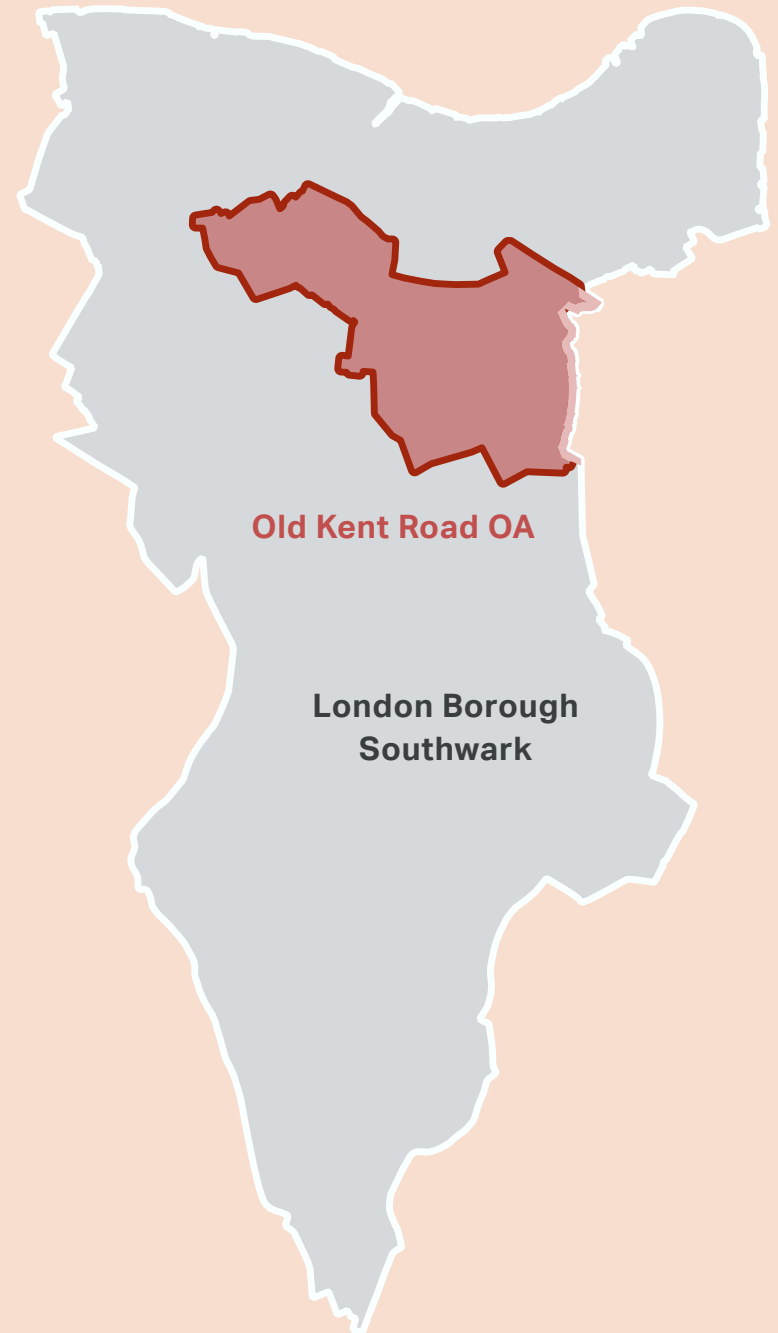


Opportunity Area Portrait

Old Kent Road



Introduction

List of acronyms and abbreviations

- OA: Opportunity Area
- LP: London Plan
- GLA: Greater London Authority
- TfL: Transport for London
- OAPF: Opportunity Area Planning Framework
- CAZ: Central Activities Zone
- LESD: London Employment Sites Database
- SHLAA: Strategic Housing Land Availability Assessment
- LB: London Borough
- RB: Royal Borough
- AAP: Area Action Plan
- SPD: Supplementary Planning Document
- SIL: Strategic Industrial Land
- LSIS: Locally Significant Industrial Sites
- BID: Business Improvement District
- CEZ: Creative Enterprise Zone

Introduction

Purpose of this document and clarifications



What is a pen portrait:

- A strategic analysis/ summary of an OA.
- We collected a series of data on delivery of homes, jobs, town centres and high streets, transport, land use and industrial land to assess local change at a strategic level, to better understand places in the OAs, and evaluate how they are performing against the expectations in the London Plan 2021.



How will this information be used?

- This evidence base supports the OA propositions in the Towards a new London Plan document.
- The OA propositions include:
 - change in the status of the OA to reflect the housing and/or infrastructure delivery since 2019
 - highlight opportunities to review the OA boundary and/ or OA designation.



Data sources and clarifications

Homes

- The London Plan 2021 identifies indicative homes capacities (10 year, 22 year).
- The indicative homes capacities are based on the SHLAA 2017.
- The monitoring year for the London Plan 2021 starts in 2019.
- This document includes an overview on the progress against the SHLAA 2017 to understand what has happened in the OA.
- Acknowledging that a lot has changed since 2017, including the adoption of new development plans, the current document provides an overview of site allocations based on the latest publicly accessible information.
- All spatial data is available in the London Datastore, unless stated otherwise.
- All data relating to development progress is available via the Planning Data Hub, unless stated otherwise.

Introduction

Purpose of this document and clarifications

Data sources and clarifications

Jobs



- The LESD is a database that records recently completed employment developments and those in the pipeline in London to produce an estimate of London's additional employment capacity.
- Since the adoption of the London Plan 2021, a new London Employment Sites Database was produced in 2021. This provides up to date estimates by OA.
- A jobs dashboard has been produced to monitor the jobs' performance in the OAs.

Local Plan status



- Local Plan status information is based on publicly available data, or information received by the boroughs.

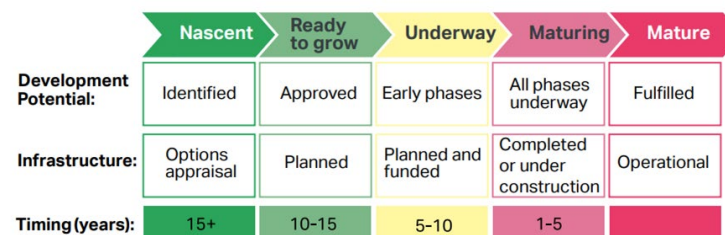
OA boundaries

- The London Plan designates OAs, whilst the boundary can be adopted through development plans. See more on [OA boundaries](#).

OA status - London Plan 2021

- The OA categorisation in the Key info refers to the London Plan 2021 Figure 2.2 - OAPF process diagram, also shown below:

Figure 2.2 - OAPF process diagram



Additional resources

- Growth Corridors: [Engagement summaries from Planning for London events \(November/December 2024\)](#)
- Opportunity Area monitoring GLA [webpage](#).

Introduction

Contents

Context

Key info

Transport
and
connectivity

Delivery of
homes

SHLAA 2017

Site
allocations

Development
activity 2021
and 2024

Jobs

Town Centre
and High
Streets

Industrial
Land

Place
strategies*

Moving
forward

* This section refers to existing/ emerging strategies for the OA.

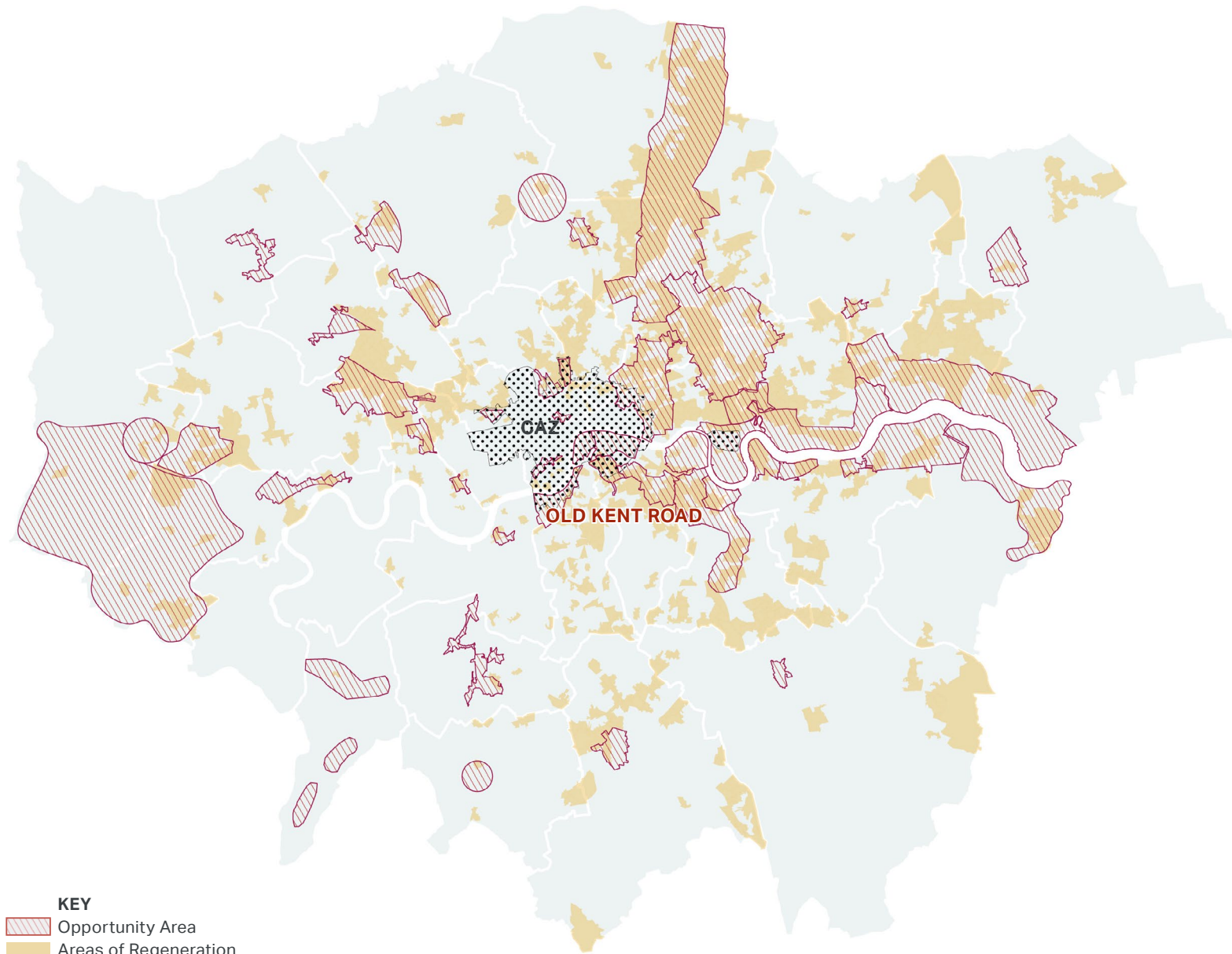
Old Kent Road Context

OAs in the CAZ

- King's Cross (Maturing)
- Tottenham Court Road (Maturing)
- Victoria (Maturing)
- Waterloo (Maturing)
- London Bridge/ Bankside (Maturing)
- Euston (Ready to Grow)
- VNEB (Underway)
- Elephant & Castle (Underway)
- Part of City Fringe/ Tech City (Underway)
- Paddington (Underway)

Areas of Regeneration

The OA overlaps with areas of regeneration, the CAZ and has an adopted boundary.

