project. We'll be undertaking and supporting work to develop the project with our partners during and after the 'further preferred option' consultation and beyond into the plan preparation process.</p> <p>We recognise the need to ensure that there is enough transport, green and social infrastructure to meet the demand that will be generated by all the new homes and workspaces anticipated to be delivered in the Old Kent Road Opportunity Area. It is crucial that the scale of development which is anticipated to be delivered does not put</p>

	<p>pressure on services and infrastructure to the extent that the quality of life for both new and existing residents is reduced. That is why we have committed to reviewing the grant and implementation of planning permission and progress towards the delivery of the BLE and other public transport enhancement each year to ensure that there is a match between transport and development capacity. The plan sets out how much and where development will be expected to contribute to social and green infrastructure provision to meet the anticipated demand generated by the population growth.</p>
<p>You emphasised the importance of finding the right strategy to address the issues arising of the Old Kent Road as a strategic surface transport corridor between central London, South East London and Kent (such as traffic congestion and the associated air pollution and noise and a poor pedestrian and cyclist experience) and the aspiration to create a welcoming, accessible and healthy pedestrian-and cyclist-orientated town centre/high street in which to spend time and relax. Many responses were from the London Cyclists Campaign which called for the installation of a 2.5m wide segregated cycle path along the Old Kent Road, while others suggested that, due to the nature and function of the road and limited road space, others suggested that the appropriate cycling infrastructure could be delivered on side streets parallel to the Old Kent Road. Other responses raised concern at the AAP's threat to the Road's primary function as a strategic transport corridor as part of the Transport for London Road Network due to the focus on pedestrians and cyclists.</p>	<p>The council is working with TfL to explore a number of different options which include continuous bus lanes as well as segregated cycle lanes. Designs will need to try to balance the competing functions of the Old Kent Road, which include its function as a main arterial road, as well as its role in providing a route which is safe and attractive for people walking and cycling. The character of the road and green infrastructure will also be important considerations. The AAP identifies a number of buildings which are of townscape merit and architectural and historic interest which should be retained.</p> <p>The AAP identifies a number of wider opportunities which will help shape the character and function of the Old Kent Road. The potential to explore delivering mixed-use commercial development with a network of active frontages and local community/civic/public routes and hubs on parallel streets adjacent to OKR have been identified in the sub areas. The proposal to reconfigure retail parks in preference of a strong high street frontage along Old Kent Road will release areas of land along parallel streets to support secondary shopping frontages with high quality public spaces which encourage social interaction in a</p>

	<p>more tranquil setting set back from the Old Kent Road. The AAP includes a number of measures to support reducing the impact of traffic on users of the corridor, including; promoting car free development to limit the amount of journeys made by private car, securing electric vehicle charging points to support a shift towards greener means of transport, encouraging car clubs, significantly improving public transport connections, including the Bakerloo Line Extension. It is anticipated that these measures will restrict the number of vehicles travelling along Old Kent Road which will mitigate air pollution as well as limit congestion so that Old Kent Road retains its strategic function as a key route into central London.</p>
<p>You supported the more efficient use of land through higher densities and transitioning from single-use industrial areas and out-of-town style retail sheds to mixed use neighbourhoods. However you expressed concerns regarding the impact of higher densities on the existing communities and character of the area, including the impact of tall buildings.</p>	<p>The AAP recognises that it is important that the plan provides clarity about tall buildings, their potential locations and potential heights. The December 2017 version of the AAP provides 3D illustrative masterplans and a revised strategy around building heights to make its stance clearer. In general the revised strategy seeks to locate the tallest buildings away from residential areas and to reduce building heights on plots adjacent to surrounding residential neighbourhoods. The council considers that the area does have capacity to accommodate tall buildings, partly because some of the site are very large and have the potential to create a new character and partly because tall buildings will help deliver some of the wider benefits of the plan including:</p> <ul style="list-style-type: none"> <li>• New parks, streets and open spaces;</li> <li>• Schools and other social infrastructure;</li> </ul>

	<ul style="list-style-type: none"> <li>• New homes, including affordable homes; and</li> <li>• A range of types of workplaces, including reprovided industrial space.</li> </ul>
<p>You raised concerns about the level of local awareness of the plan and the way the plan has been prepared and consulted on so far, where the lack of awareness had contributed to a lack of local input into the plan preparation process.</p>	<p>The council recognises that the AAP is an important plan that affects many people and businesses. During the 2016 and 2017 consultations the council sought as far as possible to make all residents and businesses in the opportunity area aware of the proposed plan. Over 1000 responses have been received. A second pre-submission stage of consultation will enable the council to redouble its efforts in making as many people as possible aware of the plan.</p>

#### **4. Next steps**

- 4.1** The council has prepared a consultation plan for the Further Preferred Option (December 2017) AAP. The outcomes of this consultation will be taken into account in finalising the publication and submission draft of the AAP. This will be subject to a further round of consultation in summer 2018 before being submitted to the Secretary of State for an independent examination in public.

#### **Appendices**

**Appendix 1** - Summary of key issues raised in consultation responses to the survey questions

**Appendix 2** – Press advertisements in Southwark News

**Appendix 3** – 2015 ‘business atlas’ research flyer

**Appendix 4** – Postal summary leaflet and questionnaire

**Appendix 5** – Copies of mail outs

**Appendix 6** – Business Network FAQs



Old Kent Road Area Action Plan: Further Preferred Option

## **Consultation Report**

# **Appendix 1**

**Summary of key issues raised in consultation responses to the survey questions**

# Old Kent Road Area Action Plan

## Summary of key issues raised in consultation responses to the survey questions

February 2017

### Introduction

Between June and November 2016 Southwark Council consulted on a draft version of the Old Kent Road Area Action Plan (OKR AAP). A questionnaire survey with nine questions was prepared to help people to respond to the draft plan.

Southwark Council officers are now working through the over 1000 responses received which raise many important points for consideration. A summary of the key issues highlighted in response to each survey question is provided below along with key percentage statistics<sup>1</sup>. We have made this publicly available so that those interested can read and understand the range of views expressed.

The analysis of these consultation responses, along with additional evidence base work, will inform the development of a revised 'Proposed Submission' version of the AAP. This is due to be consulted on in autumn 2017. Alongside the revised draft plan we will publish a number of supporting documents, including a consultation plan which will set out a systematic analysis of the consultation responses received and the Council's comments on each.

### Summary of responses to survey questions

A brief summary of the some of the key issues raised by respondents is provided below under each survey question in turn. Issues highlighted most frequently are highlighted in bold and underlined, with issues highlighted slightly less frequently in bold but not underlined. Issues are grouped under thematic sub-headings.

#### Question 1: Do you agree with the overall vision for the Old Kent Road?

**Over the next 20 years the Old Kent Road opportunity area will be transformed, becoming increasingly part of central London and helping provide the new homes and jobs that London needs. There will be two new stations on an extension of the Bakerloo line as well as other infrastructure such as schools, health facilities, public realm improvements and open space.**

*Responses:*

Yes	No	Not Answered
75%	9%	16%

#### Affordable Housing

- **Vision fails to explicitly set out the anticipated quantum of affordable homes to be delivered over the course of the plan period.**
- **Concern the Council will not ensure the delivery of a sufficient supply of affordable homes to meet the existing and future needs of the local population.**

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<sup>1</sup> Please note that due to rounding figures may not always add up to 100%.

- **The planning system should be stronger in implementing the provision of at least 35% affordable homes in residential schemes. Planning permissions should be refused for applications which do not meet this target.**
- The Council should go further and adopt the Mayoral aspiration, requiring 50% affordable on all new housing developments.
- The AAP should provide greater clarity in detailing what type of homes fall within the category of 'affordable housing'.
- Opposition to Starter Homes - these types of homes should not be considered as affordable housing by the AAP.
- **The delivery of social housing should be prioritised over the delivery of all other types of affordable housing.**
- There should be no net loss of social housing and right to buy privileges should be removed on any new social housing delivered to maintain a stable supply.
- Concern regarding the potential implications of estate renewal programmes, in terms of the risk of a net loss in the amount of social housing reprovided and inadequate measures in place to compensate existing residents who might be displaced.

### **Bakerloo Line Extension**

- **The success of the AAP is almost entirely dependent upon the delivery of the Bakerloo Line Extension, but this has not yet been granted full approval.**
- One of the Bakerloo Line Extension stations should be situated close to Bricklayers Arms roundabout.
- The Bakerloo Line Extension should extend as far as New Cross in order to connect with Overground Services and alleviate pressures on the Overground network.
- The Bakerloo Line Extension should go via Camberwell and Peckham instead of along Old Kent Road.
- **Criticism of the high costs associated to the Bakerloo Line Extension. Suggestions that alternative cheaper options should be explored, including consideration of overground rail transit solutions.**
- The delivery of the Bakerloo Line Extension and CIL revenue raised from the delivery of 20,000 homes are interdependent.

### **Congestion**

- **The success of the vision will hinge upon efforts to alleviate Old Kent Road's issues of congestion and air pollution associated with the high volume of traffic running along it.**
- **The AAP should provide more detail of interim transport measures to support the population growth anticipated in advance of the Bakerloo Line Extension becoming operational.**
- **Old Kent Road's status as a strategically important route serving central London should be recognised. Some respondents were concerned that the proposals will be harmful to this key function.**
- The aspiration for Old Kent Road to become a thriving high street of shops, business space, leisure, civic and cultural uses is incompatible with the current heavily congested and busy nature of Old Kent Road.
- The proposals should seek to reduce the number of lanes for cars along Old Kent Road and enforce a restrictive speed limit as part of traffic calming measures.
- Pedestrian routes should be promoted, some suggesting including a walkway through the centre of Old Kent Road.

### **Cycling**

- **A well-represented cycle community led by Southwark Cyclists and the London Cycling Campaign have advocated a number of measures to improve cyclist experience and cycle safety along OKR. Suggestions included:-**



- The implementation of 2.5m wide protected cycle lanes along the whole length of OKR to be delivered in the short term (2-4 years).
- All highway development within the AAP should be designed to London Cycling Design Standards (LCDS).
- Improved crossings along OKR and safety at junctions.
- Extension of the TfL bike hire scheme to serve the AAP area.
- The provision of cycle parking, including a mix of indoor/managed parking, rentable lockers, bike hangars, and kerbside Sheffield stands.

**Density**

- Concern that the densities proposed will deliver an agglomeration of tall buildings and create a corridor effect along OKR.
- Opposition to the notion of OKR becoming a part of central London, including the extension of the Central Activities Zone. This will lead to the potential loss of the existing character and communities of OKR.

**Displacement**

- Existing residents and businesses will be priced out of the area and displaced in preference of higher-value uses.
- This point is linked to the topics regarding ensuring an adequate supply of affordable homes and affordable workspaces to ensure the delivery of the vision will benefit everyone, particularly lower-income families.

**Delivery**

- Several developers have raised apprehensions regarding the fragmented land ownership within the AAP area and the impact this may have on the vision achieving its aspirations. Some point to the risk of high-value site allocations being cherry-picked and others lagging behind or lying dormant which would have a negative impact upon the perceived success and further inward investment of OKR.
- Calls for the council to take a more active role and use its powers of compulsory purchase where necessary to steer a more co-ordinated delivery and assist in the delivery of the more complex sites, including the remediation of contaminated land, to facilitate more cohesive delivery.
- Some developers have suggested that the AAP is overly directive and does not allow sufficient flexibility for developers to deliver viable schemes.

**Question 2: Do you agree with the strategy of transforming the industrial land and retail parks around the Old Kent Road into mixed use neighbourhoods which provide homes and jobs?**

By making more efficient use of space we can increase the number of jobs in the area and provide land for housing. There will be a range of types of homes including new council homes and private rental homes for middle income groups. New neighbourhoods will also have space for businesses and supporting infrastructure such as schools and health facilities.

*Responses:*

Yes	No	Not Answered
74%	7%	19%

**Employment**

- No, the proposals will not cater for local businesses; existing independent businesses will be priced out of the area in favour of big chain stores.

- **No, the loss of industrial land will change the areas economic profile and job opportunities. Many of the existing residents are dependent upon the existing employment mix for their jobs and livelihoods. These groups will be unable to access employment opportunities presented by uplift in office space.** These issues are related to the wider topic of concern regarding the potential displacement of local residents and businesses that will no longer be able to afford the rents along OKR.
- **No, the existing retail parks are well-used and provide an important function and service for local residents and the surrounding area.**
- **Yes, provided the proposals deliver a diverse employment base, including affordable workspace and studios facilitating the concentration of creative industries to avoid a one-dimensional office-type economy.**
- **Yes, there are large areas of industrial premises which are incompatible with residential areas. A transition away from this type of industry will create healthier and sustainable neighbourhoods.**
- Yes, the retail parks and industrial areas are an eyesore which has a negative impact upon the aesthetic appeal and air quality of OKR. A shift towards high quality residential and retail areas is welcome.
- It is important that the industrial estates are not overrun with new housing as these provide an important employment function. In addition, the existing retail parks will provide important services for new residents in the area.
- Promotion of evening and night-time economy uses would be welcome to revitalise the area and add a vibrancy which is currently lacking.
- The Royal Mail's Southwark & Rotherhithe Delivery Office provides an important function and a number of respondents request it either be retained or an adequate nearby replacement facility provided in advance of the existing facility closing.

