

**Chief Officer Confirmation of Report Submission
Cabinet Member Confirmation of Briefing**

Report for: Full Council

Mayor and Cabinet

Mayor and Cabinet (Contracts)

Executive Director

Information **Part 1** **Part 2** **Key Decision**

<input type="checkbox"/>
X
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X

Date of Meeting	7 March 2012
Title of Report	Surrey Canal Triangle Regeneration – “In Principle” resolution to make a Compulsory Purchase Order and Appropriation of Land

Originator of Report	Director of Regeneration and Asset Management
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At the time of submission for the Agenda, I confirm that the report has:

Category	Yes	No
Financial Comments from Exec Director for Resources	X	
Legal Comments from the Head of Law	X	
Crime & Disorder Implications	X	
Environmental Implications	X	
Equality Implications/Impact Assessment (as appropriate)	X	
Confirmed Adherence to Budget & Policy Framework		X
Risk Assessment Comments (as appropriate)	X	
Reason for Urgency (as appropriate)	N/A	

Signed:  Executive Member

Date 28/02/2012

Signed:  Director/Head of Service

Date 28/02/2012

Control Record by Committee Support

Action	Date
Listed on Schedule of Business/Forward Plan (if appropriate)	
Draft Report Cleared at Agenda Planning Meeting (not delegated decisions)	
Submitted Report from CO Received by Committee Support	
Scheduled Date for Call-in (if appropriate)	

MAYOR & CABINET		
Report Title	Surrey Canal Triangle Regeneration – “In Principle” resolution to make a Compulsory Purchase Order and Appropriation of Land	
Key Decision	Yes	Item No.
Ward	New Cross	
Contributors	DIRECTOR FOR REGENERATION AND ASSET MANAGEMENT/ HEAD OF PLANNING/HEAD OF LAW/HEAD OF ASSET STRATEGY & DEVELOPMENT (INTERIM)	
Class	Part 1	Date: 7 March 2012

1.0 Purpose of report

- 1.1 To update the Mayor on progress of the Surrey Canal Triangle (SCT) Regeneration by the Developer, Renewal Bermondsey Two Limited and their subsidiary company Cragside Limited and the current land assembly position. For the purposes of this report, the Developer is referred to throughout as “Renewal”.
- 1.2 To seek the Mayor's “in principle” approval for the Council to use its Compulsory Purchase Powers and Land Appropriation powers under the Town and Country Planning Act 1990 (if required) to facilitate the land assembly of the SCT Development Site (“the Site”) which will enable the implementation of the recently approved planning application and a comprehensive regeneration of the area (“the Scheme”).

2.0 Policy context

- 2.1 'People, prosperity, place', Lewisham's regeneration strategy 2008-2020, sets out the Council's aspiration for a vibrant, dynamic Lewisham focussed around the themes of people - investing in the individuals and communities which are Lewisham's greatest asset - prosperity - fostering the skills and economic opportunities for Lewisham to flourish and thrive - and place - developing high quality public spaces, sustainable buildings and protecting the areas which are sensitive to change. The strategy identifies the area as a strategic site with the Borough. The strategy is also placed within the framework of the key national and regional policies which affect the Council's work around regeneration of the borough, including the London Plan.

