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Mayor & Cabinet		
Report Title	Response to comments of the Sustainable Development Select Committee on the Catford Regeneration Review.	
Key Decision	No	Item No.
Ward	Rushey Green	
Contributors	Executive Director of Regeneration and Resources	
Class	Part 1	Date: 18 May 2016

1. Purpose of the report

To respond to the comments made by Sustainable Development Select Committee on the Catford Regeneration Review.

2. Summary

Following an in depth review of the Catford Regeneration Programme in the autumn and winter of 2015 the Sustainable Development Select Committee gave advice and made a series of recommendations to Mayor and Cabinet in February 2016. This report addresses the issues raised and recommends the actions that should be taken as a result.

3. Recommendation

3.1 The Mayor is recommended to note the content of this report and to:

- Approve that comprehensive and objective option analysis on the highway options should be prepared and disseminated to Sustainable Development Select Committee members to aid fuller understanding of this complicated element of the programme.
- Approve that senior officers should press TfL for a formal decision on the A205 which brings indecision on the road move to an end.
- Approve that officers should press TfL to ensure that any road scheme includes improvements which benefit town centre users, in particular pedestrians, cyclists, bus and rail users.

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4. Policy Context

- 4.1 '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 Catford town centre 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.
- 4.2 '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'.
- 4.3 'Shaping our future' identifies 'Active healthy citizens as a key priority – where the Council are committed to ensuring that people can actively participate in maintaining and improving their health and well-being, supported by high quality health and care services, leisure, culture and recreational activities'.
- 4.4 Strengthening the local economy is a corporate priority, emphasising the importance of 'gaining resources to regenerate key localities, strengthen employment skills and promote public transport.
- 4.5 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.
- 4.6 Lewisham's Housing Strategy 2015–2020 sets out four key objectives:
- Helping residents at times of severe and urgent housing need
 - Building the homes our residents need
 - Greater security and quality for private renters
 - Promoting health and wellbeing by improving our residents' homes

5. Background

- 5.1 Sustainable Development Select Committee carried out an in depth review of the Catford Regeneration programme as follows:
- 22 October 2015 - scoping review session
 - 26 November 2015– officer & consultant evidence session

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- 14 January 2016– TfL and Catford Broadway Theatre session
- 5.2 A report setting out the Sustainable Development Committee’s findings advice and recommendations arising from the review sessions was submitted to Mayor and Cabinet on 17 February. The advice and officers suggested response to the committee follows.

6. Sustainable Development Select Committee advice and recommendations

6.1 **The Committee felt it was unfortunate that the options presented meant that it appeared that the Council was being offered a choice between additional housing versus smoother traffic flow and possibly better pedestrian provision. The Committee stressed the importance of making a decision on an option for the Catford Town Centre and noted that historic indecision was the major barrier to development of the area.**

6.2 **Officer response** – The perception that there was a decision to be made about whether to build additional housing or to move the road to improve TfL network efficiency arose following a presentation from TfL about the ‘hybrid’ road scheme for relocating the A205. The presentation given by TfL attempted to provide some simplified analysis of the strengths and weaknesses of relocating the road based on a recent massing exercise carried out by officers. It did not take into account the key range of benefits that the council will be seeking from an improved road network.

The following are some of the key transport objectives for the Catford Regeneration Programme which any road infrastructure works or re-routing of the A205 will be looking to achieve.

- Improve pedestrian environment –wider footways and better crossings
 - Improve links to stations
 - Improve conditions for cyclists –including more cycle parking
 - Improve routing for buses and facilities for bus passengers
 - Improve interchange at Catford stations
 - Improve access to Shopping Centre –two-way working on Thomas Lane
 - No increase in traffic on Rushey Green
 - Retain right turn into Canadian Avenue
 - Restraint-based approach to car parking but provide enough spaces to make town centre commercially attractive
- 6.3 Senior officers continue to work with TfL to ensure the transport as well as the place making objectives of the regeneration scheme are met. We are also working with the GLA who are supporting accelerated delivery of the Catford

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programme through the designation of the area as a Housing Zone to expedite the TfL process.

- 6.4 **The Committee recommended that any option selected should be fully integrated, including ensuring a thorough and well thought-out offer to enhance the street-scene for pedestrians**
- 6.5 **Officer response** – it is agreed that improvements which benefit town centre users, in particular pedestrians, bus users, cyclists and rail users should be our key transport priorities. It is clear from our analysis of the town centre that its users are heavily reliant on these transport modes and that car use is not a key factor. We will continue to work to ensure that whichever option is implemented is optimised for these uses in the town centre.
- 6.6 **The committee recommended that the should Mayor lobby Network Rail to prioritise improving the rail-over-road bridge on Catford Road to allow for better pedestrian and cycling provision**
- 6.7 **Officer response** – The Mayor has lobbied Network Rail to prioritise works in this area and to bring them forward in an integrated way with improvements to the station environment and A205 generally. A letter outlining these issues was sent to Network Rail's Chief Executive in October 2013 and was followed up with a meeting between LB Lewisham and Network Rail to discuss requirements. Removal of the supplementary columns supporting the span will create opportunities for enhancing the pedestrian and cycling environment at this location. In 2015 designs reached a reasonably advanced stage and the expectation was that works would be carried out in late 2016. However in early 2016 officers learnt that the works to the bridge are no longer a key priority for Network Rail and that the proposed works have now been delayed until their next spending review period in 2019-2026.
- 6.8 **The committee recommended that the presentation by Ian Chalk from Ian Chalk Architects be referred for information and consideration by Mayor and Cabinet and to the Broadway Theatre Working Party Group for consideration.**
- 6.9 **Officer response** – Ian Chalk has carried out analysis of opportunities to enhance the theatre environment and to improve operation of a number of elements on a pro bono basis. He gave a presentation outlining his findings to Sustainable Development Select committee in January 2016 which was received with interest. A copy of the presentation Appendix 1 is available for viewing on the Council website at:

<http://councilmeetings.lewisham.gov.uk/ieListDocuments.aspx?CId=139&MIId=4241>

and will be provided to the Broadway Theatre Working Party as recommended.

7. Financial Implications

- 7.1 There are no financial implications arising from this report.

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8. Legal implications

8.1 There are no legal implications arising from this report.

9. Equality Implications

9.1 There are no equality implications arising from this report.

10. Environmental Implications

10.1 Recommendations in this report seek to prioritise more sustainable forms of transport over general car use in Catford town centre. The town centre benefits from a very high level of public transport accessibility and Catford's regeneration should capitalise on this important factor.

11. Crime and disorder implications

11.1 There are no crime & disorder implications arising from this report.

12. Conclusion

12.1 The sustainable Development Select Committee's in depth review has highlighted some key challenges for the Catford regeneration programme and this report recommends responses and actions to the issues raised.

13. Report originator

13.1 If there are any queries on this report please contact Gavin Plaskitt, Senior Programme Manager on 020 8314 6398.