## Housing

- **Yes, OKR has capacity to accommodate significantly higher densities which will supply substantially more homes and employment opportunities.**
- **The delivery of so-called affordable homes would need to be genuinely affordable, not the exclusive developments that we are increasingly seeing across London which are inaccessible to lower-income families.**
- OKR is one of the few areas close to London which is still affordable for both residents and businesses. Redevelopment must not compromise the affordability element.
- **Yes, provided a significant proportion of the homes delivered are affordable as there is no direct reference to the anticipated numbers with regards to this.**
- Yes, people who do not have homes can finally secure one. The opportunity of OKR must be captured to deliver a vibrant new residential area complemented by employment uses and within striking distance of central London.
- The Old Kent Road is very close to central London and there is a desperate need for housing in and around central London. This would make Old Kent Road an ideal location for increased housing.
- Social housing should be prioritised over the delivery of all other affordable housing types to address the needs of the existing communities.
- Housing delivery should address the need for family homes, not predominantly 1 or 2 bedroom flats.
- New housing should be car free to promote sustainable transport modes and improve air quality.

## Social Infrastructure

- There is no lack of retail parks and space for more in nearby areas. By releasing these areas for development, OKR will be able to **deliver much-needed housing and supporting infrastructure, such as schools and healthcare facilities.**
- Concern that social infrastructure is already at capacity and the delivery of substantial residential units will mean services and facilities will be further stretched.
- Supporting social infrastructure should be in place in advance of the delivery of substantial housing to ensure there is a strong base to support the expanding populations.

- Housing and employment uses should be complemented by cultural, retail, leisure, restaurant and bar developments to ensure OKR becomes self sufficient in respect of entertainment.

### Public Realm and Urban Design

- Yes, provided development is complemented by plenty of urban greening, public spaces, playspace, cycle ways and green routes.
- Some respondents highlighted the importance of the car parks in retail parks, whilst others suggested these large car parks create a desolate appearance.
- If these car parks are lost, measures should be in place to ensure issues associated to on-street parking along OKR are not exacerbated.
- Concern that the proposals will lead to uninspiring tower blocks causing the character of OKR to be lost.

### Delivery

- Concern that development being led by private sector developers will lead to land banking and sites remaining undeveloped until the Bakerloo Line Extension is operational.
- The success of the proposals to deliver sustainable residential neighbourhoods and thriving employment areas will hinge upon the timely improvement of transport connections.

### Question 3: Do you agree with our proposals to give greater protection to the area’s heritage and create interesting and attractive neighbourhoods with high quality streets and public spaces and well designed buildings with a range of building heights?

New streets and buildings will have a high quality of design and create neighbourhoods that are easy to move around in and which develop their own character and sense of identity. There will be a range of building heights, including tall buildings (above 10 storeys) and where they can help create more public space at ground level. The Old Kent Road has a history stretching back 2,000 years. The AAP gives protection to heritage buildings and aims to improve their surroundings, allowing the area’s heritage to be better understood and appreciated.

*Responses:*

Yes	No	Not Answered
72%	7%	21%

### Density and Design

- **Yes, Old Kent Road is in dire need of revitalisation to create a more vibrant urban area.**
- **Tall buildings must not detrimentally impact upon the amenity of neighbouring properties, including overshadowing and associated daylight & sunlight concerns.**
- **No, the densities proposed are inappropriate and will result in the loss of character around Old Kent Road.**
- The absence of concentrations of tall buildings is what makes Old Kent Road distinctive and attractive.
- Yes, a minimum building height should be applied along Old Kent Road to encourage urban conformity.
- Tall buildings should demonstrate exceptional design quality and tower blocks should be avoided.
- Old Kent Road needs radical change and transformation to remove its negative imagery.
- A mixture of new and old would be welcome but must be well thought out to deliver a suitable blend and transition where appropriate.

- Tall buildings should be delivered at identified nodes to mark arrival points and aid wayfinding along OKR but an overconcentration similar to Elephant and Castle must be avoided.
- A clear set of design principles should be established for the AAP area.

### Urban Design

- **Tall buildings should not be overbearing on the surrounding urban area and public realm.**
- **Any schemes should incorporate the provision and improvement of greenspace and public spaces. This must not be overlooked in proposals to increase the urban density around OKR.**
- The public realm surrounding development plots should be significantly improved and create a safer urban environment.
- The layout of development should be carefully considered to create a legible environment with clear pedestrian and cycle ways.
- Remove the flyover at Bricklayers Arms which is an eyesore.
- Clear direction and guidance should be provided to ensure areas between tall buildings do not become 'dead spaces'.

### Neighbourhoods

- **These attractive neighbourhoods must provide affordable new homes accessible for the existing community and lower-income families.**
- Existing residents must not be priced out of the area as a result of development proposals.
- Densities should be maximised to deliver as many homes as possible and help to address London's housing shortage.

### Heritage

- **It is essential to protect the heritage of the local buildings around the Old Kent Road to ensure they are not lost by proposals.**
- **The proposals should seek to safeguard and highlight Old Kent Road's heritage assets.**
- New buildings should respect the surrounding heritage assets where they are situated.
- The Council should identify a list of heritage assets and buildings of townscape merit to be protected around OKR in advance of any development taking place.
- Old Kent Road should capitalise on its heritage asset to promote tourism in the area.
- As well as protecting heritage assets, proposals should seek to restore dilapidated buildings which are of heritage or townscape merit.

### Economic

- **Support for the creation and improvement of inclusive neighbourhoods but concern that these neighbourhoods will not be affordable for the existing community.**
- **The proposals to create a mixed-use neighbourhood must not come at the detriment of Old Kent Road maintaining its core function as a strategic route in and out of central London.**
- Proposals should reintroduce a more vibrant night time and evening economy, including the reopening of public houses which have been lost.
- The small industrial uses should be retained as these uses provide employment opportunities for the existing community.
- New retail proposed should cater to all groups so as to ensure that Old Kent Road does not become an exclusive destination.
- **Local independent businesses must not be priced out the area due to rising rents.**

### Other Matters

- Proposals should acknowledge the concerns of the existing communities. These people should be continually consulted as plans are progressed.

**Question 4: Do you agree with our strategy of integrating space for businesses into mixed use neighbourhoods and increasing the number of jobs in the area?**

The AAP promotes a change from large scale industrial uses and warehouses to new business premises which will help meet growing demand for offices and managed workspaces, as well as light industry, artists' studios and low cost space. Employment and training opportunities will be targeted towards local people and support will be available for local businesses. Jobs will also be generated in a range of sectors including education, retail and leisure.

*Responses:*

Yes	No	Not Answered
73%	5%	23%

**Jobs**

- **Support for new job opportunities and jobs for local people – jobs for young people and training opportunities by a wider pool of employers**
- **Genuinely affordable housing is needed for people to live nearby to low cost work space and travel to their place of work via foot or cycle**
- **Build involvement with local schools for training opportunities –encouraging locally grown talent and building start-ups/entrepreneurism/self-employment**
- **Encourage employers who offer London Living Wage**
- **Jobs should be specialist skills for a variety of industrial businesses not just retail and office unskilled/low wage**
- Increasing the number of jobs in the area will give people who whose jobs may be displaced other opportunities in the area
- Jobs generation over a smaller area of floorspace can be achieved by looking at alternative new commercial uses
- Concern that removal of industry/warehouses and creating new managed workspaces/offices will not provide more job opportunities for local residents.

**Transport and businesses**

- Transport systems need to be more regular and reliable for businesses to operate successfully
- Better transport is needed to attract employees
- Consideration should be given to freight consolidation
- More local jobs would ensure better use of active travel and less cars, reducing commuting times for local residents
- Concern about heavy lorries
- Bakerloo Line will help commuters into and out of the area supporting the businesses
- Reduce car parking and vehicular traffic– improve bikes and public transport for commuters
- Make sure there is enough car parking for businesses

**Industry/function of the area/mixed use**

- **Mixed use supports a vibrant society integrating living, working, activities and leisure. It is important this mix is genuine and benefits the existing community. Promoting mixed use should improve community spirit.**
- **Support for affordable artists studios and small business, workshops and manufacturing space rather than offices/financial hub – there is some scepticism over demand for offices.**
- **It is important to retain some industry in the area which is important to the character and function of the existing area particularly creative and independent businesses.**
- **Replacing large scale industrial uses with lighter industry and meeting demand for flexible workspaces is supported**

- **Support for co-working space and micro-businesses, low cost space and co-operatives, incubator spaces**
- **Imaginative design solutions are required to successfully integrate genuinely mixed use neighbourhoods with industry, housing and green/community spaces**
- **The area could be made more attractive to businesses**
- **No appetite for chains in businesses or retail**
- Support for the mix of housing and businesses, especially SME's and avoiding quiet, 'ghost town' like industrial areas - keep areas populated and active at all times of the day and night, improve public realm, air pollution and lighting making vibrant neighbourhoods and improving environment for businesses
- Inner London no longer appropriate for large scale industry especially large vehicles and traffic – a mixed economy and variety of local employment should be encouraged here
- Question whether there is a decline in manufacturing, the area functions well as an industrial location
- There is a requirement to plan positively for uses that cannot easily or successfully integrate with a residential population.
- More variety of businesses and a mix of office and creative spaces would be encouraged
- Already unused business spaces and retail units could be better used rather than new spaces
- The OKR currently serves a function for local residents – it will be important to retain these facilities that benefit the community – e.g. waste site, royal mail, builders merchants, trade counters
- There should be opportunities for businesses to expand
- Concern units may be left empty on ground floors
- Ground floor space zoned for businesses and retail seen as appropriate use of space
- Expand employment clusters to encourage more dispersed and integrated industrial workspaces
- There could be a risk of oversupply
- Will help improve evening economy and attract visitors from London
- Mixing of uses can cause problems – e.g. late night economy
- Fit out and quality of spaces is vital to get right ventilation, sound proofing, light, windows, ease of access and privacy are all of the utmost importance especially for creative industries.
- New commercial buildings should be flexible and adaptable, capable of accommodating a range of different activities.

### **Creativity/sectors**

- **The Old Kent Road area is already home to creative industries, artists and workspaces. The strategy could build on this to encourage a creative hub to give the area an identity**
- **Support for arts and creative industries, artistic community, arts scene, creativity (music, writing, visual art) to create a buzz to the area**
- Dedicated artist's zones or creative enterprise zones would be encouraged
- Cultural, artistic and food industries should be given priority over industrial
- Providing low-cost gallery, studio and general exhibition/project space would be a very good investment.
- The Old Kent Road could build on the growth of tech jobs - businesses will need fast broadband
- Spaces for music, theatre and dance – studios affordable and fit for purpose
- The council should support migrant and ethnic businesses operating in the area

### **Affordability**

- **Concern that existing artists and small businesses will be displaced by rising rents and lack of affordable space – how will the council ensure existing businesses can remain? This is important to preserve the local diversity and history of the area.**
- Cheaper office space would be helpful for start-ups and SME's
- There are already many existing work spaces and other light industrial units and artist studios which are genuinely affordable and should be protected

- More guidance should be given on affordable workspace and the mechanisms for securing it
- Local, independent, established businesses and start ups should be incentivised with lower rents/subsidies/low business rates

### Consultation

- Concerns about lack of consultation with local businesses

### Question 5: Do you agree with our aim of revitalising the Old Kent Road as a high street with shops, cafes, restaurants, leisure and other facilities?

Revitalising the Old Kent Road as a high street will build on its existing strengths and also reflect its historical importance as a high street which was once a destination with shops, civic amenities, cinemas and entertainment venues.