- 2.2 'Shaping our future', Lewisham's Sustainable Community Strategy 2008 - 2020, includes the 'Dynamic and Prosperous' theme, where people are part of vibrant communities and town centres, well connected to London and beyond. It details the Local Strategic Partnership's commitment to 'improving the quality and vitality of Lewisham's town centres and localities', and aspirations to 'support the growth and development of our town centres by working with commercial partners and developers', and 'maximise the use of our town centres as places to engage the local community'.
- 2.3 The Council's corporate strategy 2008 - 2011 identifies 'strengthening the local economy' as a corporate priority, emphasising the importance of 'gaining resources to regenerate key localities, strengthen employment skills and promote public transport.
- 2.4 The Council's Asset Management Plan sets out the approach to using property effectively in order to achieve the Council's objective of making Lewisham the best place in London to live work and learn. It acknowledges that the Council's assets have a key role to play in supporting the borough's regeneration aims.
- 2.5 The Council's Local Development Framework (LDF) sets the vision, objectives, strategy and policies that will guide development and regeneration in the borough up to 2025 and together with the Mayor of London's 'London Plan' will form the statutory development plan for the borough.
- 2.6 Lewisham's Housing Strategy 2009 -14, 'Homes for the future: raising aspirations, creating choice and meeting need' includes as key priorities increasing housing supply, despite the current recession, to ensure all opportunities are explored; and meeting housing need and aspirations by widening housing choice across all tenures. Major regeneration schemes remain one of the Council's key vehicles to bring about significant improvements to its housing stock as well as PFI, ALMO and stock transfer methods, especially for housing estates where the cost of tackling the range of physical and social problems means that in most cases they fall outside of the scope of the housing allocations in the Council's Capital Programme. The strategy recognises that in 'the difficult market conditions posed by the housing market downturn, innovative thinking will be required to deliver the necessary numbers, mix and quality of new homes in a way that fits with wider plans for the borough'.
- 2.7 The Council's Annual Lettings Plan was last presented to Mayor & Cabinet in March 2011. It set out the content of the Lettings Plan for 2011/12, which is designed to achieve the Council's strategic priorities for housing need and homelessness.

3.0 Recommendations

The Mayor is recommended to:

- 3.1 agree “in principle” for the Council to use its Compulsory Purchase powers and to acquire or appropriate the Site shown edged red on the plan in Appendix 1 to this Report, for planning purposes pursuant to Sections 226 and/or 237 of the Town and Country Planning Act 1990 (as amended);
- 3.2 grant delegated authority to the Director of Regeneration and Asset Management, in consultation with the Head of Law and Head of Asset Strategy & Development (interim), to negotiate the terms of and enter into an indemnity agreement with Renewal;
- 3.3 grant delegated authority to the Director of Regeneration and Asset Management, in consultation with the Head of Asset Strategy & Development (interim) and the Head of Law, to carry out and complete the land referencing exercise with Renewal to identify all owners, tenants, occupiers and others with a legal interest affected by the Scheme and which may be included in any future Compulsory Purchase Order or become eligible for compensation under Section 237;
- 3.4 appoint the Director of Regeneration and Asset Management as the authorised officer pursuant to S.15 of the Local Government (Miscellaneous Provisions) Act 1976 for the purposes of the Scheme;
- 3.5 authorise the Director of Regeneration and Asset Management, in consultation with the Head of Asset Strategy & Development (interim) and the Head of Law, to issue requisitions for information pursuant to Section 16 of the Local Government Act (Miscellaneous Provisions) Act 1976 to all potential owners of legal interests affected by the Scheme;
- 3.6 agree that an Equalities Analysis Assessment is undertaken of the potential impact of the proposed Compulsory Purchase Order;
- 3.7 note that in the event that Renewal are unable to complete the assembly of the Site by agreement/private treaty by 31st September 2012, a further report will be presented to Mayor & Cabinet seeking authority to make a full and unconditional CPO for the Site and to acquire or appropriate the Site for planning purposes so as to trigger the provisions of Section 237;
- 3.8 to note that any resolution to make a full unconditional CPO and/or for the Council to appropriate land for planning purposes for the purposes of Section 237 for the Site will be subject, in particular, to the following pre-conditions being met:
 - I. the Mayor being satisfied that Renewal have used their reasonable endeavours to complete the assembly of the SCT Development Site by agreement/private treaty and that the redevelopment proposals cannot otherwise be delivered;

- II. the requirements of Section 122 of the Local Government Act 1972 and Sections 226, and 237 of the Town and Country Planning Act 1990 being met;
- III. the Mayor being satisfied that there is a compelling case in the public interest to make a Compulsory Purchase Order;
- IV. the Mayor being satisfied that there is a delivery mechanism with Renewal and/or others in place, which ensures that there is a comprehensive redevelopment of the whole Site and that the new development will be built and completed within a reasonable time period;
- V. the Mayor being satisfied that Renewal has a viable business plan and funding strategy to deliver a comprehensive regeneration scheme, together with a full and sufficient indemnity agreement(s) and appropriate financial bond covering the costs of making and confirming any such CPO/appropriation for the purposes of Section 237; and
- VI. consideration of any issues raised by the Equalities Analysis Assessment on the potential impact of the Compulsory Purchase Order.

