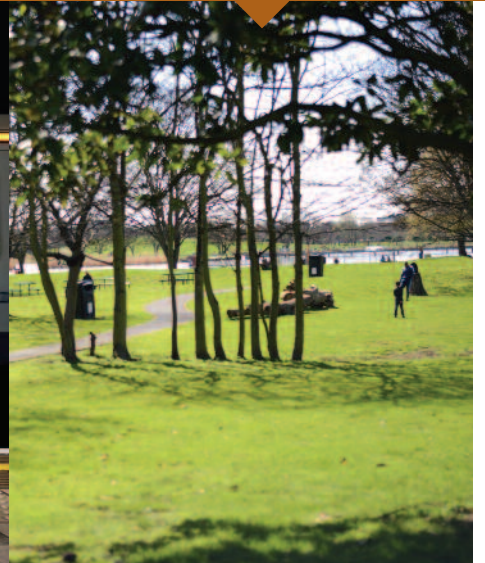




# OLD KENT ROAD

**Consultation  
summary**

**January 2019**



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This document is a summary of the consultation we have done with residents, businesses and others over the last three years on our plans for the Old Kent Road.

It includes a summary of feedback from the latest formal consultation we undertook earlier this year on the Old Kent Road Area Action Plan, as well as feedback from meetings, events and other informal consultation, and the resulting changes we have made to the plan based on this feedback.

This is the first of a series of updates that will be produced as the plan is refined and amended in response to consultation. The aim is to provide an accessible public record of the council's consultation and engagement, before the plan is submitted to the Secretary of State for consideration.

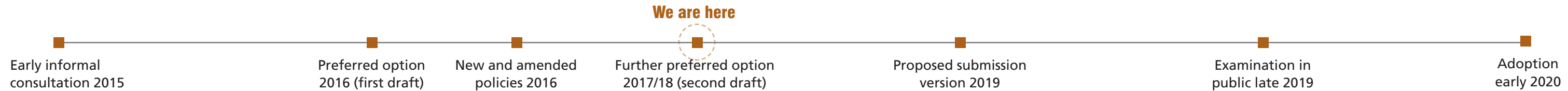
**What is the Old Kent Road Area Action Plan?**

The Old Kent Road Area Action Plan is an innovative plan that sets out how the best of the Old Kent Road, including its thriving businesses and arts and cultural communities, can be nurtured and developed over the next 20 years.

The plan includes 20,000 new homes, 10,000 new jobs, new tube stations as part of the Bakerloo Line extension as well as new schools, a health centre, parks, shops and a sports centre.

We have just consulted on the further draft of the Old Kent Road Area Action Plan and received over 750 responses. The majority of people who responded to the consultation supported the plans, in particular the proposals for the Bakerloo line extension, mixing industrial and business space with new homes, and providing new parks and open spaces.

Following this consultation, we will make further changes to the plan based on the feedback we have received before submitting the final version of the plan to the Secretary of State.





# Consultation to date

We have been consulting on the future of the Old Kent Road and the Area Action Plan since early 2015.

Over 2,000 people have responded and overall the plans for the area are supported, with particular support for the Bakerloo Line extension. Over 8,000 people have supported our campaign to ‘Back the Bakerloo’ online.

In our first round of consultation on the draft plan in 2016, we received over 1,000 responses which helped shape the second draft of the plan.

In this second round of consultation we gathered feedback on the detailed plans for the Old Kent Road, including how it will change and develop over the next 20 years. We held 35 consultation events and had over 750 responses, which will help us to develop the final draft Area Action Plan.

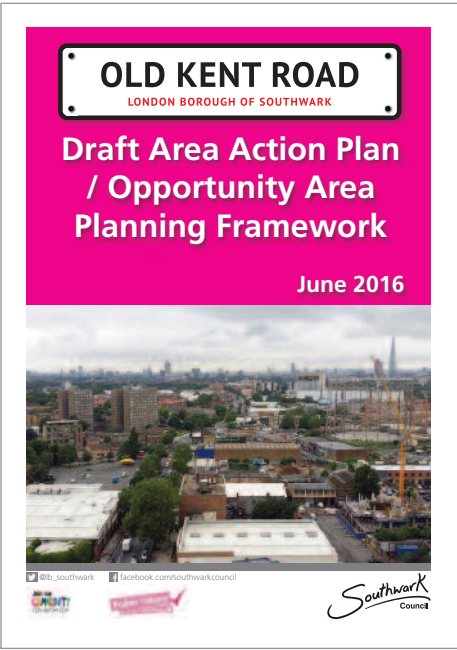
We have continued to engage with the community over the last 3 years. Information about the plans for the Old Kent Road and questionnaires have been made widely available, including at local libraries, posters and adverts and on the council's website.

We have sent email updates to 7,000 residents through My Southwark accounts and letters to 15,000 homes in the Old Kent Road area.

We have held two major consultations on the draft Old Kent Road Area Action Plan, organising and attending over 70 events and community meetings. A summary of the consultation events and locations are shown on the map on page 6.

The Old Kent Road presents the opportunity for exciting new changes, which will deliver new homes, jobs and tube stations, as well as improving the environment and creating new open spaces.

We will continue engaging with residents and businesses as we develop the plans.



## 2016 events headline figures

**48** Formal events | **1,203** Respondents

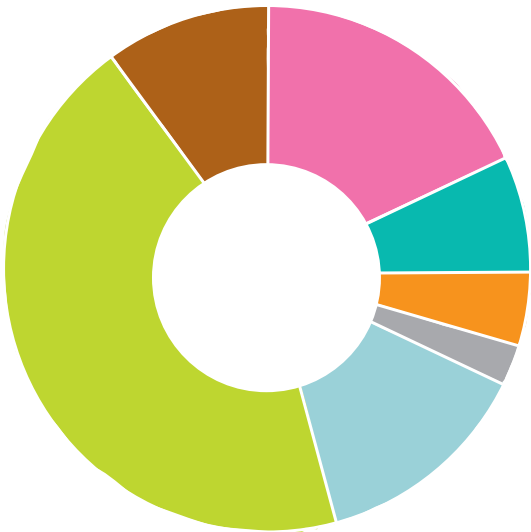
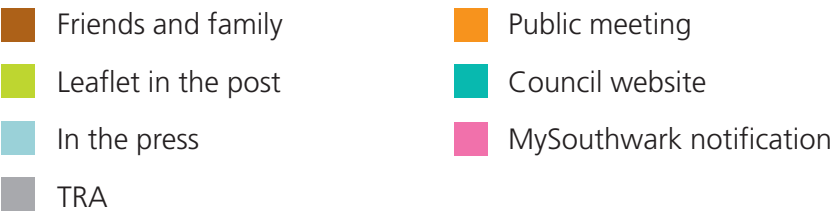


