



Old Kent Road Area Action Plan
Proposed Submission Version

October 2024

Integrated Impact Assessment Appendices

**Appendix 12: Reasonable Alternatives
Considered**

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Appendix 12: Reasonable alternatives considered

This appendix sets out all reasonable alternatives considered for the 18 site allocations within the Old Kent Road Area Action Plan, including the capacity for residential units within the whole opportunity area as identified within the London Plan and also the low, medium and high options considered within the OKR Place Making Study 2016 (Allies and Morrison). It also considers the site allocation capacities within the different iterations of the Old Kent Road Area Action Plan.

Old Kent Road sites
OKR1 Bricklayers Arms (NSP56)
OKR2 Crimscott Street and Pages Walk (NSP57)
OKR3 Mandela Way(NSP58)
OKR4 107 Dunton Road (Tesco store and car park) and Southernwood Retail Park (NSP59)
OKR5 Salisbury estate car park (NSP60)
OKR6 96-120 Old Kent Road (Lidl store) (NSP61)
OKR7 Former petrol filling station, 233-247 Old Kent Road (NSP62)
OKR8 Kinglake Street Garages (NSP63)
OKR9 4/12 Albany Road (NSP64)
OKR10 Land bounded by Glengall Road, Latona Road and Old Kent Road (NSP66)
OKR11 Marlborough Grove and St James's Road (NSP67)
OKR12 Former Southern Railway Stables (NSP65)
OKR13 Sandgate Street and Verney Road (NSP68)
OKR14 634 – 636 Old Kent Road (NSP73)
OKR 15 684 – 698 Old Kent Road (Kwik Fit Garage) (NSP72)
OKR 16 Hatcham Road, Penarth Street and Iderton Road (NSP70)
OKR 17 South of Old Kent Road (760, 812 and 840 Old Kent Road,(Former Toys'R'Us) and Aldi Stores) (NSP71)
OKR 18 Devon Street and Sylvan Grove (NSP69)

Site allocation: OKR1 Bricklayers Arms Roundabout (NSP56)

Alternatives considered

The capacity for this site was considered in the OKR Place Making Study 2016 (Allies and Morrison). The study considered high, medium and low options for development based on a Bakerloo Line (2 station, high density scenario) option, a Bakerloo Line (1 or 2 stations, medium scenario) and a no Bakerloo Line extension option (low scenario). This was based on indicative massing. The medium scenario indicated a potential total capacity of 13,658 units and the low option indicated 8,468 units. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The London Plan designates the Old Kent Road Opportunity Area for 12,000 homes and 5,000 jobs. As a result of the detailed masterplan and preparation of the AAP we have increased this to 20,000 homes and 10,000 jobs over 20 years. This high option was considered the most appropriate option with up to 20,000 homes across the opportunity area, significantly exceeding the target set out by the regional plan.

The Bakerloo Line extension has not yet been confirmed therefore the Council has agreed with the Mayor around 9,500 homes could come forward prior to the confirmation of the BLE (Phase 1) across the whole opportunity area. The remaining 10,500 homes would be delivered in Phase 2 (upon letting of the construction contract for the BLE). The phasing plan shows that NSP53 (OKR1) could potentially come forward in Phase 2 (these are subject to review as we monitor actual delivery rates).

This site has no planning permission or pending applications relating to it and potential masterplanning is in early stages. This site allocation is considered important to redevelopment of the Old Kent Road. TFL have expressed positivity towards the inclusion of the site as an allocation and together with Southwark have submitted a bid to the One Public Estate (OPE) Programme for funding to carry out detailed feasibility and viability testing. Further feasibility testing will test the potential to provide homes, commercial floorspace and open space, including an option to retain the flyover and landscape it as a park. It is expected that this site may come forward for re-development in Phase 2.

The site allocation is now an adopted as part of the Southwark Plan 2022.

Options considered summary	Low option	London Plan Option	Medium option	High option	OKR AAP 2016	OKR AAP 2017	OKR AAP 2020
	Opportunity area wide - 8,468 homes	Opportunity area wide – 12,000 homes	Opportunity area wide - 13,658 homes	Opportunity area wide - 20,000 homes	Dependent on land available	Dependent on BLE option	The residential capacity for the site is under review.

Site allocation: OKR2 Crimscott Street and Pages Walk (NSP57)

Alternatives considered

The capacity for this site was considered in the OKR Place Making Study 2016 (Allies and Morrison). The study considered high, medium and low options for development based on a Bakerloo Line (2 station, high density scenario) option, a Bakerloo Line (1 or 2 stations, medium scenario) and a no Bakerloo Line extension option (low scenario). This was based on indicative massing. The medium scenario indicated a potential total capacity of 13,658 units and the low option indicated 8,468 units. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The London Plan designates the Old Kent Road Opportunity Area for 12,000 homes and 5,000 jobs. As a result of the detailed masterplan and preparation of the AAP we have increased this to 20,000 homes and 10,000 jobs over 20 years. This high option was considered the most appropriate option with up to 20,000 homes across the opportunity area, significantly exceeding the target set out by the regional plan.

The Bakerloo Line extension has not yet been confirmed therefore the Council has agreed with the Mayor around 9,500 homes could come forward prior to the confirmation of the BLE (Phase 1) across the whole opportunity area. The remaining 10,500 homes would be delivered in Phase 2 (upon letting of the construction contract for the BLE). The phasing plan shows that NSP57 (OKR5) would fall outside of the phasing because a planning application 19/AP/1506 has been approved and this site is located further away from the A2 bus corridor.

The first draft OKR AAP (2016) indicated this site could have a capacity for 760 new homes. In preparing the next draft of the AAP (2017) further urban design work was undertaken which resulted in a more detailed masterplan and capacity modelling for specific site allocations in the AAP.

Since the AAP was published, numerous planning applications have been submitted and approved on the Phase 1 part of this site. A residential development at Marshall House has already delivered 82 homes. There is a large mixed use scheme currently under construction on the Rich Estate which will deliver 406 homes, expected to be completed in 2025. There is also a mixed use scheme under construction at 18-19 Crimscott Street which will deliver 55 homes. Current approvals are 9 homes and live applications are a further 13 homes, bringing the total to 565 homes. Therefore, there is capacity on this site for an additional 195 homes. These reflect the potential capacity consistent with the high option scenario.

It is currently estimated the site could deliver up to 760 homes consistent with the masterplan and the high option. Any higher options would need to consider existing character, townscape, heritage assets, protected views and the archaeological priority area. A lower option may not optimise the use of the site.

The site allocation is now an adopted as part of the Southwark Plan 2022.

The following constraints were considered for this site:

- The site includes part of Grade II listed buildings 44 and 45 Grange Road.
- The site is within the setting of the Pages Walk and Bermondsey Street Conservation Areas.
- Part of the site lies within the Background Assessment Area of LVMF view 3A.1 from the Kenwood viewing gazebo to St Paul’s Cathedral.
- Part of the site falls within the Borough View of St Paul’s Cathedral from Nunhead Cemetery.
- The site is in proximity of the Scheduled Ancient Monument the Bermondsey Abbey Buildings.
- The site benefits from Tier 1 APA (Archaeological Priority Area) designation. Located in APA1 – North Southwark and Roman Roads.