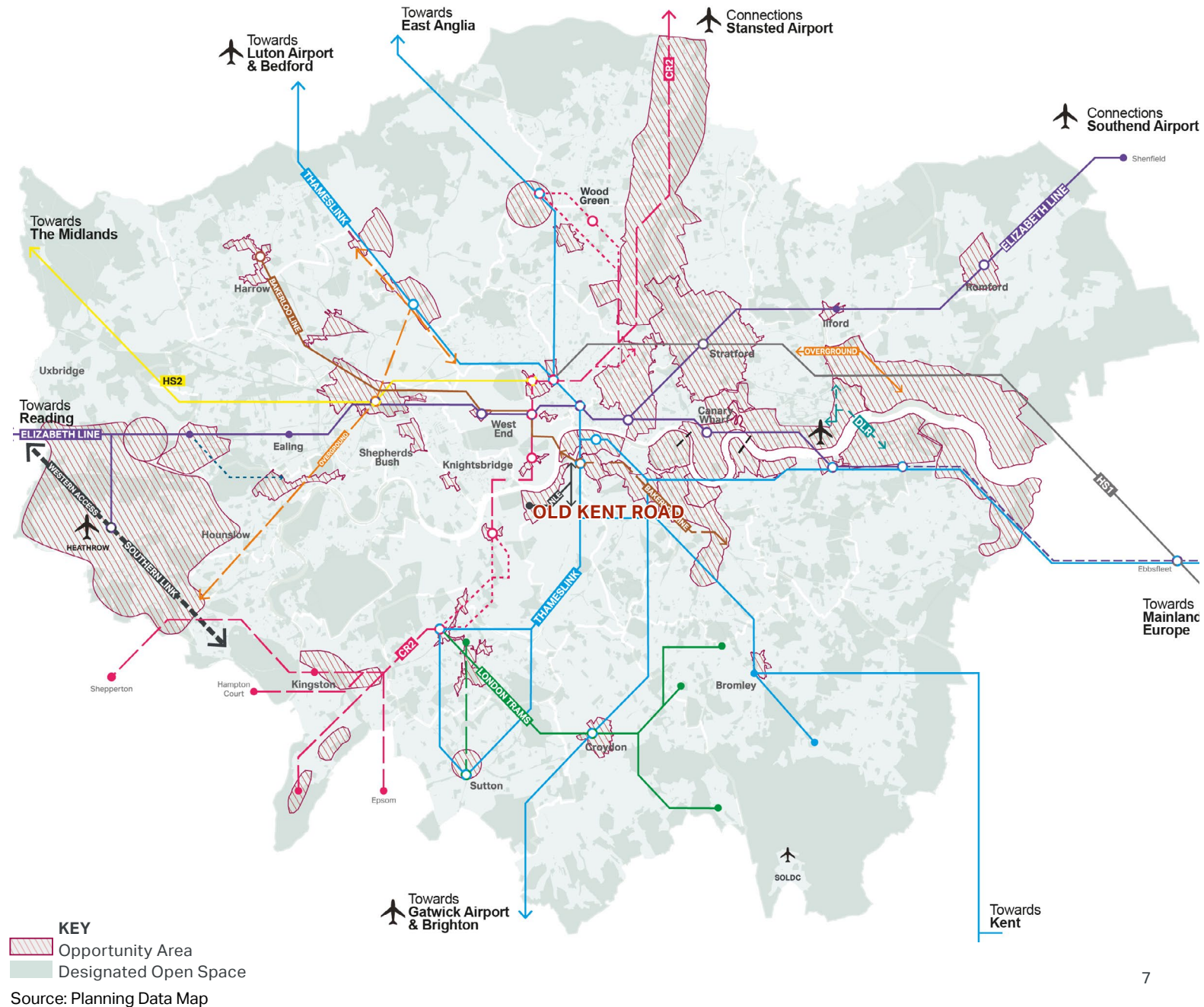


Source: Areas of Regeneration as per London Plan 2021

Old Kent Road Context

Transport and Growth Corridors

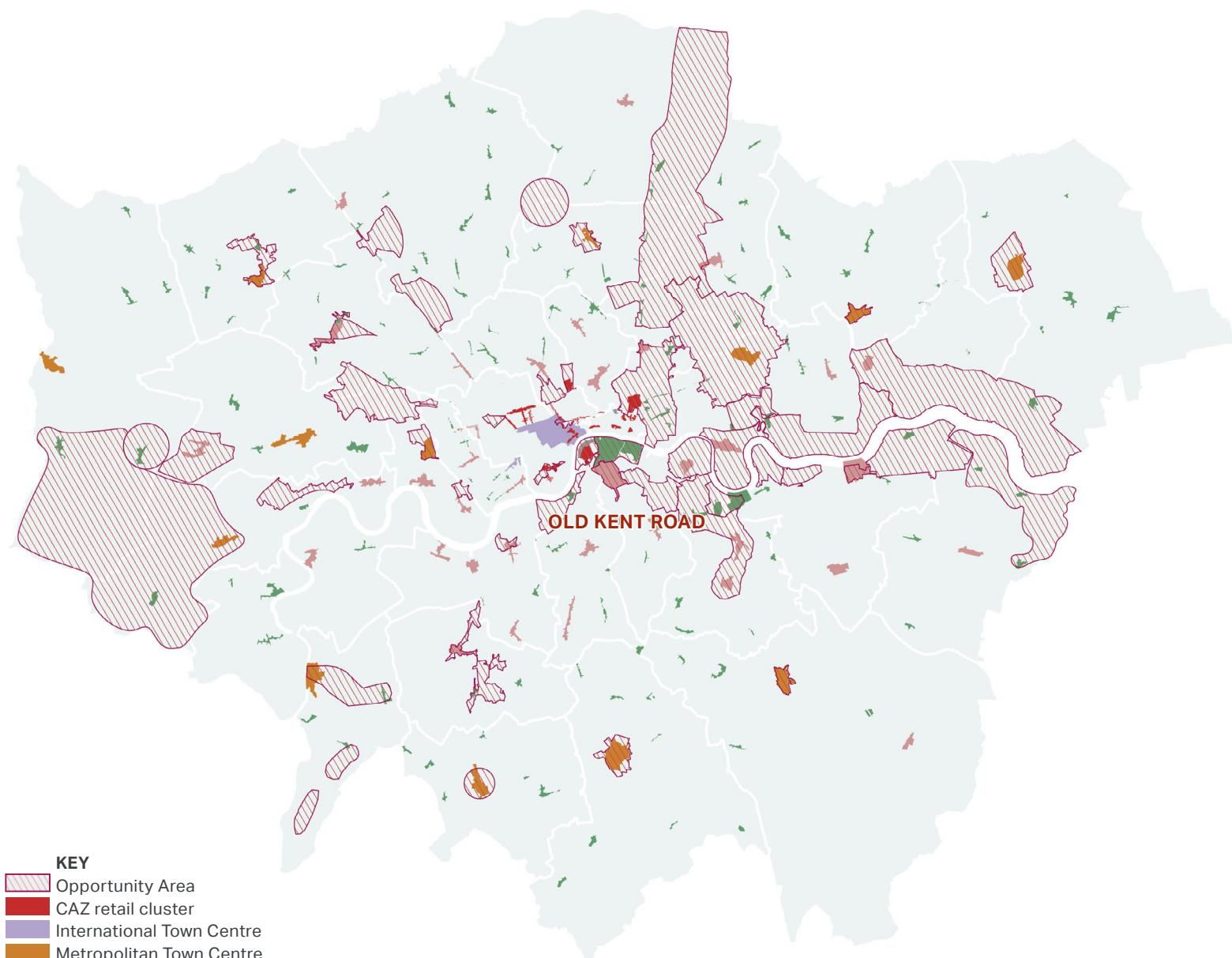
- Very well connected OA
- Served by the underground - Bakerloo Line upgrade and extension to enhance the OA's connectivity to north and southeast London.
- Thameslink service currently connects the OA northwards towards Luton Airport, Bedford and East Anglia and southwards to Gatwick Airport, Brighton and Kent.



Old Kent Road Context

OAs and Metropolitan Town Centres

- Olympic Legacy (Maturing)
- Harrow & Wealdstone (Underway)
- White City (Underway)
- Croydon (Ready to grow)
- Romford (Ready to grow)
- Ilford (Ready to grow)
- Wood Green (Nascent)
- Kingston (Nascent)
- Bromley (Nascent)
- Sutton (Nascent)



Source: Planning Data Map

Old Kent Road

Key info

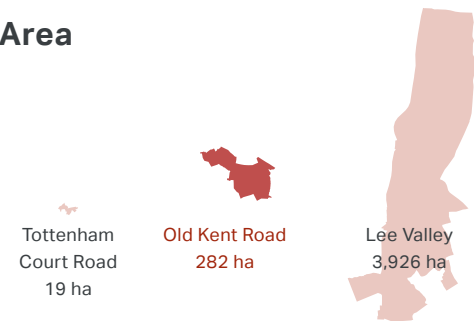
London Plan Designation Year



Borough

LB Southwark

Area



OA specific plans

Draft Old Kent Road AAP in consultation in March 2025

Local Plan status

Adopted in 2022

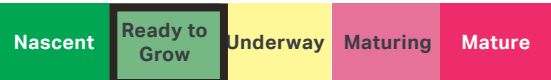
Growth Corridor

Bakerloo Line Extension

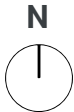
Housing Delivery Test 2023

Buffer

OA status (London Plan 2021)



London Plan 2021 capacities by 2041



Source: Google Earth

KEY
Opportunity Area

*Note that the LESD (2021) increased the capacity to 13,100 new jobs

Old Kent Road

Transport and connectivity

- TfL identified that transport is significantly holding development back.
- The Bakerloo line upgrade and extension is a key transport intervention in the OA including two BLE tube station proposals i.e. Burgess Park Station and Old Kent Road Station.
- The upgrade and extension are currently unfunded.
- Good connection to other neighbouring OAs.