Responses:

Yes	No	Not Answered
75%	6%	20%

### Broadly supportive comments

- If we can attract good leisure facilities/entertainment venues (e.g. cinema, theatre)
- Yes, but not with generic, characterless retail and restaurant chains. It needs an inclusive redevelopment process that retains the personality of the area with small, independent stores/boutiques and a multi-cultural offer that is affordable to local people e.g. through support for local small businesses (retail, cafes, etc) and maintaining small units at affordable rents
- Yes, but heavy traffic and associated noise and air pollution on OKR is a big problem, need to provide quieter spaces away from the OKR for lingering e.g. a street running behind the first block of buildings to provide a nice environment for sitting outside a café or restaurant; or enhance the offer on existing adjoining streets
- Street needs to be more vibrant with **more diversity of high quality shops and mixed use** (not just fast food, hair dressers and nail bars) so that there is higher footfall and it feels safer
- Support this aspect of the development strategy
- If we can attract respected retail brands / create a more appealing high street offer
- More outside dining on the wide pavements
- Area is an eyesore, need to close down the run-down premises and tidy it up
- If it means getting rid of the many bad fast food outlets
- Yes, but fear the density, height and quality of the buildings

### Objections

- It will change the nature of the area, the existing vibrant high street of local and independent businesses (valued for their economic and cultural contributions to the community) will be priced out and replaced by big chains
- The road is a main arterial route into and out of London (needs to be fast and convenient), it will never be a pleasant high street. Better option may be to create local high streets running off OKR and providing high quality crossing points
- We need space for affordable artist studios, workshops, printing presses, garages, builders yards, forges, gardens and parks – not another high street
- It will make it more busy and stressful to live in

### Wider comments about what change should provide

- Would need to restrict OKR traffic to assist process of creating a people friendly high street

- **Some retail parks and large supermarkets on the OKR (e.g. B&Q, Halfords, Asda, Tesco) are key resources for the local community and easy access brings visitors to the area – is there a way to incorporate these?**
- **Good quality cycling provision is essential i.e. abundant cycle parking and wide protected cycle lanes (has benefit of providing buffer between traffic and pavement)**
- Need activities and sports facilities, including for young people, such as gyms, sports centre with swimming pool, 5-a-side pitches, tennis
- Needs banks and more doctors surgeries
- Need a clear strategy for delivering social infrastructure, including dedicated community meeting space, places of worship and voluntary sector premises
- Need more community meeting places e.g. cafes, bars/pubs
- Need good cultural and civic amenities (e.g. libraries) and spaces for local entertainment (about protecting existing as well as creating new)
- It is important that the heritage and history is reflected
- Adequate pedestrian crossings will be essential to link the two sides of the road

**Question 6: Do you agree that the Bakerloo Line extension should be a key part of our overall vision for the area?**

Transport for London (TfL) is proposing to extend the Bakerloo Line to transform the accessibility of the area around the Old Kent Road, New Cross and Lewisham, bringing the Old Kent Road within a 15 minute tube ride of Oxford Circus. It will also help deliver the homes and jobs that London needs.

*Responses:*

Yes	No	Not Answered
77%	5%	17%

**Do not support**

- **Tube unnecessary as a key part of the vision – the Council should commit to improving/developing the area with or without it, esp. as delivery is underfunded and very uncertain at this stage**
- Enough regular convenient busses
- Will push up house prices/rents/gentrify/only be for rich
- Should have monorail instead
- Where will the funding come from? Do not want the council to pay for it
- Will only fuel pressure to deliver new homes which there is not room in the area to build
- There are other more affordable and viable transport options which have not been fully explored
- Too disruptive and expensive

**General support but concerns**

- **Need protected cycle lanes as well as/instead of now**
- **Concerned that the tube will increase rents and make the area unaffordable for renting and buying homes**
- **Should have station at Bricklayers Arms**
- Train stations can be unsafe at times (aka increased crime?)
- Support/neutral, subject to disruption caused by construction being minimised
- Reinstate former OKR overground station and link with Bakerloo Line Extension



- Should also go to Camberwell, Walworth and Peckham
- Support but should also deliver surface transport solution and reduce reliance on buses which can't cope already
- Deliver cycle hire stations also
- Should be delivered before 2030 if at all possible
- Also need more links across and to other parts of the borough which are currently disconnected
- Stations in the wrong place to be integrated into wider transport network (reasons why not given)
- Ensure bus network improves/remains adequate alongside Bakerloo Line Extension delivery
- Prioritise housing for families or tube will lead to too many single people renting expensive housing for quick commutes owned by rich
- Will need more parking as a result of more people
- Prioritise development for existing workers in the area – a modern industrial quarter to be proud of, offering the best design, building firms, printing, architectural practice, fabric production, photographic studios, art production and mechanical engineering
- Need to include plans for electric vehicle infrastructure, particularly for commercial vehicles which make up the majority of London's road traffic, esp. in this area
- Bakerloo Line Extension must support growth, development must contribute to transport improvements to meet the increased demand
- Old Kent Road must retain its function as a strategic traffic corridor and other transport related functions of the AAP area must be protected or suitably relocated prior to any displacement from development, including Mandela Way Dial-And-Ride and bus depot, bus standing at Tescos and taxi repair businesses.
- Should clarify/firm up and communicate anticipated delivery details of Bakerloo Line Extension.

#### **Wholehearted support**

- Buses slow, congested, overcrowded
- This is the single most important element of the plan
- Will bring prosperity to the area
- Will help to reduce relieve pollution
- Will make the area accessible and attractive to new businesses and employees
- Regeneration will fail without the tube extension
- The underground should extend further than planned (not clear if aware of Lewisham station or if referring to beyond this)

#### **Not answered**

- Should have a plan B if tube not deliverable, such as trams
- Cost should not go to residents/local area
- Need protected cycle lanes as well as/instead of now
- Consider local, affordable zip/hire/share scheme for shared commercial vehicles for local employers and SMEs
- The plan should not depend on Bakerloo line extension, which remains underfunded and uncertain.

### Question 7: Do you agree with the general locations for new Underground stations?

Two new Underground stations are proposed on the Old Kent Road, one between East Street and Burgess Park and the second between Commercial Way and Brimington Park. TfL will carry out more detailed consultation on the station locations in the future.

Responses:

Yes	No	Not Answered
68%	8%	25%

#### Do not support

- Will be too expensive and disruptive
- Tube next to Burgess park will spoil its tranquil nature
- Insufficient technical information within the plan to make informed comment

#### General support but concerns/comments

- **Need three stations, the two consulted on and one up at Bricklayers Arms**
- **Have the northern most station at Bricklayers Arms**
- Need southern one further down to link with New Cross Overground
- Should link with New Bermondsey Overground for interchange
- Should link up with re-instated OKR overground station on rail bridge over Old Kent Road/New Cross Road (Ilderton)
- Should link up with Queens Road
- Need interchange between Overground and Bakerloo Line Extension
- No staggered crossings to the stations
- Have entrances on the side streets rather than the main road
- Don't call the Tesco station "OKR Tesco"
- Need stations in Camberwell and Peckham

#### Wholehearted support

- General support for the broad locations indicated in the draft plan in lots of the responses.

**Question 8: Do you agree with transforming the Old Kent Road into a modern boulevard with improved public realm for pedestrians, protection for cyclists and improved bus infrastructure along its entire length?**

The AAP envisages the transformation of the Old Kent Road making it a much safer and more attractive environment for people walking and cycling and also increasing bus capacity.

Responses:

Yes	No	Not Answered
87%	4%	9%

**Cycling and walking**

- **Providing cycle lanes is important, ideally fully segregated 2.5m lanes on both sides of OKR, as this is currently very dangerous for cyclists** (some also highlight need for prioritised or re-designed junctions and sufficient cycle parking/storage)
- **Cycle lanes benefit cyclists but cause significant delays for many other road users and should not be installed on the OKR. It might be better to upgrade "back" street routes for more cycle use**
- Extend cycle hire scheme to area
- Need smarter traffic lights to better manage traffic flows e.g. make pedestrian crossing traffic lights demand only at night when it is less busy; better phasing of traffic lights
- Width of Old Kent Road should allow for more pavement life and higher quality, decluttered public realm for pedestrians
- Safer crossings are needed, ideally single phase

**Parking and servicing**

- Ensure that there is sufficient parking for cars and that drivers are not overly penalised
- Support new development having limited car parking
- Successful regeneration requires consideration to protecting the needs of existing businesses (e.g. parking, servicing) so that they can continue to operate successfully.
- Concerned that high density of development could conflict with the needs for off-street servicing
- A strong servicing strategy is needed, where service routes are segregated from the pedestrian thoroughfare, enhances the ease of movement, legibility and safety

**Bus services**

- Need better bus infrastructure/ bus services, but some concerned buses are already full to capacity with little scope to make it any better on Old Kent Road. Some suggest need more alternative bus routes e.g. Rotherhithe New Road
- Need to ensure improvements to bus and cycle infrastructure connect properly into wider network (some respondents highlights opportunities as part of removing Bricklayers flyover and also the need to integrate with provision in Lewisham)

**Other comments**

- **Traffic, air pollution, general attractiveness of the place could all be improved, but the Old Kent Road is a major arterial road, what will happen to the traffic? Need to be realistic. Some concerned that improvements to Old Kent Road for cyclists and pedestrians would displace traffic onto other roads, especially given space constraints**

- **More trees, green areas and green links are needed**
- AAP should make more of existing assets such as Burgess Park
- See answers to question 8, including creating pedestrian friendly high street areas away from traffic of Old Kent Road; and need to ensure redevelopment benefits local people and does not push them out
- Any improvements to increase safety and the flow of traffic would be positive
- Unclear what is meant by 'boulevard'
- The plan should discourage the use of the Old Kent Road as a busy route into London for HGVs
- Improvements should not be at the expense of traffic flows on Old Kent Road or commercial servicing
- Reducing traffic speed and overall car traffic would improve the Old Kent Road and make it a much friendlier location
- Need to maintain the old culture and character of the area
- Need to encourage electric vehicles to improve air quality, including cleaner fuelled buses

**Question 9: Do you agree with our proposals for improving green infrastructure and compliance with measures to improve the environment?**

We want to improve existing public open spaces, providing new open spaces and getting a great network of green links between them. We are also proposing to take measures to improve air quality, reduce the risk of flooding and reduce carbon emissions.

*Responses:*

Yes	No	Not Answered
78%	2%	19%

**Agree**

- **Yes, need to explain how very poor air quality and noise will be addressed and measures enforced. E.g. Will polluting HGVs be limited? Will this only be achieved if the underground stations are in place first?**
- **Yes, there cannot be enough green spaces and they are the heart of the area. Burgess Park is great but new small to medium open spaces are needed and improvements to existing spaces too**
- **Yes, a cycle superhighway/segregated lanes are needed, other cycle links and more bike storage**
- **Yes, private car use should be discouraged and walking, cycling and taking the bus encouraged. Congestion charge could be extended to the area. Pedestrian crossings could be improved**
- **Yes, people should have space for wellbeing, recreation and a sense of belonging. More places should encourage food growing and learning how to improve the environment. Spaces should also have habitats for wildlife.**
- **Yes, having routes linking green spaces to encourage walking and cycling is a good idea and green corridors for wildlife. They could be better explained; the impacts of routes and how to accommodate cyclists and other users needs to be thought out; and links to Aylesbury / Walworth included.**
- **Yes, reducing flooding is important e.g. providing front gardens rather than car parking for drainage. Need sustainable drainage, rain water capture and grey water re-use**
- **Yes, carbon emissions should be reduced and buildings should be sustainable e.g. insulation, solar panels, using hot air from tube for heating**
- **Yes, recycling should be encouraged**

## **Disagree**

- **No, Burgess Park and other spaces are sufficient, improvements would not benefit local people**
- **No, not enough green space is proposed and the community should be more involved in its planning**
- No, proposals are unfair on motorists and road space should not be sacrificed for cyclists
- No, proposals would be greener with less demolition and without the tube
- No, need to address light pollution at night and loss of sunlight in the day

## **Wider comments**

- **Need to know how all environmental improvements will be achieved and ensure developers are held to account. Improvements should happen soon.**
- **Need to protect existing green space, heritage (retain gasometers), trees and biodiversity, with a net gain for biodiversity. Sometimes habitats should be left alone.**
- **Need to ensure open spaces are maintained and accessible to all; some existing ones are not looked after. They need sunlight. Community maintained open space or allotments can boost community cohesion and there are experienced groups locally**
- **Need to consider how to landscape development to improve quality of life and how higher levels of development could make the area greener e.g green walls and roofs**
- **Need more trees, particularly on streets, improving air quality e.g. boulevard of trees on the Old Kent Road**
- Open space should not be delivered at the expense of vibrant industry.
- More attention could be paid to Bricklayer's Arms, the flyover could be removed or turned into a garden bridge and another tube station built
- Need to adapt buses and trucks and pressure TFL to introduce purely electric or hydrogen busses, rather than hybrids as they almost always run on petrol
- Need to maintain road capacity for all users including those with mobility issues and traffic flow to reduce air pollution. Timed segregation of cycle lanes could help.
- Need to know whether traffic will be moved to another area increasing pollution there
- Need to recognise the community and recreational value of gypsy and traveller sites



Old Kent Road Area Action Plan: Further Preferred Option

**Consultation Report**

**Appendix 2**

**Press advertisements placed in Southwark News**



**OLD KENT ROAD AREA ACTION PLAN/OPPORTUNITY AREA PLANNING FRAMEWORK  
NOTIFICATION OF PUBLIC CONSULTATION (REGULATION 18 CONSULTATION)**

**PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)  
THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012**

Southwark Council is preparing a new plan for the Old Kent Road and surrounding area. The plan will guide and manage new development and growth in the area over the next 20 years. The plan aims to create a new high street environment for the Old Kent Road, with significant public transport improvements supported by mixed use development behind the road. This will incorporate around 20,000 new homes, including affordable homes, new jobs, community facilities and green spaces. The plan includes the potential for extending the Bakerloo Line from Elephant and Castle towards Lewisham with two new stations along the Old Kent Road. The plan will be used to make planning decisions in the area and to coordinate and deliver the regeneration strategy.

**Where to view the documents**

To view the draft plan and the documents which support it including the integrated impact assessment and find out more information please visit our website:

<http://www.southwark.gov.uk/oldkentrodaap>

The plan and supporting documents can also be viewed at the locations listed below.

**How to get involved**

Consultation on the plan will take place between **17 June 2016** and **24 September 2016**. All comments must be received by **5pm on Friday 24 September 2016**.