Options considered summary	Low option	London Plan Option	Medium option	High option	OKR AAP 2016	OKR AAP 2017	OKR AAP 2020
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	Opportunity area wide - 8,468 homes	Opportunity area wide – 12,000 homes	Opportunity area wide - 13,658 homes	Opportunity area wide - 20,000 homes	760 homes	760 homes	760 homes
Site allocation: OKR3 Mandela Way (NSP58)							
Alternatives considered							
<p>The capacity for this site was considered in the OKR Place Making Study 2016 (Allies and Morrison). The study considered high, medium and low options for development based on a Bakerloo Line (2 station, high density scenario) option, a Bakerloo Line (1 or 2 stations, medium scenario) and a no Bakerloo Line extension option (low scenario). This was based on indicative massing. The medium scenario indicated a potential total capacity of 13,658 units and the low option indicated 8,468 units. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The London Plan designates the Old Kent Road Opportunity Area for 12,000 homes and 5,000 jobs. As a result of the detailed masterplan and preparation of the AAP we have increased this to 20,000 homes and 10,000 jobs over 20 years. This high option was considered the most appropriate option with up to 20,000 homes across the opportunity area, significantly exceeding the target set out by the regional plan.</p> <p>The Bakerloo Line extension has not yet been confirmed therefore the Council has agreed with the Mayor around 9,500 homes could come forward prior to the confirmation of the BLE (Phase 1) across the whole opportunity area. The remaining 10,500 homes would be delivered in Phase 2 (upon letting of the construction contract for the BLE). The phasing plan shows that NSP55 (OKR3) would fall within Phase 2 as there are currently no planning applications relevant to this site (this is subject to review as we monitor actual delivery rates).</p> <p>The first draft OKR AAP (2016) indicated this site could have a capacity for 2420 new homes. In preparing the next draft of the AAP (2017) further urban design work was undertaken which resulted in a more detailed masterplan and capacity modelling for specific site allocations in the AAP. It was indicated that the site had the slightly lower capacity for 2200 homes. While the capacity for homes was slightly lower, the amount of industrial space to be provided was substantially increased. In addition, the four principle landowners would jointly contribute to a large park of approximately 1.5ha.</p> <p>Recent masterplanning work for the AAP 2020 shows 1955 homes may be most appropriate. The masterplan has changed to show 25 Mandela Way as a standalone industrial building to provide more industrial uses, with the Tate site coming forward as a horizontal mix, providing a standalone industrial typology alongside residential capacity. The reduction in capacity has been made up for on other sites in the allocation, so residential capacity remains the same as the masterplan for 2020. Industrial buildings have been removed from the boundary of Pages Walk terraced houses back gardens so that residential back gardens would back on to them in the revised masterplan, in response to consultation with residents. The masterplan also shows an option for the relocation of Tesco to the north of OKR4 to accommodate the delivery of the BLE station. The masterplan shows a strategic park delivering 1.45ha of open space. Any higher options would need to consider existing character, townscape, heritage assets, protected views and the archaeological priority area. A lower option may not optimise the use of the site.</p> <p>The site allocation is now an adopted as part of the Southwark Plan 2022.</p> <p>The following constraints were considered when masterplanning for this site. The impacts have been fully analysed in the Old Kent Road AAP evidence base:</p> <ul style="list-style-type: none"> - The site is within the setting of Grade II listed building The White House - The site is partially within the Page’s Walk Conservation Area 							

- Much of the site lies within the Background Assessment Area of LVMF view 23.1A from the centre of bridge over the Serpentine to the Palace of Westminster.
- Much of the site falls within the Borough Views of St Paul's Cathedral from Nunhead Cemetery and One Tree Hill.
- The site is in proximity of the Scheduled Ancient Monument the Bermondsey Abbey Buildings.
- The site benefits from Tier 1 APA (Archaeological Priority Area) designation. Located in APA1 – North Southwark and Roman Roads.

Options considered summary	Low option	London Plan Option	Medium option	High option	OKR AAP 2016	OKR AAP 2017	OKR AAP 2020
	Opportunity area wide - 8,468 homes	Opportunity area wide – 12,000 homes	Opportunity area wide - 13,658 homes	Opportunity area wide - 20,000 homes	2,420 homes	2,200 homes	1,955 homes

Site allocation: OKR4 107 Dunton Road (Tesco and Car Park) and Southernwood Retail Park (NSP59)

Alternatives considered

The capacity for this site was considered in the OKR Place Making Study 2016 (Allies and Morrison). The study considered high, medium and low options for development based on a Bakerloo Line (2 station, high density scenario) option, a Bakerloo Line (1 or 2 stations, medium scenario) and a no Bakerloo Line extension option (low scenario). This was based on indicative massing. The medium scenario indicated a potential total capacity of 13,658 units and the low option indicated 8,468 units. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The London Plan designates the Old Kent Road Opportunity Area for 12,000 homes and 5,000 jobs. As a result of the detailed masterplan and preparation of the AAP we have increased this to 20,000 homes and 10,000 jobs over 20 years. This high option was considered the most appropriate option with up to 20,000 homes across the opportunity area, significantly exceeding the target set out by the regional plan.

The Bakerloo Line extension has not yet been confirmed therefore the Council has agreed with the Mayor around 9,500 homes could come forward prior to the confirmation of the BLE (Phase 1) across the whole opportunity area. The remaining 10,500 homes would be delivered in Phase 2 (upon letting of the construction contract for the BLE). The phasing plan shows which parts of NSP56 (OKR4) would fall within Phase 1 and Phase 2 (these are subject to review as we monitor actual delivery rates).

The first draft OKR AAP (2016) indicated this site could have a capacity for 1,055 new homes. In preparing the next draft of the AAP (2017) further urban design work was undertaken which resulted in a more detailed masterplan and capacity modelling for specific site allocations in the AAP and this capacity increased to 1,240.

Since the AAP was published, a planning application was submitted and approved subject to s106 agreement on the Phase 1 part of this site (Southernwood Retail Park). Current approvals are 724 homes. There is currently ongoing discussions between the Council and the developer for the Tesco site which indicate that there is a potential for a further 882 homes.

It is currently estimated the site could deliver up to 1,600 homes based on current approvals on the site and masterplanning work undertaken by Maccreeanor Lavington. This site is required for one of the stations for the Bakerloo Line Extension. The masterplan the relocation of Tesco elsewhere on

OKR4 to accommodate the delivery of the BLE station. The masterplan shows a new civic space and the site will be a key part of the town centre with the BLE station. Additional parkspace is also incorporated onto the car park site opposite Tesco.