Bakerloop

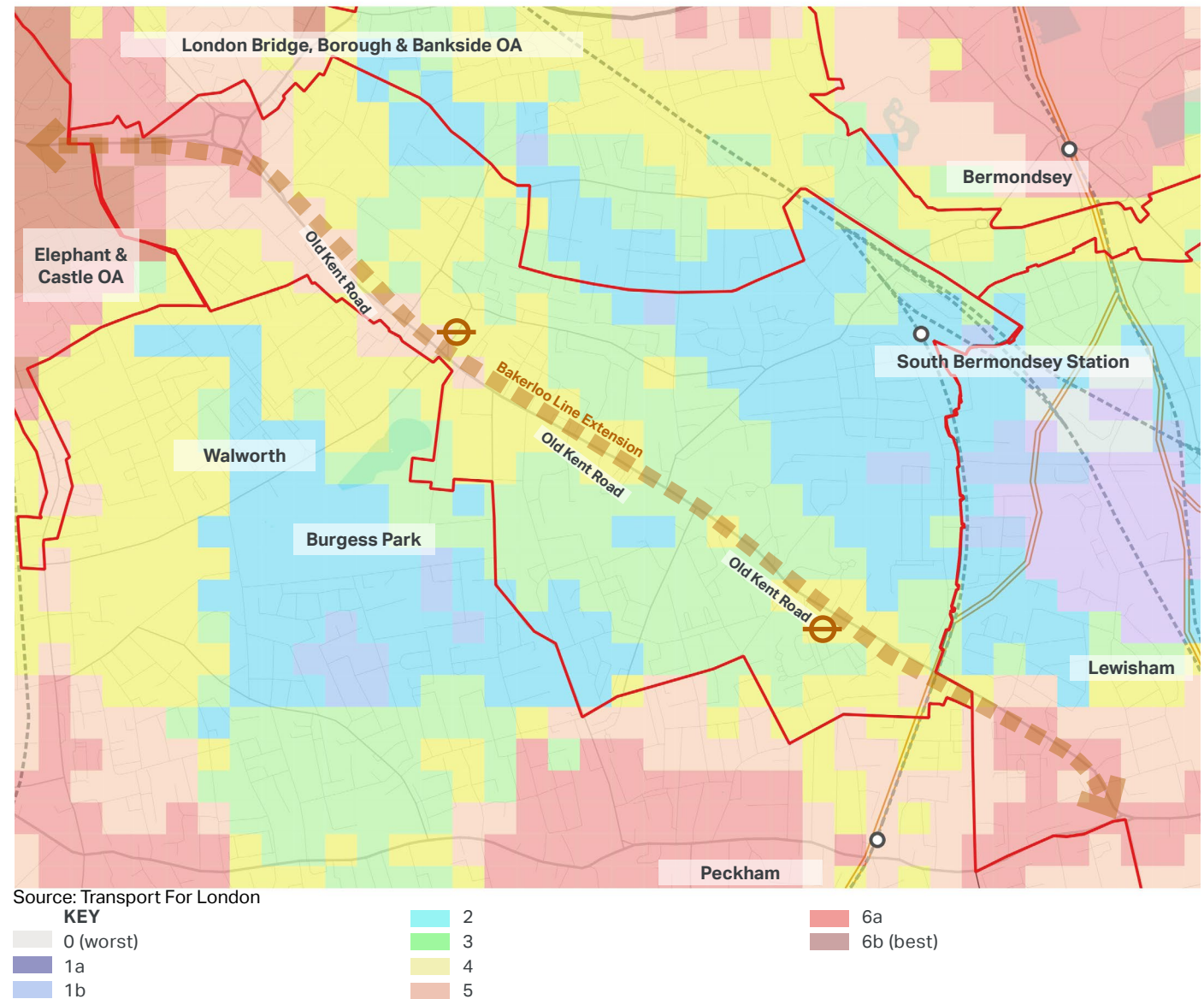
- TfL is consulting [on the BL1 – Proposed express bus route](#) between Waterloo and Lewisham town centre.
- In line with what is proposed for a future Bakerloo line extension, the BL1 Bakerloop would start and stop at Waterloo, via the following key transport interchanges and town centres: Waterloo, Elephant & Castle, Burgess Park (Dunton Road), Old Kent Road (Ilderton Road), New Cross Gate, Lewisham station and town centre.



Old Kent Road

Transport and connectivity: PTAL 2031

- Only TfL's committed and funded public transport network schemes are considered in this scenario.



Old Kent Road

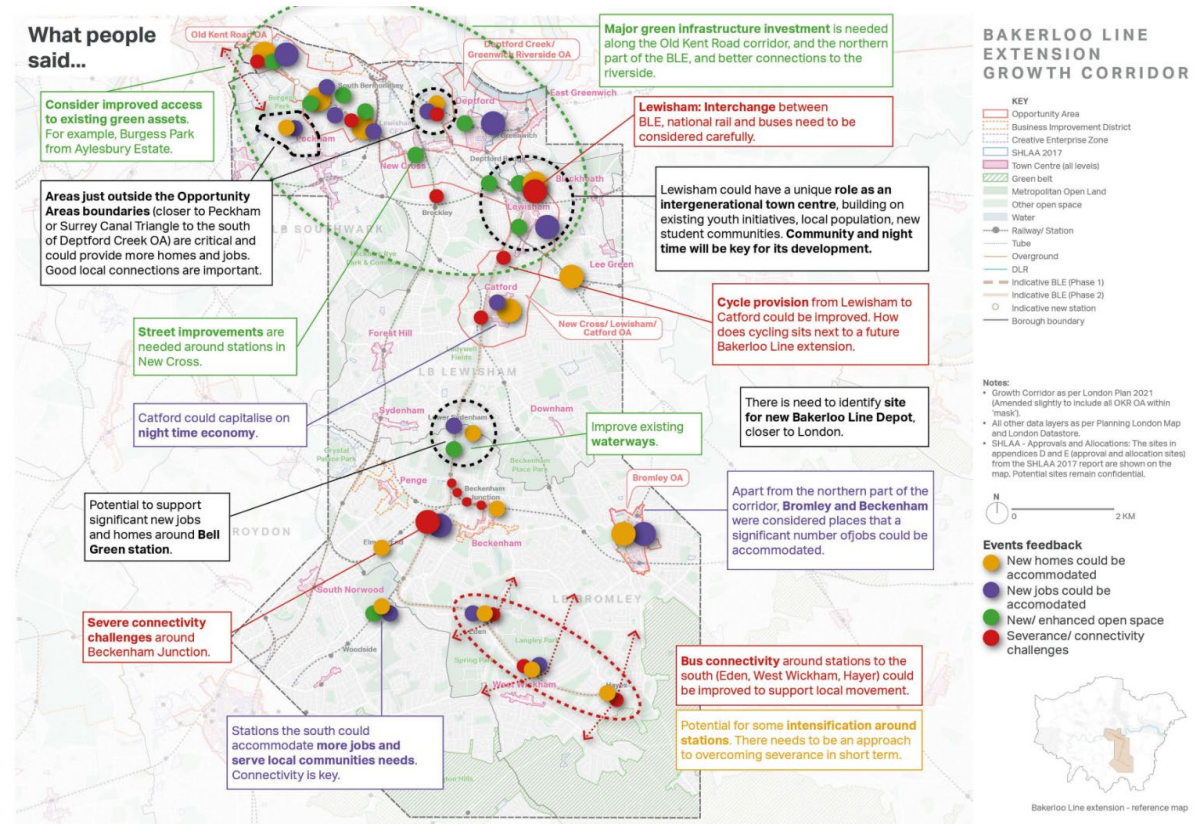
Transport and connectivity: Growth Corridor Engagement

- Stakeholder engagement for the Bakerloo Line Extension (BLE) Growth Corridor was carried out as part of the Planning for London Programme.
- Growth Corridors Engagement Summaries were published on our [Planning For London Programme stakeholder page](#).

A need for a strategic long-term vision for the OA was discussed.

Participants highlighted:

- Need for major green infrastructure investment along the Old Kent Road Corridor and northern part of the BLE corridor
- Need for improved access to green assets like Burgess Park from Aylesbury Estate
- Connectivity challenges in west and south of the OA



Session 1

Discussion based on statement cards

- Following a background presentation on the growth corridor, participants were given eleven cards covering the various topics; homes, jobs, open space.
- They had to dedicate five minutes to go through the cards, and then vote/ agree on the five cards that they would like to discuss as a group.
- The back of the card provided extra info and indicative questions to guide the discussion.
- Participants could use post-its and a printout of the growth corridor map to illustrate their ideas.



Old Kent Road

Delivery of homes

Delivery pre-2019

Completions since designation against capacity

LP 2016 **2,500**

Completed **520**

By 2019, the OA delivered 20 per cent of the indicative capacity for new homes set in London Plan 2016.

Delivery post - 2019 (London Plan 2021)

Progress against 22yr, 10 yr capacity

22 yr **12,000*****

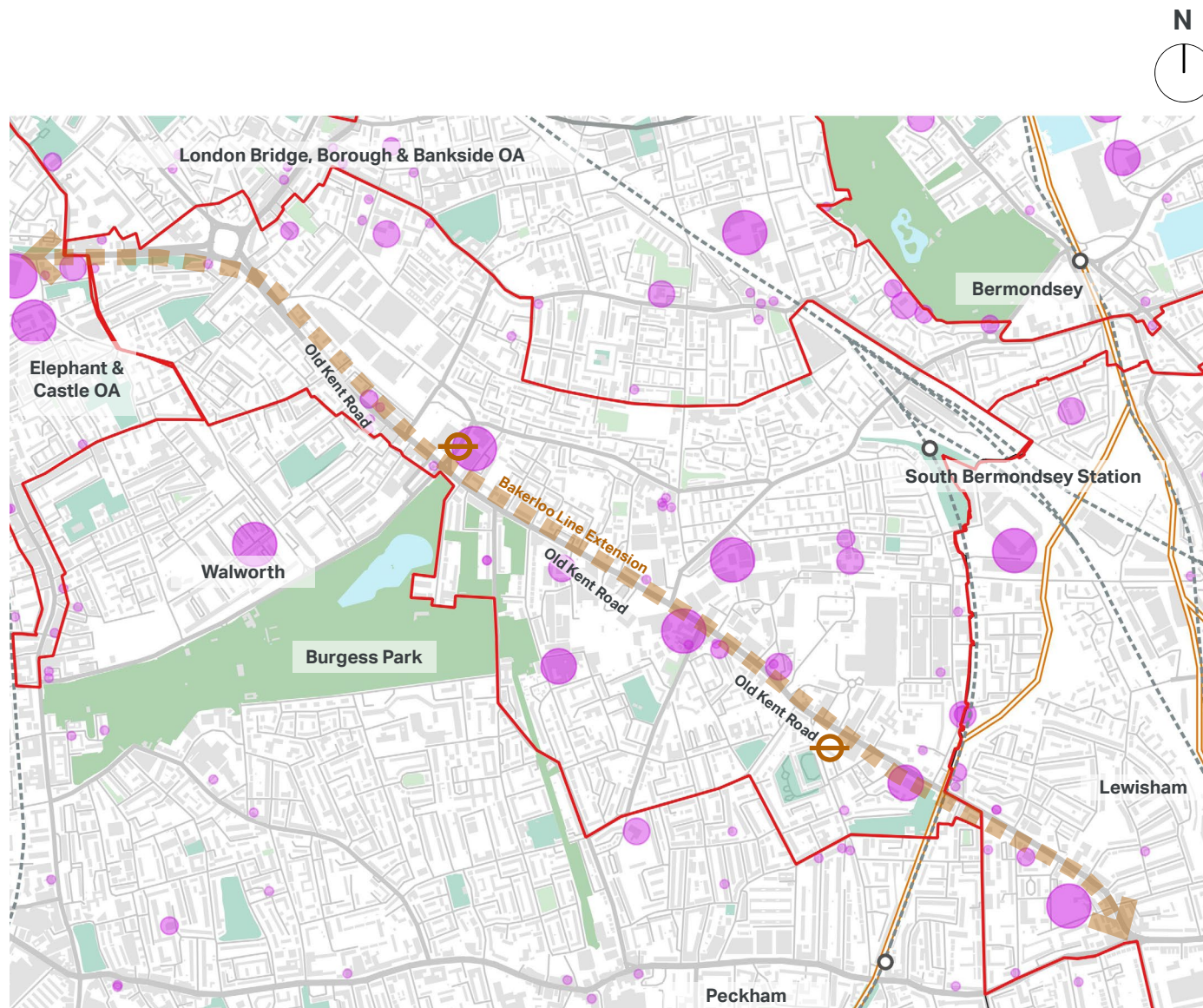
10 yr **5,228**

Completed* **1,101**

Pipeline** **1,282**

Considering the completions and pipeline, the OA is meeting 46 per cent of its 10 year capacity. Current completions alone in the OA account for only 21 per cent of the London Plan 10 year capacity and 9 per cent of the 22 year capacity.