4.0 Background

- 4.1 In early February 2011 the Council received an application for outline planning permission made by Signet Planning on behalf of the Developer: Renewal Bermondsey Two Limited for the comprehensive phased mixed-use development of the Site.
- 4.2 The Council's Strategic Planning Committee on 13th October 2011 resolved to approve the planning application, the full details of which are contained in the report to that Committee and available on the Council's website.
- 4.3 In summary, the Scheme consists of the comprehensive, phased, mixed-use development of the site based upon a set of planning parameters that would enable detailed proposals to come forward for the following:
 1. Demolition of all buildings other than MFC Stadium, Rollins House and Guild House;
 2. The provision of up to 240,000sqm of development on 17 different plots;
 3. A range of non-residential uses including retail, cafes/restaurants and drinking establishments, hot food takeaways, Business (B1), hotel, community and Leisure and Assembly, with non-residential floor space totalling at least 37,000sqm or 20% of the total floor space provided, whichever is the lower;
 4. Up to 2,400 residential dwellings of a range of sizes, including between 0 and 20% by habitable room of 'affordable housing;

5. Minimum and maximum building heights ranging from 5m above ground to 85.7m above ground (between one and 27 storeys);
6. Between approximately 1.51ha and 1.77ha of publicly accessible open space, other public realm areas and residential amenity/play space;
7. Between approximately 3,240m and 4,640sm of Living Roofs;
8. A network of altered and new streets, pedestrian and cycle paths and up to 1,084 car parking spaces and at least 1 cycle parking space per new home, plus at least 282 spaces for staff and visitors;
9. Provision for two bus services to access some of the proposed streets and the provision of bus stops and facilities for bus drivers in order to provide a public transport interchange with a new Surrey Canal Road Station on the East London Line Extension;
10. District Heating Network either connected to the nearby SELCHP plant or powered by an on-site Combined Heat and Power plant and 3,000sqm of photovoltaic panels at roof level; and
11. A vacuum waste storage and handling system.

5.0 Existing ownerships and land assembly issues

- 5.1 The majority of the land required for the Scheme is in the ownership of the Council and Renewal.

A Plan showing ownerships of the Council, Renewal, Millwall Football Club, Millwall Community Trust and other key landowners is shown in the Appendix 2 attached to this report.

The Council owns the freehold of the Stadium, the adjoining sports and community centre. Millwall FC ("MFC") has a long lease (with 132 years to run) on the Stadium and adjoining land and the Millwall Community Trust ("MCT") has a lease (with 18 years to run) on the sports and community centre. Neither MFC nor MCT can develop the land leased to them by the Council without the Council's consent as Landowner. Negotiations are currently ongoing with MFC and MCT, and at this moment in time it is not envisaged that any land occupied by either of these parties will be included in a CPO, if an agreement can be reached. If agreement is reached involving the Council's land, subject to contract and approvals, a further report will be presented to Mayor & Cabinet.

The majority of the remainder of the site is owned by Renewal who commenced acquisitions in 2004, and which have continued over the past 8 years, with offers to acquire by agreement the remainder of the land. However, there are still a small number of land parcels and rights that are owned by private owners, Transport for London and Network Rail which still need to be acquired in order for the scheme to be implemented.

5.2 Proposed CPO and Land Appropriation (S.237)

At this stage Renewal are seeking an “in principle” resolution indicating that the Council will support the scheme by compulsory purchase and appropriating land in its ownership for planning purposes for the purposes under Section 237. At this stage of the process, if agreement can be reached with land owners and those with rights then these powers will not need to be used. Any use of these powers will be subject to a further report to Mayor & Cabinet for a formal resolution. The preparation and implement of the CPO and land appropriation will be subject to the Council being indemnified against all the costs, including preparing for a CPO, claims of blight and statutory compensation as well as inquiry costs if the CPO is contested.

- 5.3 Compulsory purchase is a course of last resort, and Renewal have been and will be continuing to use reasonable endeavours to agree terms with interested parties by voluntary means. It is in the interest of all parties to do so and is also in accordance with Government advice in ODPM Circular 06/2004. This also recommends the use of alternative dispute resolution techniques including mediation and arbitration wherever appropriate. The Urban Task Force reported in 1999 on the decline of cities and in recommending a series of measures in their report “Towards an Urban Renaissance” specifically included that local authorities should use statutory powers to assist the private sector to bring forward proposals which are desirable in their areas. The SCT scheme is an important site specific proposal and regeneration opportunity for the Borough.

