

**Old Kent Road
BACKGROUND PAPER**

**Open Spaces
January 2021**



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1. Executive summary

- 1.1 The Old Kent Road Area Action Plan (OKRAAP) will reduce the deficiency of open space in Old Kent Road through the requirement of open space on site allocations. Where open space is not required on site allocations a financial contribution is required to fund a new open space or improvements to existing open spaces.
- 1.2 A significant population increase is expected up to 2036 in the Old Kent Road Opportunity Area as there is capacity for the development of 20,000 new homes planned. Therefore it is important to ensure new open space is provided to meet the needs of the growing population.
- 1.3 Providing new parks, building new play areas, greening roads planting more trees and improving existing parks are essential to improve the physical, social and mental wellbeing of our residents. Child play space is vital for children's social development and interaction and to increase their physical activity.
- 1.4 There are **15ha** of open space in the Opportunity Area currently (including the portion of Burgess Park in the Opportunity Area), the OKRAAP increases this figure to at least **25ha**, rising to 30ha overall by 2045 with the long term potential to provide open space at the Bricklayers Arms and the Integrated Waste Management Facility sites.
- 1.5 Through the masterplanning, we have identified where open spaces should be provided on sites that are likely to come forward for development. This comprises **9ha** of open space and of this; **7ha** will be formally designated as open space once they are opened.
- 1.6 An additional hectare has also been provided recently through the expansion of Salisbury Row Park and Caroline Gardens designations and the new designations of Pat Hickson Gardens and Northfield House Wildflower Meadow.

- 1.7 To ensure this open space is delivered and to address the open space deficiency, Policy AAP 11 - Parks and Healthy Streets of the ORKAAP requires developments to provide 5sqm of public open space per dwelling. This must be provided on the locations identified in the masterplan. Where there is no open space identified, a financial contribution will be required which will go towards the provision of parks or improvements to existing parks in the masterplan to ensure residents benefit from the development coming forward. Examples of these parks are provided within Section 3 the report.

- 1.8 There is accessibility to a park (either existing or proposed) within 400m everywhere in the Opportunity Area, this comprises Metropolitan Open Land, Borough Open Land, Other Open Space and proposed open space within the Masterplan. This ensures existing and new residents will have good access to open space. Where there is not the provision of new open space residents will benefit from improvements to existing open spaces.

2. Introduction

2.1 This Background Paper assesses the future open space provision and the expected population increase in the Old Kent Road Opportunity Area (OKROA) as a result of the planned development identified in the masterplans in the Old Kent Road Area Action Plan (OKRAAP) which can deliver up to 20,000 new homes. The Paper provides further explanation for and justification of Policy AAP 11 in OKRAAP including the requirement for public open space and child play space.

Provision of open space within the different versions of the Plan

2.2 Increasing the provision of open space on Old Kent Road has been the council's priority throughout the preparation of the OKRAAP this is illustrated through the iterations of the Plan. Increasing the provision of open space in the Opportunity Area has also been feedback we have received from public consultation and as such we have continued to increase the planned provision where we can and have updated the masterplans to reflect this. Table 1 below shows how the provision of open space has increased throughout the plan making process.

Table 1: Provision of open space throughout the stages of the Old Kent Road Area Action Plan

Plan version	Provision of open space proposed	Increase from previous version
Draft Old Kent Road Area Action Plan (June 2016 Preferred Option)	The quantum of new open space is not specified in this version of the Plan, however, it identifies opportunities for open space in site allocations. A new park at Mandela Way, green route along the alignment of the former Surrey Canal, new park on the site of the	-

	gasworks or in the longer term the integrated waste management facility.	
Old Kent Road Area Action Plan: New and Amended Policies Preferred Option (June 2017)	The quantum of new open space is not specified. The Plan includes the requirement of 5sqm of open space per dwelling for developments of 20 or more dwellings.	-
Old Kent Road Area Action Plan (December 2017)	The plan identifies 5.6ha additional open space within the masterplan. Three new parks: one at Mandela Way, one at the Old Gasworks and a linear park along the route of the Surrey Canal. Create new neighbourhood green links and spaces between these new parks. Includes the requirement of 5sqm of open space per dwelling for developments or a financial contribution where it cannot be provided on site.	5.6ha
Old Kent Road Consultation summary document	8.3ha additional open space within the emerging plan. Further inclusion of open space at Livesey Park; Frensham Street and Pages Walk.	2.7ha increase
Old Kent Road Area Action Plan Proposed Submission version (December 2020) (current stage)	The masterplan includes 9ha of additional new open space, of which 7ha would be designated as formal open spaces once they are opened. This includes four new major parks, Mandela Way Park, Livesey Park (at the old gasworks), Surrey Canal Park and Frensham Street Park. This excludes 1ha of open space which is either a new or extended designation,	1.7ha increase including the new and extended designations to formal open space.

	<p>comprising Pat Hickson Gardens, Northfield House Wildflower Meadow, Salisbury Row Park and Caroline Gardens.</p> <p>This increases the open space provision to 34ha in the Opportunity Area (with a third of Burgess Park included within the existing provision).</p> <p>Includes the requirement for the provision of 5sqm public open space per dwelling. New public open space must be provided in the locations identified on the masterplan. Sites where a new open space is not identified must provide a financial contribution instead.</p>	
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3. Policy Review

National Planning Policy Framework (February 2019)

- 3.1 Chapter 8 - Promoting safe and healthy communities recognises the health and well-being benefits that access to open spaces and the opportunities for sport and physical activities provide to communities. It sets out that planning policies should be based on an assessment of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Plans should seek to accommodate any need.

Publication London Plan (2020)

- 3.2 The draft New London Plan was published on 30 November 2017. Following an Examination in Public, the Mayor then issued the Intend to Publish London Plan, which was published in December 2019.
- 3.3 The Secretary of State responded to the Mayor in March 2020 where he expressed concerns about the Plan and has used his powers to direct changes to the London Plan. The London Plan cannot be adopted until these changes have been made. In response to the Secretary of State, the Mayor issued the Publication London Plan 2020 in December 2020.
- 3.4 Given the advanced stage of the Publication London Plan 2020 the policies contained within it that are not subject to a direction by the Secretary of State are considered in this Paper where relevant.
- 3.5 Policy S4 play and informal recreation sets out that boroughs should prepare a Development Plan that is informed by a needs assessment of children and young person's play and informal recreation facilities. This should include an audit of existing play and informal recreation opportunities and the quantity, quality and accessibility of provision. They should also produce a strategy to address any identified need.

3.6 Policy S5 sports and recreation facilities sets out that boroughs should prepare a Development Plan informed by a needs assessment for sports and recreation facilities. Needs should be assessed at the local and sub-regional level. Needs assessments should include an audit of existing facilities. It also sets out that boroughs should secure a range of sites for a range of sports and recreation facilities in Development Plans as justified by the needs assessment.

3.7 Policy G4 open space requires boroughs as part of the preparation of the Development Plan to undertake a needs assessment of all open space to inform policy.