LB Southwark report that from 2016 (designation) to May 2023 a total of 1,825 homes were delivered in the OA with a further 1,825 homes under construction.



KEY

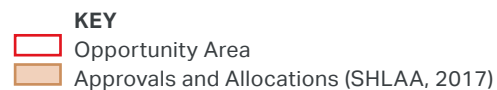
Opportunity Area

Pipeline (Planning Datahub, May 2023). Size of circle is proportionate to the number of homes.

*[Completions](#) account for all types of supply between 2019/2020 to 2023/2024.

** [Residential Pipeline in 2023/2024](#)

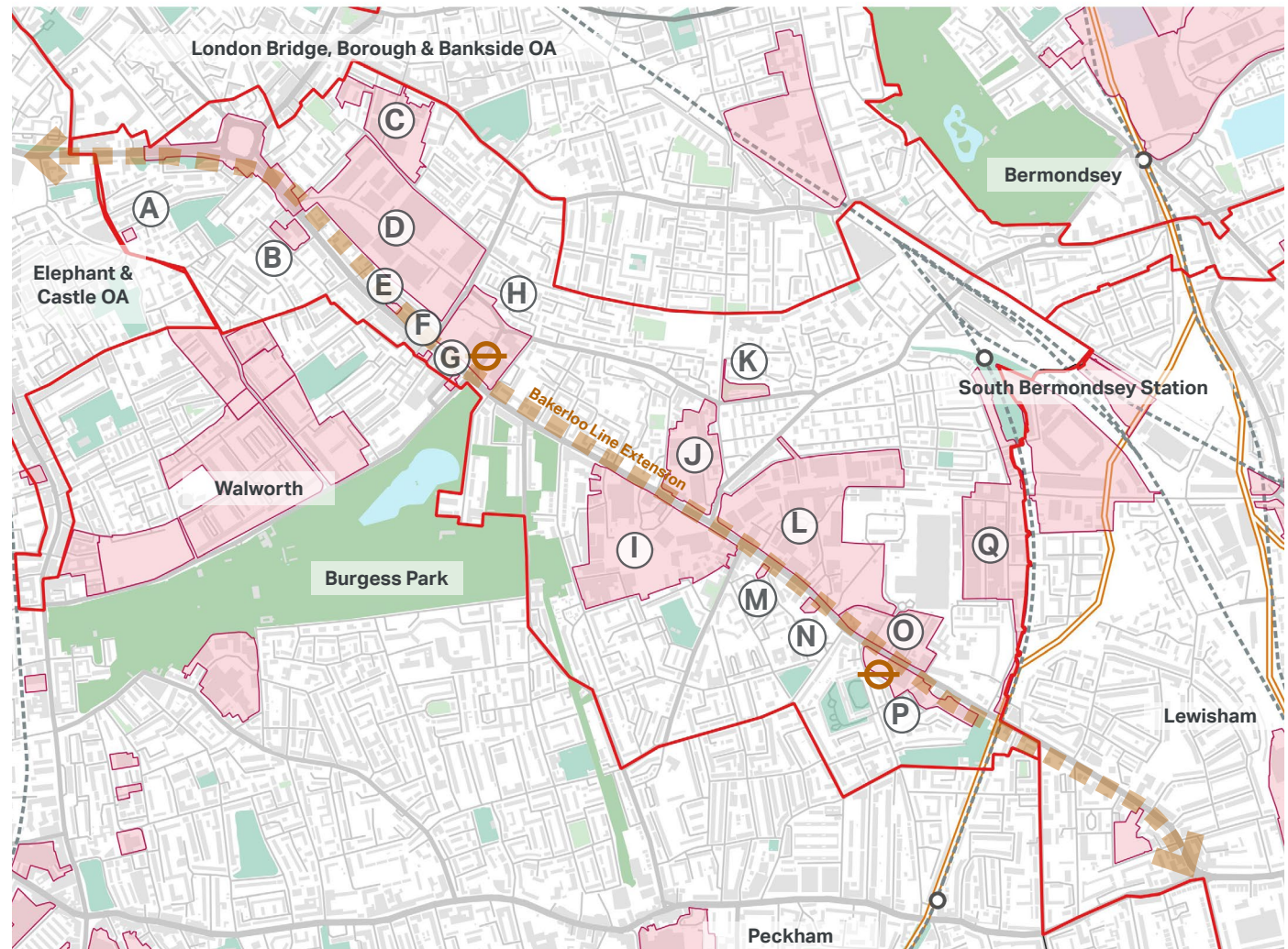
**** The capacity in the London Plan does not rely on the BLE, and the BLE would unlock additional homes.



Old Kent Road

Site allocations: Southwark Local Plan (2022)

- Ⓐ **NSP 60:** 26 homes completed (19/ AP/1506). Indicative capacity met.
- Ⓑ **NSP 61:** 180 homes indicative capacity.
- Ⓒ **NSP 57:** 449 completed, 11 under construction, 8 approved. 760 homes indicative capacity. Part of the site yet to come forward.
- Ⓓ **NSP 58:** 1,955 homes indicative capacity. Only non-residential delivered so far.
- Ⓔ **NSP 62:** 24 homes completed - indicative capacity met.
- Ⓕ **NSP 63:** 21 homes completed - indicative capacity met.
- Ⓖ **NSP 64:** 24 homes indicative capacity.
- Ⓗ **NSP 59:** 1,600 homes indicative capacity. 724 homes approved.
- Ⓘ **NSP 66:** 4,800 homes indicative capacity. 181 completed, 3,009 under construction and 410 approved.

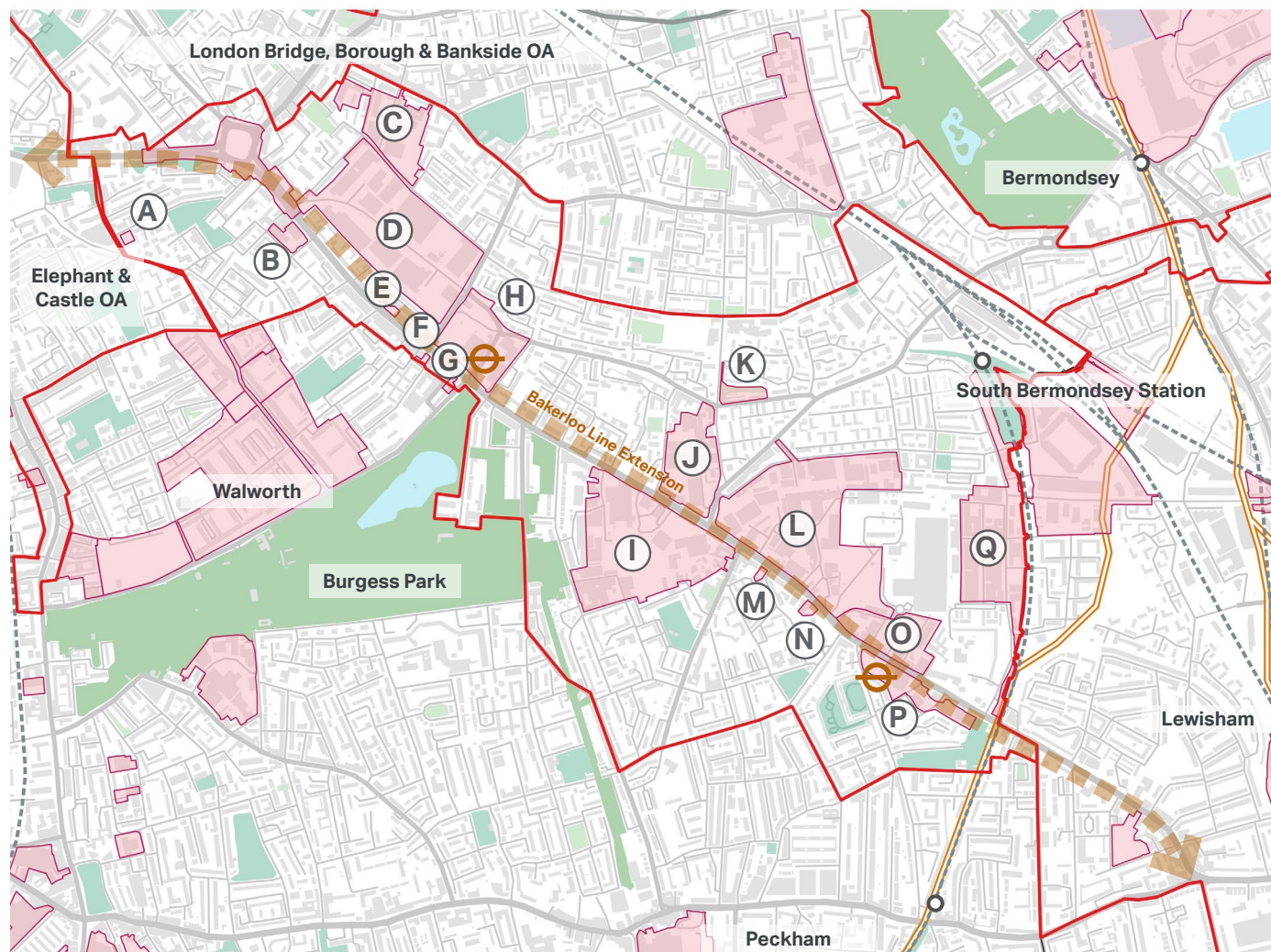


KEY
 Site allocation - LB Southwark

Old Kent Road

Site allocations: Southwark Local Plan (2022)

- ⓐ **NSP 67:** 1,012 – 1,200 homes indicative capacity. 178 approved
- ⓑ **NSP 55:** 103 homes indicative capacity. 32 homes under determination.
- ⓒ **NSP 68:** 5,300 homes indicative capacity. 186 under construction and 1,804 homes approved.
- ⓓ **NSP 73:** 46 homes completed - indicative capacity met and exceeded by 4 homes.
- ⓔ **NSP 72:** 65 homes indicative capacity.
- ⓕ **NSP 69:** 1,500 homes indicative capacity. 947 approved.
- ⓖ **NSP 71:** 1,000 homes indicative capacity. 168 homes approved.
- ⓗ **NSP 70:** 2,200 homes indicative capacity. 179 completed, 311 under construction and 516 approved.



KEY
 Site allocation - LB Southwark

Old Kent Road

Site allocations: Progress

- ① **Malt Street:** Approved in 2020 and 2021. 1,400 homes, 40% affordable homes. Phase 1 and 2 under construction.
- ② **Ruby Triangle:** 1,165 homes approved in 2019. Under construction
- ③ **Cantium Retail Park:** 1,113 homes approved in 2021. Under construction.
- ④ **Devonshire Square:** 565 homes approved in 2024.