5.4 Oversailing rights

This is the right for construction cranes to use air space above properties, some of which will be outside the boundary of the development site. So far as oversailing rights over public highways are concerned there are statutory powers in the Highways Act 1980. The proposed scheme of development by Renewal is a very substantial construction project and if special oversailing rights need to be considered, Renewal will report on this in good time for them to be included in the proposed CPO.

6.0 Rights of Light and other rights – Land Appropriation S.237 Powers

- 6.1 The height of the proposed scheme and housing development may impinge on the daylight of some properties. Renewal and the Council’s advisors are still assessing the extent of this impact. Under the Prescription Act 1832 rights of light may arise after 20 years uninterrupted use of daylight through windows and this can be a problem in the construction of high buildings. It is a specialist issue for surveyors and lawyers to assess.
- 6.2 Rights of light issues will not arise where there is consent or agreement in writing by virtue of which the light was enjoyed but the landowner is compensated for its loss. Renewal will be using reasonable

endeavours to agree terms with interested parties by voluntary means. In the absence of agreement the issue can be resolved by relying on Section 237 where the land in question has been acquired or appropriated by the Council for planning purposes and where the works have the benefit of planning permission. Renewal is seeking the Council's "in principle" decision to use these powers if they are unable to reach agreement.

Renewal have agreed "in principle" to indemnify the Council in respect of any rights of lights claims or costs of other rights which need to be extinguished or acquired, and this will be included in the proposed indemnity agreement.

7.0 Highways

- 7.1 Surrey Canal Road and Bolina Road are public highways, managed by the Council. There are no road closures proposed by the scheme only the minor realignment of Bolina Road.

8.0 Financial implications

- 8.1 At this stage, the Council is being asked to only make an "in principle" decision to use its' powers. A full detailed assessment of the financial implications and costs of making CPO will be prepared and presented to Members in a further Report should a CPO actually be required.
- 8.2 The extent of the financial risks to the Council in making an 'in principle' decision to use CPO powers is considered by Officers to be "low". A draft indemnity agreement is currently being negotiated with Renewal that should provide the Council with the protection it requires to avoid financial risk.
- 8.3 In terms of Blight Notices and Purchase Notices, there is a risk, as with any major scheme in the Borough, that an owner may serve these notices. However there are strict legal criteria on which these notices can be served and assessed as valid. The Council's position is that it is unlikely to accept a notice following the "in principle" decision and will ask Renewal to negotiate with the owner by agreement.
- 8.4 Looking beyond an 'in principle' agreement, a prerequisite to any resolution of Council to acquire land by CPO will be a robust and viable business plan and funding strategy for delivery of a comprehensive redevelopment of the whole site. This will be considered further together with details of the financial risks and exposure to the Council, and will be presented to Mayor & Cabinet should a full CPO resolution be required.

9.0 Risk Assessment

- 9.1 A risk register is being prepared for this project and a Project Implementation Document (PID) has been prepared and will be monitored by the Council's SCT Proposed CPO Board. The indemnity agreement being prepared will provide the Council with all the protection it needs to avoid almost all financial risks. At this stage of the process, the "in principle" decision involves minimal risk to the Council, and the Council can decide whether or not it proceeds with the project or withdraws before a resolution is made.