The site allocation is now an adopted as part of the Southwark Plan 2022.

The following constraints were considered when masterplanning for this site. The impacts have been fully analysed in the Old Kent Road AAP evidence base:

- The site is in close proximity of the Grade II listed Former Fire Station.
- The site is in close proximity to the Cobourg Road Conservation Area.
- Part of the site lies within the Background Assessment Area of LVMF view 23.1A from the centre of bridge over the Serpentine to the Palace of Westminster.
- Part of the site lies within the Borough View of St Paul's Cathedral from Nunhead Cemetery.
- The site benefits from Tier 1 APA (Archaeological Priority Area) designation. Located in APA1 – North Southwark and Roman Roads.
- The site is opposite the entrance to Burgess Park.

Options considered summary	Low option	London Plan Option	Medium option	High option	OKR AAP 2016	OKR AAP 2017	OKR AAP 2020
	Opportunity area wide - 8,468 homes	Opportunity area wide – 12,000 homes	Opportunity area wide - 13,658 homes	Opportunity area wide - 20,000 homes	1,055 homes	1,240 homes	1,600 homes

Site allocation: OKR5 Salisbury Estate Car Park (NSP60)

Alternatives considered

The capacity for this site was considered in the OKR Place Making Study 2016 (Allies and Morrison). The study considered high, medium and low options for development based on a Bakerloo Line (2 station, high density scenario) option, a Bakerloo Line (1 or 2 stations, medium scenario) and a no Bakerloo Line extension option (low scenario). This was based on indicative massing. The medium scenario indicated a potential total capacity of 13,658 units and the low option indicated 8,468 units. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The London Plan designates the Old Kent Road Opportunity Area for 12,000 homes and 5,000 jobs. As a result of the detailed masterplan and preparation of the AAP we have increased this to 20,000 homes and 10,000 jobs over 20 years. This high option was considered the most appropriate option with up to 20,000 homes across the opportunity area, significantly exceeding the target set out by the regional plan.

The Bakerloo Line extension has not yet been confirmed therefore the Council has agreed with the Mayor around 9,500 homes could come forward prior to the confirmation of the BLE (Phase 1) across the whole opportunity area. The remaining 10,500 homes would be delivered in Phase 2 (upon letting of the construction contract for the BLE).

The first draft OKR AAP (2016) indicated this site could have a capacity for 28 new homes.

Since the AAP was published, an application has come forward and been approved for 26 new homes on the site (19/AP/1506). This reflects a slightly lower but not significant change from the potential capacity consistent with the high option scenario and the tall buildings and density strategy developed in the OKR AAP. As the capacity has been tested by planning applications, this capacity represents the optimum use of the site without having a detrimental impact on heritage assets and protected views. The site is currently under construction.

The site allocation is now an adopted as part of the Southwark Plan 2022.

The following constraints were considered when determining the application:

- The sites is adjacent to Grade II listed Lady Margaret Church.
- The site lies within the Background Assessment Area of LVMF view 23.1A from the centre of bridge over the Serpentine to the Palace of Westminster and LVMF view 1A.2 Alexandra Palace viewing terrace to St Paul's Cathedral.

Options considered summary	Low option	London Plan Option	Medium option	High option	OKR AAP 2016	OKR AAP 2017	OKR AAP 2020
	Opportunity area wide - 8,468 homes	Opportunity area wide – 12,000 homes	Opportunity area wide - 13,658 homes	Opportunity area wide - 20,000 homes	28 homes	28 homes	26 homes

Site allocation: OKR6 96-120 Old Kent Road (Lidl store) (NSP61)

Alternatives considered

The capacity for this site was considered in the OKR Place Making Study 2016 (Allies and Morrison). The study considered high, medium and low options for development based on a Bakerloo Line (2 station, high density scenario) option, a Bakerloo Line (1 or 2 stations, medium scenario) and a no Bakerloo Line extension option (low scenario). This was based on indicative massing. The medium scenario indicated a potential total capacity of 13,658 units and the low option indicated 8,468 units. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The London Plan designates the Old Kent Road Opportunity Area for 12,000 homes and 5,000 jobs. As a result of the detailed masterplan and preparation of the AAP we have increased this to 20,000 homes and 10,000 jobs over 20 years. This high option was considered the most appropriate option with up to 20,000 homes across the opportunity area, significantly exceeding the target set out by the regional plan.

The Bakerloo Line extension has not yet been confirmed therefore the Council has agreed with the Mayor around 9,500 homes could come forward prior to the confirmation of the BLE (Phase 1) across the whole opportunity area. The remaining 10,500 homes would be delivered in Phase 2 (upon letting of the construction contract for the BLE). The phasing plan shows that NSP58 (OKR6) is expected to come forward within Phase 1 (these are subject to review as we monitor actual delivery rates).

The first draft OKR AAP (2016) indicated this site could have a capacity for 115 new homes. The site boundary has been expanded in the NSP and AAP and the capacity has now been increased to 180. A 3 storey Victorian building which faces the street is identified as building of architectural and historic merit, will now be retained on the site, the remaining site should be optimised to re-provide the Lidl and residential capacity. There is currently no planning permission or pending applications for this site. Any higher options would need to consider existing character, townscape, heritage assets, protected views and the archaeological priority area. A lower option may not optimise the use of the site.

The site allocation is now an adopted as part of the Southwark Plan 2022.

The following constraints were also considered for this site:

- The site benefits from Tier 1 APA (Archaeological Priority Area) designation. Located in APA1 – North Southwark and Roman Roads.
- The site lies within the Background Assessment Area of LVMF view 23.1A from the centre of bridge over the Serpentine to the Palace of Westminster.
- The site falls within the Borough View of St Paul's Cathedral from One Tree Hill.

Options considered summary	Low option	London Plan Option	Medium option	High option	OKR AAP 2016	OKR AAP 2017	OKR AAP 2020
	Opportunity area wide - 8,468 homes	Opportunity area wide – 12,000 homes	Opportunity area wide - 13,658 homes	Opportunity area wide - 20,000 homes	115 homes	140 homes	180 homes

Site allocation: OKR7 Former petrol filling station, 233-247 Old Kent Road (NSP62)

Alternatives considered

The capacity for this site was considered in the OKR Place Making Study 2016 (Allies and Morrison). The study considered high, medium and low options for development based on a Bakerloo Line (2 station, high density scenario) option, a Bakerloo Line (1 or 2 stations, medium scenario) and a no Bakerloo Line extension option (low scenario). This was based on indicative massing. The medium scenario indicated a potential total capacity of 13,658 units and the low option indicated 8,468 units. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The London Plan designates the Old Kent Road Opportunity Area for 12,000 homes and 5,000 jobs. As a result of the detailed masterplan and preparation of the AAP we have increased this to 20,000 homes and 10,000 jobs over 20 years. This high option was considered the most appropriate option with up to 20,000 homes across the opportunity area, significantly exceeding the target set out by the regional plan.