## 2018 events headline figures

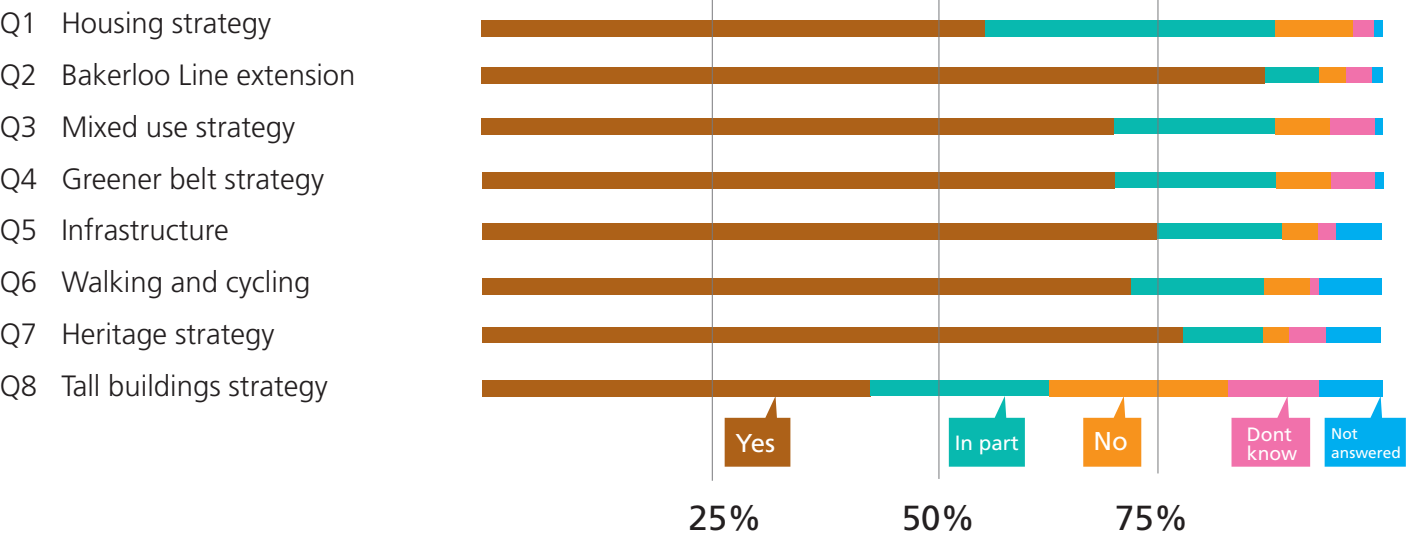
**35** Formal events | **752** Respondents

# 2018 Questionnaire response analysis

## How did you hear about this consultation?



## Do you support the strategy in the AAP?



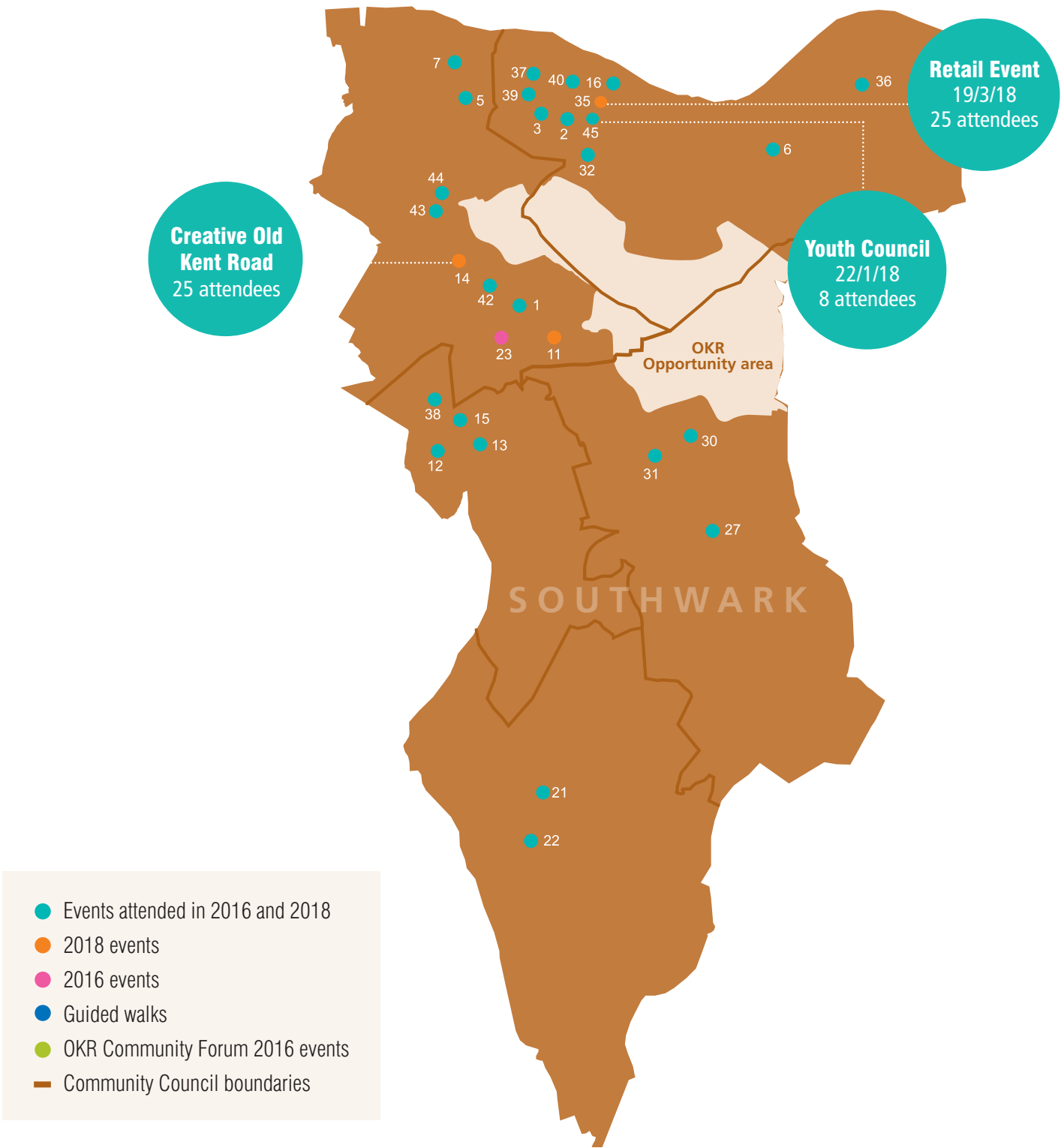
## How to keep up to date

- 1 Visit our new website: [www.oldkentroad.org.uk](http://www.oldkentroad.org.uk)
- 2 Sign up for email updates at [www.southwark.gov.uk/mysouthwark](http://www.southwark.gov.uk/mysouthwark) (opt in to receive planning policy notifications)
- 3 Come to one of our monthly Old Kent Forum events (for details see the website).

# Old Kent Road consultation summary

This map shows the many consultation events that we organised or attended during our public consultations. The list of all the consultation events that took place is listed below. For further details on our consultation with businesses see page 8.

As we continue to develop the plans, we will keep meeting with local businesses and residents and provide opportunities for feedback through the Old Kent Road forum.