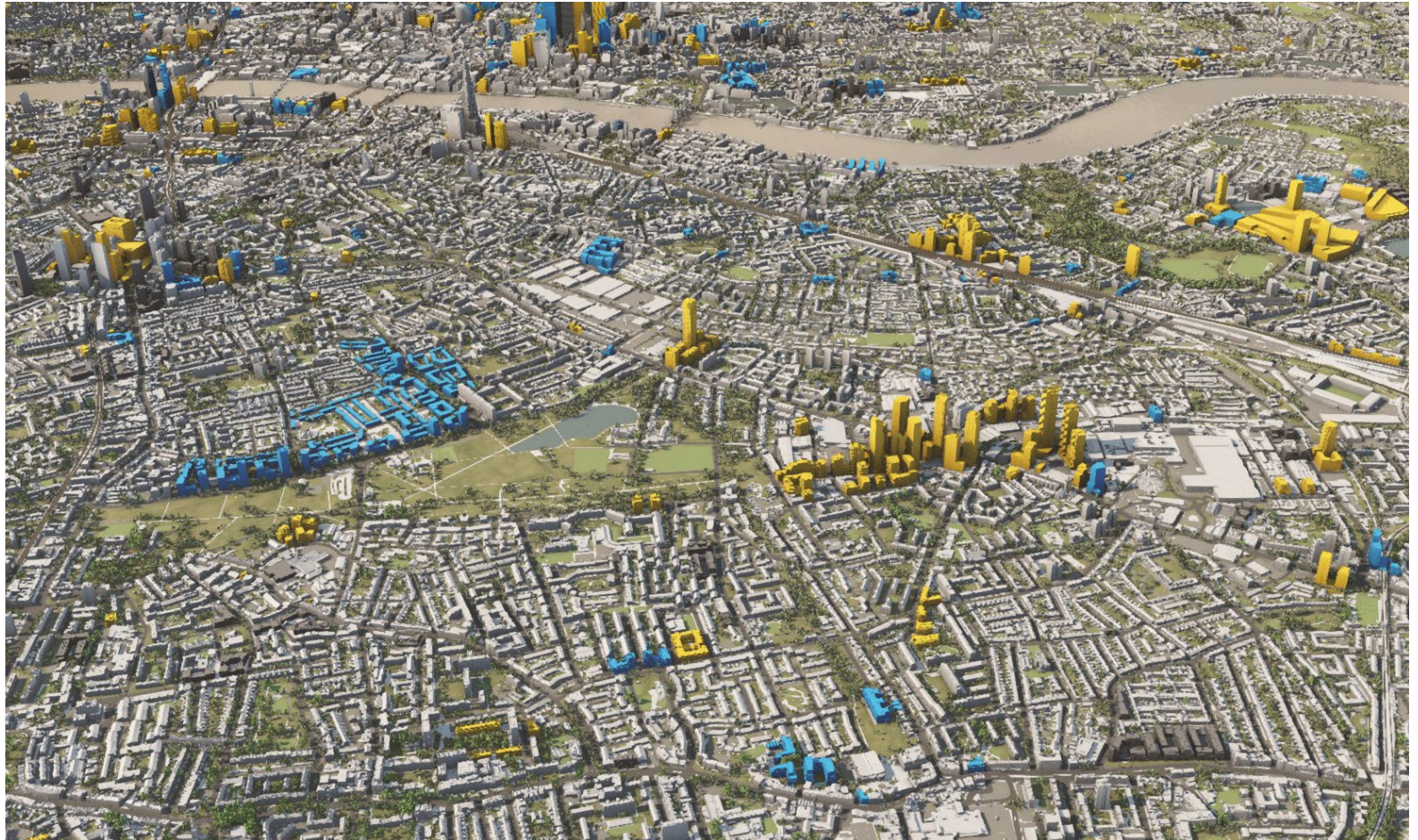


Source: [OKR Planning Applications Portal](https://www.okrplanning.com/)

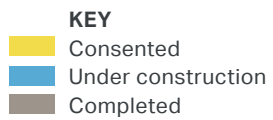
KEY	
Blue	Approved Planning Application
Cyan	Planning Application
Magenta	Under construction
Orange	Completed

Old Kent Road

Development activity 2021

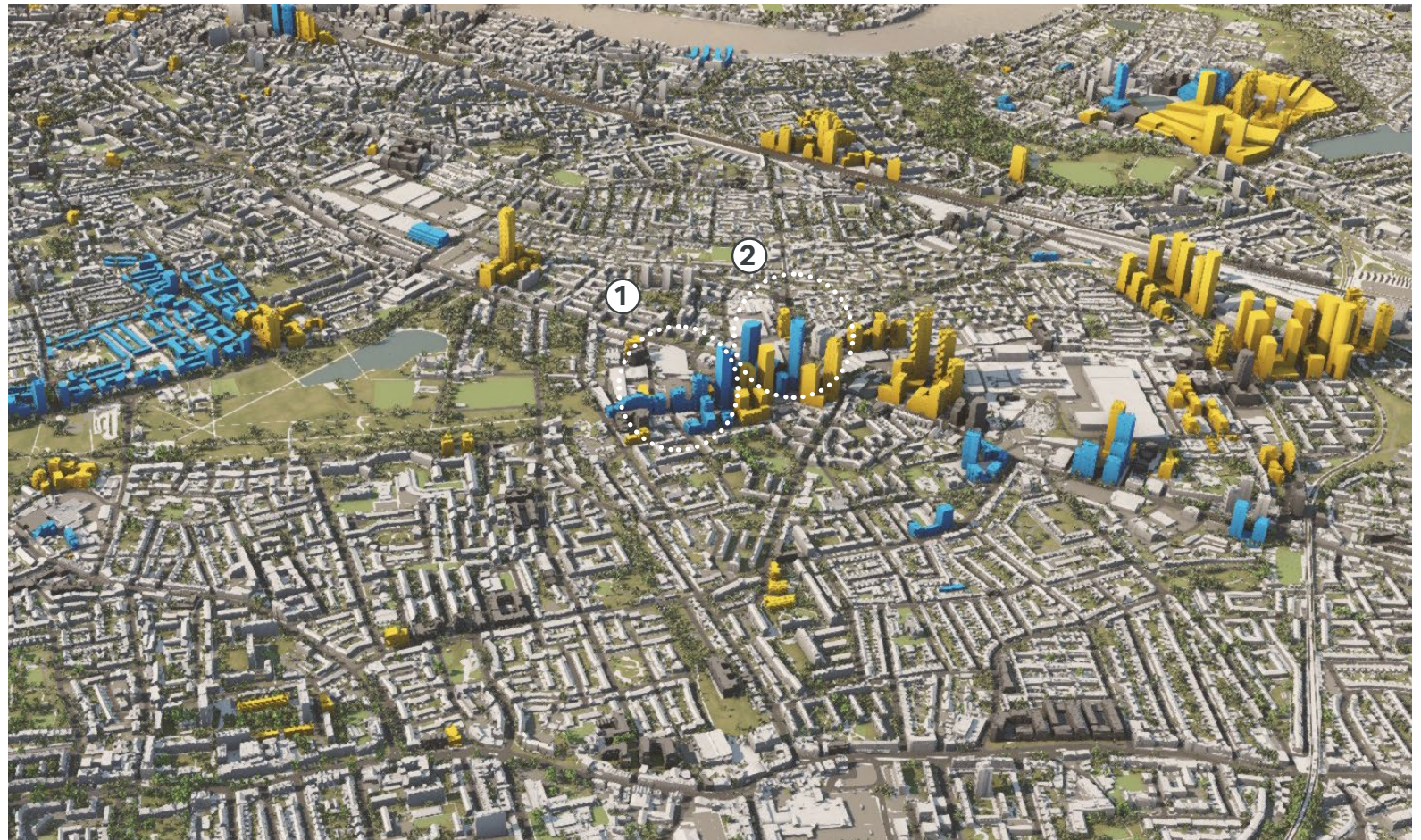


Source: vu.city



Old Kent Road

Development activity 2024



Source: vu.city

KEY

- Consented
- Under construction
- Completed

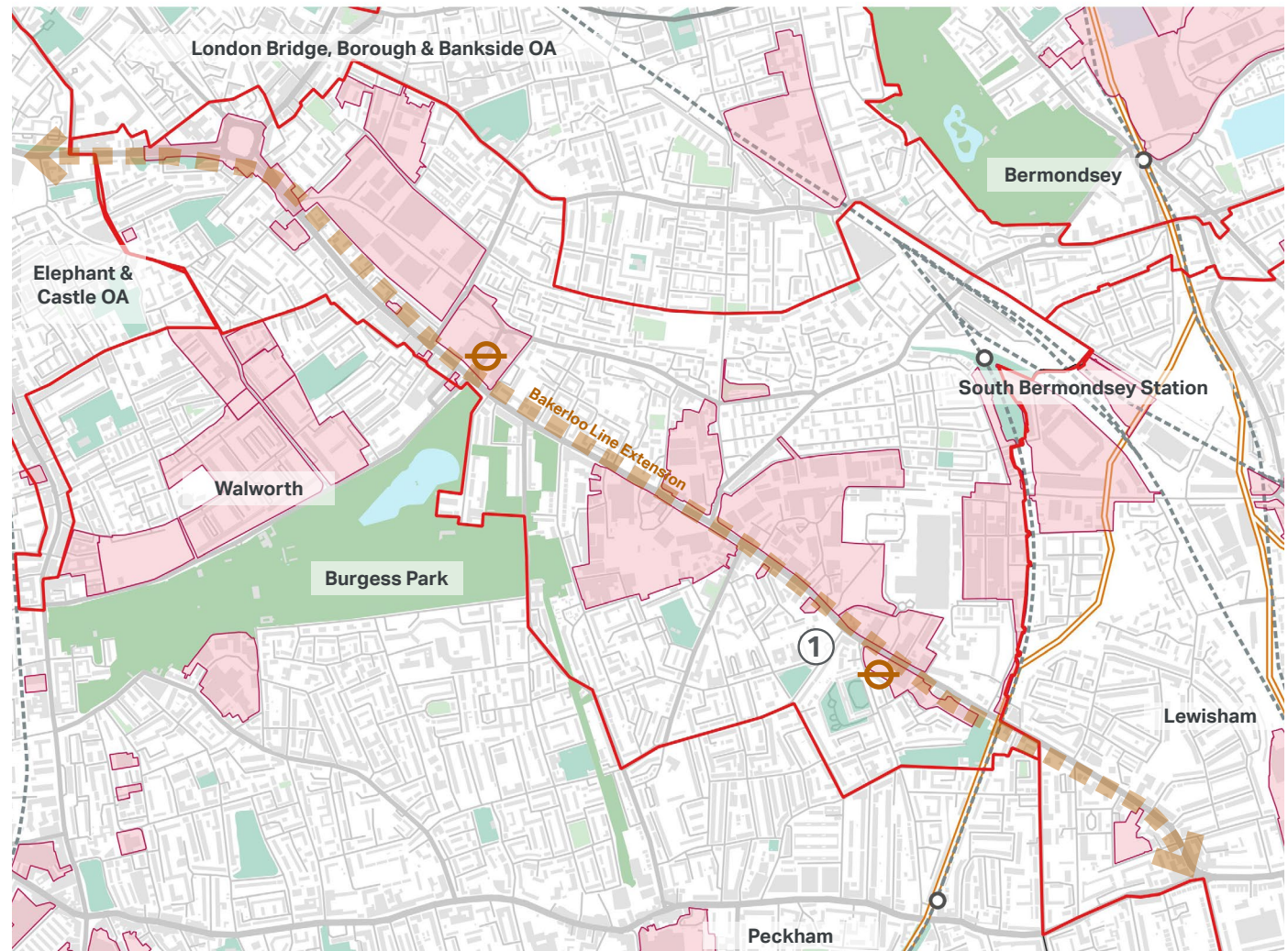
Old Kent Road

Development activity: Approvals (non-site allocations)



- ① **The Ledbury Estate Commercial Way And Old Kent Road (22/AP/0554):** 340 homes approved in December 2022. On site.

