



## Sustainable Development Select Committee

### Report title: Catford Town Centre Programme Update

**Date:** January 2023

**Key decision:** No

**Class:** Part 1

**Ward(s) affected:** Rushey Green, Catford South

**Contributors:** Director of Inclusive Regeneration, Director of Law, Director of Finance

### Outline and recommendations

#### 1. Outline

- 1.1. This paper sets out updates on key projects which relate to the delivery of the Catford Town Centre Framework. The council has progressed a number of early deliverables including the former Catford Constitutional Club, Thomas Lane Yard, Holbeach Road and Station Links, which form the first phase of the regeneration. The realignment of the south circular is also being progressed in partnership with Transport for London (TfL). Consultation is planned to commence in spring 2023 and delivery is expected to begin in spring 2025.
- 1.2. The wider delivery strategy for the council-owned sites is also being progressed. The output for this will guide how the council brings forward its own (and Catford Regeneration Partnership Limited's) landholdings in the town centre. The final output is expected in spring 2023.
- 1.3. Team Catford continue to deliver regular digital articles, email newsletters and social media updates. They also continue to promote the Catford Food Market, which recently moved to a new location on Adenmore Road.

#### 2. Recommendations

- 2.1. The Sustainable Development Select Committee is recommended to note the project updates contained in this report.

## Timeline of engagement and decision-making

Full background information, detailing the previous key decisions made by the Mayor & Cabinet to take a Masterplan approach in Catford, and to re-align the South Circular road through the town centre can be found in the 9 November 2016 [Mayor & Cabinet report](#) and the 19 July 2017 [Mayor & Cabinet report](#).

On 19 July 2017, [Mayor & Cabinet](#) approved realigning the A205 to the south of Laurence House. The road decision was an essential first step in developing a spatial plan and place-making strategy for Catford's regeneration.

In July 2018, Studio Egret West architects were appointed to develop a draft Catford Masterplan for public consultation. On 14 July 2021, [Mayor & Cabinet](#) adopted the Catford Town Centre Framework.

On 11 December 2019, [Mayor & Cabinet](#) approved the allocation of £10m Housing Infrastructure Fund (HIF) funding to support the delivery of the A205 and entry into a grant funding agreement with the GLA.

On 16 September 2020, [Mayor & Cabinet](#) approved match-funding to the GLA Good Growth Fund, agree and enter the GLA's Good Growth Grant Agreement and to commence procurement of consultancy support. Mayor & Cabinet also approved the transfer of section 106 funding to deliver public realm and accessibility improvements to Catford Stations.

On 6 November 2021, [Mayor & Cabinet](#) approved the delegation for the procurement route for CCC to the ED of Regeneration, Housing and Public Realm including information pertaining to seeking a new operator for the CCC.

On 6 July 2022, [Mayor & Cabinet](#) approved the increase in spend to £365k and delegated authority for the Executive Director for Housing, Regeneration and Public Realm to approve and enter into a funding agreement with TfL for the road.

On 21 September 2022, [Mayor & Cabinet](#) approve report to award the building contract for the CCC to Claremont Refurbishment Ltd, delegating the final contract sum and contract terms to the Executive Director of Regeneration, Housing and Public Realm.

Consultation for the A205 road realignment project is expected to commence in Spring 2023. Implementation of works is expected in spring 2025. Completion is expected by spring 2027.

## 1. Summary

- 1.1. This paper sets out updates on key projects which relate to the delivery of the Catford Town Centre Framework. The council has progressed a number of early deliverables including the former Catford Constitutional Club, Thomas Lane Yard, Holbeach Road and Station Links, which form the first phase of the regeneration. The realignment of the south circular is also being progressed in partnership with Transport for London (TfL). Consultation is planned to commence in spring 2023 and delivery is expected to begin in spring 2025.
- 1.2. The wider delivery strategy for the council-owned sites is also being progressed. The output for this will guide how the council brings forward its own (and Catford Regeneration Partnership Limited's) landholdings in the town centre. The final output is expected in spring 2023.
- 1.3. Team Catford continue to deliver regular digital articles, email newsletters and social media updates. They also continue to promote the Catford Food Market, which recently

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moved to a new location on Adenmore Road.

## 2. Recommendations

- 2.1. The Sustainable Development Select Committee is recommended to note the project updates contained in this report.