# List of consultation events

- 1

Aylesbury Area Housing Forum
- 2

Bermondsey East Area Housing Forum
- 3

Bermondsey West Area Housing Forum
- 4

Big Local Event 2016
- 5

Borough, Bankside and Walworth Community Council
- 6

Bermondsey and Rotherhithe Community Council
- 7

Borough and Bankside Area Housing Forum
- 8

Breakfast NLA Event 2018
- 9

Business Workshop 2015
- 10

Business Workshop 2018
- 11

Charter School Event 2018
- 12

Camberwell East Area Housing Forum
- 13

Camberwell West Area Housing Forum
- 14

Creative Old Kent Road 2018
- 15

Camberwell Community Council
- 16

Conservation Area Advisory Group
- 17

Culture Workshop 2016
- 18

Dialogue (an online ideas sharing platform 2016)
- 19

Drop in event: The Drawing Room 2018
- 20

Drop in event: Christ Church Peckham 2018
- 21

Dulwich Community Council
- 22

Dulwich Area Housing Forum
- 23

Eid Festival 2016
- 24

Faith Workshop 2016
- 25

Heritage Walk 2016
- 26

Ledbury Tenants Residents Association
- 27

Nunhead and Peckham Rye Area Housing Forum
- 28

OKR Forums 2018-19
- 29

OKR Community Forum 2016 (x11)
- 30

Peckham and Nunhead Community Council
- 31

Peckham Area Housing Forum
- 32

Planning Committiee
- 33

Phoenix School Event 2018
- 34

Pages Walk Residents Meeting 2018
- 35

Retail Event 2018
- 36

Rotherhithe Area Housing Forum
- 37

Southwark Future Steering Board
- 38

Southwark Pensioners Action Group
- 39

Southwark Planning Network
- 40

Tenants Council
- 41

Tustin Estate Tenants Residents Association
- 42

Walworth Society 2016
- 43

Walworth West Area Housing Forum
- 44

Walworth East Area Housing Forum
- 45

Youth Council





# Old Kent Road business consultation

There are over 800 businesses in the Old Kent Road opportunity area in a vast range of sectors from retail, industrial, manufacturing and storage and distribution, to a diverse range of creative enterprises and artists. These businesses provide over 9,500 jobs and many employees also live locally.

We want to double the number of jobs in the area through our plans for Old Kent Road. Our strategy encourages a range of new workspaces from laptops to forklifts, with an innovative mix of business uses.

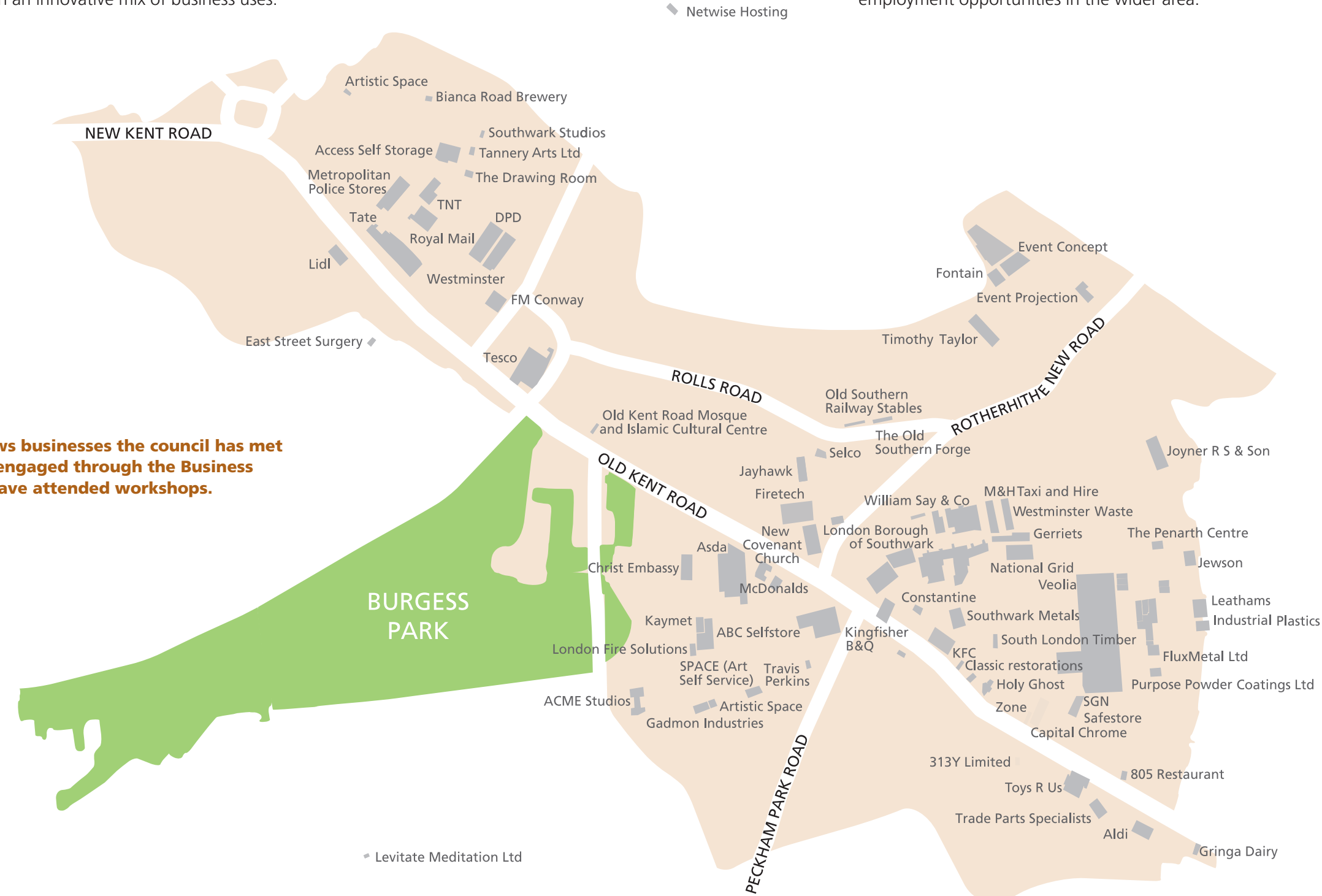
Having engaged with a wide range of local businesses in the Old Kent Road area, we have developed stronger protections for existing businesses through flexible industrial workspace. We will use Section 106 agreements to secure new affordable space for existing businesses and we will develop a business strategy to look at how existing businesses will be relocated.

We are also working with workspace providers who are supporting start-ups and small businesses to thrive by offering flexible workspace and leases.

We are currently completing a resurvey of all the businesses in Old Kent Road, updating our 2015 survey. The survey is being completed by a company called We Made That, who recently completed a similar survey in Lewisham. We will publish the results in February and this should give us a sense of how business in Old Kent Road has changed over the last 3 years, as well as comprehensive contact list to help develop the business network.

Businesses don't just operate within borough boundaries and the survey will be entirely compatible with Lewisham's, enabling us to work with our neighbours to ensure that we grow a range of employment opportunities in the wider area.

The map shows businesses the council has met individually, engaged through the Business Network or have attended workshops.