3.8 Assessments should identify areas of public open space deficiency, using the categorisation set out in Table 8.1 of the Publication London Plan 2020 as a benchmark for the different types required. Assessments should take into account the:

- Quality, quantity and accessibility of open space
- Include appropriate designations and policies for the protection of open space to meet needs and address deficiencies
- Promote the creation of new areas of publicly-accessible open space particularly green space, ensuring that future open space needs are planned for, especially in areas with the potential for substantial change
- Ensure that open space, particularly green space, included as part of development remains publicly accessible.

3.9 Table 2 below provides the categorisation for open spaces and provides an example of the scale of park in Southwark.

Table 2: categorisation of open spaces within the Publication London Plan 2020

Open Space categorisation	Description	Size guideline	Distance from homes	Example in Southwark
Regional Parks	These are large areas, corridors or networks of open space, the majority of which will be publicly- accessible and provide a range of facilities and features offering recreational, ecological, landscape, cultural or green	400ha	3.2-8km	N/A

	infrastructure benefits. They offer a combination of facilities and features that are unique within London, are readily accessible by public transport and are managed to meet best practice quality standards.			
Metropolitan Parks	These are large areas of open space that provide a similar range of benefits to Regional Parks and offer a combination of facilities at a sub-regional level. They are readily accessible by public transport and are managed to meet best practice quality standards.	60ha	3.2km	Southwark Park, Dulwich Park
District Parks	These are large areas of open space that provide a landscape setting with a variety of natural features. They provide a wide range of activities, including outdoor sports facilities and playing fields, children's play for different age groups and informal recreation pursuits.	20ha	1.2km	Burgess Park
Local Parks and Open Spaces	These provide for court games, children's play, sitting out areas and nature conservation areas.	2 ha	400m	Brimmington Park
Small Open Spaces	These include public gardens, sitting out areas, children's play spaces or other areas of a specialist nature, including nature conservation areas.	under 2 ha	Less than 400m	Salisbury Road Park
Pocket Parks	These are small areas of open space that provide natural surfaces and shaded areas for informal play and passive recreation that sometimes have seating and play equipment.	Under 0.4ha	Less than 400m	Varcoe Road Nature Garden
Linear Open Spaces	These are open spaces and towpaths alongside the Thames, canals and other waterways, paths, disused	-	-	Surrey Canal Walk

	<p>railways, nature conservation areas and other routes that provide opportunities for informal recreation. They can often be characterised by elements that are not public open space but that contribute to the enjoyment of the space.</p>			
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The Mayor’s Shaping Neighbourhoods Play and Informal Recreation SPG (2012)

3.10 The Mayor’s Shaping Neighbourhoods Play and Informal Recreation Supplementary Planning Guidance (2012) states:

‘The 10 sq m per child benchmark should be set in the context of the overall open space requirements, and where open space provision is genuinely playable, the open space may count towards the play space provision.

In assessing the quantum of play space required, consideration should be given to the type of housing proposed and the provision of private gardens. The requirement for provision of play space for children under the age of five may be discounted in relation to houses with gardens in assessing play requirements. However, provision will need to be made for play space in addition to private amenities for all children over the age of five to give them the opportunity to socialise with other children. The protection of private back gardens and residential gardens will enable children to make use of these areas (Policy 3.5). The use of roofs, terraces and indoor space can be an alternative to ground floor open space but issues about safety and supervision should be given careful consideration (see Chapter 3)’.

Southwark Open Space Strategy 2013

3.11 The Southwark Open Space Strategy and the Open Space Strategy Evidence Base document 2013 were commissioned by Southwark Council and undertaken by Atkins to provide a detailed and comprehensive audit of all open spaces within the borough, whether publicly or privately owned and whether

public access is unrestricted, limited or restricted. The Strategy was based upon a comprehensive analysis of the quantity, quality and accessibility of open space, as well as a detailed assessment of open space needs in Southwark.

3.12 The evidence base document sets out a detailed schedule of all the sites assessed, including their classification, size, value score and quality score. This Paper should be read alongside the Open Space Strategy and the Open Space Strategy Evidence Base document. This Paper considers the open space provision in terms of the Old Kent Road Opportunity Area and therefore does not go into detail on the borough-wide open space or the quality and value of open space within the Old Kent Road Opportunity Area.

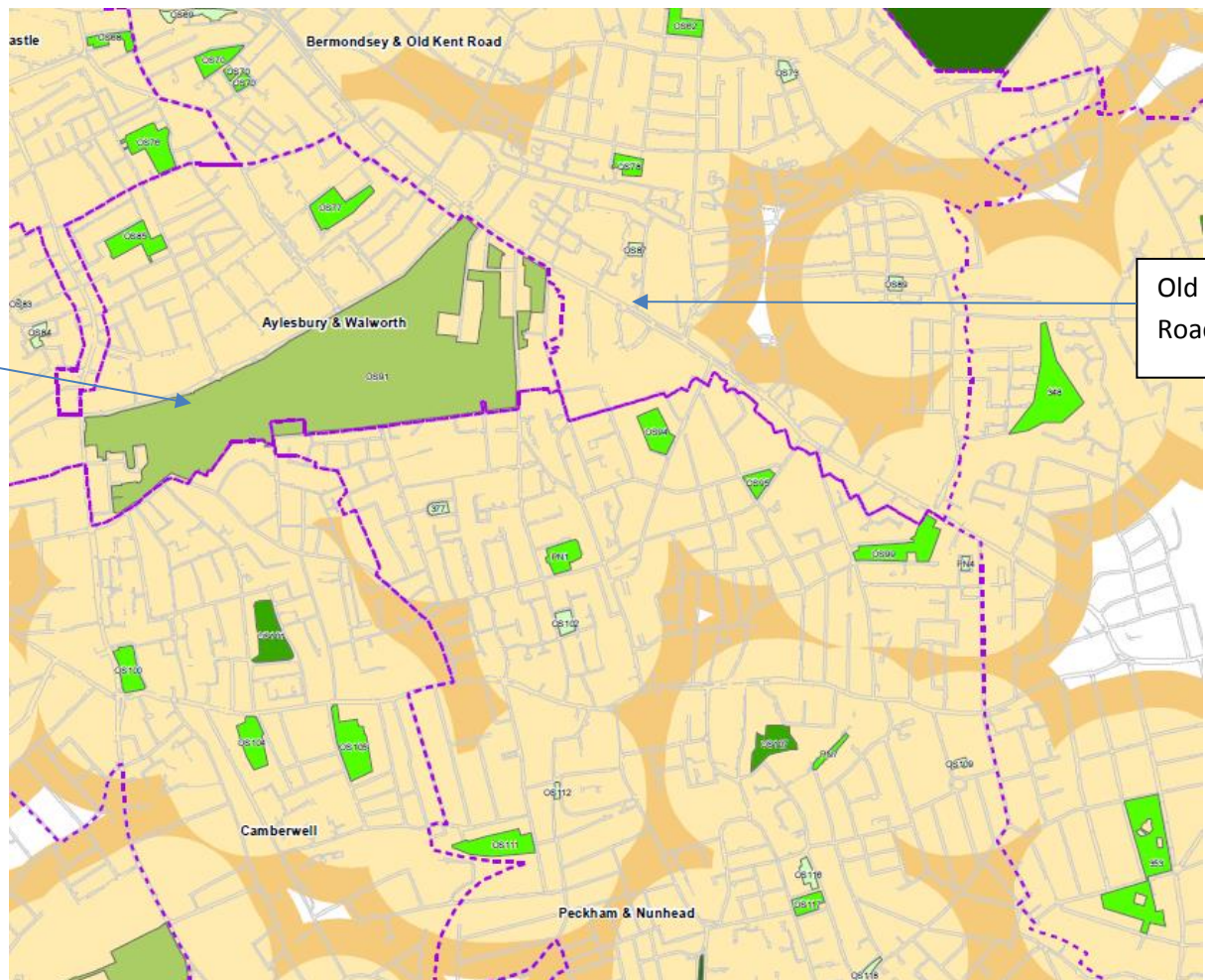
3.13 The Strategy splits Southwark into eight sub area categories. The Strategy and evidence report confirmed at that time there were 215 open spaces within Southwark totalling 605.5hectares and a total of 245.4 hectares of parks provision and 0.85 hectares parks provision per 1,000 of this population as of 2011. If the 2013 quantity of park provision was maintained, this would mean the borough would have 0.72ha of public parks per 1,000 population by 2026 due to the projected increase in population. The provision of each sub area is set out in Table 3 below.