10.0 Comments from the Head of Planning

- 10.1 The Core Strategy Development Plan Document (DPD) sets out the vision, objectives, strategy and policies to manage development in the borough over the next 15 years (2011 to 2026). The Core Strategy is the Council's key planning policy document and together with the London Plan forms the development plan for the borough. The Core Strategy allocates five sites in the north of the borough as 'strategic sites' one of which is Surrey Canal Triangle (Core Strategy Strategic Site Allocation 3, SSA3).
- 10.2 The strategic sites are considered central to the achievement of the Core Strategy as redevelopment can collectively transform the physical environment and achieve place making objectives by delivering a comprehensive range of regeneration outcomes in the borough's most deprived areas. This includes significant numbers of new homes, a range of economic, employment and training opportunities, accessibility improvements (public transport, pedestrian and cycle), and infrastructure provision and public realm improvements.
- 10.3 Surrey Canal Triangle represents an opportunity to transform the environment and infrastructure and create a new destination around the borough's premier sporting destination (Millwall Stadium) which currently is not enhanced or improved by the surrounding industrial estates.
- 10.4 The Core Strategy policy (SSA3) allocates the site for mixed use development and requires a comprehensive phase approach to redevelopment in line with an approved Masterplan. For the purposes of this site, the detailed planning application and supporting documentation which the Council resolved to approve on 13th October 2011. This represents the site's masterplan. The policy seeks to create a 'destination' that could act to focus and attract other regeneration opportunities. It ensures development facilitates and takes advantage of the proposed new station on the London Overground network and the existing sporting and leisure facilities at Millwall Stadium to create a new high quality destination in an area which is relatively devoid of local facilities. Specifically the policy:
- ensures the continued operations of Millwall Stadium and supports its potential redevelopment
 - seeks a range of uses including employment, retail, housing (up to 2,500 new homes), leisure and community

- makes provision for a range of infrastructure including the Surrey Canal Road London Overground Station and substantial improvements to walking and cycling routes, including on-site amenity space
 - ensures high quality design of all new buildings and spaces.
- 10.5 The Core Strategy is intended to encourage third party landowners and developers to bring forward their land and buildings for re/development where appropriate. The Council has been working with landowners and their agents to assist the process of bringing forward development within the earliest possible period. This particularly applies to the strategic site allocations. However, it is accepted that there may be instances where landowners may be reluctant or unwilling to bring forward their land for development. In such circumstances the Council may choose to use its compulsory purchase powers to achieve the Core Strategy's wider regeneration objectives.

11.0 Legal implications

Compulsory Purchase

- 11.1 The Council needs to give consideration to using its compulsory purchase powers to help implement the regeneration scheme. At this stage, the Mayor is only being asked to agree in principle to the use of these powers. Any future resolution to make a CPO will be subject, in particular, to the pre-conditions referred to at recommendation 3.8 being satisfied and to consideration by the Mayor of all other relevant considerations.
- 11.2 Any CPO would need to be made using planning powers pursuant to Section 226(1) (a) of the Town and Country Planning Act 1990. Section 226(1)(a) enables authorities with planning powers to exercise their compulsory acquisition powers if they think that acquiring the land in question will facilitate the carrying out of redevelopment of the land and it is not certain that they will be able to acquire it by agreement. Section 226(1A) provides that the acquiring authority must not exercise the power unless it thinks that the proposed development, redevelopment or improvement is likely to contribute to achieving the promotion or improvement of the economic, social or environmental well-being of its area. In deciding whether to make a CPO using planning powers, the Council would be required to demonstrate that there is sufficient justification for acquiring the land compulsorily and that there is a compelling case for a CPO.
- 11.3 In particular, the relevant government guidance (Circular 06/2004) states that any programme of land assembly must be set within a clear strategic framework. The guidance goes on to state that such a framework will need to be founded on an appropriate evidence base and to have been subject to consultation processes, including with those whose property is directly affected. The Mayor, when making the CPO, and the Secretary of State, when considering whether to confirm

it, would be required to have regard in particular to whether the purpose for which the land is being acquired fits with the adopted planning framework for the area. These matters would have to be dealt with fully in any future report to Mayor and Cabinet recommending the making of a CPO for this scheme.

Section 237

- 11.4 In accordance with Section 122 of the Local Government Act 1972, an authority may appropriate land in its ownership from one purpose to another, when it is no longer required for the purpose for which it was previously held.
- 11.5 Land is held by the Council subject to any existing interests and rights belonging to third parties, including rights of light, and the land will be sold subject to any such interests and rights on disposal. However, under Section 237 of the Town and Country Planning Act 1990, the development of land which has been acquired or appropriated for planning purposes in accordance with a valid planning permission is authorised even if that development would interfere with any interests or rights affecting the land. The effect of the appropriation is to extinguish any such interests or rights.
- 11.6 Where rights are extinguished, the owners of any such interests are entitled to compensation calculated under the compulsory purchase compensation rules for injurious affection. However, appropriation removes the potential for excessive compensation claims and the ability for owners to obtain injunctions preventing the redevelopment or claim damages.
- 11.7 The Council can only appropriate land in its ownership to planning purposes. Acquisition of land for planning purposes (whether compulsorily or by agreement) has the same effect as appropriation for planning purposes. These matters would have to be dealt with in detail in any future report to Mayor and Cabinet recommending acquisition or appropriation of any part or parts of the Site for planning purposes.