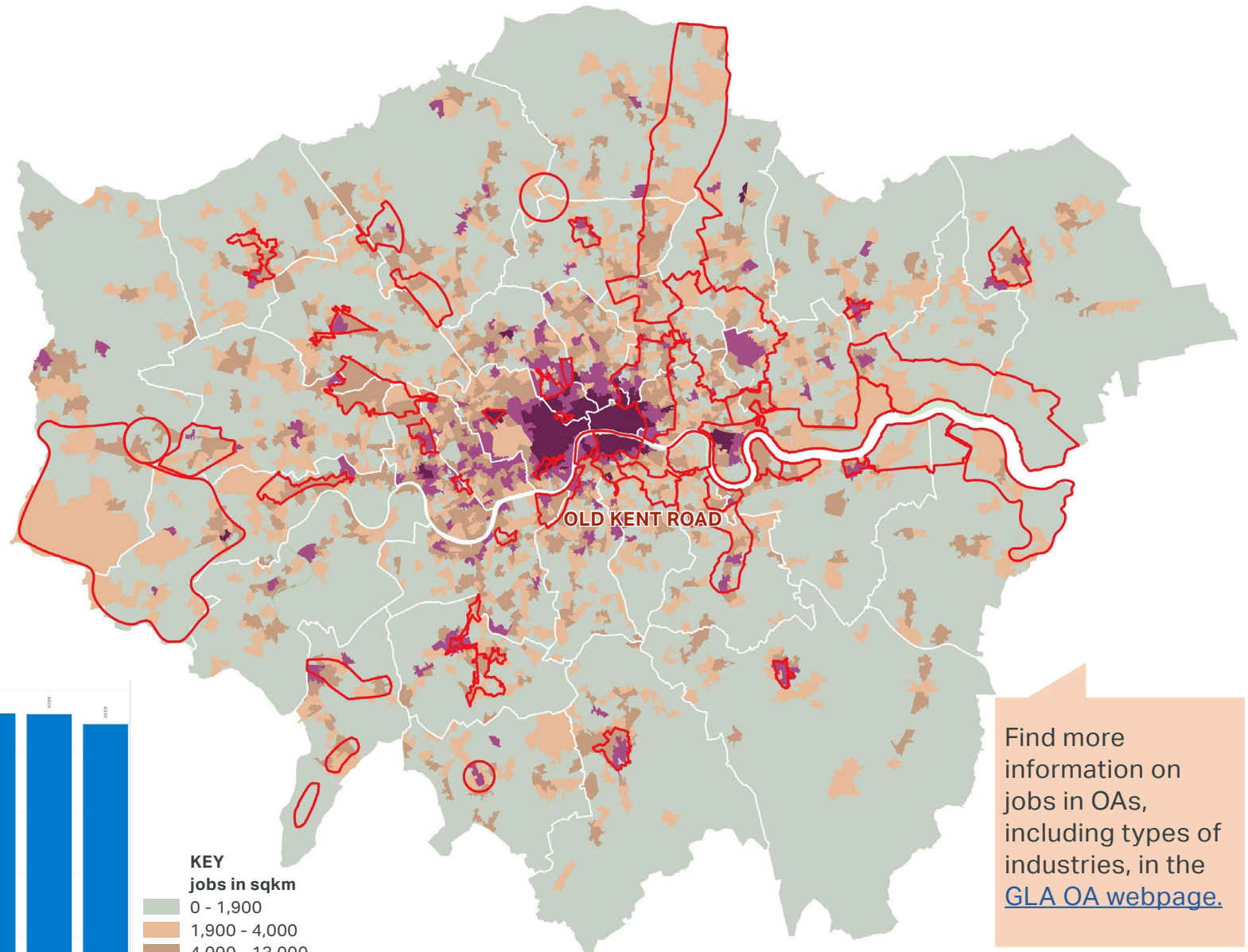
- The Ledbury Estate is a major council-led housing renewal project to replace a group of structurally unsound high-rise 1960s Large Panel System (LPS) buildings located along Old Kent Road, with new council homes, an upgraded Tenants and Resident's Association (TRA) hall and mix of community uses, all embedded within a walkable and cycle-friendly bio-diverse landscape designed with amenity for all ages.



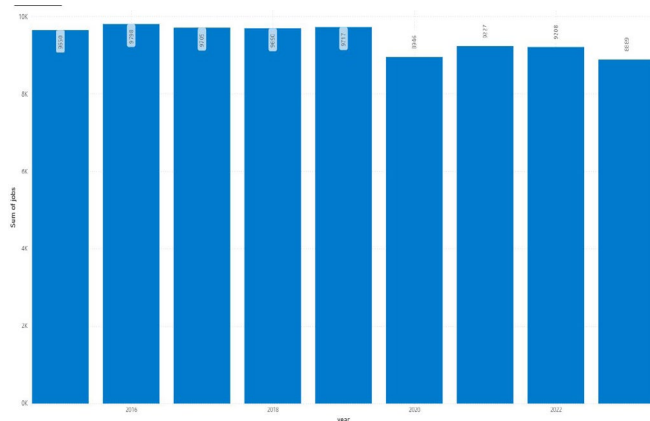
KEY
Site allocation - LB Southwark

Old Kent Road Jobs

- In 2023, there were 8,889 jobs in the Old Kent Road OA (4 per cent of jobs in Southwark).



Jobs by year in the OA



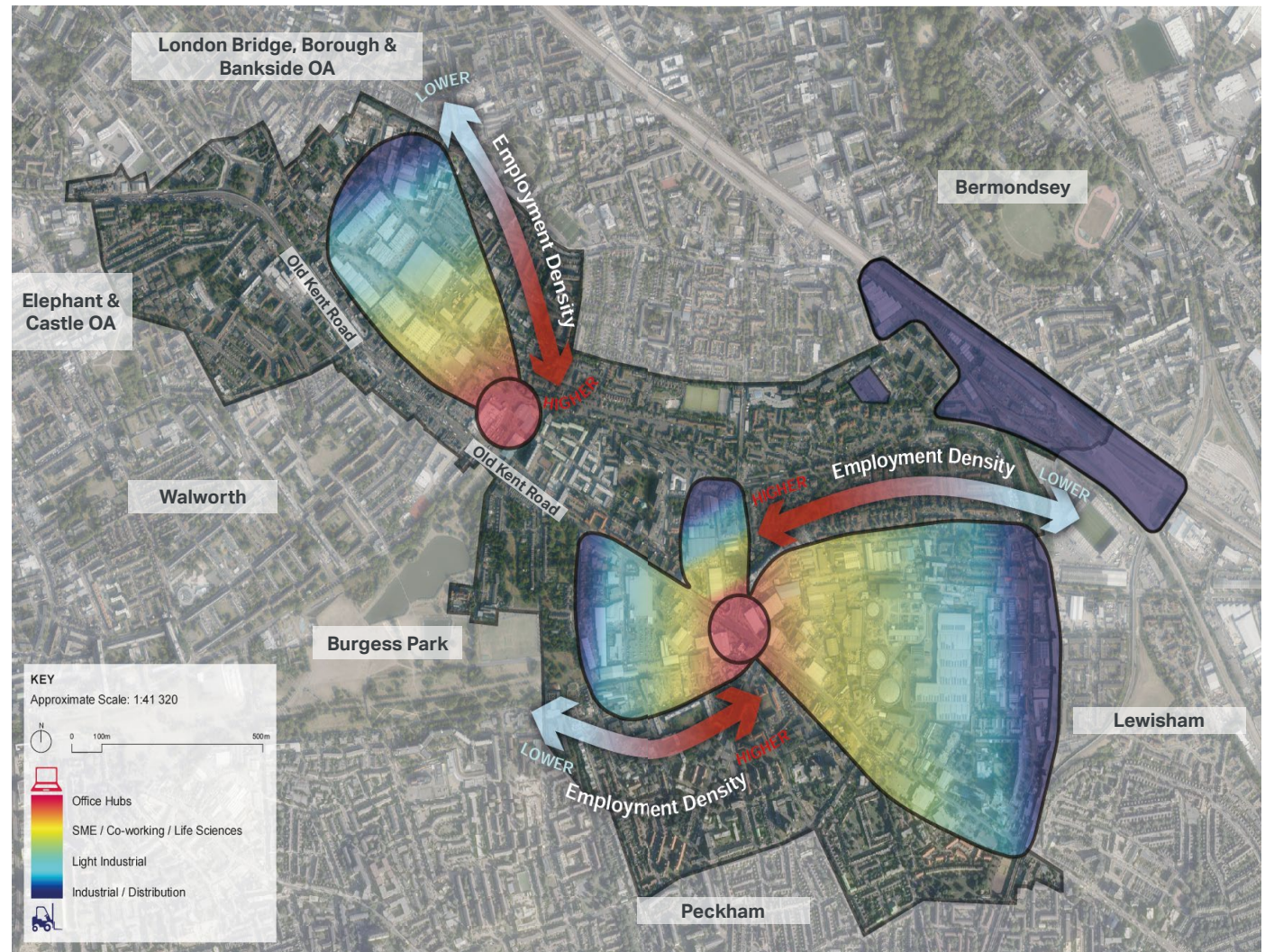
Source: Census, Business Register

Find more information on jobs in OAs, including types of industries, in the [GLA OA webpage](#).

Old Kent Road

Jobs: AAP Employment Strategy

- The draft Old Kent Road Area Action Plan proposes for lower employment density in form of light industrial and industrial distribution towards the north, south and west OA boundary.
- Higher density employment (offices) in the town centres.

