

MAYOR AND CABINET		
Report Title	Catford Regeneration Programme – Update and Housing Zone	
Key Decision	Yes	Item No.
Contributors	Executive Director for Resources & Regeneration, Head of Law	
Class	Part 1	Date: 28 September 2016

1. Purpose of paper

- 1.1 This paper provides a short update on progress of the Catford Regeneration Programme and set out details of the GLA's Catford Housing Zone funding award and the terms attached to the award.

2. Recommendations

2.1 The Mayor is recommended to:

- note the content of the report and accept the Catford Housing Zone funding award from the GLA;
- delegate authority to the Executive Director for Resources and Regeneration in consultation with the Head of Law, to finalise terms and enter into the Overarching Borough Agreement for the Catford Housing Zone; and
- delegate authority to the Executive Director for Resources and Regeneration in consultation with the Head of Law, to finalise terms and enter into the Borough Intervention Agreements for the early implementation projects outlined in paragraph 5.3

3. Policy context

- 3.1 A number of strategies and plans are relevant to this programme.
- 3.2 Lewisham's overarching Sustainable Communities Strategy sets out a vision for the future of the borough. One of the priorities laid out in the strategy is to develop, build and grow communities that are dynamic and prosperous – where people are part of vibrant communities and town centres, well connected to London and beyond.
- 3.3 Lewisham's latest Strategic Asset Management Plan (2015-2020) is an opportunity to optimise the use of assets to maintain the quality of service provision while further driving reductions in expenditure and exposure to costs; and to reframe the focus across the borough based on the evolving picture on housing, regeneration and development. During the life of the last Asset Management Plan (2010-2014) the Council made savings of

over £100m with significant savings achieved through better use of assets. The Council now faces further budget pressures with a £45m savings target over the three years to 2019/20.

- 3.4 The Regeneration Strategy '*people, prosperity and place*' is also relevant and links the Council's corporate priorities to the development and regeneration of Lewisham's communities, the local economy and the built environment.
- 3.5 Lewisham's new Housing Strategy for 2015-2020 identifies four priorities: helping residents at times of housing need; security and quality for private renters; improving our residents' homes; building the homes our residents need. The Council's assets can play a role in this, creating opportunities to develop new housing supply of all tenures, making land available for the construction of new homes and by using an understanding of the borough to improve the way service delivery connects with communities at a local level.

4. Background

- 4.1 On 17th February 2016 the Mayor approved a report which recommended that the council should submit a bid to the GLA for Housing Zone support for the Catford town centre regeneration plan.
- 4.2 The bid attached at Appendix 1 was submitted for the GLA's consideration and set out a case for how GLA grant support could help stimulate the delivery of housing in the town centre and enhance overall deliverability.
- 4.3 In line with the funding guidelines the bid sought funding of £40 million to support three important areas; provision of affordable housing, enhancing town centre flood resilience, improvements to the train station environment and the Catford arrival experience.
- 4.4 In March 2016 the GLA announced that Catford had been awarded an indicative allocation of £30 million made up of £27.2m affordable housing grant, £1.3m for rail station arrival space and £1.5m for flood alleviation. Whilst the grant was lower than requested it is a sizeable contribution towards delivery of the regeneration programme and will have a marked effect on what can be delivered.
- 4.5 Council officers have been reviewing the funding agreements provided by the GLA and have met to discuss protocols and timescales for agreeing these. The agreement is split into different sections which are entered into sequentially once sufficient information is available on the scheme being delivered. Copies of these template agreements are available as background documents.