Table 3: sets out the 2013 park provision and the expected provision in 2026 against the population growth per sub area

Sub Area	2013 park provision (HA per 1,000 population)	2026 park provision (HA per 1,000 population)
Bankside, Borough and London Bridge	0.25	0.20
Elephant and Castle	0.7	0.56
Bermondsey and Old Kent Road	0.17	0.13
Canada Water and Rotherhithe	1.53	Not specified
Aylesbury and Walworth	2.33	2.1
Camberwell	0.47	0.42
Peckham and Nunhead	1.1	0.96
Dulwich	0.91	0.76

- 3.14 The Strategy sets a standard for the provision of parks which is 0.72ha per 1,000 of the population. The standard for parks was derived following a resident survey which revealed that Southwark has a relatively high level of satisfaction with the current levels of provision and quality of open space. Following this and a bench marking exercise, comparing provision with other London authorities, the standard of 0.72ha of parks provision per 1,000 population was considered realistic.
- 3.15 When the Strategy was being prepared the Old Kent Road Opportunity Area had not been designated and the preparation of the draft AAP had not commenced and therefore Bermondsey and Old Kent Road formed one of the sub areas which extends beyond the Opportunity Area boundary.
- 3.16 The Strategy identified the Bermondsey and Old Kent Road sub area as having the lowest level of local park provision in the Borough with a total of 0.17ha of park provision per 1,000 population. This local park provision was expected to fall to just 0.13ha per 1,000 population in 2026 as a result of expected population growth. The deficiency results from large areas of extensive commercial activity within the area that does not provide parks or open spaces. However, district park provision was deemed as good as a result of Burgess Park and Southwark Park located nearby.
- 3.17 Within the Strategy all of Burgess Park is included within the Aylesbury and Walworth Sub Area which comprises 25% of the total Sub Area. This results in a very high provision of park space within the sub area of 2.33ha per 1,000 of the population in 2013 and expected to fall to 2.1 in 2026 as a result of the population increase.
- 3.18 As can be seen from Image 1 below, whilst Burgess Park is included within the Aylesbury & Walworth sub area, it is adjacent to Camberwell sub area, Bermondsey & Old Kent Road sub area and Peckham & Nunhead sub area.

Image 1: extract from Open Space Strategy 2013, identifying Burgess Park and the Sub Areas



3.19 As the Bermundsey and Old Kent Road sub area does not reflect the boundary of the OKROA, this Paper identifies the parks and their total area within the OKROA currently and what is proposed for 2036, once additional open spaces have been delivered through developments and new designations. As Burgess Park is on the boundary of the Opportunity Area, a larger portion of the Park is included within the total open space for the Opportunity Area (details provided in Paragraph 3.21 below). The provision of open space against the population in 2018 and the population projection in 2036 has also been calculated.

3.20 Including a larger portion of Burgess Park within the open space serving the opportunity area will reduce the open space provision in the Aylesbury and Walworth sub area identified within the Open Space Strategy. As identified in

Paragraph 3.17 above this sub area significantly exceeds the open space provision standard of 0.72 at 2.1 in 2026 and reappropriating part of Burgess Park to the Old Kent Road area is not considered to have a significant impact on the provision to reduce it below the standard. The redevelopment planned at the Aylesbury Estate also proposes to provide new parks and public squares for residents, these are being planned for in consultation with residents which will improve accessibility and increase provision.

Provision of Parks in Old Kent Road

Current provision of parks

3.21 Currently the OKROA has 13.62ha of park space when the portion of Burgess Park that falls within the Opportunity Area is included. Burgess Park comprises around 47ha, if the Park is split into thirds to cover different parts of the borough and a third of it is captured within the Old Kent Road Opportunity Area the provision of open space within the Opportunity Area increases to 24ha. This is provided through the parks set out in Table 4.

Table 4: current provision of parks in Old Kent Road Opportunity Area

Open space/park	Designation	Area (ha)	Area (sqm)	Park classification
Burgess Park (portion within OA)	Metropolitan Open Land	5.31	53,106	District park
Burgess Park (third of Burgess Park)		15.82	158,246	
Surrey Canal	Metropolitan Open Land	0.12	11,963*	Linear open park
Galleywall Road Nature Garden	Borough Open Land	0.08	792	Pocket park
Brimmington Park	Borough Open Land	1.78	17,838	Local park / small open space
Leyton Square	Borough Open Land	1.03	10,294	Small open space
Bird-in-Bush Park	Borough Open Land	0.48	4,832	Small open space
Caroline Gardens	Borough Open Land	0.47	4,661	Small open space
Paragon	Borough Open	0.59	5,926	Small open

Gardens	Land			space/ pocket park
Bramcote Green	Borough Open Land	0.19	1,934	Pocket park
Bramcote Play Area	Other Open Space	0.18	1,843	Pocket Park
Paterson Park	Other Open Space	0.52	5,177	Small open space
Evelina Lowe Nature Garden	Other Open Space	0.19	1,929	Pocket park
Swanmead	Other Open Space	0.46	4624	Small local park
Salisbury Row Park	Other Open Space	1.14	11,375	Small local park
	Total with portion of Burgess Park within the OA included	13.63	136,292	
	Total with a third of Burgess Park included	24.14	241,433**	

*This only includes the park of Surrey Canal that is within the Opportunity Area.

**This does not include South Bermondsey Railway Embankments as it is natural or semi natural greenspace and does not fall under the classification of a park.