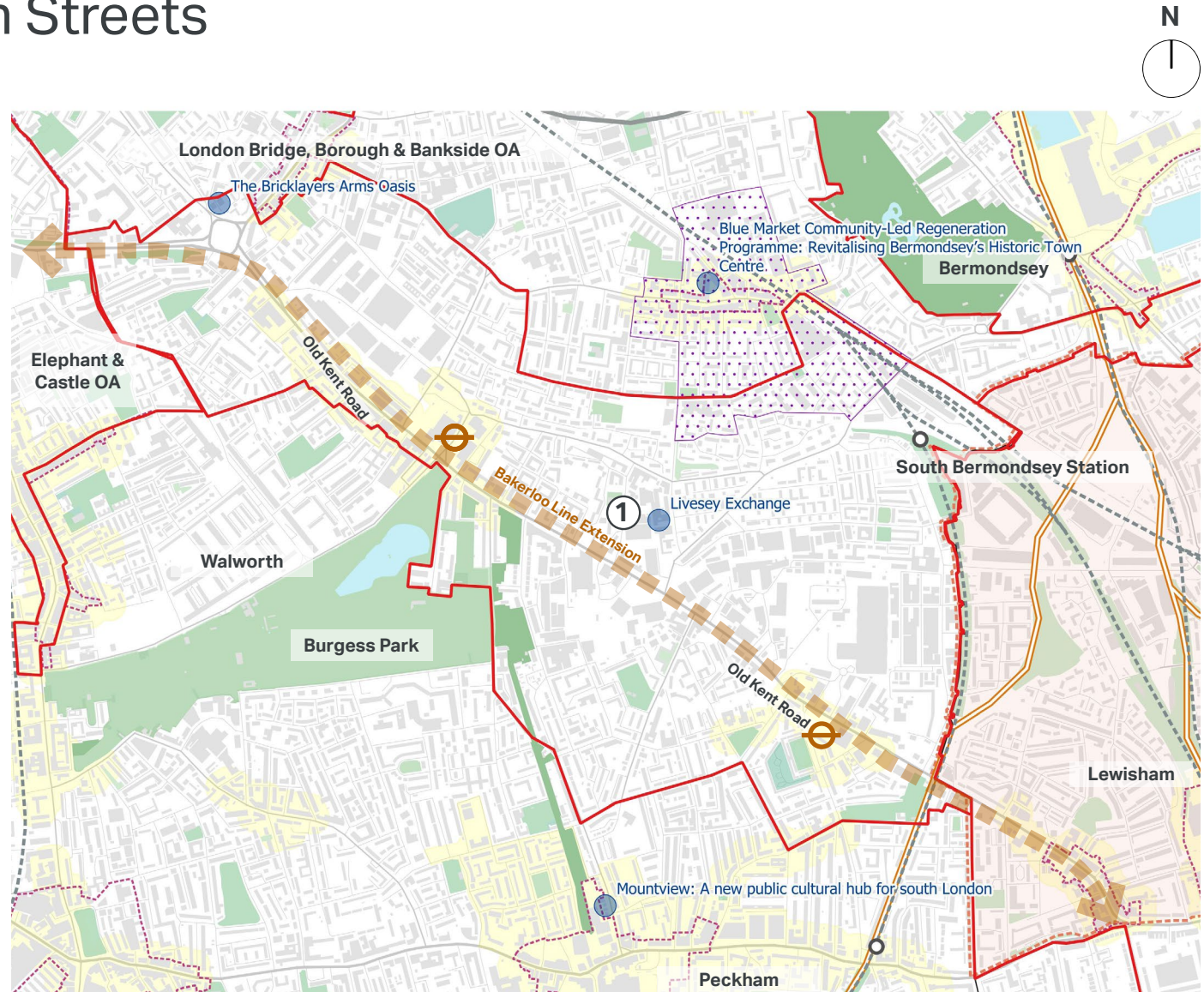


Source: Old Kent Road Area Action Plan (November 2024)

Old Kent Road

Town Centres and High Streets

- Old Kent Road is a historic high street and for centuries has been one of the key arteries into the centre of London.
- Community partnerships are finding ways to ensure they have a stake in the future of their neighbourhood through innovative models of locally led projects on the high street.
- For example, Livesey Exchange, a black-led community-focused organisation, established LEX 2, is providing affordable workspace and community events space, learning and cultural activities.



- KEY**
- Town Centre
 - High street
 - Creative Enterprise Zone
 - Good Growth Funded project (Round 1 to 3)

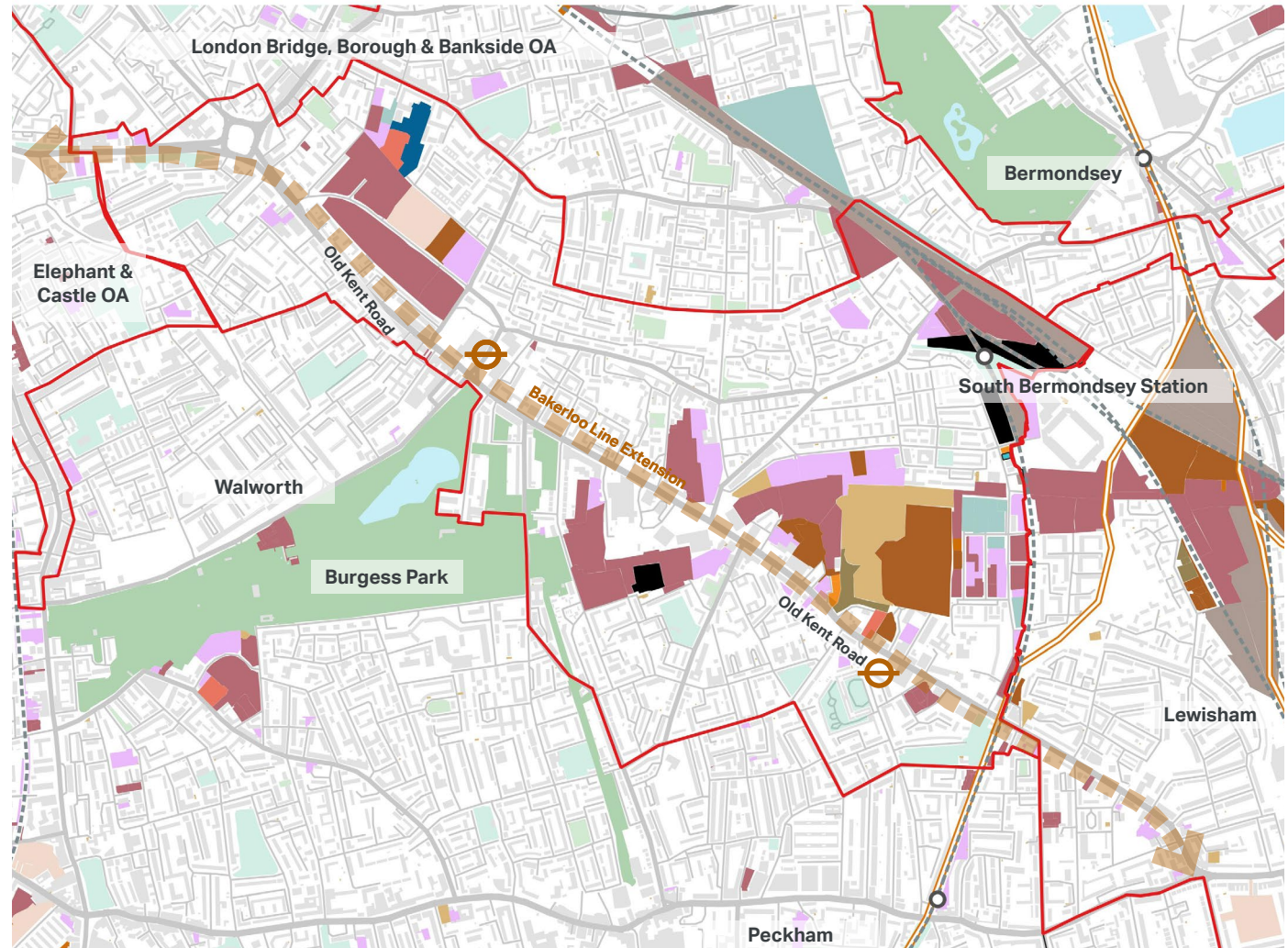


Old Kent Road

Industrial Land: Types of Industry



Mandela Way: The proposed development is to provide approximately 15,000 sqm of light industrial and logistics warehouse space, as well as offices and affordable workspace (under construction)



Source: London Industrial Supply Study

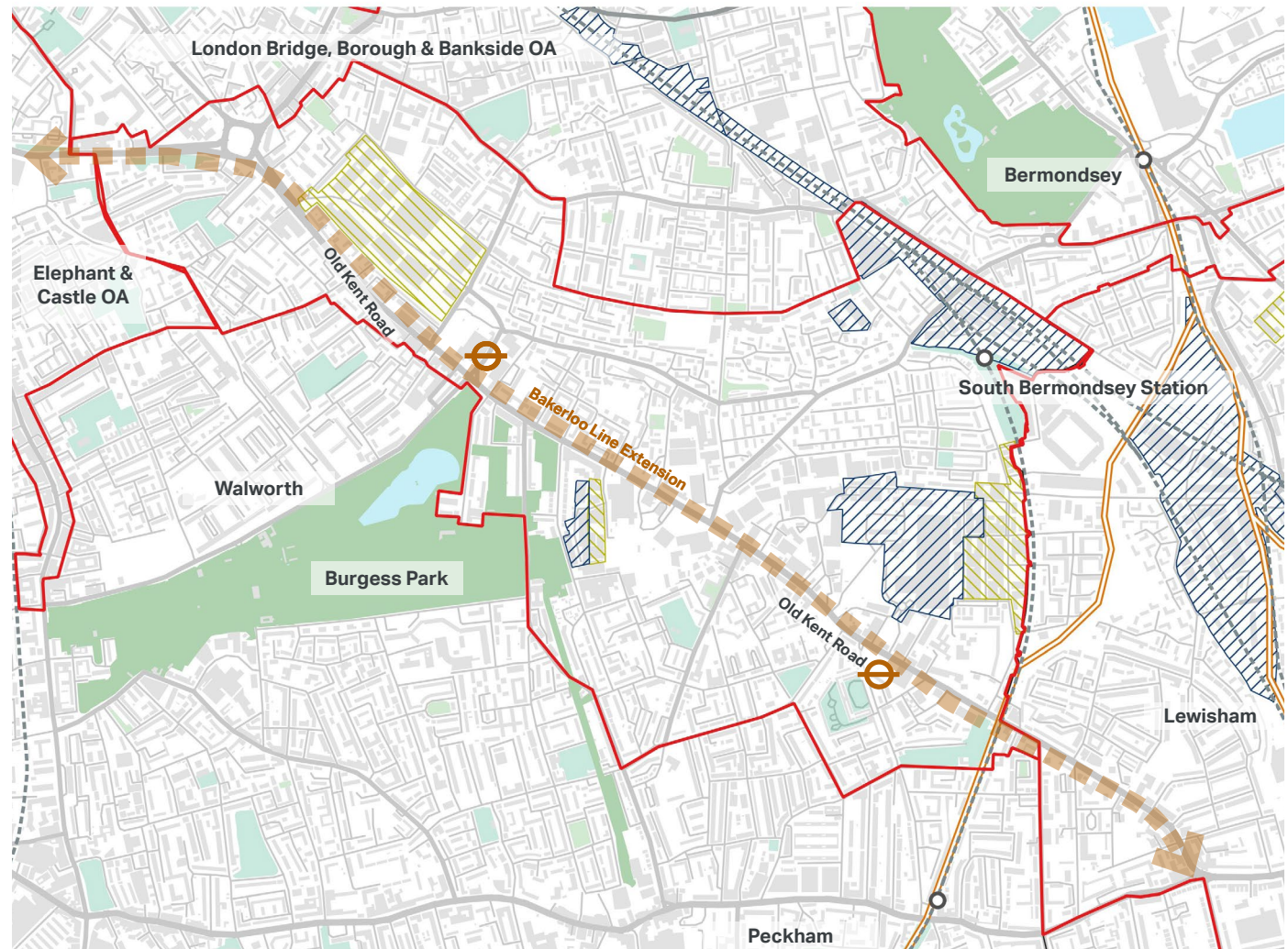
KEY

- General Industry
- Community Kitchen
- Dark Kitchen
- Docks
- Films and studios
- Land for buses
- Land for rail
- Land with vacant buildings
- Light Industry
- Mixed use (including industrial)
- Open storage
- Self storage
- Other industrial
- Utilities
- Vacant industrial land
- Warehouse
- Waste management and recycling
- Wholesale markets

Old Kent Road

Protected Industrial Land

- 7 per cent of land is LSIS.
- 9 per cent of the OA is SIL.
- The draft Area Action plan seeks to encourage development to:
- Co-locate industrial workspace with new homes and other uses in LSIS and the Action Area Core
- Intensify industrial workspace in SIL and LSIS.