We will be holding and attending events throughout the consultation period. The next Old Kent Road Community Forum event will be held on:

- **18 July 2016** at Walworth Academy, Shorncliffe Road, London SE1 5UJ.

Please keep up to date by visiting our website to find out about events. If you would like us to attend your local group meeting please contact the planning policy team.

**You can comment by:**

Visiting our Consultation Hub and filling in our online questionnaire (details on the website above) or by sending comments by:

E-mail to [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk) or post to: FREEPOST SE1919/14 Planning Policy, Chief Executive's Department, London SE1P 5EX

**List of locations where documents are available for inspection:**

**Council offices (on request)**, 160 Tooley Street, SE1 2QH

(Monday, Tuesday, Wednesday, Thursday and Friday: 9am to 5pm)

**Blue Anchor Library**: Market Place, Southwark Park Road, SE16 3UQ

(Monday; Tuesday & Thursday 09:00 – 19:00, Friday 10:00 – 18:00,

Saturday 09:00 – 17:00)

**Canada Water Library**: 21 Surrey Quays Road, SE16 7AR

(Monday – Friday 09:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00- 16:00)

**East Street Library**: 168-170 Old Kent Road, SE1 5TY

(Monday & Thursday 10:00 – 19:00, Tuesday 10:00 – 18:00, Saturday 10:00 – 17:00)

**Peckham Library**: 122 Peckham Hill Street, SE15 5JR

(Monday, Tuesday, Thursday & Friday 09:00 – 20:00, Wednesday 10:00 – 20:00, Saturday 10:00 – 17:00, Sunday 12:00 – 16:00)

**LONDON BOROUGH OF SOUTHWARK**



**PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)  
THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012  
THE COMMUNITY INFRASTRUCTURE LEVY REGULATIONS 2010 (AS AMENDED)**

**NOTIFICATION OF PUBLIC CONSULTATION ON THE OLD KENT ROAD AREA ACTION PLAN /  
OPPORTUNITY AREA PLANNING FRAMEWORK AND PROPOSED CHANGES TO THE  
ADOPTED POLICIES MAP (REGULATION 18 CONSULTATION)**

**NOTIFICATION OF PUBLIC CONSULTATION ON AN ADDENDUM TO THE SECTION 106  
PLANNING OBLIGATIONS AND CIL SUPPLEMENTARY PLANNING DOCUMENT (REGULATION  
12 CONSULTATION)**

**NOTIFICATION OF PUBLIC CONSULTATION ON COMMUNITY INFRASTRUCTURE LEVY  
PRELIMINARY DRAFT CHARGING SCHEDULE (REGULATION 15 CONSULTATION)**

**NOTIFICATION OF PUBLIC CONSULTATION ON CHANGES TO SOUTHWARK COUNCIL'S  
"REGULATION 123 LIST"**

Southwark Council is preparing a new plan for the Old Kent Road and surrounding area. The plan will guide and manage new development and growth in the area over the next 20 years. The plan aims to create a new high street environment for the Old Kent Road, with significant public transport improvements supported by mixed use development behind the road. This will incorporate around 20,000 new homes, including affordable homes, new jobs, community facilities and green spaces. The plan includes the potential for extending the Bakerloo Line from Elephant and Castle towards Lewisham with two new stations along the Old Kent Road. The plan will be used to make planning decisions in the area and to coordinate and deliver the regeneration strategy.

Alongside the draft Old Kent Road plan we are consulting on a revised Community Infrastructure Levy (CIL) preliminary draft charging schedule and a draft addendum to the adopted Section 106 Planning Obligations and CIL supplementary planning document (SPD). Both of these documents relate to securing funding for the transport infrastructure (including the Bakerloo Line extension) that is needed in the Old Kent Road area to support the planned growth. We are also proposing to amend the "Regulation 123 List" which sets out what infrastructure will not be funded through section 106 planning obligations. Infrastructure identified on the list may be funded partly or wholly by CIL.

**Where to view the documents**

The draft AAP, the proposed changes to the adopted policies map, the preliminary draft charging schedule, the draft SPD addendum, the revised "Regulation 123 List" plan and supporting documents can be viewed at the locations listed below. They are also available to view on our website:

<http://www.southwark.gov.uk/oldkentroadaap>

**How to get involved**

Consultation on the draft AAP, the proposed changes to the adopted policies map, the preliminary draft charging schedule, SPD addendum and "Regulation 123 List" will take place between **17 June 2016 and 23 September 2016**. Please note the previous press notice gave a closing date of 24 September which was incorrect. All comments must be received by **5pm on Friday 23 September 2016**.

We will be holding and attending events throughout the consultation period. The next **Old Kent Road Community Forum** events will be held on:

- **Monday 18 July 2016** at Walworth Academy, Shorncliffe Road, London SE1 5UJ.
- **Wednesday 14 September 2016** at New Covenant Church, 506-510 Old Kent Rd, London SE1 5BA.

We will also be holding an **Old Kent Road Young People's Workshop** on Wednesday 7 September from 4.30pm to 7pm at New Covenant Church, 506-510 Old Kent Rd, London SE1 5BA.

Please keep up to date by visiting our website to find out about events. If you would like us to attend your local group meeting please contact the planning policy team.

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(Monday – Friday 09:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 16:00)  
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**Peckham Library**: 122 Peckham Hill Street, SE15 5JR  
(Monday, Tuesday, Thursday & Friday 09:00 – 20:00, Wednesday 10:00 – 20:00, Saturday 10:00 – 17:00, Sunday 12:00 – 16:00)

To place a public





**PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)  
THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012  
THE COMMUNITY INFRASTRUCTURE LEVY REGULATIONS 2010 (AS AMENDED)**

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**Where to view the documents**

The draft AAP, the proposed changes to the adopted policies map, the preliminary draft charging schedule, the draft SPD addendum, the revised "Regulation 123 List" plan and supporting documents can be viewed at the locations listed below. They are also available to view on our website:

<http://www.southwark.gov.uk/oldkentroadaap>

**How to get involved**

Consultation on the draft AAP, the proposed changes to the adopted policies map, the preliminary draft charging schedule, SPD addendum and "Regulation 123 List" will take place between **17 June 2016** and **4 November 2016**. Please note the consultation has been extended by a further 6 weeks from the date previously advertised. All comments must be received by **5pm on Friday 4 November 2016**.

Please keep up to date by visiting our website to find out about events. If you would like us to attend your local group meeting please contact the planning policy team.

**You can comment by:**

Visiting our Consultation Hub and filling in our online questionnaire (details on the website above) or by sending comments by:

E-mail to [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk) or post to: FREEPOST SE1919/14 Planning Policy, Chief Executive's Department, London SE1P 5EX

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- East Street Library**: 168-170 Old Kent Road, SE1 5TY  
(Monday & Thursday 10:00 – 19:00, Tuesday 10:00 – 18:00, Saturday 10:00 – 17:00)
- Peckham Library**: 122 Peckham Hill Street, SE15 5JR  
(Monday, Tuesday, Thursday & Friday 09:00 – 20:00, Wednesday 10:00 – 20:00, Saturday 10:00 – 17:00, Sunday 12:00 – 16:00)



**PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)  
THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012**

**NOTICE OF FORMAL CONSULTATION (REGULATION 18) FOR:**

**1) NEW SOUTHWARK PLAN: PROPOSED NEW AND AMENDED PREFERRED OPTION POLICIES**

**2) THE OLD KENT ROAD AREA ACTION PLAN: PROPOSED NEW AND AMENDED POLICIES AND PROPOSED CHANGES TO THE ADOPTED POLICIES MAP**

**1) NEW SOUTHWARK PLAN**

The Council is consulting on the New Southwark Plan: New and Amended Preferred Option Policies document. The New Southwark Plan sets out the overarching planning and regeneration strategy for the whole borough up to 2033. The document includes several new and amended planning policies and site allocations alongside a new area vision for Crystal Palace and Gipsy Hill. These amended and new policies and the new area vision has been prepared in response to previous consultations.

The council consulted on the New Southwark Plan: Strategic and Development Management policies (preferred option) between October 2015 and February 2016. The council is also currently consulting on draft Area Visions and Site Allocation from 6 February to 7 July 2017.

- **Planning policies** set out the requirement which development proposals must conform to in order to obtain planning permission.
- **Area visions** sets out how each of the borough's unique areas will change in the future and how their character will be preserved and enhanced.
- **Site allocations** identify potential strategic development sites and set out planning requirements that should be met in the event of redevelopment.

The New Southwark Plan: New and Amended Preferred Option Policies and its supporting documents are available to view on the council's website at:  
<https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/local-plan>

**2) OLD KENT ROAD AREA ACTION PLAN**

Southwark Council is preparing a new plan for the Old Kent Road and surrounding area. The plan will guide and manage new development and growth in the area over the next 20 years. The plan aims to create a new high street environment for the Old Kent Road, with significant public transport improvements supported by mixed use development behind the road. This will incorporate around 20,000 new homes, including affordable homes, new jobs, community facilities and green spaces. The plan includes the potential for extending the Bakerloo Line from Elephant and Castle towards Lewisham with two new stations along the Old Kent Road. The plan will be used to make planning decisions in the area and to coordinate and deliver the regeneration strategy.

The draft Old Kent Road AAP: New and Amended Preferred Option Policies proposes amendments to previously proposed draft policies and sites which have been prepared following consultation responses to the draft plan received in the consultation from June to November 2016.

The draft Old Kent Road AAP: New and Amended Preferred Option Policies and its supporting documents are available to view on the council's website at:  
<http://www.southwark.gov.uk/oldkentroadAAP>

Following this "interim" preferred option stage consultation, final drafts of the New Southwark Plan and the Old Kent Road AAP will be consulted on prior to sending the final draft and any comments received to the Government's Planning Inspectorate to examine the plan and make a recommendation for adoption.

**How to make a representation on:**

- 1) the New Southwark Plan: New and Amended Preferred Option Policies**
- and**
- 2) Old Kent Road Area Action Plan: Proposed New and Amended Preferred Option Policies**

Both sets of new and amended preferred option policies will be consulted on for 12 weeks between 21 June and 13 September 2017. All comments must be received by **5pm Wednesday 13 September 2017**.

Comments can be made in writing or via email and sent to the following addresses.

Email: [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)

Consultation hub: <https://consultations.southwark.gov.uk/>

Post: FREEPOST SE1919/14  
Planning Policy Interim Consultation  
Chief Executive's Department  
London SE1P 5EX

You can email the address above or call the planning policy team on 0207 525 5471 if you would like to discuss the plan or the consultation.

**LOCATIONS TO VIEW DOCUMENTS**

You can request to view hard copies of our consultation documents at the Southwark Council offices, located at 160 Tooley Street, London, SE1 2QH Monday – Friday between 10:00 – 16:00

You can also view our consultation documents at the following libraries and MySouthwark Service Points.

**Libraries (Opening times listed individually below)**

- **Blue Anchor Library:** Market Place, Southwark Park Road, SE16 3UQ  
(Monday, Tuesday & Thursday 09:00 – 19:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- **Brandon Library:** Maddock Way, Cooks Road, SE17 3NH  
(Monday, Tuesday & Thursday 14:00 – 19:00, Friday 10:00 – 15:00, Saturday 10:00 – 17:00)
- **Camberwell Library:** 48 Camberwell Green, SE5 7AL  
(Monday – Friday 09:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 16:00)
- **Canada Water Library:** 21 Surrey Quays Road, SE16 7AR  
(Monday – Friday 08:00 – 20:00, Saturday 09:00 – 17:00, Sunday 10:00 – 16:00)
- **Dulwich Library:** 368 Lordship Lane, SE22 8NB  
(Monday, Wednesday, Thursday & Friday 09:00 – 20:00, Tuesday 10:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 16:00)
- **East Street Library:** 168-170 Old Kent Road, SE1 5TY  
(Monday, Tuesday & Friday 14:00 – 19:00, Saturday 10:00 – 17:00)
- **Grove Vale Library:** 25-27 Grove Vale, SE22 8EQ  
(Monday, Tuesday & Thursday 14:00 – 19:00, Friday 10:00 – 15:00, Saturday 10:00 – 17:00)
- **John Harvard Library:** 211 Borough High Street, SE1 1JA  
(Monday – Friday 09:00 – 19:00, Saturday 09:00 – 17:00, Sunday 12:00 – 16:00)
- **Kingswood Library:** Seeley Drive, SE21 8QR  
(Monday & Thursday 10:00 – 14:00, Tuesday & Friday 14:00 – 18:00, Saturday 13:00 – 17:00)
- **Newington Temporary Library:** Elephant Artworks – Second Floor, Elephant Road, SE17 1LB  
(Monday - Friday 09:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 16:00)
- **Nunhead Library:** Gordon Road, SE15 3RW  
(Monday, Tuesday & Thursday 14:00 – 19:00, Wednesday 10:00 – 15:00, Friday 10:00 – 15:00, Saturday 10:00 – 17:00)
- **Peckham Library:** 122 Peckham Hill Street, SE15 5JR  
(Monday, Tuesday, Thursday & Friday 09:00 – 20:00, Wednesday 10:00 – 20:00, Saturday 10:00 – 17:00, Sunday 12:00 – 16:00)

**MySouthwark Service Points (Open Monday – Friday 09:00 – 17:00)**

- Peckham MySouthwark Service Point – 122 Peckham Hill Street, SE15 5JR
- Walworth MySouthwark Service Point – 376 Walworth Road, SE17 2NG

Register for a MySouthwark account and opt-in to our planning policy email updates on your profile at <https://www.southwark.gov.uk/mysouthwark>



Old Kent Road Area Action Plan: Further Preferred Option

## **Consultation Report**

# **Appendix 3**

**2015 'business atlas' research flyer**



## The Old Kent Road Business Atlas

Together with the Greater London Authority we are preparing a new plan for the Old Kent Road and its surrounding area. The plan will guide and manage new development and growth in the area over the next 15 years. It will provide a vision and objectives as well as policies on:

- > A strategy for growth in jobs and businesses
- > Locations for housing, including new council homes
- > New shopping and town centre facilities
- > The design and heights of buildings and spaces
- > Public transport improvements
- > Improvements for pedestrians and cyclists, including new links and making existing routes safer
- > The infrastructure that will be needed to support growth such as schools, open space and public realm, health and other community facilities.