This does not include the Stables as Other Open Space as it is not currently accessible to the public.

This does not include Northfield House Wildflower Meadow as Other Open Space.

3.22 The population of the Old Kent Road Opportunity Area in 2018 was approximately 35,686, as determined through considering the population within each of the wards within or partly within the Opportunity Area. The inclusion of a larger portion of Burgess Park is considered necessary to truly reflect the accessibility and use of Burgess Park by the residents in the Old Kent Road Opportunity Area. When a third of Burgess Park is included within the provision of open space at the Old Kent Road, the total parks provision comprises 24.14ha of park space. This equates to 0.68ha of park space per 1,000

population which falls short of the standard of 0.72ha of park space per 1,000 of the population.

3.23 To meet the standard of 0.72ha of park space per 1,000 of the population 25.69ha of park space would be required; therefore there is currently a shortfall of 1.55ha when considering the population in the Opportunity Area in 2018.

3.24 It is important to note that the catchment of the area in the borough can have an impact on whether the parks target is met or whether there is a deficiency in the area. The Old Kent Road Opportunity Area has a high deficiency because large areas of extensive commercial activity within the area do not provide parks or open spaces.

3.25 It is recognised within the Strategy that the Bermondsey and Old Kent Road area are well served by district parks, Burgess Park and Southwark Park, together these comprise 74ha in total and are in close proximity to the Old Kent Road Opportunity Area.

Future provision of parks in Old Kent Road

3.26 Given the deficiency identified and the future development proposed in the Old Kent Road Opportunity Area we are committed to increasing open space provision. Policy AAP 11 – Parks and Healthy Streets sets a target to increase the open space in the opportunity area from 15 hectares to at least 25 hectares (this figures includes the portion of Burgess Park within the Opportunity Area). The redevelopment of some site allocations within the Opportunity Area are required to provide open spaces which comprise parks, pocket parks and other greening to address the deficiency and give residents, workers and visitors more open space.

3.27 The Strategy states that the council will seek to negotiate provision of new public open space on appropriate development sites. During preparation of the New Southwark Plan and the Old Kent Road Opportunity Area it was

considered that sites of sufficient size should accommodate public open space to serve new users generated by development in areas of deficiency.

3.28 The Old Kent Road Area Action Plan has a target to deliver up to 20,000 new homes which will significantly increase the population in the Opportunity Area. With the planned development in the area the population could double with an increase of 37,908 people by 2036. This new development coming forward provides an important opportunity to increase our open space provision in Old Kent Road.

3.29 To ensure we secure open space in Old Kent Road, there is a requirement in the New Southwark Plan Policy P14 (Residential design) and the OKRAAP Policy AAP 11 (Parks and Healthy Streets) requiring residential developments in the OKROA to provide 5sqm of public open space per dwelling in addition to private amenity space, communal amenity space and child play space. The public open space must be provided in locations identified on the OKRAAP masterplan, wholly or partly on site. Where a new open space is not identified, a financial contribution must be provided instead. This financial contribution will go towards providing new or improving existing public open space or play provision in the masterplan area.

3.30 Through the Old Kent Road Area Action Plan site allocations the open space provision will be increased by approximately 9ha. These will be delivered through planning applications that have been approved and the open space has been secured, and through the master planning of sites that are to come forward. Table 5 below provides the details of the secured or proposed open spaces.

Table 5: secured or proposed open space through the masterplan

Site	Address	Designation - MOL, BOL, OOS, open space	Area (Ha)	Area (sqm)
OKR2	Rich Industrial Estate	Other Greening	0.58	5,820
OKR2	Page's Walk Pocket Park	Pocket Park	0.09	900
OKR3	Mandela Way Park	Park	1.45	14,530
OKR4	Former Tesco Car Park	Park	0.11	1,070
OKR4	Southernwood Retail Park	Public open space and routes	0.40	4,035
OKR10	Surrey Canal Linear Park West	Park	0.96	9,560
OKR10	Ossory Road and Asda Greening	Pocket Parks	0.27	2,705
OKR10	Olmar Street Park	Park	0.14	1,420
OKR11	Marlborough Grove Greening	Road Greening	0.29	2,890
OKR11	Six Bridges Park	Park	0.19	1,910
OKR11	Six Bridges Greening	Other Greening	0.12	1,200
OKR11	Roll's Road Greening	Road Greening	0.04	445
OKR12	Stable's	Park	0.08	795
OKR13	Ruby Triangle Park	Park and public realm	0.53	5,277
OKR13	Livesey Park	Park	1.37	13,725
OKR13	Canal Grove Park	Park	0.39	3,920
OKR13	Surrey Canal Linear Park East	Park	0.44	4,405
OKR13	Sandgate School	Park	0.36	3,620
OKR13	Former KFC Car Park	Pocket Park	0.04	405
OKR13	6-12 Verney Road	Other Greening	0.27	2,700
OKR13	Former PC World Site	Other Greening	0.04	420
OKR18	Devonshire Grove Pocket Park	Pocket Park	0.29	2,873
OKR18	Daisy Business Park	Pocket Park	0.07	700
OKR17	Former Aldi Car	Park	0.09	930

	Park			
OKR17	Former Toys r Us Site	Other Greening	0.06	570
OKR16	Hatcham Road Park	Pocket Park	0.09	885
OKR16	Ilderton Primary School	Park	0.07	740
OKR16	79-161 Ilderton Road	Pocket Park	0.04	365
Total provision			8.88	88,815

3.31 The masterplan will deliver approximately 9ha of new parks, civic spaces, green routes and raingardens alongside roads. We will also create new green links and spaces between these parks, to make it easier, healthier and more pleasant for people to travel through Old Kent Road. This figure excludes the Pat Hickson Gardens, Northfield House Wildflower Meadow, Salisbury Row Park and Caroline Gardens which are new designations or extended designations which increase the provision of open space to 10ha. These spaces are illustrated in Map 1 below.

Map 1: Existing and proposed open space in the Opportunity Area



- 3.32 When the new open spaces are completed and open to the public, these will be designated as new formal open spaces in accordance with the open space designations criteria for Metropolitan Open Land, Borough Open Land or Other Open Space. The provision of new park designations will comprise over 7ha.
- 3.33 With the inclusion of the existing parks within the opportunity area, the provision of open spaces will increase to approximately 34ha, this includes a third of Burgess Park, some of which falls outside of the opportunity area boundary given the accessibility to the park.
- 3.34 As a result of the planned development, including approximately 20,000 new homes, the population is expected to double to 73,594 people by 2036. With the provision of an additional 9ha there would 0.46ha of park space per 1,000 of the population. To meet the standard of 0.72ha of park space per 1,000 of the population 52.99ha of park space would be required; therefore there would be a shortfall of 18.77ha when considering the population growth in the Opportunity Area up to 2036.
- 3.35 With the new provision of open space, it is still below the target of 0.72ha of park space per 1,000 of the population. Therefore where the policy requirement of the provision of 5sqm of open space per dwelling cannot be achieved on site, a financial contribution will be required for the shortfall. This contribution will fund the proposed new parks or improvements to the existing parks.
- 3.36 It is not possible to meet the deficiency of open space on Old Kent Road given the limited land available. A balance has to be achieved to meet the housing and job targets along with open space and other required uses. Therefore we have master planned the area to ensure we can optimise uses on the site and the provision of open and these are indicated on the masterplan to ensure any developments coming forward provide the required open space.
- 3.37 Also recognised within the Strategy, the Old Kent Road and Bermondsey area are well served by district parks, Burgess Park and Southwark Park, together

these comprise 74ha in total and are in close proximity to the Old Kent Road Opportunity Area.