Source: London Industrial Supply Study

KEY
SIL
LSIS

Old Kent Road

Place strategies: AAP Town Centre Strategy

- The draft Area Action Plan for Old Kent Road proposes:
 - Two district centres - Old Kent Road North and Old Kent Road South
 - Accessible and well connected neighborhoods
 - Revitalised high street



Source: Old Kent Road Area Action Plan (November 2024)

Old Kent Road

Place strategies: AAP High Street Strategy

- The draft Area Action Plan for Old Kent Road proposes:
 - The shown high street strategy from St. James' Road to Ilderton Road
 - Revitalised high street based on £9.7million boost from Future High Streets Fund
 - Links to connect residential hinterlands to high street.

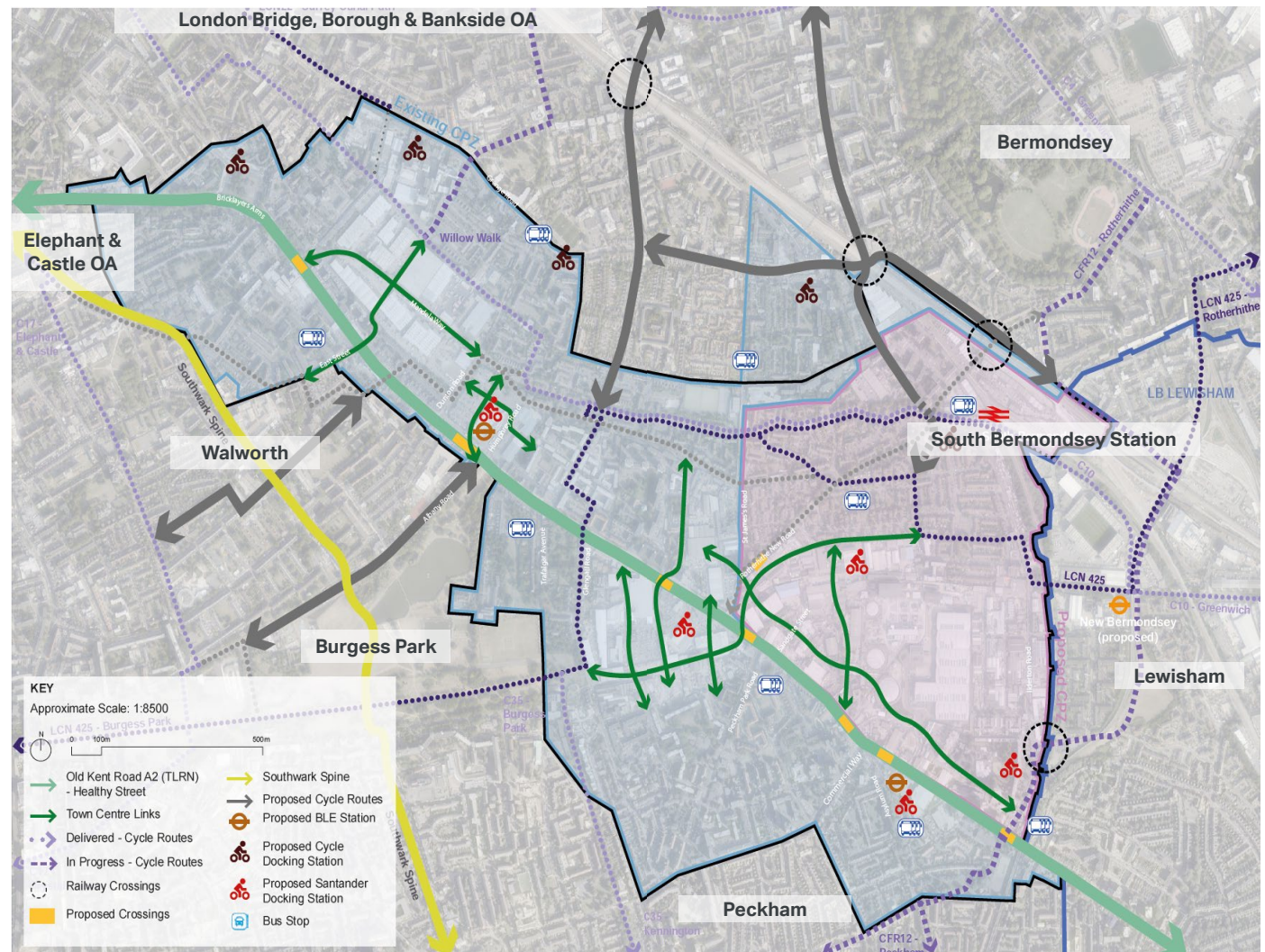


Source: Old Kent Road Area Action Plan (November 2024)

Old Kent Road

Place strategies: AAP movement strategy

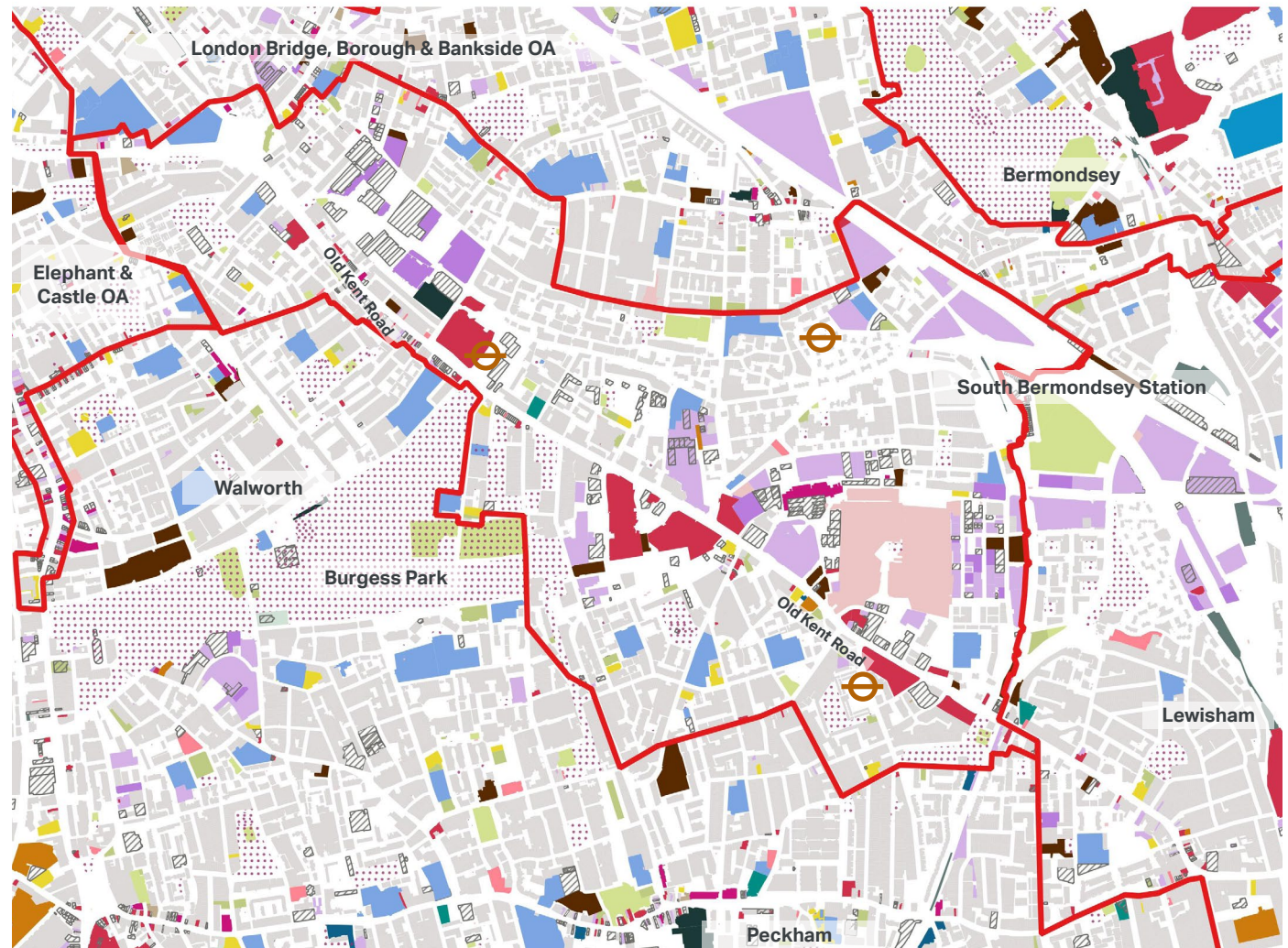
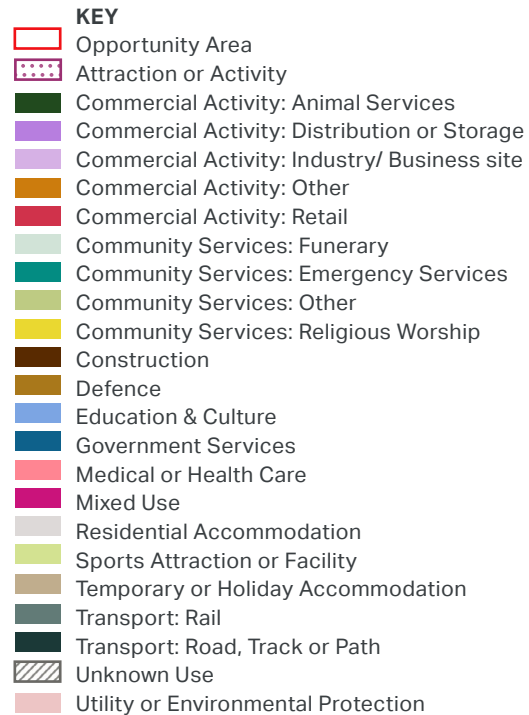
- The draft Old Kent Road Area Action Plan proposes the following movement strategy:
 - Cycle route improvements are in progress and some delivered.
 - Improved network of town centre links to improve east to west connectivity across the OA.
 - Bus stop and cycle station improvements on Old Kent Road.



Source: Old Kent Road Area Action Plan (November 2024)

Old Kent Road

Land uses



Source: OSNGB, City Intelligence Unit (GLA)

Old Kent Road

Moving forward

Overview:

- Part of the OA is within **the CAZ in Southwark** with an important role in the delivery of new jobs.
- Community engagement and inclusion in regeneration planning has been successful in the OA.

Homes Delivery:

- The OA has completed 21 per cent of the London Plan 10 year capacity and 9 per cent of the 22 year capacity.
- Average pipeline of 1,282 homes putting it on track to meet only 20 per cent of its 22 year capacity.
- Most site allocations are in site pre-planning or have received planning permission. Malt Street, the largest scheme is under construction

Jobs:

- In 2023, 4 per cent of jobs in Southwark were in the OA.
- Significant increase in approvals for non-residential floorspace since 2023.
- Between 2019 and 2022, no jobs. were created and 828 jobs were lost.

Infrastructure:

- The Bakerloo Line Upgrade and Extension proposing two stations in the OA is currently unfunded.

Proposition

- OA status to be retained as 'Ready to Grow'.
- Significantly more homes (up to 20k) could be delivered if the BLE was implemented.



Source: Southwark Council