You can find out more about the Old Kent Road area action plan at [www.southwark.gov.uk/oldkentrodaap](http://www.southwark.gov.uk/oldkentrodaap)

**MAYOR OF LONDON**

## Old Kent Road Business Atlas

As a first step in preparing the plan we are carrying out a survey of all the businesses in the area, to create an Old Kent Road Business Atlas. The Business Atlas will help provide a good understanding of the businesses which are operating in the area and their contribution to the local and London wide economy. When completed, it will be published on our website and will help inform a future jobs and business strategy for the Old Kent Road.

We will also be holding consultation events later in the year and in 2015 on the new plan. If you would like to get involved in the consultation on the new plan, please let us know. You can contact us by email, phone or post or speak to our researchers when they visit your premises:

✉ [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)

🏠 Planning policy  
Chief Executive's Department  
FREEPOST SE1919/14  
London SE17 2ES

☎ 020 7525 5471

We look forward to meeting you as we prepare the Business Atlas and the Old Kent Road area action plan.



Old Kent Road Area Action Plan: Further Preferred Option

## **Consultation Report**

# **Appendix 4**

**Postal summary leaflet and questionnaire**

Join us at our  
community forum on  
18 July 2016, Walworth  
Academy from 7pm to 9pm



Let's talk about ...

# OLD KENT ROAD

LONDON BOROUGH OF SOUTHWARK



@lb\_southwark

 [facebook.com/southwarkcouncil](https://www.facebook.com/southwarkcouncil)

Join our  
**COMMUNITY**  
CONVERSATION

**Fairer future**  
Revitalised neighbourhoods

**Southwark**  
Council  
[southwark.gov.uk](https://www.southwark.gov.uk)

# What does the plan do?

Over the next 20 years the area will be transformed, becoming increasingly part of central London. These changes will be driven by the expansion of central London south of the Thames and the construction of the Bakerloo line extension. The main proposals for change are set out below:

- Revitalise the Old Kent Road as a high street with shops, restaurants, cafes, leisure and other facilities with flats above.

- 20,000 new homes, including council homes and private rented homes in mixed use neighbourhoods. Development to help pay for infrastructure through the community infrastructure levy.

- Generate 5,000 additional jobs. Many of these will be in new business space which will include offices and managed workspaces, as well as light industry, artists' studios and low cost space.

- Potential to build on growing reputation for arts and creative businesses.

- Social infrastructure including up to 28 primary school classes and 18 secondary school classes by 2025 and additional school places later in the plan period. A new health centre serving the south of the area will be needed and a new community sports centre on Surrey Canal Road is planned.

- Two new tube stations on the Bakerloo line extension and a new overground station at New Bermondsey. It is anticipated that the Bakerloo line extension will open around 2030.

- The Old Kent Road itself will be transformed into a modern boulevard. Improved public spaces for pedestrians, protection for cyclists and improved bus infrastructure along its entire length will help accommodate growth prior to the opening of the Bakerloo line extension.

- New links stitching together neighbourhoods on both sides of the Old Kent Road.

- New neighbourhoods will have high quality streets and public spaces and well designed buildings with a range of building heights. This will include tall buildings (above 10 storeys) in more important locations and where they can help create more public space at ground level.

- Heritage buildings and parks will be sensitively incorporated into new development enabling the story of the Old Kent Road to be better appreciated.

- New parks at Mandela Way and the gasworks and green route on the alignment of the former Surrey Canal.

- Improvements to network of open spaces and green links.

- Environmental sustainability including district heating networks to reduce carbon emissions, measures to tackle poor air quality and sustainable urban drainage systems to reduce flood risk.



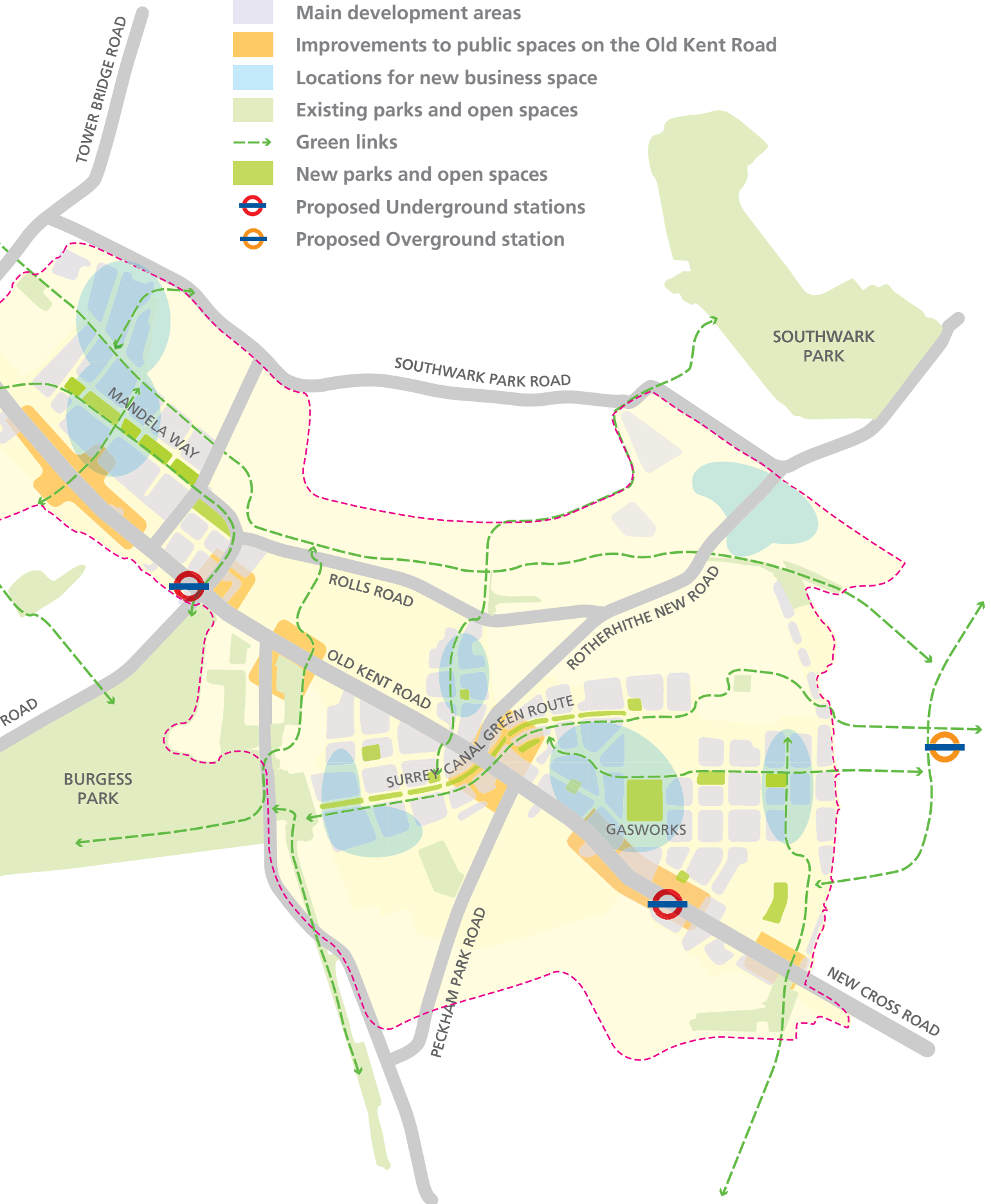
**OLD KENT ROAD**

LONDON BOROUGH OF SOUTHWARK



## Key

- Opportunity area
- Main development areas
- Improvements to public spaces on the Old Kent Road
- Locations for new business space
- Existing parks and open spaces
- Green links
- New parks and open spaces
- Proposed Underground stations
- Proposed Overground station



NEW KENT ROAD

## What is the Old Kent Road Area Action Plan?

The Old Kent Road Area Action Plan is a new plan that will guide and manage development and growth in the Old Kent Road area over the next 20 years. It aims to create new neighbourhoods around the Old Kent Road and benefit existing neighbourhoods around Peckham, Bermondsey and Walworth. We are currently consulting on the first draft of the plan. Further information is available: [www.southwark.gov.uk/oldkentrodaap](http://www.southwark.gov.uk/oldkentrodaap)



## Future Old Kent Road community forums

**Old Kent Road community forum**  
Monday 18 July, 7pm to 9pm  
Walworth Academy, Shorncliffe Road, SE1 5UJ

**Old Kent Road young people's workshop**  
Wednesday 7 September, 4.30pm to 7pm  
New Covenant Church, 506-510, Old Kent Road, SE1 5BA

**Old Kent Road community forum**  
Wednesday 14 September, 7pm to 9pm  
New Covenant Church, 506-510 Old Kent Road, SE1 5BA

**OLD KENT ROAD**

LONDON BOROUGH OF SOUTHWARK

@lb\_southwark  facebook.com/southwarkcouncil

# What is this questionnaire?

This questionnaire has been prepared to help you respond to the Old Kent Road draft Area Action Plan. All documents can be found on the council's website: [www.southwark.gov.uk/oldkentrodaap](http://www.southwark.gov.uk/oldkentrodaap)

Copies of the plan are available to view at libraries or the council offices at 160 Tooley Street with prior appointment with the planning policy team. Please return this questionnaire or contact the planning policy team with your comments.

Visit [www.southwark.gov.uk/oldkentrodaap](http://www.southwark.gov.uk/oldkentrodaap) to fill in our online questionnaire

or send your comments by email: [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)

or by post: FREEPOST SE1919/14 Planning Policy, Chief Executive's Department, London SE1P 5EX

## Your details

Name	<input type="text"/>	Email	<input type="text"/>
Address	<input type="text"/>		
	<input type="text"/>	Postcode	<input type="text"/>
Organisation (if applicable):	<input type="text"/>		
Representations on behalf of (if applicable):	<input type="text"/>		

## Vision

**1 Do you agree with the overall vision for the Old Kent Road?** Over the next 20 years the Old Kent Road opportunity area will be transformed, becoming increasingly part of central London and helping provide the new homes and jobs that London needs. There will be two new stations on an extension of the Bakerloo line as well as other infrastructure such as schools, health facilities, public realm improvements and open space.

Yes  No

Comments:

## Quality affordable homes

**2 Do you agree with the strategy of transforming the industrial land and retail parks around the Old Kent Road into mixed use neighbourhoods which provide homes and jobs?** By making more efficient use of space we can increase the number of jobs in the area and provide land for housing. There will be a range of types of homes including new council homes and private rental homes for middle income groups. New neighbourhoods will also have space for businesses and supporting infrastructure such as schools and health facilities.

Yes  No

Comments:

Please respond by  
23 September 2016

Visit [www.southwark.gov.uk/oldkentrodaap](http://www.southwark.gov.uk/oldkentrodaap) to fill in our online questionnaire

### Revitalised neighbourhoods

**3 Do you agree with our proposals to give greater protection to the area's heritage and create interesting and attractive neighbourhoods with high quality streets and public spaces and well designed buildings with a range of building heights?** New streets and buildings will have a high quality of design and create neighbourhoods that are easy to move around in and which develop their own character and sense of identity. The Old Kent Road has a history stretching back 2,000 years. The AAP gives protection to heritage buildings and aims to improve their surroundings, allowing the area's heritage to be better understood and appreciated.

Yes  No

Comments:

### Strong local economy

**4 Do you agree with our strategy of integrating space for businesses into mixed use neighbourhoods and increasing the number of jobs in the area?** The AAP promotes a change from large scale industrial uses and warehouses to new business premises which will help meet growing demand for offices and managed workspaces, as well as light industry, artists' studios and low cost space. Employment and training opportunities will be targeted towards local people and support will be available for local businesses. Jobs will also be generated in a range of sectors including education, retail and leisure.

Yes  No

Comments:

**5 Do you agree with our aim of revitalising the Old Kent Road as a high street with shops, cafes, restaurants, leisure and other facilities?** Revitalising the Old Kent Road as a high street will build on its existing strengths and also reflect its historical importance as a high street which was once a destination with shops, civic amenities, cinemas and entertainment venues.