## Timetable of business consultation:

**2015:** The council undertook a survey of all businesses in the area.

**May 2015:** Community Forum topic on jobs, businesses and the economy

**October 2015:** 2x business workshops and telephone interviews

**June to November 2016:** First consultation on draft AAP, community forums and meetings, businesses posted a consultation questionnaire

**July 2016:** Cultural businesses workshop

**August 2016:** Workspace Provider List for Southwark established

**January 2017:** Old Kent Road Business Network established – letter and FAQ's document posted to all businesses.

**February 2018:** Updates on Old Kent Road Business Network and summary feedback from businesses posted on website

**December 2017 to March 2018:** Consultation on second draft AAP, drop-in meetings, businesses posted a consultation questionnaire

**January 2018:** Creative Old Kent Road established

**March 2018:** S106 guidance prepared in collaboration with Southwark Studios to support small businesses

**March 2018:** Old Kent Road business workshop and retail workshop

**2015 – present:** Individual meetings with businesses

**Ongoing:** Working with Lewisham Council to explore opportunities for business relocation and intensification

**November 2018 – OKR Forum** on Business and workspace

**2019 – Refreshing** our business survey to ensure we have up to date information



# Feedback from the consultation

Below is a summary of the main issues raised in our consultations and engagement with residents and businesses on Old Kent Road.

### Affordable housing

**You said**

Affordable housing is vital to meet local housing need and this should be genuinely affordable, including social rented homes.

**We did**

Old Kent Road offers a unique opportunity to help tackle London's housing crisis. Our plans will deliver 20,000 new homes including 7,000 affordable homes, of which 5,000 will be social rented homes. All developments on the Old Kent Road will have to deliver a minimum 35% affordable housing, including 25% social rent and 10% intermediate homes (such as shared ownership or London Living Rent).

Over 4,000 homes are coming forward as planning applications which include at least 35% new homes, with some schemes exceeding 40% new affordable homes. The social rented housing is set at 'target rent' levels which are the same as council home rents.

In order to deliver direct benefits to the existing Old Kent Road community, Southwark Council are developing a Local Lettings Policy which would prioritise the allocation of new affordable housing to local residents.

35%

Affordable housing

Local Lettings Policy

## Schools

**You said**

It is important to plan for the need for additional school places with the growing population. The council should engage with schools and young people in the area, who represent the future population of Old Kent Road.

**We did**

We have started a programme of workshops in primary and secondary schools in and around the Old Kent Road to gather new ideas which have positively contributed to the development of the plan.

Our plans for Old Kent Road include a new secondary school and two new primary schools, as well as expanding nine primary schools in the area. Our plans will also improve air quality and the outside environment of schools. We have produced new guidance to ensure the schools are designed and built to the highest standards. As well as the new schools we are exploring opportunities for a further education college and University campus in the area.

1  
New secondary school

2  
New primary schools



## Heritage

**You said**

The Old Kent Road has a long history and there are many buildings that have heritage and community value. These should be acknowledged and retained within any redevelopment plans.

**We did**

We recognise that there a number of buildings in the Old Kent Road area which are of architectural or historic merit that should be protected. One example is the listed gasholder which is a key piece of history in the Old Kent Road – we want to continue to hear exciting new ideas for how the gasholder could be used in the future, including a new park space for the

community. Some of the materials from the smaller gasholders that have been dismantled have been kept and will be used in the new park created in the “Ruby Triangle” development on Ruby Street.

We have protected the Old Southern Railway stables and forge from demolition by making an Article 4 Direction and we plan to introduce further protections for other sites. We also plan to create new conservation areas in and around the Old Kent Road area where there are collections of buildings that are of significant heritage merit.

We are currently surveying the mural on the listed Kentish Drovers pub (at the junction with Commercial Way), to see if we can restore it.

1 to date  
New Listed Building

1 to date  
Article 4 Direction

5\*  
New Conservation Areas  
\*to be consulted on





# Parks and green spaces

## You said

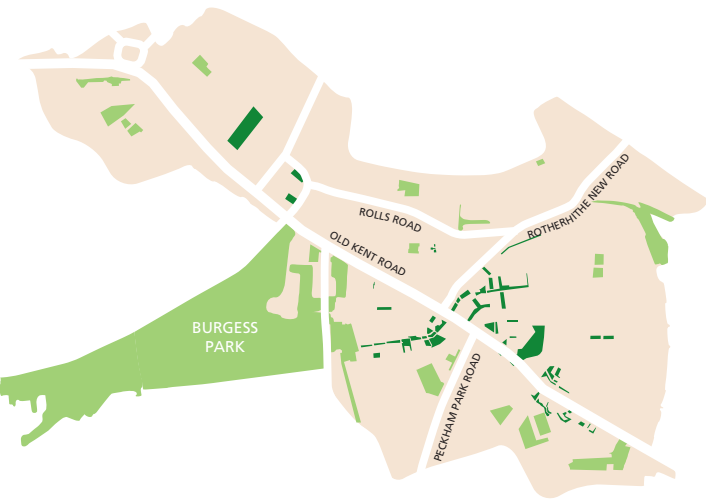
When planning for 20,000 new homes it is vital to include new parks and green spaces to create a pleasant environment for existing and new residents.

## We did

Delivering new parks and open spaces are a fundamental part of our plan for Old Kent Road, to improve the environment and support the growing population. We have increased the amount of park space in the Area Action Plan from 5 hectares to 8 hectares - equivalent to about 8 rugby pitches in total.

We have taken forward an idea from the Old Kent Road community forum to create a new park which follows the alignment of the old Surrey Canal, travelling east across Old Kent Road from Burgess Park towards South Bermondsey. The new park will better connect green spaces across south London, and we will be holding a workshop with local people to develop detailed design and activities for the park.

## Location of parks and open spaces



- Existing open space within the Opportunity Area
- Old Kent Road AAP proposed new open space

# Livesey Park

**You said:** The gas holders are a key piece of the history of Old Kent Road and these should be incorporated into a future park space and reused if possible. The park space should be larger.

**We did:** Gas holder No 12, the largest on site has been listed and we would like to develop ideas for its reuse and incorporation into a larger park space with the local community. There are a number of ideas that have been suggested for the gas holder including use as an outdoor performance space, the greening of the structure with planting and its use as an outdoor lido for swimming. The unlisted gas holders have been demolished but we have salvaged parts for reuse in the new park spaces. We have enlarged the park and opened it onto Old Kent Road providing views of the gas holder.

