

Mayor and Cabinet			
Title	Response to Sustainable Development Committee - Catford Regeneration – Referral 2	Item No	
Contributors	Executive Director for Resources and Regeneration		
Class	Part 1	Date	11 January 2017

1. Purpose of paper:

- 1.1 At its meeting on 12 May 2016, the Sustainable Development Select Committee held discussions on the Catford Regeneration Programme update and resolved to advise Mayor and Cabinet of their views.
- 1.2 Mayor and Cabinet was advised of the views of Sustainable Development Select Committee on 1 June 2016 and a response was requested from the Executive Director for Resources and Regeneration to the issues raised. This paper sets out the response.

2. Recommendations:

The Mayor is asked to:

- 2.1 approve the officer response to the referral by the Sustainable Development Select Committee on the Catford Regeneration Programme, and
- 2.2 agree that this report should be forwarded to the Select Committee.

3. Referral from Sustainable Development Select Committee:

- 3.1 The Committee were pleased with the funding being made available by the GLA in its designation of Catford town centre as a Housing Zone. The Committee felt a clear vision for the future of Catford Town Centre should be developed instead of a fragmented approach, and that the feel and attraction of the centre of Catford to its residents, workers, pedestrians, cyclists and its visitors depended on establishing places where everybody feels accepted, relaxed and excited to be. The town centre should be designed to feel loveable, liveable, joyful and iconic.
- 3.2 The Committee felt strongly that the local community should be involved in and consulted on their vision for Catford and that such consultation should happen before the appointment of developers. The Committee urged that the consultation be used an opportunity for the Council to engage closely with the local community in future plans for the town centre and innovative consultation methods should be considered. The aim should be to identify the reasons people chose to live or spend time in Catford and to develop a shared vision for the lifestyle that Catford should offer its residents and visitors.

- 3.3 The Committee also noted the strength of feeling from local residents that had been expressed previously on planning applications for developments in Catford. It was recognised that the level of interest in the future of Catford was a significant asset for any future consultations on plans for the area.
- 3.4 The Committee was concerned that piecemeal development had already begun when a planning application for Former Catford Greyhound Stadium, Adenmore Road SE6 4RH was considered at a recent meeting of the Strategic Planning Committee.
- 3.5 The Committee felt that any decision on realignment of the South Circular through Catford would have major impacts, both for the traffic flow for buses and cars as well as for the quality of public space in the town centre. The Committee noted that Transport for London had previously presented their designs for the South Circular to the Committee, and hopes that Transport for London will weigh their concerns around the quality of the environment for pedestrians accordingly. While appreciating that progress depended on a decision by Transport for London on whether to realign the South Circular (A205), the Committee requested that a clear timeline be established for the regeneration programme outlining the order of any key decisions, and that this should be shared with the Committee. The committee strongly felt that the South Circular should be relocated as originally planned in order to achieve the town centre vision built around the theatre and a central piazza.

4.0 **Executive Director's response:**

- 4.1 Officers note the Committees' aspirations for Catford Town Centre to feel loveable, liveable, joyful and iconic, and agree with them. The decision taken by the Mayor to approve the master-plan approach to development in Catford supports the delivery of a clear and holistic vision for the town centre and any future development, instead of a fragmented approach.
- 4.2 Officers have been working on producing an engagement strategy for the Catford Regeneration Programme, specifically looking at how the local community can be involved and engaged in the regeneration of Catford. Officers have attended and presented updates on the regeneration programme at both Rushey Green and Catford South Ward Assemblies. Urban Narrative have been appointed to assist in engagement, and the 'Catford Conversations' are planned to be held with Ward Members in January and with the local community in Spring 2017. Innovative consultation and engagement methods are being considered, and officers intend to utilise an online engagement tool that will enable an on-going 'conversation' between the Council and the local community throughout the development of the masterplan and the regeneration process.
- 4.3 Officers are aware of the need to guard against a piecemeal approach to development and this is one of the reasons why a masterplanning approach has been recommended.

- 4.4 Officers agree that the realignment of the South Circular through Catford will have major impacts. Officers have been working closely and productively with TfL, to ensure that their designs for re-alignment maximise improvements for pedestrians, cyclists and public realm and do not just focus on improved traffic flow. Lewisham officers and TfL recognise that the Catford scheme is about place-making and town centre regeneration, not just about highways infrastructure improvements. TfL are currently completing traffic modelling on some options for the road re-alignment, while Lewisham officers are undertaking a comprehensive options analysis process of TfL's suggested options. The aspiration at this point in time is to brief Sustainable Development Select Committee on 8th March 2017, prior to a report going to Mayor and Cabinet on the 22nd March. These timescales are subject to TfL completing their modelling in time, and Lewisham officers being comfortable that the options have been fully analysed from a technical perspective.
- 4.5 The vision for Catford is being built around the central heart of the theatre, and the options that TfL are suggesting all increase public realm around the theatre. Officers recognise the need to enhance public realm, create better spaces, and celebrate the theatre as an attractive destination and an iconic feature of Catford Town Centre.

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