Yes  No

Comments:

Visit [www.southwark.gov.uk/oldkentrodaap](http://www.southwark.gov.uk/oldkentrodaap) to fill in our online questionnaire

## Getting around

**6 Do you agree that the Bakerloo line extension should be a key part of our overall vision for the area?** Transport for London (TfL) is proposing to extend the Bakerloo line to transform the accessibility of the area around the Old Kent Road, New Cross and Lewisham, bringing the Old Kent Road within a 15 minute tube ride of Oxford Circus. It will also help deliver the homes and jobs that London needs.

Yes  No

Comments:

**7 Do you agree with the general locations for new Underground stations?** Two new Underground stations are proposed on the Old Kent Road, one between East Street and Burgess Park and the second between Commercial Way and Brimington Park. TfL will carry out more detailed consultation on the station locations in the future.

Yes  No

Comments:

**8 Do you agree with transforming the Old Kent Road into a modern boulevard with improved public realm for pedestrians, protection for cyclists and improved bus infrastructure along its entire length?** The AAP envisages the transformation of the Old Kent Road making it a much safer and more attractive environment for people walking and cycling and also increasing bus capacity.

Yes  No

Comments:

## Cleaner, greener, safer

**9 Do you agree with our proposals for improving green infrastructure and compliance with measures to improve the environment?** We want to improve existing public open spaces, providing new open spaces and getting a great network of green links between them. We are also proposing to take measures to improve air quality, reduce the risk of flooding and reduce carbon emissions.

Yes  No

Comments:

## Monitoring form

Equality and engagement with our diverse communities is central to the day to day delivery of our Southwark Council services. To deliver on our commitment to a fairer future for we need to collect some equality information about you. This also forms part of our legal responsibilities under the Public Sector Equality Duty of the Equality Act (2010).

We would therefore appreciate it if you could spend a few minutes filling in the details below. This information helps us to measure and analyse how well we are engaging with all those who live and work in the borough. So for example knowing that people from a certain age group are not attending the meetings, can help us adapt our meetings accordingly.

Please do remember that whilst this information is very useful for our work, you are not obliged to answer or complete any or all of the information. Southwark Council is the data controller for the purposes of the Data Protection Act.

1 What is your gender?

2 Do you consider yourself to have a disability or long term illness? (Please tick)  Yes  No

3 What is your age group (Please tick)

0 to 15  16 to 24  25 to 29  30 to 34  35 to 39  40 to 44  
 45 to 49  50 to 54  55 to 59  60 to 64  65+

4 What is your ethnic group? (Please tick)

White	Black or Black British	Mixed	Asian	Other ethnic group
<input type="checkbox"/> British	<input type="checkbox"/> Caribbean	<input type="checkbox"/> White/Black Caribbean	<input type="checkbox"/> Indian	<input type="checkbox"/> Chinese
<input type="checkbox"/> Irish	<input type="checkbox"/> African	<input type="checkbox"/> White/Black African	<input type="checkbox"/> Pakistani	<input type="checkbox"/> Latin American
<input type="checkbox"/> Other white background	<input type="checkbox"/> Any other black background	<input type="checkbox"/> White/Asian	<input type="checkbox"/> Bangladeshi	<input type="checkbox"/> Traveller
		<input type="checkbox"/> Any other mixed background	<input type="checkbox"/> Any other Asian background	<input type="checkbox"/> Other ethnic group

5 What is your religion or belief if any?

6 Sexual orientation (Please tick the box that best describes you)

Heterosexual  Bisexual  Gay  Lesbian  Prefer not to say

7 Are you? (Please tick the box that best describes you)

a council tenant  a housing association tenant  a homeowner  
 renting privately  a business  other

**Data Protection** All information is confidential and will only be used under the strict controls of the Data Protection Act 1998.



Old Kent Road Area Action Plan: Further Preferred Option

**Consultation Report**

**Appendix 5**

**Copies of mail outs**



6 October 2015

Greetings from Southwark Council

Hopefully you received our previous email below directed specifically to businesses in the Old Kent Road area.

We hope you can join us for one of the workshops on **Monday 12<sup>th</sup> October from 5.30pm-7pm** or **Tuesday 13<sup>th</sup> October from 9am-10.30am** so please RSVP as soon as possible.

We will be providing freshly brewed tea and coffee, cookies and pastries from locally based company [Unity Kitchen](#).

Telephone: 020 7525 5471

Email: [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)

We look forward to hearing from you.

29 September 2015

Dear Sir/Madam

**THE FUTURE OF THE OLD KENT ROAD AREA – WE WOULD LIKE TO HEAR WHAT BUSINESSES THINK**

We are writing to invite you to a consultation workshop regarding the future of Old Kent Road, as we plan for the future to provide new homes, jobs and transport links within Southwark.

The workshop is aimed at local businesses in the Old Kent Road area. Southwark Council is producing an Old Kent Road Area Action Plan. As part of this work we have commissioned



consultants to consider how the area could best be developed to encourage employment. Their initial ideas will be presented at the workshop.

We would like to hear your views about these ideas, and the future of the Old Kent Road area. We will be running two identical workshops and hope that you will be able to attend on one of the following sessions:

**Monday 12<sup>th</sup> October  
Evening Workshop**

**Venue:** New Covenant Church  
506-510 Old Kent Road  
London  
SE1 5BA

**Time:** 5.15pm for 5.30pm start  
**Duration:** 1.5 hours

**Tuesday 13<sup>th</sup> October  
Breakfast Workshop**

**Venue:** New Covenant Church  
506-510 Old Kent Road  
London  
SE1 5BA

**Time:** 8.45am for 9.00am start  
**Duration:** 1.5 hours

***Refreshments will be provided at both events***

**What is the Old Kent Road Area Action Plan?**

The Area Action Plan (AAP) will be a development plan document which will set out future growth and opportunities for regeneration in Old Kent Road. The Council will be producing a draft of the plan next year therefore we invite you to find out what it means for your business and help us shape the future of the area for growth in a range of sectors.

For further information please visit our webpage:

[http://www.southwark.gov.uk/info/856/planning\\_policy/3112/old\\_kent\\_road](http://www.southwark.gov.uk/info/856/planning_policy/3112/old_kent_road)

Please RSVP to the planning policy team by phone 020 7525 5471 or by email [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk) to confirm the session that you would like to attend.

Please note that we run a regular Community Forum event for local residents and other interested parties.

We look forward to meeting with you soon.

Yours faithfully,



Juliet Seymour

Planning Policy Manager

Sent: 04-07-2016 03:03 PM BST  
From: Southwark Council <Southwark-Council@public.govdelivery.com>  
Subject: Old Kent Road planning policy consultation update

HTML Version

Dear Sir/Madam,

1. Draft Old Kent Road Area Action Plan
2. Preliminary Draft Community Infrastructure Levy
3. Draft addendum to the Section 106 and Community Infrastructure Levy Supplementary Planning Document
4. Southwark Council's "Regulation 123" list

I am writing to notify you about the above matters.

#### 1. Draft Old Kent Road Area Action Plan

We are now consulting on the draft Old Kent Road Area Action Plan. The plan will guide and manage new development and growth in the area over the next 20 years. The plan aims to create a new high street environment for the Old Kent Road, with significant public transport improvements supported by mixed use development behind the road. This will incorporate around 20,000 new homes, including affordable homes, 5,000 new jobs, community facilities and green spaces. The plan includes the potential for extending the Bakerloo Line from Elephant and Castle towards Lewisham with two new stations along the Old Kent Road. The plan will be used to make planning decisions in the area and to coordinate and deliver the regeneration strategy.

2. Community Infrastructure Levy Preliminary Draft Charging Schedule
3. Draft addendum to the Section 106 and Community Infrastructure Levy Supplementary Planning Document
4. Southwark Council's "Regulation 123" list

Alongside the draft Old Kent Road plan we are consulting on a revised Community Infrastructure Levy (CIL) preliminary draft charging schedule and a draft addendum to the adopted Section 106 Planning Obligations and CIL supplementary planning document (SPD). Both of these documents relate to securing funding for the transport infrastructure (including the Bakerloo Line extension) that is needed in the Old Kent Road area to support the planned growth. We are also proposing to amend the "Regulation 123 List" which sets out what infrastructure will not be funded through section 106 planning obligations. Infrastructure identified on the list may be funded partly or wholly by CIL.

#### Where to view the documents

The draft AAP, the proposed changes to the adopted policies map, the preliminary draft charging schedule, the draft SPD addendum, the revised "Regulation 123 List" plan and supporting documents can be viewed at the locations listed below. They are also available to view on our website: <http://www.southwark.gov.uk/oldkentrodaap>

#### How to get involved

Consultation on the draft AAP, the proposed changes to the adopted policies map, the preliminary draft charging schedule, SPD addendum and "Regulation 123 List" will take place between 17 June 2016 and 23 September 2016. All comments must be received by 5pm on Friday 23 September 2016.

We will be holding and attending events throughout the consultation period. The next Old Kent Road Community Forum events will be held on:

- Monday 18 July 2016 at Walworth Academy, Shorncliffe Road, London SE1 5UJ
- Wednesday 14 September 2016 at New Covenant Church, 506-510 Old Kent Rd, London SE1 5BA

We will also be holding an Old Kent Road Young People's Workshop on Wednesday 7 September from 4.30pm to 7pm at New Covenant Church, 506-510 Old Kent Rd, London SE1 5BA.

You can also [join the conversation about the Old Kent Road online](#).

Please keep up to date by visiting our website to find out about events. If you would like us to attend your local group meeting please contact the planning policy team.

#### You can comment on the documents by:

Visiting our Consultation Hub and filling in our online questionnaire (details on the website above) or by sending comments by:

- E-mail: [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)
- Post: FREEPOST SE1919/14 Planning Policy, Chief Executive's Department, London SE1P 5EX

#### List of locations where documents are available for inspection:

**Council offices (on request)**, 160 Tooley Street, SE1 2QH  
(Monday, Tuesday, Wednesday, Thursday and Friday: 9am to 5pm)  
**Blue Anchor Library**: Market Place, Southwark Park Road, SE16 3UQ  
(Monday, Tuesday & Thursday 09:00 – 19:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)  
**Canada Water Library**: 21 Surrey Quays Road, SE16 7AR  
(Monday – Friday 09:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 16:00)  
**East Street Library**: 168-170 Old Kent Road, SE1 5TY  
(Monday & Thursday 10:00 – 19:00, Tuesday 10:00 – 18:00, Saturday 10:00 – 17:00)  
**Peckham Library**: 122 Peckham Hill Street, SE15 5JR  
(Monday, Tuesday, Thursday & Friday 09:00 – 20:00, Wednesday 10:00 – 20:00, Saturday 10:00 – 17:00, Sunday 12:00 – 16:00)

To stop receiving any further planning policy notification emails, please email [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk) with the subject line "unsubscribe"

Sent: 14-07-2016 11:07 AM BST  
From: Southwark Council <Southwark-Council@public.govdelivery.com>  
Subject: Draft Old Kent Road Area Action Plan Consultation and events

HTML Version

Dear Sir/Madam,

We are currently consulting on the first draft of the Old Kent Road Area Action Plan. This is a new plan to guide the change the Old Kent Road will see over the next 20 or so years and, once finalised, will help the council determine any planning applications for development proposals that are submitted to the council for planning permission.

We want to remind you of the following upcoming consultation events and hope you can make it to join the conversation:

#### **The Old Kent Road Community Forum**

Come and hear about the plan and discuss the overall vision proposed in the plan, new homes, jobs and community in the Old Kent Road

- When: Monday 18th July 2016 (Start for 7pm with networking from 6.30pm, close for 9pm)
- Where: Walworth Academy, Shorncliffe Road, SE1 5UJ

#### **Old Kent Road Heritage Walk with Patricia Dark**

- When: Wednesday 27th July 2016, 6pm (approx. 1 hour walking tour)
- Where: Meet at 6pm at the junction of Asylum Road and Gervase Street (Caroline Gardens)

If you would like to attend please email [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk) to register your interest

Please check out website for lots more information including other events coming up at [www.southwark.gov.uk/oldkentroadaap](http://www.southwark.gov.uk/oldkentroadaap)

Please get involved in the conversation at [our online discussion site](#)

Please submit your comments on the draft plan at [our consultation hub page](#)

Update your subscriptions or email address, or stop subscriptions at any time by logging into your [MySouthwark](#) account.

Sent: 22-08-2016 10:06 AM BST  
From: Southwark Council <Southwark-Council@public.govdelivery.com>  
Subject: Old Kent Road Area Action Plan - extended deadline

HTML Version

Dear Sir/Madam,

- 1. Draft Old Kent Road Area Action Plan**
- 2. Preliminary Draft Community Infrastructure Levy**
- 3. Draft addendum to the Section 106 and Community Infrastructure Levy Supplementary Planning Document**
- 4. Southwark Council's "Regulation 123" list**

Further to our email sent to you on the 4 July about our public consultation on the four documents listed above, we are now writing to let you know that the consultation period has been extended to **Friday 4 November 2016**. All comments should be received by 5pm on this date.