# Surrey Canal and Frensham Street Park

**You said:** The Surrey Canal linear park is too long and thin and doesn't offer enough open space.

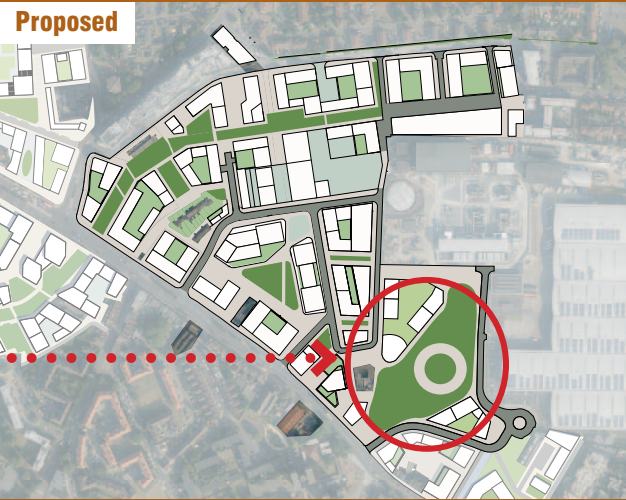
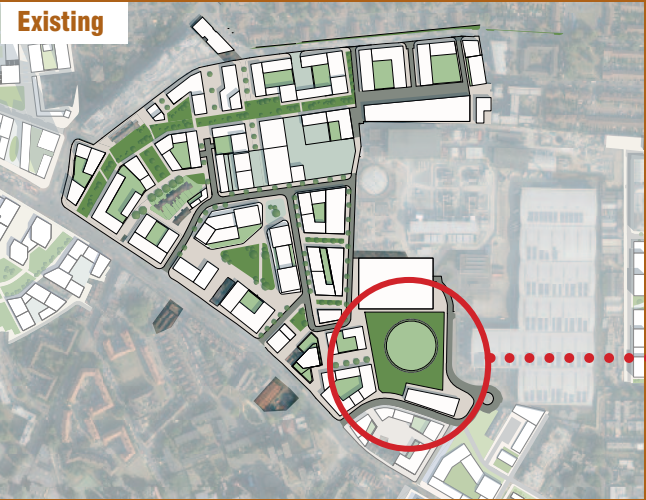
**We did:** We will provide additional park space off the linear park on our Frensham Street depot site, creating a south facing park space approximately the size of Bird in the Bush park (1.5hectares). We would like to develop ideas for the use of the park with the local community, which could include a multi use games area and allotment space for growing food with the Council providing tools for gardening (one of the councils election manifesto commitments).

# Page's Walk

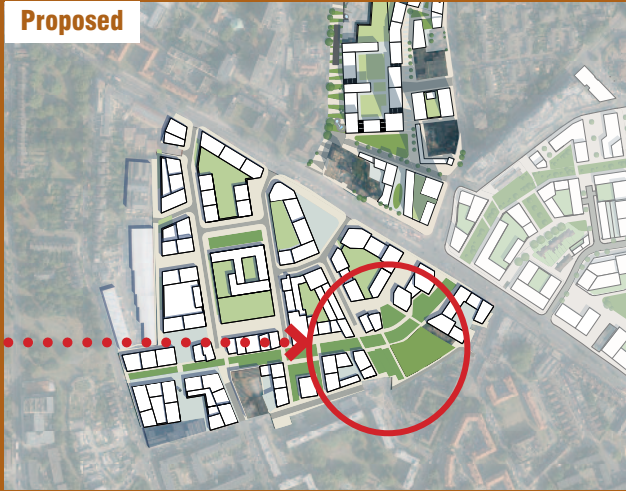
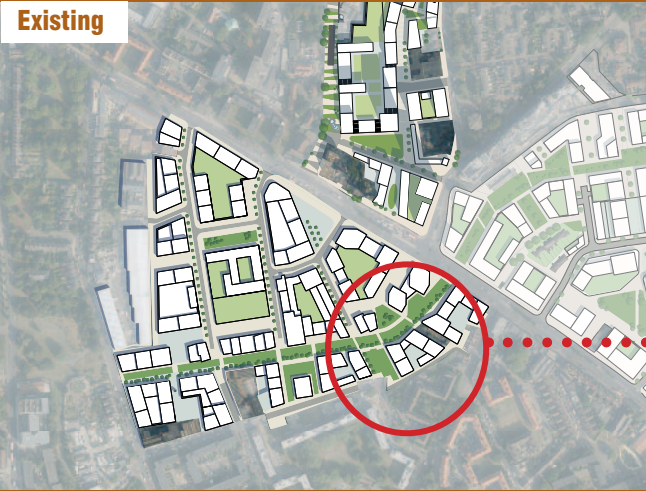
**You said:** Residents of Page's Walk told us they were worried about the impact of commercial buildings close to their garden boundaries.

**We did:** We have amended the masterplan to have three storey townhouses with back gardens, instead of commercial buildings, which would complement the existing residential terrace on Page's Walk.

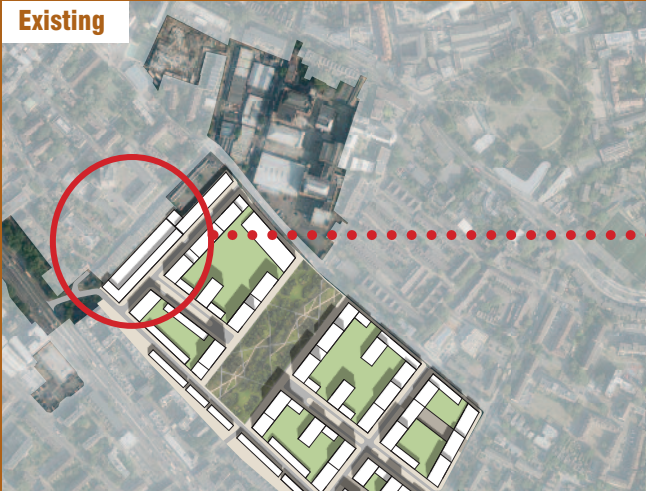
# Changes for Livesey Park



# Changes for Frensham Street



# Changes for Page's Walk



Evolution of changes to open space in the plan:	15.9 Hectares as existing	21.5 <sup>(5.6 additional)</sup> hectares proposed December 2017	24.2 <sup>(8.3 additional)</sup> hectares proposed (emerging plan)
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# Industrial land

## You said

You were concerned with the loss of industrial land as it is important for the borough’s economy as well as supporting existing businesses. The businesses of the Old Jamaica Road business estate suggested that the site be designated as protected industrial land.

## We did

We recognise the value of the industrial businesses to the economy of the Old Kent Road. The plan involves ambitious changes; however it is a fundamental part of the plan to include all types of business space in the redevelopments. This will include a range of industrial units which will be built underneath and next to new homes. In some industrial only areas, we will build more industrial units and make best use of the space.

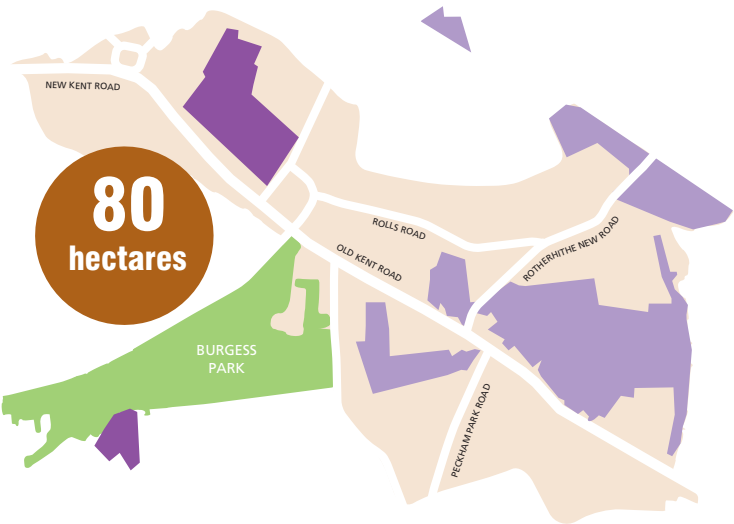
We are proposing the Old Jamaica Road site as a new industrial site (SPIL) in the New Southwark Plan, along with the Bermondsey Trading Estate. Admiral Hyson Trading Estate would also become a protected industrial site.