5. Housing Zone Funding Agreements

- 5.1 The first agreement that the Council must enter into is an Overarching Borough Agreement (see background documents). This sets out the general principles upon which it has been agreed that Housing Zone funding is to be made available by the GLA and is superseded in due course by the individual Borough Intervention Agreements that are then subsequently entered into between the parties. Whilst many of the terms are standard requirements of any GLA funding such as reporting arrangements and collaboration over publicity, there are some elements in particular that are worth highlighting:
- the GLA reserves the right to adjust or withdraw the sum paid to the borough in the event that the borough fails to deliver the expected housing outcomes agreed under the individual Borough Intervention Agreements.
 - the GLA would be required to give their consent to the disposal of any borough owned land included in the Housing Zone if such disposal deviates from the agreed use as set out in any individual Borough Intervention Agreement.
 - The GLA seek guarantees in respect of planning performance and determination as Key Performance Indicators of the borough, to ensure that planning matters are dealt with expeditiously
- 5.2 Prior to any funding drawdown the Council must enter into a Borough Intervention Agreements (BIA) (see background documents). Each BIA will set out the detailed terms and conditions upon which specific amounts of funding will be advanced to the Council by the GLA and the outputs which we must commit to delivering in return. The Council is not formally bound to deliver these outputs until the BIA is entered into and funding advanced.
- 5.3 The GLA have agreed that quick wins, including work to enhance the Catford stations arrival experience and flood alleviation can be carried out as soon as possible and do not have to wait until there is greater clarity on housing delivery timescales. An officer within the Capital Programme Delivery team will be assigned to begin developing the stations project and to develop a timetable for delivery with key stakeholders including Network Rail, Southeastern and TfL. The work is likely to involve improvements to station forecourts, underpasses, information boards and taxi ranks and will tie in to ambitions for improved routes between the town centre and the stations. Work on the Ravensbourne flood alleviation project is already ongoing and the project will substantially reduce the risk of river flooding in Catford town centre by creating flood storage in Beckenham Place Park and improving defenses at points along the watercourse. The project is currently at the detailed design stage and is being led by the Environment Agency with the involvement of the Capital Programme Delivery Team. Implementation is planned in 2018, and Catford town centre will benefit from reduced flood risk from 2019.

- 5.4 It will be possible to identify the outputs from the quick win projects at an early stage, enabling funding to be released for their implementation in the 2017/18 and 2018/19 financial years. This means that Catford can begin to benefit from the Housing Zone investment early on, whilst the longer term plans for housing development are progressed.
- 5.5 Certainty on specific housing outputs from the redevelopment of key sites in the town centre will not be known until the design is sufficiently advanced. It is likely that subsequent Borough Intervention Agreements will not be entered into until planning approval for each development phase has been achieved. The terms of these subsequent BIAs will be reported to the Mayor for approval at the appropriate time.
- 5.6 Discussions on the form of affordable housing to be delivered through the grant support will be continued with the GLA as plans for redevelopment are advanced and as the housing priorities of the new Mayor of London become clear. The Council will continue to seek that new affordable housing clearly meets the housing needs identified by the borough.

6. Other areas of work

- 6.1 In addition to the Housing Zone activity, work continues in key areas to advance the Catford regeneration programme these areas include:
- agreeing a preferred solution for the road network and public realm in Catford town centre with TfL;
 - improving development viability of the scheme through a combination of approaches including; raising grant funding, sharing potential risk and reward, treatment and use of financial receipts, mitigating acquisition costs etc.
 - putting in place appropriate planning guidance for redevelopment sites in the town centre
- 6.2 A short update on each of these areas follows ahead of a more comprehensive update to M&C on programme direction in November.

Transport for London – road and public realm preferred solution

- 6.3 TfL have assembled a project team to work with the Council in a collaborative way on improvements to the road network in Catford Town Centre. The TfL team met with council officers on 28th June and 2nd August and is scheduled to meet again on 28th September.
- 6.4 Previous analysis undertaken by TfL has focussed on the impact of different road layouts on traffic flow of the A205 and A21 but without consideration of a range of other factors, which are important to the success of Catford town centre. The current phase of work uses the methodology developed through the Roads Task Force to carry out a more holistic assessment of the pros and cons of different approaches. Some of the criteria being assessed are included at Appendix 2.