## 3. Policy Context

- 3.1. The Catford Town Centre Framework contributes to the implementation of the Council's Corporate Priorities as detailed in the "Corporate Strategy 2022-2026" document which are:
- Cleaner and greener
  - A strong local economy
  - Quality housing
  - Children and young people
  - Safer communities
  - Open Lewisham
  - Health and wellbeing
- 3.2. Lewisham's new Local Plan will build on the existing growth strategy contained within the Core Strategy 2011, which identifies a growth corridor extending from New Cross and Deptford to Catford. Lewisham's new Local Plan proposes a strengthened focus on Lewisham's places, to ensure that development is positively managed with communities over the long-term for the benefit of all.
- 3.3. Lewisham Council declared a climate emergency in 2019, committing to reach an ambition to be carbon neutral by 2030. Change and growth must be positively managed, to build green infrastructure and harness opportunities for walking and cycling alongside more sustainable forms of development in the borough. A number of other strategies and plans also support the need for the Framework from a planning policy perspective.
- 3.4. The Catford Town Centre Framework forms part of the evidence base for the new Lewisham Local Plan's place-making approach. The process of plan making involves significant information gathering and specialist studies at the front end of the process. This information is then used to set policy options and preferred approaches for the plan going forward. Local plans are required to meet prescribed 'tests of soundness' as set out in the NPPF. This includes that they must be 'justified' by evidence. The evidence base will be published alongside the submission Local Plan and be subject to scrutiny through the independent examination process. The Catford Town Centre Framework will form part of this evidence base along with other Area Frameworks.
- 3.5. The London Plan has identified opportunity areas across London in order to help meet the challenges of economic and population growth. These opportunity areas represent London's largest development opportunities. The Plan identifies Catford as a Major town centre within the London retail hierarchy and as an opportunity area where more intensive development is supported.
- 3.6. The focus of the National Planning Policy Framework (NPPF) is on a presumption in favour of sustainable development and positive growth. The NPPF provides a high-level planning policy context for Catford, setting out the evidence base requirements for town centre uses and encouraging local authorities to meet town centre needs in full. This is

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particularly relevant for Catford, given the need to maximise opportunities for the regeneration of the town centre while responding to local needs.

## 4. Background

- 4.1. The Catford Town Centre Framework was adopted in July 2021 and sets out the council's aspiration for growth and regeneration for the town centre. This includes realigning the south circular A205 and delivering thousands of new homes and commercial space across private and council-owned sites. This vision will be realised over the next twenty years or so.
- 4.2. The council has progressed a number of early deliverables while the road realignment and wider delivery strategy are finalised, securing external funding to support their delivery. These include the former Catford Constitutional Club (CCC), Thomas Lane Yard (TLY), Holbeach Road and Station Links which form the first phase of the regeneration. The road is also being progressed in tandem with Transport for London (TfL) and will be an early deliverable.
- 4.3. The wider delivery strategy for the council-owned sites is also being progressed. The output for this will guide how the council brings forward its own (and Catford Regeneration Partnership Limited's) landholdings in the town centre.

## 5. The former Catford Constitutional Club

- 5.1. In March 2020, the council was awarded a Good Growth Funding grant of £1.65m following a successful bid to the Greater London Authority (GLA). The award of GLA grant was contingent on match funding provided by the Council. The funding was intended to enable the refurbishment of the former CCC building as a pub and to develop the TLY car park to provide new homes and commercial space.
- 5.2. The proposals for the former CCC include the restoration of the Victorian section (those used by the former CCC) at ground and first floors, with an enlarged bar area, enhanced WCs and back of house facilities. The upper floor will include a new community kitchen and ancillary spaces. The earlier Georgian section of the building to the rear (previously inaccessible) will be restored and provide a large triple height hall to the rear, linking the pub to the garden to the north. This space will have a new platform lift serving all floor and provides access to the new community kitchen. There will also be access onto a new roof terrace to the west with an external access stair. The building fabric will be restored and enhanced, complete with new services and a basic level of fit-out.
- 5.3. A planning application for the former CCC building was submitted on 30 June 2021 and the scheme was granted permission in November 2021 following an extended planning determination period. Claremont Refurbishment Ltd has now been appointed as the Main Contractor to undertake these works, with a final contract sum of c.£2.1m. Catford Regeneration Partnership Limited is contributing £400,000 to the redevelopment.
- 5.4. The building works are expected to start in early 2023 and last approximately 13 months.

## 6. Thomas Lane Yard

- 6.1. The council are developing proposals to deliver a mixed-use scheme on the site of Thomas Lane car park, which sits north of Catford Broadway. Most of the site constitutes what is now Thomas Lane car park, owned by Lewisham council and the SuperSets site which is owned by the Catford Regeneration Partnership Limited (CRPL).