The amount of land solely in industrial use will reduce however this will unlock the potential for significant growth in housing, leisure, parks, workspace, health, sport and education facilities in Old Kent Road, as well as the Bakerloo Line extension.

We propose to keep 30 hectares of land for industrial use only where we want to grow and intensify industrial uses and make better use of railway arches for businesses. In addition we are proposing a further 20 hectares of land for a mix of industrial development and new homes. In addition, in areas of Old Kent Road which will no longer be solely industrial uses, we require a range of workspaces to suit a variety of businesses.

There will be two designations for industrial land in Southwark. Strategic Protected Industrial Land is land that can only be used for industrial purposes and cannot be mixed with residential. Locally Significant Industrial Land (LSIS) can be mixed with residential as long as there is no loss of industrial floorspace.

## Location of industrial land sites



## Existing

- Adopted Preferred Industrial Location (Local)
- Adopted Preferred Industrial Location (Strategic)



## Proposed

- LSIS (Locally Significant Industrial Sites)
- Retained SPIL (Strategic Protected Industrial Land)
- New SPIL
- Lewisham Proposed SPIL

# Creative Old Kent Road

## You said

The Old Kent Road is home to a diverse range of cultural and creative communities including many entrepreneurs and artists. How will the council keep this significant cluster of businesses and support them?

## We did

We have established ‘Creative Old Kent Road’ in partnership with local artists and businesses to ensure the Old Kent Road continues to be a vibrant and affordable place for artists and businesses. We want to develop this further with input and advice from existing businesses. In partnership with Southwark Council, William Austin of Southwark Studios has produced a guidance document for businesses to navigate the Section 106 process in planning.

The Livesey Exchange, will provide a hub for the local community and the delivery of affordable workspace will be a key part of the delivery of social regeneration.

Over the last two years the Livesey Exchange has worked with the local community along the Old Kent Road and empowered many local groups to deliver projects themselves. It has received funding from a range of organisations including the GLA good growth fund and the local community through a crowd funding campaign. The success of this project will provide a model for the affordable workspace and community spaces being developed for the Old Kent Road.



# Businesses



## You said

The existing businesses of the Old Kent Road, particularly in the industrial and servicing sectors, are vital to the economy of the area. How will the plans include existing businesses and support the rich industrial economy of the area?

## We did

We are committed to supporting existing businesses on the Old Kent Road. We have ambitious plans to create mixed-use business and residential development, which has not been done on this scale elsewhere in London.

A range of workspaces will be incorporated with new residential development and our priority will be for existing Old Kent Road businesses. We also want to grow sectors in industrial areas.

We established the Old Kent Road Business Network to continue engagement with businesses who may be affected by change. You can read about our consultation with businesses in Old Kent Road on page [3]. We will be providing a match making service between developers and businesses to ensure existing businesses are included in redevelopment plans across the area.



Town centre and high streets

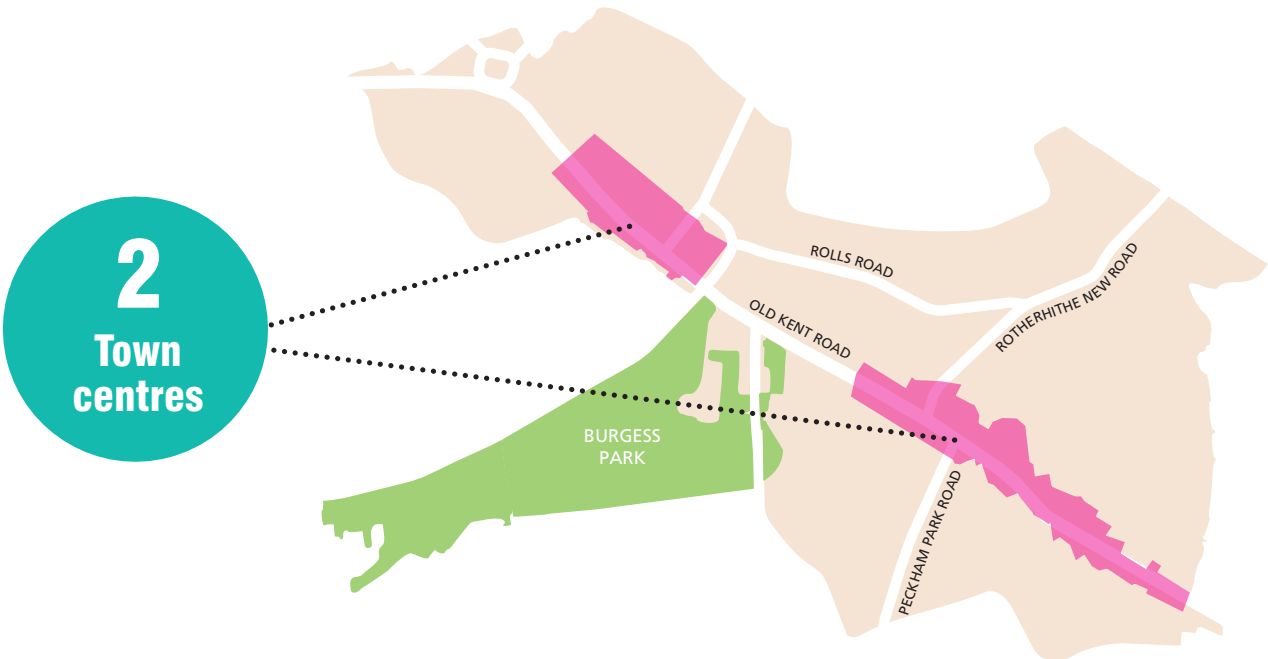
You said

The idea of making more of the shops and services available on Old Kent Road is generally supported. However you wanted to ensure some of the larger shops such as Pets at Home, B&Q and the supermarkets are still included in the plans as they are popular with local people.

We did

We want to encourage a range of new shops to give residents more choice and to grow Old Kent Road as a high street. We are working with developers to ensure that the supermarkets including Tesco, Asda, Lidl and Aldi and shops like Pets at Home are able to continue to provide a much valued service and employment opportunity to the Old Kent Road residents. These stores will be changed to a high street format to make better use of space and allow homes to be built on the same site.

Location of new town centres



Estates

You said

Some residents were concerned about estate regeneration and wanted specific council estates removed from the opportunity area boundary.

We did

We have removed Naylor House from the plans as this estate is on the outer edge of the opportunity area. Our plans for Old Kent Road will directly benefit existing residents, which is why we have included existing residential areas and council estates in the opportunity area. There are no proposals for estate redevelopment. Any development affecting council estates will be a separate process involving residents at an early stage.



— Proposed opportunity area boundary  
- - Existing opportunity area boundary

Tall buildings

You said

There were mixed views on tall buildings in the consultation feedback, with 43% of respondents supporting the strategy, 20% partially supporting it, 20% against and 10% unsure. Concerns about tall buildings are wide ranging and include the visual impact of tall buildings and clustering, impacts on nearby parks and views, fire safety and affordability of new homes.

We did

We need tall buildings in the Old Kent Road to deliver the ambitious target of 20,000 new homes (including 7,000 affordable homes) and to secure delivery of the Bakerloo Line extension. As well as new homes we are delivering new parks, new schools, replacement workspace and shops as well as community, health and leisure spaces. Some tall buildings are necessary to achieve all these benefits for the community.