The Bakerloo Line extension has not yet been confirmed therefore the Council has agreed with the Mayor around 9,500 homes could come forward prior to the confirmation of the BLE (Phase 1) across the whole opportunity area. The remaining 10,500 homes would be delivered in Phase 2 (upon letting of the construction contract for the BLE). The phasing plan shows that NSP59 (OKR7) would fall within Phase 1 as the site is currently under construction.

The first draft OKR AAP (2016) indicated this site could have a capacity for 30 new homes. Since the AAP was published, a planning application, 18/AP/0928, has been submitted and approved on the Phase 1 part of this site. This site has now been built and delivers 24 homes. As the capacity has been tested by planning applications, this capacity represents the optimum use of the site.

The site allocation is now an adopted as part of the Southwark Plan 2022.

Options considered summary	Low option	London Plan Option	Medium option	High option	OKR AAP 2016	OKR AAP 2017	OKR AAP 2020
	Opportunity area wide - 8,468 homes	Opportunity area wide – 12,000 homes	Opportunity area wide - 13,658 homes	Opportunity area wide - 20,000 homes	30 homes	24 homes	24 homes

Site allocation: OKR8 Kinglake Street Garages (NSP63)

Alternatives considered

The capacity for this site was considered in the OKR Place Making Study 2016 (Allies and Morrison). The study considered high, medium and low options for development based on a Bakerloo Line (2 station, high density scenario) option, a Bakerloo Line (1 or 2 stations, medium scenario) and a no Bakerloo Line extension option (low scenario). This was based on indicative massing. The medium scenario indicated a potential total capacity of 13,658 units and the low option indicated 8,468 units. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The London Plan designates the Old Kent Road Opportunity Area for 12,000 homes and 5,000 jobs. As a result of the detailed masterplan and preparation of the AAP we

have increased this to 20,000 homes and 10,000 jobs over 20 years. This high option was considered the most appropriate option with up to 20,000 homes across the opportunity area, significantly exceeding the target set out by the regional plan.

The Bakerloo Line extension has not yet been confirmed therefore the Council has agreed with the Mayor around 9,500 homes could come forward prior to the confirmation of the BLE (Phase 1) across the whole opportunity area. The remaining 10,500 homes would be delivered in Phase 2 (upon letting of the construction contract for the BLE). The phasing plan shows that NSP60 (OKR8) would deliver within Phase 1 as the site is currently under construction.

The first draft OKR AAP (2016) indicated this site could have a capacity for 22 new homes. Since the AAP was published, a planning application has been submitted and approved. This site has now been constructed and delivers 21 homes. As the capacity has been tested by planning applications, this capacity represents the optimum use of the site.

The site allocation is now an adopted as part of the Southwark Plan 2022.

Options considered summary	Low option	London Plan Option	Medium option	High option	OKR AAP 2016	OKR AAP 2017	OKR AAP 2020
	Opportunity area wide - 8,468 homes	Opportunity area wide – 12,000 homes	Opportunity area wide - 13,658 homes	Opportunity area wide - 20,000 homes	22 homes	22 homes	21 homes

Site allocation: OKR9 4/12 Albany Road (NSP64)

Alternatives considered

The capacity for this site was considered in the OKR Place Making Study 2016 (Allies and Morrison). The study considered high, medium and low options for development based on a Bakerloo Line (2 station, high density scenario) option, a Bakerloo Line (1 or 2 stations, medium scenario) and a no Bakerloo Line extension option (low scenario). This was based on indicative massing. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The medium scenario indicated a potential total capacity of 13,658 units and the low option indicated 8,468 units. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The London Plan designates OKR OA for 12,000 homes and 5,000 jobs and as a result of the detailed masterplan and preparation of the AAP we have increased this to 20,000 homes and 10,000 jobs over 20 years. The high option was considered the most appropriate option with up to 20,000 homes across the opportunity area, significantly exceeding the target set out by the regional plan.

The Bakerloo Line extension has not yet been confirmed therefore the Council has agreed with the Mayor around 9,500 homes could come forward prior to the confirmation of the BLE (Phase 1) across the whole opportunity area. The remaining 10,500 homes would be delivered in Phase 2 (upon letting of the construction contract for the BLE). The phasing plan shows that NSP61 (OKR9) is expected to come forward in Phase 2 (these are subject to review as we monitor actual delivery rates).

The first draft OKR AAP (2016) indicated this site could have a capacity for 24 new homes. There is currently no planning permission or pending application for this site. Any higher options would need to consider existing character, townscape, heritage assets, protected views and the archaeological priority area. A lower option may not optimise the use of the site.

The site allocation is now an adopted as part of the Southwark Plan 2022.

The following site constraints must be considered by any application for redevelopment of this site:

- The site is in close proximity of the Grade II listed former Fire Station on Shorncliffe Road. The unlisted Thomas A. Beckett Pub adjacent to the site is of architectural and historic interest.
- The site partially lies within the Thomas 'A' Beckett and High Street Conservation Area
- The site benefits from Tier 1 APA (Archaeological Priority Area) designation. Located in APA1 – North Southwark and Roman Roads.
- The site lies within the Borough View of St Paul's Cathedral from Nunhead Cemetery.

Options considered summary	Low option	London Plan Option	Medium option	High option	OKR AAP 2016	OKR AAP 2017	OKR AAP 2020
	Opportunity area wide - 8,468 homes	Opportunity area wide – 12,000 homes	Opportunity area wide - 13,658 homes	Opportunity area wide - 20,000 homes	24 homes	24 homes	24 homes

Site allocation: OKR10 Land bounded by Glengall Road, Latona Road and Cantium Retail Park (NSP66)

Alternatives considered

The capacity for this site was considered in the OKR Place Making Study 2016 (Allies and Morrison). The study considered high, medium and low options for development based on a Bakerloo Line (2 station, high density scenario) option, a Bakerloo Line (1 or 2 stations, medium scenario) and a no Bakerloo Line extension option (low scenario). This was based on indicative massing. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The medium scenario indicated a potential total capacity of 13,658 units and the low option indicated 8,468 units. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The London Plan designates OKR OA for 12,000 homes and 5,000 jobs and as a result of the detailed masterplan and preparation of the AAP we have increased this to 20,000 homes and 10,000 jobs over 20 years. The high option was considered the most appropriate option with up to 20,000 homes across the opportunity area, significantly exceeding the target set out by the regional plan.

The first draft OKR AAP (2016) indicated this site could have a capacity for 3,170 new homes. In preparing the next draft of the AAP (2017) further urban design work was undertaken which resulted in a more detailed masterplan and capacity modelling for specific site allocations in the AAP. The Cantium Retail Park Local Development Study 2018 (Patel Taylor) provided further testing and modelling. This ongoing work informed the capacity in the second draft OKR AAP (2017) which indicated this site could have a capacity for 4,200 homes.