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- 6.2. TLY will deliver 101 affordable units, over 1000sqm of new commercial space and over 3000sqm of public realm. Turner Works Architects were appointed by the council in January 2021 as the multi-disciplinary design team lead and have developed the design for TLY. The TLY scheme is currently in RIBA Stage 3. There have been multiple engagements with council planning officers and Lewisham's Design Review Panel. The council is engaging the design team to develop the scheme to allow for a planning submission in summer 2023. Subject to planning permission, it is intended for the scheme to start on site in 2024 with residential units being delivered as early as 2026.

## **7. Holbeach Road**

- 7.1. In 2020, the council received £450,000 from the GLA's Get Building Fund to deliver regeneration improvements to Holbeach Road.
- 7.2. Works to improve the public realm of Holbeach Road included new paving, new seating and playable features, in-ground power supply for potential events, new trees and shrub planting. The project also included improvements to lighting and security/CCTV. These works are now complete, with the final trees being planted in November 2022. The project has been well received by the public and will benefit the new and existing businesses operating on Holbeach Road.
- 7.3. Introduction of art on Holbeach Road was also one of the improvements considered within the project, subject to any wayleaves required. The project team is now working with the council Art officer on public engagement and commissioning for a mural, which will be installed in 2023.

## **8. Station Links**

- 8.1. In September 2020 Mayor & Cabinet approved the use of section 106 funding from the former Catford Greyhound Stadium development to deliver a programme of public realm and accessibility improvements to Catford Station areas.
- 8.2. The scope of works include the following enhancements around the station areas: improving access to Catford and Catford Bridge stations, improved access for cyclists along the Waterlink way, improvements to the public realm by creating a pedestrian friendly environment with new seating and increased greening.
- 8.3. The scheme completed a public consultation exercise in 2021 and the scheme designs were well received. The project is in pre-application stage of Planning with the view to submit a planning application in summer 2023. It is intended that the scheme will start on site by summer/ autumn 2024 and complete in spring 2025.
- 8.4. Delivery of the project will be subject to further consultation with external stakeholders including Network Rail and partners, TfL, the Environment Agency and Thames Water.

## **9. A205 Road Realignment**

- 9.1. Council officers and TfL have been working closely to progress the design of the road scheme. Design has reached the end of the feasibility stage and will formally move to the concept design stage in the New Year. The scheme will deliver a range of improvements to make Catford a more pleasant environment for all road users, including segregated cycle facilities, wider pavements, new and improved public space, reducing exposure to tailpipe emissions and new and improved road crossings.
- 9.2. TfL will carry out a consultation exercise in spring 2023. TfL and council officers have engaged affected landowners during the design process and the design has been amended to ensure support was maintained. A full engagement plan and stakeholder mapping exercise has taken place and a regular series of meetings has been

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established between TfL and council communications officers. The consultation will take place over an approximately six-week period and will include a range of mediums and will include virtual and in-person events.

- 9.3. Given the scale of the change, TfL are aiming to have at least 1,000 responses to the consultation across the various channels. In addition to the in-person/virtual events, TfL will contact people with an Oyster card who use TfL transport (namely buses) in the town centre to take part in the consultation. The networks and stakeholder list developed by Team Catford for the consultation for the Catford Town Centre Framework will also be used to ensure that as many people as possible can engage with the consultation.
- 9.4. The consultation materials will include a frequently asked questions document which will be developed by TfL and Lewisham officers. Other materials will also include maps, plans and computer-generated imagery (CGIs) to show what the scheme may look like.
- 9.5. TfL will submit a strategic outline business case in January 2023 to Department for Transport (DfT). This has been drafted with support from council officers. Following DfT's assessment of the strategic outline business case, and subject to their approvals DfT will recommend that the scheme move forward to the next stage, in-effect ring-fencing the amount being sought, and allowing TfL to proceed with the development of the concept design and outline business case. The final stage involves the development of detailed design and the full business case.
- 9.6. Council officers have been working with the GLA to secure an extension to the project for spend and delivery milestones, and to discharge the pre-conditions to allow the council to draw down Housing Infrastructure Funding. Council officers have received informal confirmation from the Department for Levelling-Up, Housing and Communities that the funding longstop has been extended from March 2024 to March 2025 and the infrastructure backstop has been extended from March 2026 to March 2027. The first claim will be made by March 2025. Council and TfL officers have also been working closely to finalise a back-to-back funding agreement to govern the use of the Housing Infrastructure Funding. This is expected to be entered into in January 2023.
- 9.7. Works are expected to start on site by spring 2025 and will be delivered by autumn 2026, with a backstop of March 2027.