Tall buildings will be focused around new tube stations and new parks, preserving important views in Southwark and London. Safety is paramount in the construction of tall buildings and all new homes will be fitted with sprinklers.

We are reviewing the heights of buildings on the boundaries of existing residential communities and assessing impacts on wind and sunlight to make sure than public areas around buildings feel pleasant and comfortable. After specific feedback from residents about tall buildings on Ossory Road, we will ensure these buildings are not over 8-10 storeys.

Environmental & health benefits

You said

The Old Kent Road plans need to help reduce pollution and improve air quality, making a safe environment for pedestrians and cyclists. The infrastructure to support 20,000 new homes (such as the sewer system) needs to be robust. There should be more leisure and health facilities to support a growing population.

We did

We are committed to achieving high environmental standards on all new development. We are commissioning air quality and microclimate studies to look at the impacts of development and we will be designing proactively to improve the environment.

We are proposing to close roads next to schools, to help improve safety and ease pollution. The plan shows the closure of Marlborough Grove next to Phoenix Primary School to include more play space and landscaping.

We are working on an Integrated Water Management Strategy for the entire area, one of the first of its kind in London, which will manage the flows of surface water through new raingardens and green roofs which will free up room in the sewers and contribute positively to a greener environment.

We are also committed to improving the energy networks that serve new developments by making better use of harnessing wasted heat instead of individual gas boilers. We are delivering a new sports hall and community health hub to include GP and other health services.



Transport

You said

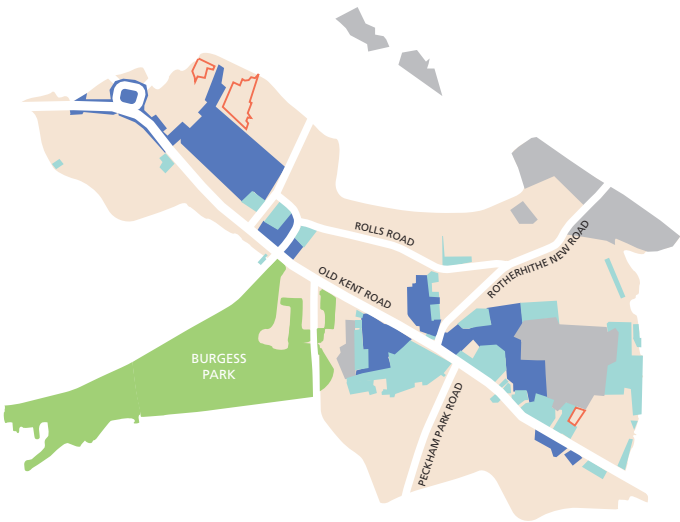
Over 90% of you supported the Bakerloo line extension in our consultations and thousands of people have actively supported our campaign to Back the Bakerloo.

However some people were concerned that without the Bakerloo Line extension, some early developments would put pressure on the already busy bus and cycle networks in the area.

Most people who responded to the consultation supported the reduction to car traffic and air quality impacts on Old Kent Road, however some residents were concerned about lack of car parking.

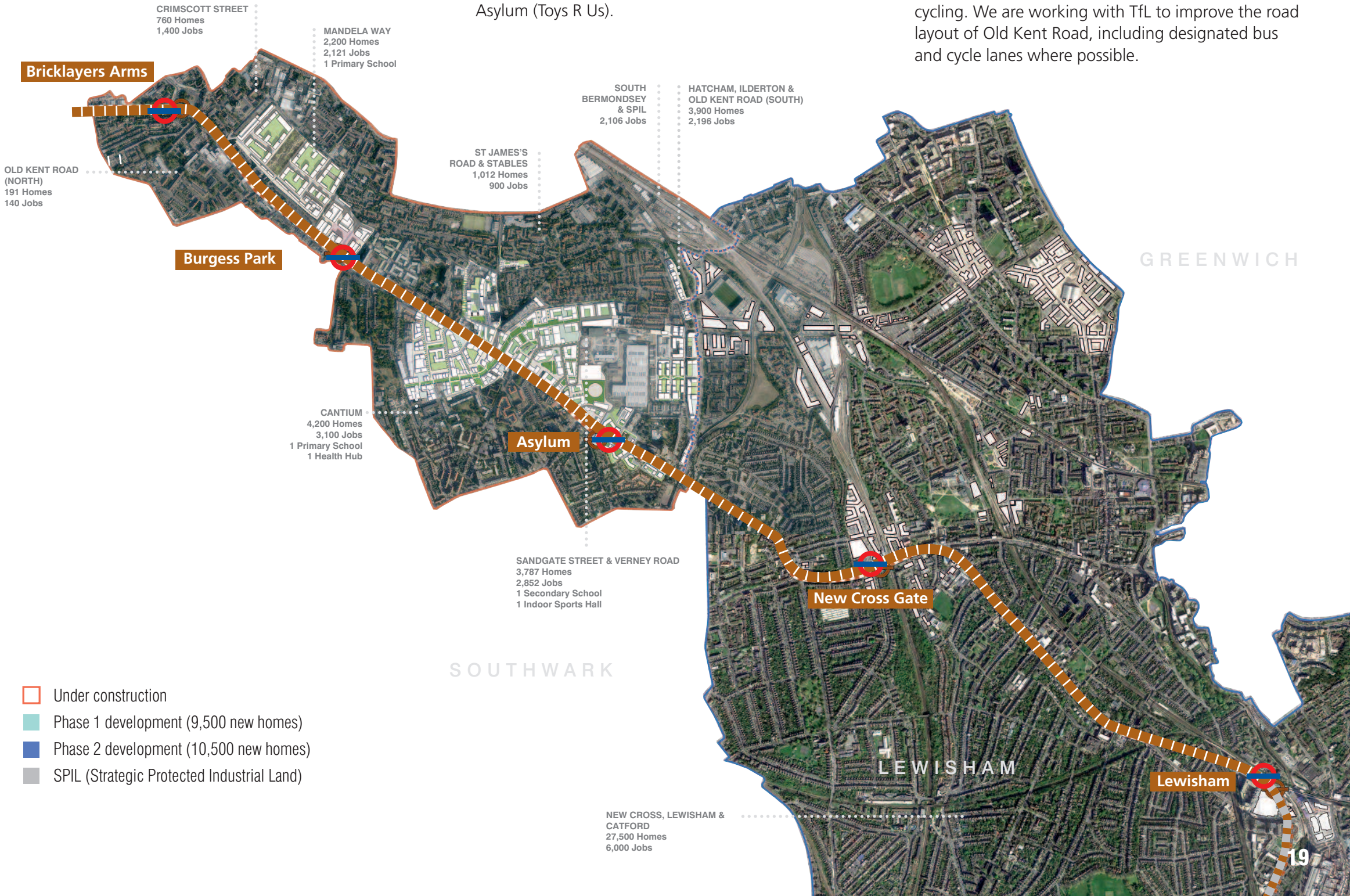


Location of new homes in phased development



Bakerloo Line extension map

- Bakerloo Line extension phase 1
- Bakerloo Line extension phase 2
- Bakerloo Line extension stations
- OKR Opportunity Area boundary
- Lewisham, Catford & New Cross Opportunity Area Boundary



We did

The Bakerloo line extension will transform the lives of thousands of people who live and work around Old Kent Road and will help us to deliver thousands of new homes and jobs. We are working with Lewisham, TFL and the GLA to build a strong case for the Bakerloo Line extension, to bring real transport improvements for local residents and businesses and to support much-needed development. Southwark Council is backing three stations on the Old Kent Road at Bricklayers Arms, Burgess Park (Tesco) and Asylum (Toys R Us).