3.38 In the future up to 2045, additional open space may be provided at the Bricklayers Arms and the Integrated Waste Management Facility sites.

3.39 The new open spaces to be delivered as part of the masterplan and designated as formal open space are detailed below including the nature of the spaces and how they will be enjoyed and linked throughout the Opportunity Area.

Surrey Canal Park East and West including parks at Malt Street, Frensham Street and Canal Grove Cottages (1.79 ha)

The historic route will be reimagined as a green corridor crossing the Old Kent Road. It will link new neighbourhoods to Burgess Park in the west and eastward towards Canada Water and Deptford. On either side of the corridor will be outdoor green rooms, each with their own character designed for people to play, exercise, work, relax, enjoy culture, grow food or take part in nature conservation.

Mandela Way Park (1.45 ha) and park at Ruby Triangle (0.53 ha)

These green parks for workers, residents and pupils of new schools will provide quiet and natural spaces and neighbourhood play areas.

Stables site (0.08ha)

Currently designated as Other Open Space, the area is presently in use as a car park and horse paddock and is not in public use. Redevelopment of the site will create a new public open space with the potential for community food growing. Links to cycle Quietway 1 will also be created from the site.

Livesey Park (1.37ha)

The listed gasholder no.13 will be the centrepiece to a new leisure destination. We will explore the potential to use the gasholder as an outdoor lido.

Pocket Parks: car park opposite Tesco petrol station (0.11ha), Devonshire Grove (0.29ha), Ossory Road and Asda (0.27ha), McDonalds (0.14ha) Selco (0.19ha) and Aldi (0.09ha)

Smaller parks with places to sit, rest, play and enjoy the outside.

Marlborough Grove (0.29ha)

Reduced traffic, shared surfaces, planting and opportunities for a running track and pond to encourage biodiversity will turn this street into an attractive and safe environment for residents and the pupils of Phoenix Primary School.

Ruby Street and Murdock Street

These streets will be closed to traffic and form part of a pocket park (0.04ha) with the rear of the KFC site and a pedestrian route to Livesey Park.

Hatcham Road (0.08ha)

A commercially focused park opening up the neighbourhood with planting, seating and a new east-west walking and cycling link.

Rotherhithe New Road, Verney Road and Rolls Road

Raingardens and greening on wider pavements will help improve sustainable urban drainage.

3.40 This new development coming forward provides an important opportunity to improve the provision that is already there. Any financial contributions received in lieu of open space on site will go towards park improvements in the Opportunity Area. Residents have already started to benefit from the improvements to the existing parks including Brimington Park, Leyton Park and Burgess Park.

Brimington Park

3.41 We consulted last year and are undertaking further consultation on proposed improvements to the park's football pitches, play and landscape areas, to make them more appealing to local children and families. Improving the health of the community is one of our key objectives for the regeneration of Old Kent Road and we know that better facilities encourage more people to take part in physical activity.



Image: children playing football on the pitches at Brimington Park

Leyton Square

3.42 Following community consultation, Leyton Square has benefited from a new playground which offers adventure play opportunities to local children of all ages and abilities. It boasts a range of new equipment including cradle swings and a crocodile rocker for under fives, and the star attraction, an elevated timber trail with an interlinked climbing frame for older children.

3.43 A new outdoor gym and resurfaced multiuse games area complete the picture at the council's newly transformed Leyton Square.

Burgess Park

3.44 Burgess Park has benefitted and will continue to benefit from significant investment. A number of consultations have been undertaken to agree a masterplan for the improvements and are being undertaken in phases. The delivery of the first phase of the master plan was completed in 2012, with £8million worth of improvements carried out across the north and east sections of the park (partly funded by the Mayor of London's Help a London Park Fund).

3.45 Phase Two comprising the delivery of the BMX track was completed in 2013. Phase Three is underway which includes improvements to Burgess Park West – these improvements included a bigger nature area, a play area and improving Rust Square with soft landscaping which have been completed. Phase Three also includes Burgess Park Sports Centre Hub – which proposes to demolish and replace them with a new, more efficient sports centre and two full-sized all weather pitches, suitable for a number of different sports. This should be completed by 2022.



Image: Burgess Park

Accessibility

3.46 As detailed in Table 1, the Publication London Plan 2020 sets out the suggested accessibility of parks to homes as a benchmark. Local parks and open spaces are around 400m from homes, small open spaces and pocket parks are less than 400m from homes.

3.47 Map 2 illustrates the accessibility of parks within and surrounding the Old Kent Road Opportunity Area. This shows a 400m buffer around existing and proposed parks within the Opportunity Area and the larger parks falling outside the Opportunity Area. This confirms that there is accessibility to a park (either existing or proposed) within 400m everywhere in the Opportunity Area, this comprises Metropolitan Open Land, Borough Open Land, Other Open Space and proposed open space within the Masterplan.

Map 2: 400m buffer around existing and proposed open space in the Opportunity Area



Private amenity space, communal amenity space and child play space

3.48 Table 6 sets out the minimum requirements for private amenity space, communal amenity space and child play space within developments as set out in Policy AAP 11. These requirements are also within adopted the Residential Design Supplementary Planning Document (2011) and the emerging New Southwark Plan (2020). Where there are shortfalls in private amenity, communal amenity or play space, an in lieu financial payment will also be required to go towards providing new or improved existing public open space or play space in the masterplan area.

Table 6: Minimum for amenity and child’s play space in the Opportunity Area

Housing type	Private amenity space (from adopted the Residential Design Standards SPD)	Communal amenity space (from the adopted Residential Design Standards SPD)	Child’s play facilities 10 units + only (from the adopted Residential Design Standards SPD)
Houses	50sqm 10sqm in length and should extend across the width of the dwelling.	N/A	10sqm per child Broken down by age: 0-5 5-11
Flatted developments	10sqm minimum for 3 or more bedrooms 10sqm for 2 or less bedrooms if possible To count towards private amenity space, balconies	50sqm per block Additional community amenity space is required where minimum private amenity space requirements are	12+ As per the GLA calculator.

	must be a minimum of 3sqm.	not met.	
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3.49 The child play space must be provided in accordance with the projected child yield arising from the development as determined by the GLA child yield calculator. Child play space should be on ground or low level podiums. At podium level the space should be accessible to all tenures of residential within the development. At ground floor level the play space should also be publically accessible. Play provision within communal amenity areas must be provided in addition to the communal amenity space requirement. The children’s play facilities must be provided in addition and separately from the public open space provision except where a public open space is proposed. In this instance, child play space for ages 5+ may be provided on the public open space and may count towards the child play space provision. Where there is a shortfall a financial contribution will be required.