The Bakerloo Line extension has not yet been confirmed therefore the Council has agreed with the Mayor around 9,500 homes could come forward prior to the confirmation of the BLE (Phase 1) across the whole opportunity area. The remaining 10,500 homes would be delivered in Phase 2 (upon letting of the construction contract for the BLE). The phasing plan shows which parts of NSP63 (OKR10) would fall within Phase 1 and Phase 2 (these are subject to review as we monitor actual delivery rates).

Since the AAP was published, numerous planning applications have been submitted and approved on the Phase 1 part of this site. Current approvals are 3,368 homes and live applications are a further 71 homes (3,439 total). This leaves a remaining capacity of 1,361 homes on the site. These reflect the potential capacity consistent with the high option scenario and the tall buildings and density strategy developed in the OKR AAP. Multiple sites in the allocation are currently under construction, completed by 2025-2026.

It is currently estimated the site could deliver 4,800 homes consistent with the masterplan and the high option. Non-residential floorspace figures may also be revised however these are likely to be the same or higher than the existing masterplan figures which are summarised in Appendix 1 of the NSP Industrial Background Paper. The masterplan has changed to accommodate a new park at the council owned site at Frensham Street depot, which will be delivered adjacent to the Surrey Canal linear park planned through the site. More open space has been accommodated in pocket parks throughout the site. Two buildings of historic merit will also be retained on the park and transformed into community, youth or café spaces. A stand-alone industrial building is planned for at the Shurgard site which increases industrial capacity. Part of the site to the west of Ossory Road has been designated as LSIS.

The site allocation is now an adopted as part of the Southwark Plan 2022.

The following constraints have been considered when masterplanning for the site. The impacts have been fully analysed in the Old Kent Road AAP evidence base:

- The site includes the Grade II listed mural depicting the history of Old Kent Road and is in proximity of Grade II listed buildings on Glengall Road. The site contains buildings and features of townscape merit and two chimneys of historic interest.
- The site is within the setting of the Glengall Road Conservation Area
- The western part of the site lies within the Borough View of St Paul's Cathedral from One Tree Hill.
- The site benefits from Tier 1 APA (Archaeological Priority Area) designation. Located in APA1 – North Southwark and Roman Roads.

Options considered summary	Low option	London Plan Option	Medium option	High option	OKR AAP 2016	OKR AAP 2017	OKR AAP 2020
	Opportunity area wide - 8,468 homes	Opportunity area wide – 12,000 homes	Opportunity area wide - 13,658 homes	Opportunity area wide - 20,000 homes	3,170 homes	4,200 homes	4,800 homes

Site allocation: OKR11 Marlborough Grove and St James's Road (NSP67)

Alternatives considered

The capacity for this site was considered in the OKR Place Making Study 2016 (Allies and Morrison). The study considered high, medium and low options for development based on a Bakerloo Line (2 station, high density scenario) option, a Bakerloo Line (1 or 2 stations, medium scenario) and a no Bakerloo Line extension option (low scenario). This was based on indicative massing. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The medium scenario indicated a potential total capacity of 13,658 units and the low option indicated 8,468 units. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The London Plan designates OKR OA for 12,000 homes and 5,000 jobs and as a result of the detailed masterplan and preparation of the AAP we have increased this to 20,000 homes and 10,000 jobs over 20 years. The high option was considered the most appropriate option with up to 20,000 homes across the opportunity area, significantly exceeding the target set out by the regional plan.

The Bakerloo Line extension has not yet been confirmed therefore the Council has agreed with the Mayor around 9,500 homes could come forward prior to the confirmation of the BLE (Phase 1) across the whole opportunity area. The remaining 10,500 homes would be delivered in Phase 2 (upon letting of the construction contract for the BLE). The phasing plan shows which parts of NSP64 (OKR11) would fall within Phase 1 and Phase 2 (these are subject to review as we monitor actual delivery rates).

The first draft OKR AAP (2016) indicated this site could have a capacity for 1,095 new homes. In preparing the next draft of the AAP (2017) further urban design work was undertaken which resulted in a more detailed masterplan and capacity modelling for specific site allocations in the AAP.

Since the AAP was published, a planning application has been submitted and approved subject to s106 agreement on the Phase 1 part of this site. Current approvals are equivalent to 100 homes (student housing) and live applications are for a further 15 homes. Further masterplanning for the AAP 2020 shows the site could accommodate up to 1,200 homes. The council has had pre-application discussions with Royal London Mutual Insurance, the owner of the largest site in the allocation, the Six Bridges Estate, and the revised masterplan incorporates a re-provision of circa 11,000sqm of warehousing and distribution space which is a particular priority of RLMI. The masterplan has been adjusted slightly reconfiguring some of the proposed masterplan buildings and retained buildings along St James' Road. The masterplan also shows 0.19ha of open space. This is consistent with the high option. Non-residential floorspace figures may also be revised however these are likely to be the same or higher than the existing masterplan figures which are summarised in Appendix 1 of the NSP Industrial Background Paper.

The site allocation is now an adopted as part of the Southwark Plan 2022.

Options considered summary	Low option	London Plan Option	Medium option	High option	OKR AAP 2016	OKR AAP 2017	OKR AAP 2020
	Opportunity area wide - 8,468 homes	Opportunity area wide – 12,000 homes	Opportunity area wide - 13,658 homes	Opportunity area wide - 20,000 homes	1,095 homes	1,012 homes	1,200 homes

Site allocation: OKR12 Former Southern Railway Stables (NSP65)

Alternatives considered

The capacity for this site was considered in the OKR Place Making Study 2016 (Allies and Morrison). The study considered high, medium and low options for development based on a Bakerloo Line (2 station, high density scenario) option, a Bakerloo Line (1 or 2 stations, medium scenario) and a no Bakerloo Line extension option (low scenario). This was based on indicative massing. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The medium scenario indicated a potential total capacity of 13,658 units and the low option indicated 8,468 units. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The London Plan designates OKR OA for 12,000 homes and 5,000 jobs and as a result of the detailed masterplan and preparation of the AAP we have increased this to 20,000 homes and 10,000 jobs over 20 years. The high option was considered the most appropriate option with up to 20,000 homes across the opportunity area, significantly exceeding the target set out by the regional plan.

The Bakerloo Line extension has not yet been confirmed therefore the Council has agreed with the Mayor around 9,500 homes could come forward prior to the confirmation of the BLE (Phase 1) across the whole opportunity area. The remaining 10,500 homes would be delivered in Phase 2 (upon letting of the construction contract for the BLE). The phasing plan shows that NSP62 (OKR12) is expected to come forward in Phase 1 (these are subject to review as we monitor actual delivery rates).

A feasibility study was undertaken by Makower Architects in 2018 which indicated the site could allocate 103 homes and 765m² of workspace suitable for B class employment uses. The site is expected to come forward as one holding for redevelopment. The masterplan for the site has been updated in 2020 however it is still estimated the site could deliver up to 103 homes consistent with the high option. The revised masterplan reconfigures the proposed buildings taking account of consultation with residents at the adjacent Stephenson Crescent as well as retaining part of the historic buildings at the stables and the forge, and making the currently designated but inaccessible public open space (horse paddock and exercise) into an accessible park or allotment space for the community (0.08ha open space).