Where to view the documents

The draft AAP, the proposed changes to the adopted policies map, the preliminary draft charging schedule, the draft SPD addendum, the revised "Regulation 123 List" plan and supporting documents can be viewed at the locations listed below. They are also available to view on our website: <http://www.southwark.gov.uk/oldkentrodaap>

List of locations where documents are available for inspection:

- Council offices (on request)**, 160 Tooley Street, SE1 2QH  
(Monday, Tuesday, Wednesday, Thursday and Friday: 9am to 5pm)  
**Blue Anchor Library**: Market Place, Southwark Park Road, SE16 3UQ  
(Monday; Tuesday & Thursday 09:00 – 19:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)  
**Canada Water Library**: 21 Surrey Quays Road, SE16 7AR  
(Monday – Friday 09:00 – 20:00, Saturday 09:00 - 17:00, Sunday 12:00- 16:00)  
**East Street Library**: 168-170 Old Kent Road, SE1 5TY  
(Monday & Thursday 10:00 – 19:00, Tuesday 10:00 – 18:00, Saturday 10:00 – 17:00)  
**Peckham Library**: 122 Peckham Hill Street, SE15 5JR

**You can comment on the documents by:**

Visiting our Consultation Hub and filling in our online questionnaire (details on the website above) or by sending comments by:

- E-mail: [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)
- Post: FREEPOST SE1919/14 Planning Policy, Chief Executive's Department, London SE1P 5EX

**Other ways to get involved**

We are holding and attending events throughout the consultation period. The next Old Kent Road Community Forum events will be held on:

- Wednesday 14 September 2016 at New Covenant Church, 506-510 Old Kent Rd, London SE1 5BA

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We will also be holding an Old Kent Road Young People's Workshop on Wednesday 7 September from 4.30pm to 7pm at New Covenant Church, 506-510 Old Kent Rd, London SE1 5BA.

[You can also join the conversation about the Old Kent Road online.](#)

Please keep up to date by visiting our website to find out about events. If you would like us to attend your local group meeting please contact the planning policy team using our contact details above.

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Update your subscriptions or email address, or stop subscriptions at any time by logging into your [MySouthwark](#) account.

Sent: 09-09-2016 01:31 PM BST  
From: Southwark Council <Southwark-Council@public.govdelivery.com>  
Subject: Reminder: Old Kent Road Community Forum event - come and tell us your views about the future of the Old Kent Road

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HTML Version

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Dear Sir/Madam

Further to our last email, we are writing to remind you of the next Community Forum meeting to discuss the council's draft Old Kent Road Area Action Plan. This is part of our public consultation programme which **runs until 4 November 2016**.

**The meeting will take place on Wednesday 14 September 2016 at New Covenant Church, 506-510 Old Kent Rd, London, SE1 5BA**

There will be an opportunity for informal networking from 6.30pm with a **7pm start time**. Please come along and get involved in the discussion and share your views on the draft plan.

The plan and other supporting documents are available to view and download at <http://www.southwark.gov.uk/oldkentroadaap>. They are also available to view in local libraries. Please keep up to date by visiting our website to find out about events and more information about the plan. If you would like us to attend your local group meeting please contact the planning policy team using our contact details below:

**You can comment on the documents by:** Visiting our [Consultation Hub](#) and filling in our online questionnaire (details on the website above) or by sending comments by:

- E-mail: [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)
- Post: FREEPOST SE1919/14 Planning Policy, Chief Executive's Department, London SE1P 5EX

**All comments must be received by 5pm on 4 November 2016.**

[You can also join the conversation about the Old Kent Road online.](#)

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Sent: 15-02-2017 10:50 AM GMT  
From: Southwark Council <Southwark-Council@public.govdelivery.com>  
Subject: JOIN THE OLD KENT ROAD BUSINESS NETWORK

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HTML Version

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Dear Business Owner

We are writing to you as a business operating in the area in relation to the Old Kent Road Area Action Plan and to invite you to join the Old Kent Road Business Network.

[Take part via our consultation hub here.](#)

#### **What is the Old Kent Road Area Action Plan?**

The Old Kent Road AAP sets out a vision and strategy for the Old Kent Road area over the next 20 years. The area will see significant change, including: at least 20,000 new homes; provision of a range of business and workspaces including offices and managed workspace, artists studios, light industrial and makerspaces, trade counters and shops, contributing to 5,000 additional jobs; a revitalised high street; and two new tube stations on the Bakerloo Line extension. Hopefully you will have received a copy of our summary leaflet explaining the changes and please do [visit our website](#) to find out more information about the AAP.

Southwark is keen to work with all businesses in the area and ensure that our regeneration plans can help as many businesses as possible choose Southwark as a location for their business and to grow. We know that incorporating industrial businesses within residential developments will be challenging. As part of the regeneration of the Old Kent Road, we want to understand what kind of space existing businesses think should be provided. We have produced a leaflet on **Frequently Asked Questions** from businesses we have consulted with so far, [which you can find online here](#).

#### **What is the Old Kent Road Business Network?**

The Old Kent Road Business Network is being established to help us engage with businesses as we continue to develop planning policies for the Old Kent Road opportunity area. We will use the network to ensure that businesses have up-to-date information about the Old Kent Road opportunity area. Feedback from the Network will be used to better understand the requirements and aspirations of existing businesses in the area and inform the types of new business space that are built in the area. In the longer term it will be used to help create a database of businesses that would be interested in occupying new space in existing or new developments.

[Take part via our consultation hub here.](#)

#### **Please respond by 28 February 2017.**

Should you have any questions please do not hesitate to contact us on:

**email:** [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)

**phone:** 0207 525 5471

Yours faithfully,

Planning Policy

Southwark Council

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We are contacting you because we have identified your business as being located within the [Old Kent Road Opportunity Area](#). You can stay up to date with planning policy consultations by signing up to [MySouthwark](#) and clicking the opt-in tick box on your profile

Sent: 22-06-2017 03:47 PM BST  
From: Southwark Council <Southwark-Council@public.govdelivery.com>  
Subject: Consultation launch: New Southwark Plan and Old Kent Road Area Action Plan: new and amended policies preferred option

HTML Version

**PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)  
THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012  
NOTICE OF FORMAL CONSULTATION (REGULATION 18) FOR:**

- 1) NEW SOUTHWARK PLAN: PROPOSED NEW AND AMENDED PREFERRED OPTION POLICIES**
- 2) THE OLD KENT ROAD AREA ACTION PLAN: PROPOSED NEW AND AMENDED POLICIES AND PROPOSED CHANGES TO THE ADOPTED POLICIES MAP**

**New Southwark Plan**

The council is consulting on the [New Southwark Plan: New and amended policies preferred option](#). The New Southwark Plan sets out the overarching planning and regeneration strategy for the whole borough up to 2033. The document includes several new and amended planning policies and site allocations alongside a new area vision for Crystal Palace and Gipsy Hill. These new and amended policies and new area vision has been prepared in response to previous consultations.

The council consulted on the New Southwark Plan: Strategic and Development Management policies (preferred option) between October 2015 and February 2016. The council is also currently consulting on draft Area Visions and Site Allocations from 6 February to 7 July 2017. You can still submit comments for the Site Allocations and Area Visions consultation on our [consultation hub](#) or using the details below.

- **Planning policies** set out the requirement which development proposals must conform to in order to obtain planning permission.
- **Area visions** sets out how each of the borough's unique areas will change in the future and how their character will be preserved and enhanced.
- **Site allocations** identify potential strategic development sites and set out planning requirements that should be met in the event of redevelopment.

**Old Kent Road Area Action Plan**

Southwark Council is preparing a new plan for the Old Kent Road and surrounding area. The plan will guide and manage new development and growth in the area over the next 20 years. The plan aims to create a new high street environment for the Old Kent Road, with significant public transport improvements supported by mixed use development behind the road. This will incorporate around 20,000 new homes, including affordable homes, new jobs, community facilities and green spaces. The plan includes the potential for extending the Bakerloo Line from Elephant and Castle towards Lewisham with two new stations along the Old Kent Road. The plan will be used to make planning decisions in the area and to coordinate and deliver the regeneration strategy.

The draft [Old Kent Road AAP: New and amended preferred option policies](#) proposes new and amended policies and sites which have been prepared following consultation responses to the draft plan received in the consultation from June to November 2016.

Following this "interim" preferred option stage consultation, final drafts of the New Southwark Plan and the Old Kent Road AAP will be consulted on prior to sending the final draft and any comments received to the Government's Planning Inspectorate to examine the plan and make a recommendation for adoption.

**How to make a representation on:**

- 1) the New Southwark Plan: New and Amended Preferred Option Policies**
- and**
- 2) Old Kent Road Area Action Plan: Proposed New and Amended Preferred Option Policies**

Both sets of new and amended preferred option policies will be consulted on for 12 weeks between 21 June and 13 September 2017. All comments must be received by **5pm Wednesday 13 September 2017**.

Comments can be made via our online consultation hub page which can be accessed from: <https://consultations.southwark.gov.uk/>

Please refer to our website the locations where you can view a hard copy of the documents at: <http://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy>

Yours sincerely

Planning Policy Team

[planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)

0207 525 5471

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Old Kent Road Area Action Plan: Further Preferred Option

## **Consultation Report**

# **Appendix 6**

**Letter to businesses and Business Network FAQ**



Planning Policy  
[planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)  
0207 525 5471

1 February 2017

Dear

## **JOIN THE OLD KENT ROAD BUSINESS NETWORK**

We are writing to you as a business operating in the area in relation to the Old Kent Road Area Action Plan and to invite you to join the Old Kent Road Business Network.

### What is the Old Kent Road Area Action Plan?

The Old Kent Road AAP sets out a vision and strategy for the Old Kent Road area over the next 20 years. The area will see significant change, including: at least 20,000 new homes; provision of a range of business and workspaces including offices and managed workspace, artists studios, light industrial and makerspaces, trade counters and shops, contributing to 5,000 additional jobs; a revitalised high street; and two new tube stations on the Bakerloo Line extension. Hopefully you will have received a copy of our summary leaflet explaining the changes and please do visit our website to find out more information about the AAP at [www.southwark.gov.uk/oldkentrodaap](http://www.southwark.gov.uk/oldkentrodaap).

Southwark is keen to work with all businesses in the area and ensure that our regeneration plans can help as many businesses as possible choose Southwark as a location for their business and to grow. We know that incorporating industrial businesses within residential developments will be challenging. As part of the regeneration of the Old Kent Road, we want to understand what kind of space existing businesses think should be provided. We have produced a leaflet on Frequently Asked Questions from businesses we have consulted with so far, which you can find with this letter.

### What is the Old Kent Road Business Network?

The Old Kent Road Business Network is being established to help us engage with businesses as we continue to develop planning policies for the Old Kent Road opportunity area. We will use the network to ensure that businesses have up-to-date information about the Old Kent Road opportunity area. Feedback from the Network will be used to better understand the requirements and aspirations of existing businesses in the area and inform the types of new business space that are built in the area. In the longer term it will be used to help create a database of businesses that would be interested in occupying new space in existing or new developments.

Take part via our consultation hub <https://consultations.southwark.gov.uk/planning-and-regeneration/old-kent-road-business-network> or return the attached form via post.

### **Please respond by 28 February 2017.**

Should you have any questions please do not hesitate to contact us.

Yours faithfully,

Planning Policy  
Southwark Council

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# FREQUENTLY ASKED QUESTIONS

## OLD KENT ROAD BUSINESS NETWORK

### What does the council know about the existing businesses in the Old Kent Road area?

In 2015 we surveyed over 800 businesses in the Old Kent Road opportunity area and we know the area accommodates a wide range of businesses servicing the London economy and beyond. The [Old Kent Road Employment Study](#) identifies the business sectors present along with existing land and building typologies. Interviews with 100 businesses demonstrate the diverse industries and businesses in the area, the number of employees, job sectors and customer base.

It is recognised that the area currently provides an industrial function and vacancy rates are generally low. However the area is also reflective of the major growth in support services activities which service the central London economy with high proportions of businesses in the service sector, transport and logistics, storage, retail and wholesale. Around 9% of businesses fall within the manufacturing sector and around 11% are utilities or car repair. Around 75% of businesses are independent businesses occupying single sites and these businesses account for 40% of the jobs in the Old Kent Road area. Our [Employment Land Review](#) and [Employment Land Strategy](#) for the Old Kent Road provide further analysis.

### What is the Old Kent Road Business Network and how can I take part?

The Old Kent Road Business Network is being established to help us engage with businesses as we continue to develop planning policies for the Old Kent Road opportunity area. We will use the network to ensure that businesses have up-to-date information about the Old Kent Road opportunity area. Feedback from the Network will be used to better understand the requirements and aspirations of existing businesses in the area and inform the types of new business space that are built in the area. In the longer term it will be used to help create a database of businesses that would be interested in occupying new space in existing or new developments.

Take part via our consultation hub on our website or return the attached form.