3.50 To ensure there is adequate open space for residents requirements are clearly set out within Policy AAP 11. It is important the maximum amount of private, communal, child space and public open space is provided. Open space is crucial for people’s mental, physical and social wellbeing. Child play space is vital for children’s social development and interaction and to increase their physical activity. Where these requirements cannot be met on site, financial contributions will be secured to ensure the delivery of new parks planned and improvements can be made to existing open spaces.

3.51 Appendix 1 illustrates how the development schemes on Old Kent Road in OKR 16, OKR 17 and OKR18 which include housing are achieving the policy requirement for the provision of communal amenity space, child play space and public open space. The location and size of the space is illustrated. It also includes details on the payment in lieu figure, where it has been agreed, if the public open space requirement cannot be met on site.

3.52 It can be seen that schemes are generally achieving the communal amenity space requirement. Some of the schemes are achieving the child play space, some are falling short. Where there is a shortfall a payment in lieu is required. A number of the schemes are on sites that are not master planned to provide public open space and a payment in lieu has been agreed as the policy requirement cannot be met on site.

3.53 Open space near or within the Old Kent Road Opportunity Area with child play space includes:

- Burgess Park (just outside the Opportunity Area) – has a play park, sports facilities and bmx track
- Southwark Park (to the north of the Opportunity Area) – has a children’s play room and sports facilities
- Brimington Park – has a children’s play ground and multi use sports facilities
- Leyton Square – has a children’s play ground and outdoor gym
- Paterson Park – has a children’s play area and multi use games area
- Salisbury Park Row - has a nature area and children's playground
- Bird in Bush Park – has a fruit orchard and sensory garden, BMX track with organised sessions and a playground for older children.

3.54 As highlighted above, a number of these parks have already benefited from major investment to improve the facilities in the parks. Other improvements to parks will be carried out through consultation with residents.

Appendix 1

Amenity space tracker for Old Kent Road Schemes in OKR 16, 17 and 18

HOUSING AND AMENITY SPACE TRACKER

OLD KENT ROAD DRAFT AAP, SITE ALLOCATION OKR16

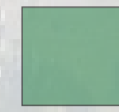
This tracker records the cumulative delivery of housing and communal open space, play space and public open space against the 2017 masterplan targets, and the latest proposed revised plan targets for the OKR16 site allocation.

The 2017 Old Kent Road AAP masterplan for OKR16 is set out in pages 124 to 141 of the draft plan.

The tables set out how much housing has been granted planning permission as a percentage of the overall site allocation which aims to deliver 1,460 homes, and how much communal and public open space has been delivered when compared to that indicated on the masterplan for the area.

Since the 2017 AAP was consulted on the amount of public open space proposed across the entire plan area has increased, the degree to which that happens across sub areas does vary, but as indicated in this analysis there is a proposed increase in public open space within this allocation. The amount of housing over the wider plan area, and within this site allocation is not proposed to be increased.

Bramcote Park



18/AP/2497
79-161 Ilderton Road

16/AP/1092
16/AP/2463

Pat Hickson Garden

17/AP/3757
60-62A Hatcham Road

17/AP/4546
180 Ilderton Road

19/AP/1773
227-255 Ilderton Road

18/AP/1049
78-84 Ormside street

17/AP/4649
2 Hatcham Road

18/AP/2761
301 - 313 Ilderton Road

17/AP/4819
313-349 Ilderton Road

OKR16 Headline figures

	Totals to date	Percentage achieved	Plan target
Homes approved or minded to be approved	1002	71%	1,460
Homes in pre app pipeline	263		
Proposed Communal Open Space	3016.3	79%	7011.29
Public Open Space approved or minded to be approved	1728	43%	2184
Payment in lieu secured or minded to be approved	£837,435	81%	£1,025,000

Comparison Homes

Existing within OKR16	Proposed 2017 Masterplan	Proposed 2020 Masterplan	Homes approved or delivered Q3 2020	% of plan target
10	1,460	1,460	1003	71%

Comparison Public Open Space (sqm)

Existing within OKR16	Proposed 2017 Masterplan	Proposed 2020 Masterplan	Open Space approved or delivered Q3 2020	% of Plan target
0	1,806	2,184	1,728	79%

KEY

- Pre Applications
- Apps with consent
- Live applications
- Proposed public open space
- Existing open space within 500m of Site Allocation

**OPEN SPACE CALCULATIONS
OKR16**

**OPEN SPACE CALCULATIONS
BREAKDOWN OKR16**

Full applications, live, granted or with resolution to grant															
Reference	Address	Housing figures		Communal Amenity Space			Playspace			Public Open Space					
		Homes	Affordable housing	Indicative on site provision draft AAP*	Policy Requirement	Proposed (sqm)	Requirement broken down by age	Total Policy Requirement	Proposed (sqm)	In Lieu	Indicative on site provision draft AAP*	Policy Requirement	Proposal	In lieu payment	
18/AP/2497	78-94 Ormside Street	56	35%	113.59	256.5	256.5	U5s 6-11 12+	91.3 69 42.6	202.9	88	£16,850	0	280	0	£57,000
17/AP/4649	Iberia House, 2 Hatcham Road	33	35.4%	0	191.5	191.5	U5s 6-11 12+	44.7 34.2 25	103.9	105	n.a	0	165	0	£33,825
17/AP/4819	313- 349 Ilderton Road	130	36%	500	562	562	U5s 6-11 12+	429	429	125	£45,904	0	555	150	£102,500
17/AP/4546	180 Ilderton Road	84	100%	386.48	252	252	U5s 6-11 12+	243	243	243	n.a	0	420	0	£86,100
17/AP/3757	60-62A Hatcham Road	86	100%	0	363.3	363.3	U5s 6-11 12+	329	329	126	£30,758	0	430	0	£47,150
19/AP/1173	227-255 Ilderton Road	253	35%	393.06	509	509	U5s 6-11 12+	1110	1110	913	£29,747	0	1270	144	£230,830
18/AP/2497	79-161 Ilderton Road	312	35%	0	547	547	U5s 6-11 12+	1331.7	1331.7	1377	na	0	1560	434	£230,830
18/AP/2761	301-303 Ilderton Road	48	36%	0	133	133	U5s 6-11 12+	163	163	30	£20,143	0	240	0	£49,200
Total		1002	-	-	-	3016.3	-	-	-	2388	£143,402	-	-	728	£837,435