We have agreed with the Greater London Authority and Transport for London that 9,500 homes will be delivered in the first phase of development, with a further 10,500 unlocked by the Bakerloo line extension. The second phase of development will only proceed once the Bakerloo line extension is confirmed.

We require all development of new homes to contribute to improved bus services within the Opportunity Area. We also require all residential development to be car free to help ease traffic impacts and make use of public transport, walking and cycling. We are working with TfL to improve the road layout of Old Kent Road, including designated bus and cycle lanes where possible.





## What's next?

### 231 Old Kent Road

#### You said

You wanted to have a permanent community space in the Old Kent Road so the regeneration plans are well publicised and there are opportunities for the community to stay involved and up to date.

#### We did

We have acquired a shop unit at number 231 Old Kent Road which will be opening in the next few months. This will be a flexible space that will be shared for exhibitions about the plans for Old Kent Road including a permanent 3D model. The space will also be shared with the community to hold exhibitions or events about the Old Kent Road and its businesses. The upper floors will also be a temporary home for Southwark Studios, who will be relocating back to Crimscott Street when the London Square, Bermondsey development is completed.

### Old Kent Road forum

#### You said

You wanted to continue the community conversation and receive regular updates on developments in the Old Kent Road.

#### We did

We have set up a monthly OKR Forum which takes place on the Old Kent Road. Each forum includes presentations, workshops and discussions about key issues for local people like tall buildings, businesses and green spaces, and is attended by local representatives such as Cllr Johnson Situ, Cabinet Member for Growth, Development and Planning, and ward councillors Evelyn Akoto, Michael Situ and Richard Livingstone. If you would like to be kept informed please sign up for a My Southwark account (and opt in to receive planning policy notifications) at [www.southwark.gov.uk](http://www.southwark.gov.uk)

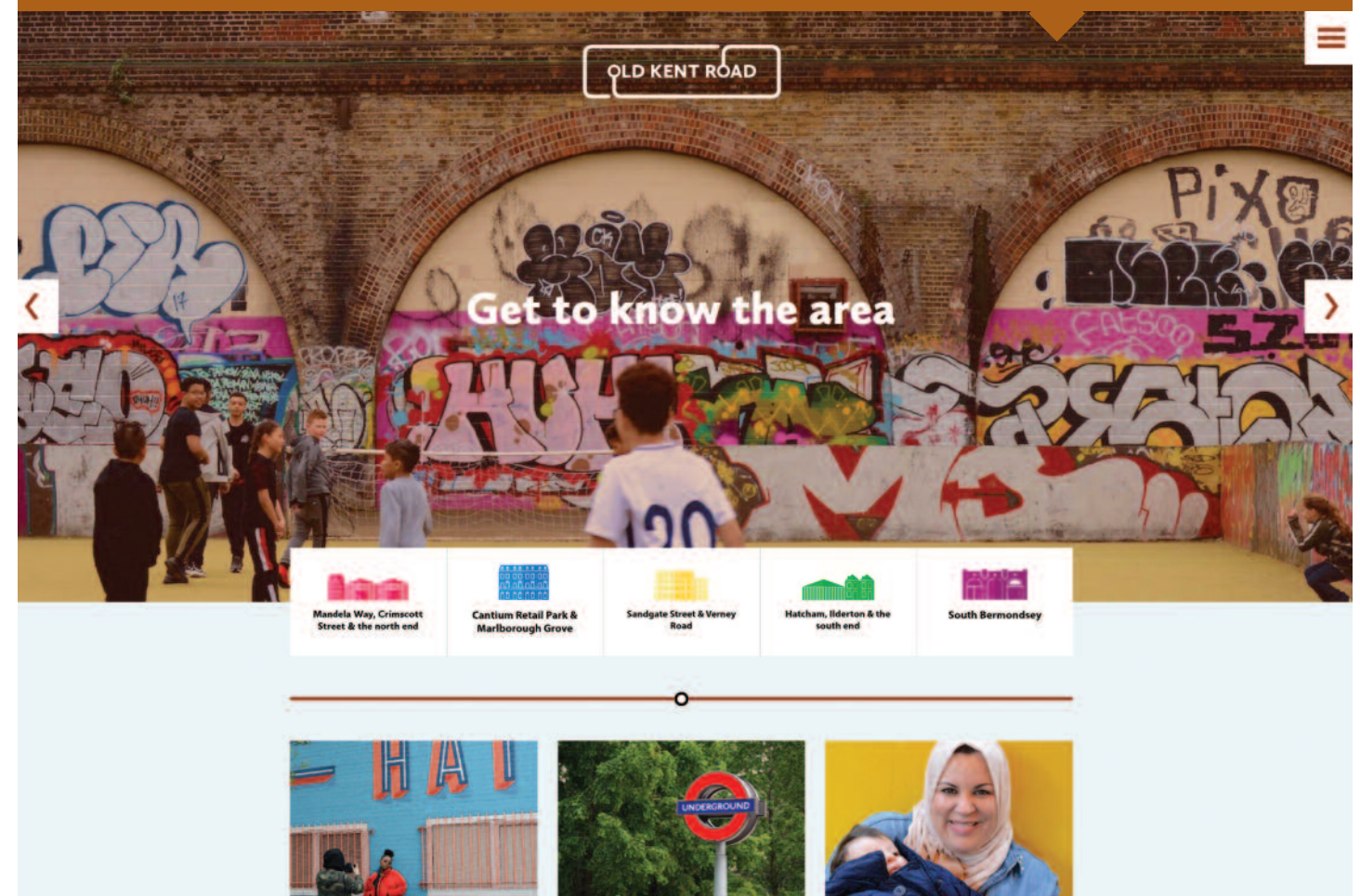
### Old Kent Road website

#### You said

You wanted us to be clearer about the regeneration plans and planning applications in the Old Kent Road area.

#### We did

We have set up a new website for the Old Kent Road with all the information about the regeneration plans, and the area, easily accessible. The website includes an interactive planning map which makes it easier to see which new planning applications are in the system, and for you to comment.





## Keeping in touch

### You said

You wanted to continue the community conversation and receive regular updates on developments in the Old Kent Road. You also wanted us to be clearer about the regeneration plans and planning applications coming in on the Old Kent Road.

### We did

In addition to the forums and the new website, you can keep up to date with news about the regeneration of the Old Kent Road in the following ways:

Follow us on Twitter @lb\_Southwark

Visit [www.backthebakerloo.org.uk](http://www.backthebakerloo.org.uk) and [www.oldkentroad.org.uk](http://www.oldkentroad.org.uk)

Sign up for email updates at [www.southwark.gov.uk/mysouthwark](http://www.southwark.gov.uk/mysouthwark) (opt in to receive planning policy notifications)





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