

Bakerloo line extension

Southwark Council response to TfL public consultation

Cllr Johnson Situ
Cabinet Member for Growth, Development and Planning

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Introduction

Southwark Council strongly supports the proposals for the Bakerloo line extension. The extension will provide a step change in connectivity for south east London, delivering thousands of new affordable homes and opening up new opportunities for residents to access employment, education and leisure in central London. The Bakerloo line extension is vital to the delivery of one of Southwark's most ambitious regeneration projects - Old Kent Road. Extending the Bakerloo line from Elephant and Castle to Old Kent Road will transform the lives of thousands of people who live and work in the area, supporting the delivery of thousands of new homes and jobs. Southwark Council is fully supportive of proposals to extend the Bakerloo line to Lewisham and Hayes. Overall the scheme will deliver significant improvements both in transport capacity with 60,000 extra journeys during peak times, and accessibility with reduced journey times and new connections.

Southwark Council has been actively campaigning for and promoting the Bakerloo line extension, in partnership with Lewisham Council and alongside London boroughs, MPs, councillors, business groups and homebuilders. Our 'Back the Bakerloo' campaign has had huge success with over 20,600 people signing up, demonstrating the strong levels of support for the extension across London. At cross-London level, the campaign has built a coalition of six London borough leaders, nine MPs and business groups including London First, the Southeast London Chamber of Commerce, and London Chamber of Commerce and Industry, who have jointly lobbied Government to work with TfL and the Mayor of London to deliver the extension.

The council will continue to work with TfL to develop proposals for the Bakerloo line extension and to make the case to government to ensure the project is delivered.

Southwark Policy Context

Southwark's 2018-2022 Council Plan includes a commitment to campaigning for the Bakerloo line extension with three new stations on the Old Kent Road including one at Bricklayers Arms. We believe that a third station at Bricklayers Arms will offer significant potential to increase housing densities and economic activity within the area, and provide better connectivity for residents living at the north-west end of the Old Kent Road. The council remains committed to working with TfL, the Mayor of London and central government to ensure the delivery of the extension, including the third station at Bricklayers Arms.

Southwark Council's draft Area Action Plan for Old Kent Road sets out our vision for the regeneration of this area, including plans for a 20 year programme of investment which will deliver real, tangible benefits for the local community. The Bakerloo line extension is fundamental to the regeneration plans and is essential to the delivery of 20,000 new homes and 10,000 new jobs in Old Kent Road. Without the extension housing delivery in Old Kent Road will be limited to 9,500 homes, resulting in a loss of 10,500 new homes which will make a significant contribution to tackling London's housing crisis. Therefore the Bakerloo line extension is critical to realising the full potential of the Old Kent Road supporting London's growth and improving transport choice and quality for existing communities.

Southwark Council's approach to transport is set out in our Movement Plan, adopted in April 2019, which takes a people centred approach based on three focus areas; people, place and experience. The Bakerloo line extension supports the delivery of the Movement Plan as it will provide a much needed transport capacity to south east London and improve transport connections.

Economic impact of the Bakerloo line extension

Working with TfL, Southwark and Lewisham councils have commissioned a Local Economic Impact Assessment with the aim of demonstrating the transformational impact of the Bakerloo line extension on the local area (taking into account any disbenefits during and beyond construction). Emerging key findings from this study identify £3.64bn of economic benefits to the local economy in Southwark including:

- **Employment:** It is estimated that the Bakerloo line extension could support 3,600 additional construction jobs per year, with an additional 4,100 jobs per year supported in the new commercial space and a further 8,300 jobs per year as a result of supply chain and multiplier benefits.
- **Housing:** The Bakerloo line extension could unlock 10,800 new homes in Old Kent Road, with 23,800 new residents adding £682m into the local economy
- **Places:** The Bakerloo line extension will support Southwark's ambitions for a new revitalised town centre in Old Kent Road, new public realm and open spaces. The extension will support the delivery of much-needed new community infrastructure including a new health centre, FE college and new primary schools.

Funding the Bakerloo line extension

Southwark Council has been working productively with TfL on exploring funding options for the Bakerloo line extension and we look forward to developing this further in the coming year. We were encouraged at the MCIL inquiry to hear that TfL would consider using MCIL to fund the BLE project and the council is supportive of this.

Route alignment from Elephant and Castle to Lewisham

The council fully supports a rationalised and combined station offer at Elephant and Castle and will be contributing CIL monies to help pay for its delivery. This will provide a step change in passenger experience above and below ground.

The council fully supports the tunnel alignment proposals from Lambeth North to Lewisham via Elephant and Castle. The new alignment enables a faster and more regular train service, reduces overall build costs and removes the need for a ventilation shaft at ground floor level. These are very positive aspects in terms of the deliverability of the project and minimising the impact of the project on existing communities.

The council is aware that the tunnelling will occur beneath a large number of residential buildings. We recognise and appreciate efforts to avoid direct impacts on residential buildings at surface level and our understanding from officer discussions is there is minimal risk of damage to residential buildings above. However it will be important to ensure that appropriate monitoring and stakeholder engagement takes place both before and during tunnelling works.

The council is keen to work with TfL on the station development proposals to ensure that they are fully integrated with the neighbouring development and produce fully accessible environments. We would also like reassurance that during construction the environmental impact will be minimised.

Preferred construction worksite locations

Southwark Council supports the New Cross Gate worksites as it allows spoil to be removed by rail, minimising the impact of road movements in the wider area as much as is practicable.

The council appreciates that carrying out tunnelling activities from the Old Kent Road 1 worksite will reduce the build time for the Bakerloo line extension, reduce overall costs and also reduce the risk of cost overruns through delays caused by construction sequencing and project management. We support the approach for all these reasons.

We note however that this will also result in the likely closure of the Tesco store, which provides a key service for local residents as well as being a major local employer. Therefore we are eager to work with TfL and Tesco to look at options for the store, including the potential of relocation prior to construction beginning to ensure business continuity.

Southwark Council supports the proposals for the Wearside Road Council depot site but acknowledges that Lewisham Council is best placed to assess its impact on their community.

Station names

Southwark Council looks forward to seeing the suggestions and suggests a shortlist is formed for a further consultation before the TWAO is submitted.

Further extension to Hayes and Beckenham Junction

Southwark Council fully supports the proposed extension beyond Lewisham to Hayes and Beckenham Junction, which is crucial to making the best business case for the Bakerloo line extension as a whole. The cost benefit is maximised when the whole line is taken into account as it delivers the most benefit to the wider rail network and also attracts the maximum usage of the line by accessing a larger number of Londoners. It would also help to deliver a new potential Opportunity Area at South Sydenham, greatly enhancing London's potential to accommodate its future population growth and deliver much needed homes and jobs.