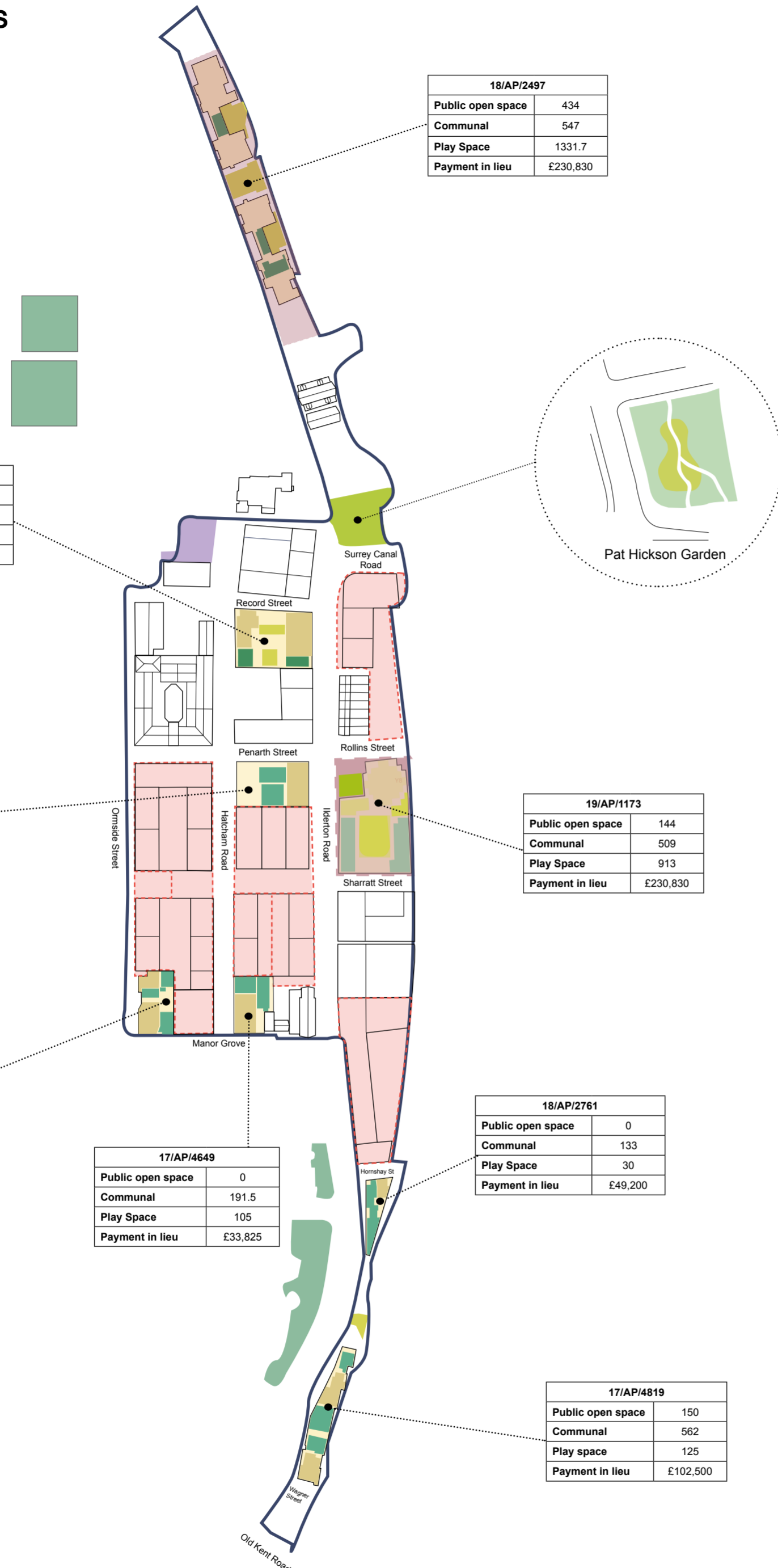
*Open space figures are exclusive of public realm which are not accounted for in the open space methodology.
 *Indicative on site provision draft AAP are approximate apportionment
 *Figures at pre-application are subject to change

Other Open Space improvements:

Open space calculations		
Address	Hectare	Delivery
Pat Hickson Garden	0.1	2020
Ilderton Primary School playground expansion	tbc	tbc
Total	-	-

Note on Open Space:

In order to deliver on the Open Space as proposed in the AAP, AAP policy 10 'Parks, Streets and Open Spaces - The Greeber Belt' requires all development to provide 5sqm of open space per dwelling or a payment in lieu. This is in recognition that not all sites will be capable of or required to deliver open space on site and where this is not feasible a financial requirement will be needed to fund the delivery of other open space within a given catchment area. The payment in lieu is based on the cost of delivering 1 sqm of public open space. In OKR16 5sqm per home would equate to 7,300 sqm of new public open space. Cash in lieu will be secured for circa 5000 sqm of public space which is equivalent to a cost of £1,025,000 needed for funding. £837,435 has been secured so far, equating to 81% of this target.



18/AP/2497	
Public open space	434
Communal	547
Play Space	1331.7
Payment in lieu	£230,830



17/AP/3757	
Public open space	0
Communal	363.3
Play Space	126
Payment in lieu	£47,150

17/AP/4546	
Public open space	0
Communal	252
Play Space	243
Payment in lieu	£86,100

19/AP/1173	
Public open space	144
Communal	509
Play Space	913
Payment in lieu	£230,830

18/AP/1049	
Public open space	0
Communal	256.5
Play Space	88
Payment in lieu	£57,000

17/AP/4649	
Public open space	0
Communal	191.5
Play Space	105
Payment in lieu	£33,825