For the 2024 AAP a revised feasibility study was undertaken by Maccreanor Lavington Architects to inform the capacity for the site. Given the Article 4 direction on the locally listed former railway stables, horse hospital and the forge. Massing has been reduced and setback to preserve and enhance the historic assets. The revised study recommends a reduction of capacity to 60 homes.

The site allocation is now an adopted as part of the Southwark Plan 2022.

The following constraints have been considered when masterplanning for the site. The impacts have been fully analysed in the Old Kent Road AAP evidence base:

- The unlisted former Southern Railway Stables, horse hospital and the forge are identified as buildings of architectural and historic interest and are subject to an Article 4 Direction.
- The site benefits from Tier 1 APA (Archaeological Priority Area) designation. Located in APA1 – North Southwark and Roman Roads.
- The site includes land designated as other open space but is not currently accessible.

Options considered summary	Low option	London Plan Option	Medium option	High option	OKR AAP 2016	OKR AAP 2017	OKR AAP 2020
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	Opportunity area wide - 8,468 homes	Opportunity area wide – 12,000 homes	Opportunity area wide - 13,658 homes	Opportunity area wide - 20,000 homes	n/a	119 homes	103 homes
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Site allocation: OKR13 Sandgate Street and Verney Road (NSP68)

Alternatives considered

The capacity for this site was considered in the OKR Place Making Study 2016 (Allies and Morrison). The study considered high, medium and low options for development based on a Bakerloo Line (2 station, high density scenario) option, a Bakerloo Line (1 or 2 stations, medium scenario) and a no Bakerloo Line extension option (low scenario). This was based on indicative massing. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The medium scenario indicated a potential total capacity of 13,658 units and the low option indicated 8,468 units. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The London Plan designates OKR OA for 12,000 homes and 5,000 jobs and as a result of the detailed masterplan and preparation of the AAP we have increased this to 20,000 homes and 10,000 jobs over 20 years. The high option was considered the most appropriate option with up to 20,000 homes across the opportunity area, significantly exceeding the target set out by the regional plan.

The Bakerloo Line extension has not yet been confirmed therefore the Council has agreed with the Mayor around 9,500 homes could come forward prior to the confirmation of the BLE (Phase 1) across the whole opportunity area. The remaining 10,500 homes would be delivered in Phase 2 (upon letting of the construction contract for the BLE). The phasing plan shows which parts of NSP65 (OKR13) would fall within Phase 1 and Phase 2 (these are subject to review as we monitor actual delivery rates).

The first draft OKR AAP (2016) indicated this site could have a capacity for 3045 new homes. The site boundary was smaller at OKR13 and larger at the adjacent site OKR18 in 2016. In preparing the next draft of the AAP (2017) further urban design work was undertaken which resulted in a more detailed masterplan and capacity modelling for specific site allocations in the AAP. A feasibility study by Stitch Architects in 2018 indicated a capacity of 3754 new homes for the site.

Since the AAP was published, numerous planning applications have been submitted and approved on the Phase 1 part of this site. At 2 Varcoe Road a scheme for 74 homes is under construction and current approvals are 1,863 homes. Live applications indicate a further 146 homes, bringing a total of 2083 currently in planning homes to be delivered in Phase 1 of the site. These reflect the potential capacity consistent with the high option scenario and the tall buildings and density strategy developed in the OKR AAP. Further masterplanning work to support the AAP indicates the site could accommodate up to 5,300 homes. Non-residential floorspace figures may also be revised however these are likely to be the same or higher than the existing masterplan figures which are summarised in Appendix 1 of the NSP Industrial Background Paper. This is consistent with the high option. Revised masterplanning has looked carefully at how this site could be delivered in respect of different land ownerships. It is proposed to move the linear park alignment from the centre of the site to partially close Verney Road ensuring vehicle access to be phased for existing residents and businesses whilst the park is constructed. A new park space has been created to the rear of the Canal Grove cottages which would link with the linear park and the retained mature trees at the rear of the gardens. Regarding the gasworks, the land is part owned by Southwark, National Grid and a developer, Avanton who have acquired the SGN interest, which includes the listed gasholder. All three landowners will contribute land to form a park of 1.37ha. Pre-application discussions have been held with Avanton, who envisage refurbishing the gasholder, potentially incorporating a lido and gifting it to the council alongside a landscaped open space. There is a stand alone industrial building shown on the masterplan in the place of gasholder 10 which was dismantled in 2019. The site is currently let to National Grid, although freeholder SGN anticipate it will become available for development post 2026. To the east of the proposed park, the land is owned by the council and the Rich Group. The mixed use development envisaged on this site reflects a pre-application proposed made by the Rich Group.

A Standalone Industrial building has been granted consent to replace the extant mixed-use development on the site. Capacity has been found elsewhere on the site, so there will be no change to residential capacity.

The site allocation is now an adopted as part of the Southwark Plan 2022.

The following constraints have been considered when masterplanning for the site. The impacts have been fully analysed in the Old Kent Road AAP evidence base:

- The site includes the Grade II listed mural depicting the history of Old Kent Road and is in proximity of Grade II listed buildings on Glengall Road.
- The site contains buildings and features of townscape merit and two chimneys of historic interest.
- The site is within the setting of the Glengall Road Conservation Area.
- The western part of the site lies within the Borough View of St Paul's Cathedral from One Tree Hill.
- The site benefits from Tier 1 APA (Archaeological Priority Area) designation. Located in APA1 – North Southwark and Roman Roads.
- The site is in proximity to Burgess Park and Surrey Canal (designated Metropolitan Open Land)

Options considered summary	Low option	London Plan Option	Medium option	High option	OKR AAP 2016	OKR AAP 2017	OKR AAP 2020
	Opportunity area wide - 8,468 homes	Opportunity area wide – 12,000 homes	Opportunity area wide - 13,658 homes	Opportunity area wide - 20,000 homes	3,045 homes	3,680 homes	5,300 homes

Site allocation: OKR14 634 – 636 Old Kent Road (NSP73)

Alternatives considered

The capacity for this site was considered in the OKR Place Making Study 2016 (Allies and Morrison). The study considered high, medium and low options for development based on a Bakerloo Line (2 station, high density scenario) option, a Bakerloo Line (1 or 2 stations, medium scenario) and a no Bakerloo Line extension option (low scenario). This was based on indicative massing. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The medium scenario indicated a potential total capacity of 13,658 units and the low option indicated 8,468 units. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The London Plan designates OKR OA for 12,000 homes and 5,000 jobs and as a result of the detailed masterplan and preparation of the AAP we have increased this to 20,000 homes and 10,000 jobs over 20 years. The high option was considered the most appropriate option with up to 20,000 homes across the opportunity area, significantly exceeding the target set out by the regional plan.