### What has been the feedback from businesses so far?

We have consulted with businesses through the Old Kent Road Community Forum (with specialist themes on businesses and jobs), business consultation

workshops, a specialist culture workshop and face to face interviews or telephone interviews. We have reported in detail some of the feedback on our website. From the feedback we understand that businesses feel the area operates well as an industrial location close to central London, however rents are increasing and traffic and parking issues can be challenging. We understand that better retail and leisure facilities, better public realm and better transport links in the area would help attract more customers and employees. Many businesses felt that it would be a challenge to operate in a mixed use environment particularly with complex servicing needs, or noisy/dusty activities. However, most businesses are keen to seek opportunities to retain a presence within the borough. Some businesses are looking into creating a shop front model in the area to retain business presence in the area whilst the industrial/storage functions may take place elsewhere.

### What are the aims of the Old Kent Road AAP for businesses and jobs?

The Area Action Plan (AAP) promotes a change from large scale industrial uses and warehouses to mixed use development combining residential and employment uses. The aim is to generate 5,000 new jobs in the area by meeting growing demand for offices and managed workspaces, as well as for light industry, artists' studios and low cost space. Employment and training opportunities will be targeted towards local people and jobs will be generated in a range of sectors including construction (see the Southwark Construction Skills Centre) education, retail and leisure.

The AAP sets out six locations for 'employment clusters'. In these areas we expect there to be a significant increase in the number of jobs and it is expected the amount of employment floorspace will be retained or increased on specific sites. Our strategy outlines the most appropriate uses for particular clusters, for example offices and light industry would be more appropriate to the north of the area, nearer to central London (e.g. Mandela Way). Some areas will have a town centre function around new tube stations whilst other areas will be more suitable for industries servicing central London, including light industrial and flexible workspaces, distribution and trade counters, artists' studios and business start-ups. Please refer to draft Policy AAP 11 in the [draft Old Kent Road AAP](#) for more details.

The AAP offers the scope for significant improvements in the facilities and services available for businesses, employees and customers across the opportunity area.

## What are the options for my business?

The options available for each business will vary depending on the circumstances of the business. Our vision is to grow the economy around the Old Kent Road, increasing the number of jobs. We are keen to work with all businesses in the area and ensure that our regeneration plans can help as many businesses as possible choose Southwark as a location for their business and to grow. Depending on the needs of businesses, we would encourage the retention of existing businesses and provision of affordable business space within new developments and in some instances have used [Section 106 planning obligations](#) to secure this. We are also working with neighbouring boroughs to identify the wider supply of available sites, should businesses need to move.

We would encourage all businesses to engage with us via our Business Network to ensure we are aware of your future business requirements. We have already held many face to face meetings with businesses in the Old Kent Road area. We are happy to meet with businesses to discuss the AAP and what it could mean for your particular business. Please contact [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk)

## What guidance is available for the redevelopment of mixed use neighbourhoods?

The AAP sets out detailed policies for providing new housing, business space, public spaces, street networks, transport, culture and parks, including guidance on building heights, density and street layouts. Specific site allocations in the AAP also outline the expectations of mixed use neighbourhoods in particular areas. [Appendix 2 of the AAP](#) identifies a design guide for mixing uses which is based on our evidence of the requirements of new business space. It also offers guidance on access and servicing and a checklist for new workspace requirements.

The AAP aims to ensure meaningful employment space is provided in mixed use schemes which acknowledges the benefits of clustering businesses together to retain and promote a strong business community in the area. Proposals for mixed use development will need to demonstrate innovative design solutions for the provision of new business space including adequate servicing and not all sites will follow the same model. The key message is that the type of employment space that will be successful will be different for different areas, and there will not be a one-size-fits-all approach across the opportunity area.

Crucially, providing office type space directly below residential developments without acknowledgement of the needs of future occupiers will not be sufficient. There is high demand for open, flexible or hybrid

workspaces (see definition below) across the opportunity area to accommodate light industrial uses with appropriate access and servicing areas. New development schemes will be expected to contribute positively to the creation of the employment clusters and strengthen the identity of the area through varying design typologies.

## What are hybrid workspaces?

Hybrid space combines aspects of light industrial and office space for businesses looking to undertake some productive or 'making' activities whilst also retaining a subsidiary office function. This type of space is growing in London and particularly supports the growth of small businesses, offering flexible space often in a shared environment.

## What is a workspace provider?

A workspace provider is a specialist public, private or not-for-profit organisation which provides and manages offices or flexible workspaces for entrepreneurs, small businesses, artists and sole traders. The space provided will often promote co-working, including shared facilities and offer low cost and flexible lease terms or pay-as-you-go hot desking. The Old Kent Road AAP recognises the role of workspace providers as a vital tool to deliver affordable workspace in the borough to support existing businesses and start-ups. Workspace providers may also offer business support and flexible terms to suit a wide range of business needs.

Southwark Council has created a [list of workspace providers](#) interested in operating in the borough following a detailed application and screening process. This list will be continuously updated and may increase exposure to business opportunities.

## How can businesses operate in mixed use neighbourhoods?

The design guidance in the AAP specifies how mixed use development can be successfully achieved using different design typologies. Some of the key considerations are the consolidation of servicing and deliveries, mitigating nuisance through sound insulation and the creation of public facing services on the street level. There are opportunities for businesses to explore different operating models such as splitting functions - for example, retaining an office or showroom function near to their customer base whilst operating storage and industrial functions outside of central London.

## How will development in the Old Kent Road

## **opportunity area be delivered?**

Sites in the Old Kent Road area that provide the opportunity for redevelopment are known as site allocations in the AAP. These areas will offer significant regeneration benefits by providing new homes and jobs as well as community infrastructure and public realm or green spaces. Many of the site allocations in the Old Kent Road area feature a number of different landowners as well as leaseholders.

Unlike some of the other regeneration areas in Southwark, the council does not own much land in the opportunity area. Generally, the draft AAP relies on landowners bringing forward land for development over a period of 20 years or more. In some areas individual landowners will come forward with development schemes, in other areas we will be encouraging collaboration between landowners and developers to achieve the strategic aspirations of the AAP. Developers should submit a business strategy explaining the kinds of employment space they will provide in new schemes and the type of occupiers it will suit, whether it can accommodate existing businesses on the site or in the Old Kent Road area, or how relocation options have been considered.

## **When will the draft AAP be implemented?**

The draft AAP is a long term plan for the regeneration of the Old Kent Road that will take place over 20 years or more. Land ownership in the opportunity area is very fragmented and the council itself owns very little land. Generally, the AAP relies on individual landowners bringing forward sites for development. This means that it is likely that the draft AAP will be implemented incrementally and over a long period.

## **What is a Compulsory Purchase Order (CPO) and when would the council use it?**

A Compulsory Purchase Order (CPO) is the exercise of the power that enables public bodies, including the council, to acquire land, or rights over land compulsorily in return for compensation. It can be an important tool to help assemble land needed to help deliver social, environmental and economic change. Obtaining CPO powers is a lengthy and expensive process and in exercising its CPO powers, the council must have regard to government guidance which states that a CPO should only be made where there is a compelling case in the public interest.

In much of the Old Kent Road opportunity area, land ownership is very fragmented. Generally, the draft AAP relies on individual landowners bringing forward sites for development. While the council cannot rule out making CPOs it is preferable for adjoining landowners to collaborate to achieve comprehensive development.

## **What about the cultural sector?**

We recognise there are a number of artists' studios and creative industries which make up a crucial part of the economy and cultural sector in the Old Kent Road area. We encourage the retention and growth of this sector within development opportunities to enhance and promote the vibrant cultural and arts sector within the area. For example the AAP indicates that development should reinforce the growth of creative businesses in the Hatcham Road and Latona Road employment clusters.

Businesses in the arts and cultural sector can [register their details online](#) to request information about long term spaces available in Southwark.

## **Are there any areas which will remain in industrial use only?**

We have identified the South East Bermondsey area as continuing its industrial function with potential for the intensification of business uses, including in the new and refurbished railway arches. We will also be exploring other opportunities for the relocation of industrial uses that are not compatible with housing within south London, including through joint work with Lewisham Council and other London boroughs.

## **What happens next?**

We will be writing to all businesses to provide this information and invite them to take part in our online Business Network questionnaire. We will continue to meet with businesses on an individual basis to discuss their future aspirations and how the council could help support existing businesses in the context of the AAP.

## Old Kent Road Business Network Questionnaire

*Complete online via the Southwark Consultation Hub or return to  
FREEPOST SE1919/14 Planning Policy, Chief Executive's Department, London SE1P 5EX.*

<b>1. What is your name?</b>			
<b>2. What is your email address?</b>			
Frequently Asked Questions Page 3			
<b>3. What is the name of your business?</b>			
<b>4. What is your business address?</b>			
<b>5. What is your main business activity?</b>			
<b>6. Which of the following options is applicable to you?</b>			
	Freehold owner of business land		
	Leasehold owner of business premises		
	Renting business premises		
<b>7. When does your current lease expire?</b>			
	Not applicable		
	Before 1 January 2018		Between 1 January 2018 and 31 December 2019
	Between 1 January 2020 and 31 December 2021		Between 1 January 2022 and 31 December 2023
	Between 1 January 2024 and 31 December 2025		After 1 January 2026
<b>8. Which of the following options best describes your business?</b>			
	Independent business		Headquarters for more sites
	Branch or subsidiary		Franchise
	Other <i>(please specify below)</i>		

<b>9. How many people does your business employ?</b>									
0 - 9					10 – 49				
50 - 249					250 and over				
<b>10. Over the next year, how do you anticipate the space needed by your business will change?</b>									
It will remain the same									
It will decrease substantially					It will decrease slightly				
It will increase substantially					It will increase slightly				
<b>11. On a scale of 1 to 10, how important is it for your business to remain in the Old Kent Road area?</b> <i>(Please circle the relevant box)</i>									
<i>1 = Not at all important</i>					<i>10 = Mandatory</i>				
1	2	3	4	5	6	7	8	9	10
<b>12. If your answer to question 11 was above 5, what are your main reasons for remaining in the Old Kent Road area?</b> <i>(Please rank your top three reasons by putting a number in the relevant box)</i>									
Proximity to central London					Near to customer base				
Passing trade					Near to suppliers				
Near to other businesses					Near to home				
Availability of staff					Reasonable rents, compared to other locations				
Lack of suitable alternative business premises					Public transport				
Road infrastructure					Local amenities				
Safety and security					Business rates				
Availability of parking									
<b>13. If your answer to question 11 was below 5, would you be interested in receiving information on available industrial land/premises in other London boroughs?</b>									
Yes					No				
<b>14. Would you consider a 'shop front' model for your business in the Old Kent Road area?</b>									
<i>This would enable businesses to retain a business presence in the area (such as a head office/sales office/showroom) but the manufacturing, production, distribution or storage would occur elsewhere.</i>									
Yes					No <i>(Please give reasons below)</i>				

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**15. Could your business operate within a mixed use area that also accommodated new homes?**

<input type="checkbox"/> Yes	<input type="checkbox"/> No <i>(Please give reasons below)</i>

**16. What type of new business premises would you require? *(Please tick all that apply)***

<input type="checkbox"/>	Industrial/warehouse building – ground floor only	<input type="checkbox"/>	Industrial/warehouse building – ground or upper floors with suitable access
<input type="checkbox"/>	Yard – with no buildings or a small building	<input type="checkbox"/>	Office space
<input type="checkbox"/>	Desk space only	<input type="checkbox"/>	Co-working space with other businesses
<input type="checkbox"/>	Modern business park	<input type="checkbox"/>	Railway arch
<input type="checkbox"/>	Artist studio	<input type="checkbox"/>	Music studio
<input type="checkbox"/>	Other <i>(Please specify below)</i>		

**17. Which of the following features would you require for a new business premises? *(Please tick all that apply)***

<input type="checkbox"/>	Double height loading bays	<input type="checkbox"/>	Service yard
<input type="checkbox"/>	24 hour access	<input type="checkbox"/>	Vehicular access
<input type="checkbox"/>	Car parking	<input type="checkbox"/>	Full fit-out
<input type="checkbox"/>	Basic fit-out	<input type="checkbox"/>	Shell and core only
<input type="checkbox"/>	Sound insulation	<input type="checkbox"/>	High ceilings
<input type="checkbox"/>	Fibre optic broadband	<input type="checkbox"/>	Shop front
<input type="checkbox"/>	Trade counter	<input type="checkbox"/>	Sales office

	Showroom		Other ( <i>Please specify below</i> )

<b>18. What size of new premises would you require?</b>			
	Less than 200 square metres (2,000 square feet)		200 – 600 square metres (2,000 – 6,000 square feet)
	600 – 1,000 square metres (6,000 – 10,000 square feet)		More than 1,000 square metres (10,000+ square feet)
<b>19. Could your business operate within a workspace provider model?</b>			
<i>A workspace provider could be a specialist public, private or not-for-profit organisation which provides offices or flexible workspaces to entrepreneurs, small businesses, artists and sole traders. The space provided will often promote co-working, including shared facilities and offering low cost and flexible lease terms or pay-as-you-go hot desking.</i>			
	Yes		No
<b>20. Could your business operate within a railway arch?</b>			
	Yes		No
<b>21. What could the council do to support your business?</b>			
<b>22. Do you give permission for this information to be publicly available as part of the Old Kent Road Business Network?</b>			
	Yes		No