- 6.5 In the current phase of work greater emphasis is being given to the pedestrian experience in the town centre with a focus on improving crossings, narrowing roads where possible, widening footways, giving greater priority to pedestrians at side roads on the route to Catford's stations and improving the quality of the public realm, particularly along Rushey Green. All options are also looking at creating greater space outside the Broadway Theatre.
- 6.6 Opportunities to improve cycle priority through the area are also being evaluated including new cycle lanes and cycle advance areas.
- 6.7 As each option is developed it will be measured against the assessment criteria at Appendix 2 so that an objective analysis of each can be made. There are a number of factors which sit outside this assessment and which remain material considerations, including cost of implementation and the impact on the viability of the various development sites.
- 6.8 Officers will support this analysis and present a summary of the options for the road location, with recommendations for a decision, within the next 3 months.

Development Viability & Delivery

- 6.9 Capital Programme Delivery team have appointed development delivery advisors Atkins and Aspire Developments Ltd to advise on the most appropriate development strategy to take the regeneration programme forward. This work includes using their industry knowledge to identify any information gaps in the work undertaken by the council to date and to develop a programme and timescale for delivery of the regeneration scheme, including a timetable for the Compulsory Purchase Order. They will also advise on appropriate resource needs and budget for the next stage of work.
- 6.10 The outline programme, including key target dates for delivery, will be completed in October 2016 and this together with an updated budget requirement will be reported to Mayor & Cabinet in November.

Catford vision and planning guidance

- 6.11 At the Sustainable Development Committee meeting in May 2016 there was discussion about the need to make sure that the vision for Catford town centre was sufficiently ambitious and that councillors and the public were fully involved in developing the vision.
- 6.12 The Programme team together with the Planning Department have appointed Urban Narrative who specialise in exploring how people relate to the places they inhabit. Urban Narrative are undertaking a series of

workshops with councillors, officers and the public to explore the most important factors necessary for creating a successful town centre in Catford.

- 6.13 The first workshop, with officers, was held on 31st August 2016 and was both optimistic and productive. A clear and ambitious vision for Catford was discussed, building on the town's recognised strengths, and potential: Excellent quality and desirable housing, the Civic Centre and the heart of public sector services in the borough, and a vibrant destination for culture, leisure and entertainment, centred on the Broadway Theatre. Workshops will also be held with Councillors and the public to develop this further.
- 6.14 The workshop highlighted that actions must be taken to prevent the Council's longer-term regeneration plans from blighting the area in the meantime. The Capital Programme Delivery Team are currently investigating short and medium term plans for the implementation of meanwhile uses within the town centre, including pro-active management of CRPL assets and a creative approach to empty retail and other units within the Catford Centre. Of particular note are imminent plans to use the Thomas Lane Depot site for meanwhile use; and to re-enliven the Catford Broadway Theatre by opening the café/bar as soon as possible. Work on a longer term strategy for the theatre will also be advanced.
- 6.15 The importance of determining an appropriate, modern and future-proofed specification for Catford's new Council offices was also highlighted in the discussion. The new offices will be at the heart of the regeneration scheme, and must be fit-for-purpose, provide flexible and healthy work space, and an inviting environment for the public, sending a clear message of the Council's high aspirations for its public service delivery.
- 6.17 The Planning Department and the Capital Programme Delivery Team will work together and use the results of Urban Narrative's work to inform the development of the Catford Masterplan for the redevelopment of Catford town centre as a whole, as well as the creation of supporting planning guidance for individual development sites within the planned area.