## **10. Delivery Strategy**

- 10.1. Earlier this year the council appointed Avison Young to undertake a delivery strategy for the Council's landholdings across the town centre. The delivery strategy will bring together previous work on delivery options, viability and land assembly and update options based on the adopted Catford Town Centre Framework. This work is due to complete in the first half of 2023.

## **11. Team Catford**

- 11.1. In September 2022, the Catford Food Market moved to a new location on Adenmore Road, next to the entrance to Catford Bridge train station and a short walk from Catford Broadway.
- 11.2. Four markets have already taken place in the new location - including an extra Festive Catford Food Market (11 December 2022). Feedback from traders and customers has been very positive. Since September, there has been a 600% increase in trader enquiries and the market stalls are fully booked until December 2023. As well as promoting the new market across South East London through media releases and digital communication, Team Catford is currently working on a new business plan for the market to capitalise on its success and ensure it continues to benefit the local economy and support local traders.

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- 11.3. Team Catford has supported CRPL with briefings for prospective tenants for 17/18 Broadway, providing draft marketing support plans to help launch a new enterprise in Catford.
- 11.4. Alongside regular digital articles, email newsletters and social media updates, teamcatford.com has been refreshed to capture the new focus.

## **12. Financial implications**

- 12.1. There are no financial implications for this report.
- 12.2. The total budgets within the latest capital programme for these projects are:
  - Thomas Lane Yard - £600k
  - The Former Catford Constitutional Club - £3.1m
  - Holbeach Road - £450k
  - Station Links - £1.5m
  - The A205 road realignment has spent £356k to date and has secured £10m Housing Infrastructure Fund grant. TfL will also contribute and is in the process of bidding for Major Road Network Funding.

## **13. Legal implications**

- 13.1. As this is a report for noting, there are no legal implications for this report. Detailed legal implications will be provided in decision reports as the scheme progresses.

## **14. Equalities implications**

- 14.1. The Council must have due regard to its Public Sector Equality Duty as set out in the Equality Act 2010. This requires all public bodies, including local authorities, to 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
- 14.2. The Council's Single Equality Framework 2020-2024 provides an overarching framework and focus for the Council's work on equalities and helps ensure compliance with the Equality Act 2010.
- 14.3. An Equality Impact Assessment is currently being drafted for the road realignment. An Equality Impact Assessment will be completed for Thomas Lane Yard.

## **15. Climate change and environmental implications**

- 15.1. Improving the town centre so that it is easier to walk and cycle will contribute to addressing the climate emergency.

## **16. Crime and disorder implications**

- 16.1. There are no crime and disorder implications arising from this report.

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## 17. Health and wellbeing implications

- 17.1. The Catford Town Centre Framework upholds the ambition for Catford to be the greenest town centre in London and to regenerate through design that generate health and well-being.
- 17.2. Improved opportunities for walking and cycling in Catford will be implemented, providing a greener environment and surroundings to benefit those living, working and visiting Catford.
- 17.3. The Framework proposals for the development of the town centre will seek to deliver social integration through the enhancement of public realm that will link to areas that incorporate work, business and leisure activities amongst the green and aesthetically pleasing redesign of public spaces.
- 17.4. These interventions aim to promote better health by providing an environment where users can feel safer and more encouraged to enjoy the benefits of walking, cycling and leisure pursuits offered by the town centre.

## 18. Background papers

- 18.1. <https://lewisham.gov.uk/inmyarea/regeneration/catford-regeneration/catford-town-centre-framework>

## 19. Glossary

Term	Definition
TfL	Transport for London are the integrated transport authority responsible for meeting Mayor Sadiq Khan's strategy and commitments on transport in London. They run the day-to-day operation of the Capital's public transport network and manage London's main roads.
GLA	Greater London Authority
CRPL	Catford Regeneration Partnership Limited, a company that is wholly owned by Lewisham Council, created in 2010 to purchase interests in and around the Catford Centre in order to manage and regenerate assets to improve the economic, social and environmental well being of the people of Lewisham.

## 20. Report author and contact

- 20.1. Charlotte Harrison, [charlotte.harrison@lewisham.gov.uk](mailto:charlotte.harrison@lewisham.gov.uk)

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## **21. Comments for and on behalf of the Executive Director for Corporate Resources**

21.1. Sofia Mahmood, [sofia.mahmood@lewisham.gov.uk](mailto:sofia.mahmood@lewisham.gov.uk)

## **22. Comments for and on behalf of the Director of Law, Governance and HR**

22.1. Melanie Dawson, [Melanie.Dawson@lewisham.gov.uk](mailto:Melanie.Dawson@lewisham.gov.uk)

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