The Bakerloo Line extension has not yet been confirmed therefore the Council has agreed with the Mayor around 9,500 homes could come forward prior to the confirmation of the BLE (Phase 1) across the whole opportunity area. The remaining 10,500 homes would be delivered in Phase 2 (upon letting of the construction contract for the BLE). The phasing plan shows that NSP70 (OKR14) would be delivered within Phase 1.

The first draft OKR AAP (2016) indicated this site could have a capacity for 22 new homes. A planning application, 17/AP/1646, came forward in 2017 indicating a capacity of 42 homes. This has been approved and is currently under construction, due to be completed by 2026. As the capacity has been tested by a planning application, this capacity represents the optimum use of the site.

The site allocation is now an adopted as part of the Southwark Plan 2022.

The following constraints were considered when determining the application:

- The site benefits from Tier 1 APA (Archaeological Priority Area) designation. Located in APA1 – North Southwark and Roman Roads.

Options considered summary	Low option	London Plan Option	Medium option	High option	OKR AAP 2016	OKR AAP 2017	OKR AAP 2020
	Opportunity area wide - 8,468 homes	Opportunity area wide – 12,000 homes	Opportunity area wide - 13,658 homes	Opportunity area wide - 20,000 homes	22 homes	42 homes	42 homes

Site allocation: OKR15 684-698 Old Kent Road (Kwikfit Garage) (NSP72)

Alternatives considered

The capacity for this site was considered in the OKR Place Making Study 2016 (Allies and Morrison). The study considered high, medium and low options for development based on a Bakerloo Line (2 station, high density scenario) option, a Bakerloo Line (1 or 2 stations, medium scenario) and a no Bakerloo Line extension option (low scenario). This was based on indicative massing. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The medium scenario indicated a potential total capacity of 13,658 units and the low option indicated 8,468 units. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The London Plan designates OKR OA for 12,000 homes and 5,000 jobs and as a result of the detailed masterplan and preparation of the AAP we have increased this to 20,000 homes and 10,000 jobs over 20 years. The high option was considered the most appropriate option with up to 20,000 homes across the opportunity area, significantly exceeding the target set out by the regional plan.

The Bakerloo Line extension has not yet been confirmed therefore the Council has agreed with the Mayor around 9,500 homes could come forward prior to the confirmation of the BLE (Phase 1) across the whole opportunity area. The remaining 10,500 homes would be delivered in Phase 2 (upon letting of the construction contract for the BLE). The phasing plan shows which parts of NSP69 (OKR15) would come forward in Phase 2 (these are subject to review as we monitor actual delivery rates).

The first draft OKR AAP (2016) indicated this site could have a capacity for 70 new homes. The AAP (2017) revised this to 65 homes. There is currently no planning permission or pending applications for this site. Any higher options would need to consider existing character, townscape, heritage assets, protected views and the archaeological priority area. A lower option may not optimise the use of the site.

The site allocation is now an adopted as part of the Southwark Plan 2022.

The following site constraints must be considered by any application for redevelopment of this site:

- The site is adjacent to the Grade II listed Camberwell Public Library and Livesey Museum.
- The site benefits from Tier 1 APA (Archaeological Priority Area) designation. Located in APA1 – North Southwark and Roman Roads.

Options considered summary	Low option	London Plan Option	Medium option	High option	OKR AAP 2016	OKR AAP 2017	OKR AAP 2020
	Opportunity area wide - 8,468 homes	Opportunity area wide – 12,000 homes	Opportunity area wide - 13,658 homes	Opportunity area wide - 20,000 homes	70 homes	65 homes	65 homes

Site allocation: OKR16 Hatcham Road, Penarth Street and Ilderton Road (NSP70)

Alternatives considered

The capacity for this site was considered in the OKR Place Making Study 2016 (Allies and Morrison). The study considered high, medium and low options for development based on a Bakerloo Line (2 station, high density scenario) option, a Bakerloo Line (1 or 2 stations, medium scenario) and a no Bakerloo Line extension option (low scenario). This was based on indicative massing. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The medium scenario indicated a potential total capacity of 13,658 units and the low option indicated 8,468 units. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The London Plan designates OKR OA for 12,000 homes and 5,000 jobs and as a result of the detailed masterplan and preparation of the AAP we have increased this to 20,000 homes and 10,000 jobs over 20 years. The high option was considered the most appropriate option with up to 20,000 homes across the opportunity area, significantly exceeding the target set out by the regional plan.

The Bakerloo Line extension has not yet been confirmed therefore the Council has agreed with the Mayor around 9,500 homes could come forward prior to the confirmation of the BLE (Phase 1) across the whole opportunity area. The remaining 10,500 homes would be delivered in Phase 2 (upon letting of the construction contract for the BLE). The phasing plan shows which parts of NSP67 (OKR16) would fall within Phase 1 and Phase 2 (these are subject to review as we monitor actual delivery rates).

In the first draft OKR AAP (2016) this site was proposed as two allocations and indicated a combined capacity for 2310 new homes. In preparing the next draft of the AAP (2017) further urban design work was undertaken which resulted in a more detailed masterplan and capacity modelling for specific site allocations in the AAP. The site was brought forward as a single allocation indicating a capacity of 1460 new homes.

One application has been approved and built delivering 9 homes. Numerous other planning applications have been submitted and approved on the Phase 1 part of this site. There are three schemes which have been approved and are currently under construction which will deliver a total of 178 homes. Current approvals are 701 homes. There is currently one pending application for a mixed use student housing scheme which, if approved, would deliver the equivalent of 141 homes. Several developers and landowners are in discussions with the Council about redevelopment of various parts of the site. Based on masterplanning work, it is expected that the site has the capacity for 2200 new homes. This reflects the potential capacity consistent with the high option scenario and the tall buildings and density strategy developed in the OKR AAP. LSIS has been introduced to the central section of the site. The masterplan identifies the new park, Pat Hickson Gardens and new open space to the north of Ilderton Road and revises the Hatcham Road park space at the centre of the site. The masterplan reflects servicing requirements for industrial mixed-use development along Ilderton Road.

A number of applications have been built or are currently under construction within the site allocation.

The site allocation is now an adopted as part of the Southwark Plan 2022.

The following constraints have been considered when masterplanning for the site. The impacts have been fully analysed in the Old Kent Road AAP evidence base:

- The site contains some buildings of townscape merit and buildings of architectural and historic interest.
- The site benefits from Tier 1 APA (Archaeological Priority Area) designation. Located in APA1 – North Southwark and Roman Roads
- The site is in proximity to South Bermondsey Railway Embankments (Borough Open Land) at the north end of the site.