Equality Act 2010 Implications

- 11.4 The Equality Act 2010 (the Act) brings together all previous equality legislation in England, Scotland and Wales. The Act includes a new public sector equality duty (the equality duty or the duty), replacing the separate duties relating to race, disability and gender equality. The duty came into force on 6 April 2011. The new duty covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 11.5 In summary, the Council must, in the exercise of its functions, have due regard to the need to:
- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.

- advance equality of opportunity between people who share a protected characteristic and those who do not.
 - foster good relations between people who share a protected characteristic and those who do not.
- 11.6 As was the case for the original separate duties, the new duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.
- 11.7 The Equality Implications section of this report sets out the position in relation to the Equalities Impact Assessment which is in progress and the results will be reported to the Mayor to be considered at the time the relevant decisions are made.

Human Rights Act 1998 Implications

- 11.8 The Act effectively incorporates the European Convention on Human Rights into UK law and requires all public authorities to have regard to Convention Rights. In making decisions Members therefore need to have regard to the Convention. The rights that are of particular significance to the Mayor’s decision are those contained in Articles 8 (right to home life) and Article 1 of Protocol 1 (peaceful enjoyment of possessions).
- 11.9 Article 8 provides that there should be no interference with the existence of the right except in accordance with the law and, as necessary in a democratic society in the interest of the economic well-being of the country, protection of health and the protection of the rights and freedoms of others. Article 1 of the 1st Protocol provides that no-one shall be deprived of their possessions except in the public interest and subject to the conditions provided for by law although it is qualified to the effect that it should not in any way impair the right of a state to enforce such laws as it deems necessary to control the uses of property in accordance with the general interest.
- 11.10 In determining the level of permissible interference with enjoyment the courts have held that any interference must achieve a fair balance between the general interests of the community and the protection of the rights of individuals. There must be reasonable proportionality between the means employed and the aim pursued. The availability of an effective remedy and compensation to affected persons is relevant in assessing whether a fair balance has been struck.
- 11.11 Therefore, in deciding whether to proceed with the proposals, the Mayor will need to consider the extent to which the decision may impact upon the Human Rights of residents and to balance these against the overall benefits to the community which the Scheme will bring. The Mayor will wish to be satisfied at the time any resolution to make a full unconditional CPO and/or for the Council to appropriate land for planning purposes for the purposes of Section 237 for the Site

is made that interference with the rights under Article 8 and Article 1 of Protocol 1 is justified in all the circumstances and that a fair balance would be struck in the present case between the protection of the rights of individuals and the public interest.

12.0 Equality Implications

12.1 An Equalities Analysis of the potential impact of the CPO is in progress and will outline issues to be addressed as part of the preparation and delivery of the CPO, and will be reported to Mayor and Cabinet for consideration before any formal resolution is requested for a CPO.

13.0 Environmental Implications

13.1 There are no immediate environmental implications associated with the recommendations of this report. The planning report referred to in the background papers has the environmental implications concerning the scheme.

14.0 Crime and disorder implications

14.1 There are no immediate implications associated with the recommendations of this report. The planning report referred to in the background papers has the implications concerning the scheme.

15.0 Conclusion

15.1 Mayor & Cabinet are recommended to approve “in principle” for the Council to use its Compulsory Purchase Powers and Land Appropriation powers under the Town and Country Planning Act 1990 (if required) to facilitate the land assembly of the SCT Development Site which will enable the implementation of the recently approved planning application and a comprehensive regeneration of the area.

Background Papers

Copies of all background papers have been made available in the members' room prior to the meeting at which this report is due for consideration. The papers are listed in the table below.

<u>Short title of document</u>	Date	File Location	Contact Officer
Strategic Planning Committee Report Land to the North and South of Surrey Canal Road	13.10.11	Lewisham Town Hall	Chris Brodie

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APPENDIX 1 – PROPOSED CPO AND LAND REFERENCING REDLINE
BOUNDARY PLAN

APPENDIX 2 – LAND OWNERSHIP PLAN