What does the plan do?

Over the next 20 years the area will be transformed, becoming increasingly part of central London. These changes will be driven by the expansion of central London south of the Thames and the construction of the Bakerloo line extension. The main proposals for change are set out below:

- Revitalise the Old Kent Road as a high street with shops, restaurants, cafes, leisure and other facilities with flats above.
- 20,000 new homes, including council homes and private rented homes in mixed use neighbourhoods. Development to help pay for infrastructure through the community infrastructure levy.
- Generate 5,000 additional jobs. Many of these will be in new business space which will include offices and managed workspaces, as well as light industry, artists’ studios and low cost space.
- Potential to build on growing reputation for arts and creative businesses.
- Social infrastructure including up to 28 primary school classes and 18 secondary school classes by 2025 and additional school places later in the plan period. A new health centre serving the south of the area will be needed and a new community sports centre on Surrey Canal Road is planned.
- Two new tube stations on the Bakerloo line extension and a new overground station at New Bermondsey. It is anticipated that the Bakerloo line extension will open around 2030.
- The Old Kent Road itself will be transformed into a modern boulevard. Improved public spaces for pedestrians, protection for cyclists and improved bus infrastructure along its entire length will help accommodate growth prior to the opening of the Bakerloo line extension.

- New links stitching together neighbourhoods on both sides of the Old Kent Road.
- New neighbourhoods will have high quality streets and public spaces and well designed buildings with a range of building heights. This will include tall buildings (above 10 storeys) in more important locations and where they can help create more public space at ground level.
- Heritage buildings and parks will be sensitively incorporated into new development enabling the story of the Old Kent Road to be better appreciated.
- New parks at Mandela Way and the gasworks and green route on the alignment of the former Surrey Canal.
- Improvements to network of open spaces and green links.
- Environmental sustainability including district heating networks to reduce carbon emissions, measures to tackle poor air quality and sustainable urban drainage systems to reduce flood risk.