Options considered summary	Low option	London Plan Option	Medium option	High option	OKR AAP 2016	OKR AAP 2017	OKR AAP 2020
	Opportunity area wide - 8,468 homes	Opportunity area wide – 12,000 homes	Opportunity area wide - 13,658 homes	Opportunity area wide - 20,000 homes	1,285 and 1,025 homes (2,310)	1,460 homes	2,200 homes

Site allocation: OKR17 760 and 812 Old Kent Road (Former Toys 'R' Us) and 840 Old Kent Road (Aldi) (NSP71)

Alternatives considered

The capacity for this site was considered in the OKR Place Making Study 2016 (Allies and Morrison). The study considered high, medium and low options for development based on a Bakerloo Line (2 station, high density scenario) option, a Bakerloo Line (1 or 2 stations, medium scenario) and a no Bakerloo Line extension option (low scenario). This was based on indicative massing. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The medium scenario indicated a potential total capacity of 13,658 units and the low option indicated 8,468 units. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The London Plan designates OKR OA for 12,000 homes and 5,000 jobs and as a result of the detailed masterplan and preparation of the AAP we have increased this to 20,000 homes and 10,000 jobs over 20 years. The high option was considered the most appropriate option with up to 20,000 homes across the opportunity area, significantly exceeding the target set out by the regional plan.

The Bakerloo Line extension has not yet been confirmed therefore the Council has agreed with the Mayor around 9,500 homes could come forward prior to the confirmation of the BLE (Phase 1) across the whole opportunity area. The remaining 10,500 homes would be delivered in Phase 2 (upon letting of the construction contract for the BLE). The phasing plan shows which parts of NSP68 (OKR17) would fall within Phase 1 and Phase 2 (these are subject to review as we monitor actual delivery rates).

In the first draft OKR AAP (2016) this site was proposed as two allocations and indicated a combined capacity for 740 new homes. In preparing the next draft of the AAP (2017) further urban design work was undertaken which resulted in a more detailed masterplan and capacity modelling for specific site allocations in the AAP. The site was brought forward as a single allocation indicating a capacity of 1700 new homes.

Since the AAP was published, a planning application has been submitted and approved subject to s106 agreement on the Phase 1 part of this site. Current approvals are 168 homes and live applications are a further 138 homes (Phase 2) (322 total). The site allocation capacity has been revised to a lower capacity of 1,000 units based on further masterplanning work. The capacity is consistent with the high option scenario and the tall buildings and density strategy developed in the OKR AAP.

The Aldi site is currently under construction and provides 170 homes, due to be completed by 2025.

The site allocation is now an adopted as part of the Southwark Plan 2022.

The former Toysrus store site will be required for one of the new Bakerloo Line Extension stations. To help deliver the station the council is in the process of acquiring the site. The masterplan has revised the open space on the site from the rear of the buildings to the eventual location on the Aldi car park (0.09ha). The station entrance will be a generous public square and the masterplan shows the redesigned junction of Asylum Road with Old Kent Road. The following constraints have also been considered for the site:

- The site is within proximity of the Grade II listed Licensed Victuallers Benevolent Institution (Caroline Gardens).
- The site is in close proximity of the Caroline Gardens Conservation Area
- The site benefits from Tier 1 APA (Archaeological Priority Area) designation. Located in APA1 – North Southwark and Roman Roads
- The site is in proximity to Brimington Park (Borough Open Land).

Options considered summary	Low option	London Plan Option	Medium option	High option	OKR AAP 2016	OKR AAP 2017	OKR AAP 2020
	Opportunity area wide - 8,468 homes	Opportunity area wide – 12,000 homes	Opportunity area wide - 13,658 homes	Opportunity area wide - 20,000 homes	590 homes and 150 homes (740)	1,700 homes	1,000 homes

Site allocation: OKR18 Devon Street and Sylvan Grove (NSP69)

Alternatives considered

The capacity for this site was considered in the OKR Place Making Study 2016 (Allies and Morrison). The study considered high, medium and low options for development based on a Bakerloo Line (2 station, high density scenario) option, a Bakerloo Line (1 or 2 stations, medium scenario) and a no Bakerloo Line extension option (low scenario). This was based on indicative massing. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The medium scenario indicated a potential total capacity of 13,658 units and the low option indicated 8,468 units. The Old Kent Road AAP Integrated Impact Assessment explains these options in more detail. The London Plan designates OKR OA for 12,000 homes and 5,000 jobs and as a result of the detailed masterplan and preparation of the AAP we have increased this to 20,000 homes and 10,000 jobs over 20 years. The high option was considered the most appropriate option with up to 20,000 homes across the opportunity area, significantly exceeding the target set out by the regional plan.

The Bakerloo Line extension has not yet been confirmed therefore the Council has agreed with the Mayor around 9,500 homes could come forward prior to the confirmation of the BLE (Phase 1) across the whole opportunity area. The remaining 10,500 homes would be delivered in Phase 2 (upon letting of the construction contract for the BLE). The phasing plan shows which parts of NSP66 (OKR18) would fall within Phase 1 and Phase 2 (these are subject to review as we monitor actual delivery rates).

The first draft OKR AAP (2016) indicated this site could have a capacity for 1,390 new homes. In preparing the next draft of the AAP (2017) further urban design work was undertaken which resulted in a more detailed masterplan and capacity modelling for specific site allocations in the AAP and indicated the capacity for this site at 740 homes.

Since the AAP was published, numerous planning applications have been submitted on the Phase 1 part of this site. An affordable housing development has been completed delivering 80 homes. Two applications have recently been approved providing a total of 784 homes. Since 2017 the council has acquired 727-733 Old Kent Road and 2-20 Devon Street (known as the Folgate Estate) and undertaken further masterplanning indicating a capacity for around 260 homes and commercial space. The site is also the subject of a Future High Street Fund application to MHCLG to help assemble a larger site and refurbish the frontage building to provide retail and commercial space. A Standalone industrial building is proposed on the food warehouse store, with retail frontage along Old Kent Road. A number of permissions have been given consent for a mix of student and conventional housing within the site allocation. There are no further live applications pending for residential development in the allocation. Based on the current permissions and masterplanning work, including pocket parks, the site has the capacity for 1500 new homes. This reflects the capacity consistent with the high option scenario and the tall buildings and density strategy developed in the OKR AAP.

The site allocation is now an adopted as part of the Southwark Plan 2022.

The following constraints have been considered when masterplanning for the site. The impacts have been fully analysed in the Old Kent Road AAP evidence base:

- The site contains buildings of townscape merit.
- The site partially lies within the Kentish Drovers and Bird in Bush Conservation Area and is in proximity to the Caroline Gardens Conservation Area.
- The site benefits from Tier 1 APA (Archaeological Priority Area) designation. Located in APA1 – North Southwark and Roman Roads

Options considered summary	Low option	London Plan Option	Medium option	High option	OKR AAP 2016	OKR AAP 2017	OKR AAP 2020
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	Opportunity area wide - 8,468 homes	Opportunity area wide – 12,000 homes	Opportunity area wide - 13,658 homes	Opportunity area wide - 20,000 homes	1,390 homes	740 homes	1,500 homes
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