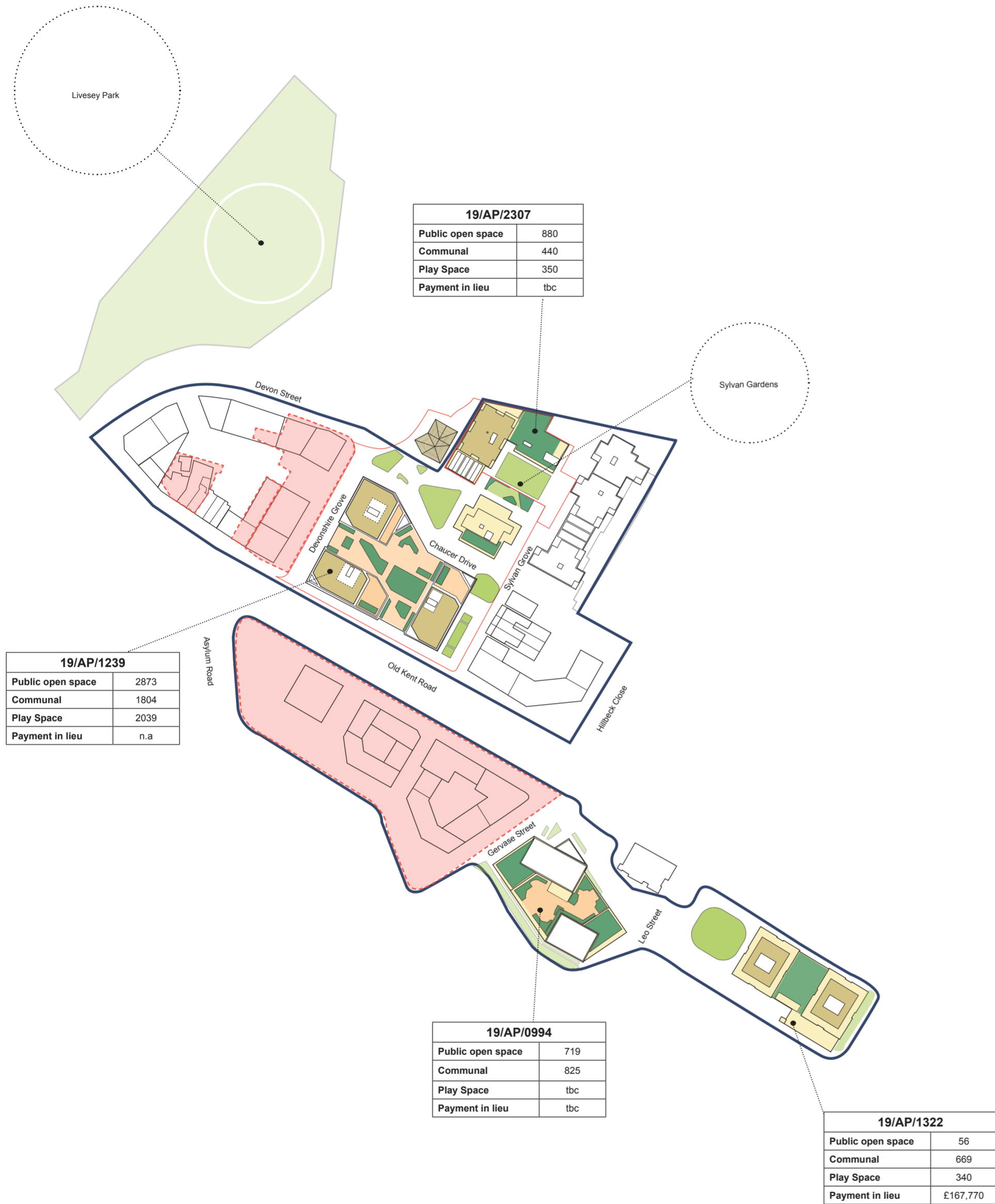
18/AP/2761	
Public open space	0
Communal	133
Play Space	30
Payment in lieu	£49,200

17/AP/4819	
Public open space	150
Communal	562
Play space	125
Payment in lieu	£102,500

Comparison Communal amenity space				
Existing	Proposed 2017 AAP Masterplan	Proposed 2020 AAP Masterplan	Communal amenity space approved or delivered Q3 2020	% of plan target
0	7011.29	7011.29	3016.3	43%

- KEY**
- Site Allocation boundary
 - Block boundary
 - Green/Brown roof under PV panels
 - Existing public open space
 - Proposed communal amenity (inc play)
 - Proposed Public open space
 - Sites with pre app received
 - Live applications
 - School Playground Expansion

OKR 17 & 18 OPEN SPACE BY SCHEME



Existing	Proposed 2017 AAP Masterplan	Proposed 2020 AAP Masterplan	Communal amenity space approved or delivered Q3 2020	% of plan target
0	808.75	xx	xx	xx

Existing	Proposed 2017 AAP Masterplan	Proposed 2020 AAP Masterplan	Communal amenity space approved or delivered Q3 2020	% of plan target
0	1815.12	xx	xx	xx

- KEY**
- Site Allocation boundary
 - Block boundary inc communal podium
 - Green/Brown roof under PV panels
 - Amenity space on podium/upper levels
 - Existing/built open space
 - Proposed Greened communal amenity (inc play)
 - Proposed Public open space
 - Sites with pre app received
 - Live applications
 - School Playground Expansion

OPEN SPACE CALCULATIONS BREAKDOWN

OKR18 - DEVON STREET AND SYLVAN GROVE

Full applications, live, granted or with resolution to grant															
Reference	Address	Housing figures		Communal Amenity Space			Playspace			Public Open Space					
		Homes	Affordable housing	Indicative on site provision draft AAP*	Policy Requirement	Proposed (sqm)	Requirement broken down by age	Total Policy Requirement	Proposed (sqm)	In Lieu	Indicative on site provision draft AAP*	Policy Requirement	Proposal	In lieu payment	
19/AP/1239	Devonshire Square	568	41.6%	1092	1586	1804	U5s 6-11 12+	1905	1905	2039	n.a	2092	2837	2873	n.a
19/AP/2307	Daisy Business Park	219	35%	0	785.7	423	U5s 6-11 12+	300 243 197	740	300 50 0	tbc	0	1095	880	tbc
Total		787	-	tbc	tbc	tbc	-	-	tbc	tbc	tbc	tbc	tbc	tbc	tbc

OKR17 - SOUTH OF OLD KENT ROAD (760, 812 & 840 OLD KENT ROAD, TOYS'R'US AND ALDI STORES)

Full applications, live, granted or with resolution to grant															
Reference	Address	Housing figures		Communal Amenity Space			Playspace			Public Open Space					
		Homes	Affordable housing	Indicative on site provision draft AAP*	Policy Requirement	Proposed (sqm)	Requirement broken down by age	Total Policy Requirement	Proposed (sqm)	In Lieu	Indicative on site provision draft AAP*	Policy Requirement	Proposal	In lieu payment	
19/AP/1322	840 Old Kent Road	168	36%	283.89	669	50	U5s 6-11 12+	629	629	340	£59,245	339.28	840	56	£167,770
19/AP/0994	812 Old Kent Road	170	35%	178	tbc	825	U5s 6-11 12+	tbc	tbc	tbc	tbc	913	850	719	tbc
Total		338	-	tbc	tbc	tbc	-	tbc	tbc	tbc	tbc	tbc	tbc	547	tbc

*Open space figures are exclusive of public realm which are not accounted for in the open space methodology.
 *Indicative on site provision draft AAP figures are approximate apportionment
 *Figures at pre-application and live applications are subject to change

Other open space delivery		
Address	Hectares	Delivery
Livesey Park	xx	Delivery as part of wider gasholder site application which forms part of the neighbouring allocation/application
Total	-	-

Note on Open Space:

In order to deliver on the Open Space as proposed in the AAP, AAP policy 10 'Parks, Streets and Open Spaces - The Greener Belt' requires all development to provide 5sqm of open space per dwelling or a payment in lieu. This is in recognition that not all sites will be capable of or required to deliver public open space on site and where this is not feasible a financial requirement will be needed to fund the delivery of other open space within a given catchment area. The payment in lieu is based on the cost of delivering 1 sqm of public open space. Across the two site allocations this would equate to xxx sqm of public open space. Cash in lieu will be secured for circa xxx sqm of public opens space which is equivalent to a cost of xxx needed for funding. In OKR17 5sqm per home would equate to xxx sqm of new public open space. Cash in lieu will be secured for circa xxx sqm of public space which is equivalent to a cost of £xx needed for funding. £xx has been secured so far, equating to xx% of this target.