7. Legal implications

- 7.1 The Council has a wide general power of competence under Section 1 of the Localism Act 2011 to do anything that individuals generally may do. The existence of the general power is not limited by the existence of any other power of the Council which (to any extent) overlaps the general power. The Council can therefore rely on this power to accept the GLA funding and enter into the proposed agreements in relation to the Catford town centre Housing Zone.
- 7.2 It is proposed that the final terms of the Overarching Borough Agreement which sets out the agreed principles and framework upon which the Housing Zone funding will be made available will be agreed by the Executive Director for Resources & Regeneration, on the advice of the

Head of Law, in accordance with the authority delegated by this report. It is also proposed that the Borough Intervention Agreements (BIAs) for the specific quick win projects referred to in this report will be agreed under delegated authority. Based on discussions with the GLA, it is not anticipated that these BIAs will bind the Council to any specific outputs in relation to the expected housing outcomes. This means that the Council would not be required to repay funding if these could not be delivered in the future. If this position changes following the negotiation of the detailed terms with the GLA, a further report will be brought back to Mayor & Cabinet for approval.

- 7.3 The Equality Act 2010 (the Act) introduced a public sector equality duty (the equality duty or the duty). It covers the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 7.4 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.
- 7.5 It is not an absolute requirement to eliminate unlawful discrimination, harassment, victimisation or other prohibited conduct, or to promote equality of opportunity or foster good relations between persons who share a protected characteristic and those who do not. It is a duty to have due regard to the need to achieve the goals listed above.
- 7.6 The weight to be attached to the duty will be dependent on the nature of the decision and the circumstances in which it is made. This is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. The Mayor must understand the impact or likely impact of the decision on those with protected characteristics who are potentially affected by the decision. The extent of the duty will necessarily vary from case to case and due regard is such regard as is appropriate in all the circumstances.
- 7.7 The Equality and Human Rights Commission has issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled "Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice". The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless

regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at:

<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-codes-practice>

<https://www.equalityhumanrights.com/en/advice-and-guidance/equality-act-technical-guidance>

7.8 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:

- [The essential guide to the public sector equality duty](#)
- [Meeting the equality duty in policy and decision-making](#)
- [Engagement and the equality duty: A guide for public authorities](#)
- [Objectives and the equality duty. A guide for public authorities](#)
- [Equality Information and the Equality Duty: A Guide for Public Authorities](#)

7.9 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at: <https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance#h1>

8. Financial Implications

8.1 On 17th February 2016 the Mayor approved a report which recommended that the council should submit a bid to the GLA for Housing Zone support for the Catford town centre regeneration plan.

8.2 In March 2016, the GLA announced that Catford had been awarded an indicative allocation of £30 million made up of £27.2m affordable housing grant, £1.3m for rail station arrival space and £1.5m for flood alleviation. Council officers have been reviewing the funding agreements provided by the GLA and have met to discuss protocols and timescales for agreeing these.

9. Equalities Implications

9.1 There are no specific equalities implications arising out of this report.

10. Environmental Implications

10.1 There are no specific environmental implications arising out of this report.

11. Crime and Disorder Implications

11.1 There are no specific crime and disorder implications arising out of this report.

12. Human Rights Implications

12.1 There are no specific human rights implications arising out of this report

13. Conclusion

13.1 The award of Housing Zone status for Catford and £30m grant funding will give the regeneration scheme much needed assistance. The ability to bring forward quick wins could yield tangible results in the near future whilst longer term plans are developed. Officers will provide a further update on progress on 9 November 2016 detailing progress on the above issues together with an updated programme and budget for the scheme.

For further information please contact Kplom Lotsu, SGM Capital Programme Delivery on 020-8314-9283.

Background documents

Template Overarching Borough Agreement
Template Borough Intervention Agreement

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GLA - Catford Housing Zone

Outline Proposal

January 2016

Vision and Sites

To achieve the restoration of a fractured Town Centre including the redevelopment of five key sites totaling 11.4 hectares to deliver 2,500 new homes and an improved retail, office and leisure offer set within an improved public realm

Catford used to be a thriving centre whose growth was spurred by the development of the railways in the 19th century. The town centre sat in the middle of a network of high quality Victorian streets and was served by excellent transport connections due to the presence of two railway stations and a highly effective tram system. In addition to a high quality retail offer the centre was a well-known entertainment destination boasting a host of attractions including several cinemas, skating rink, dog track and theatre.

Of those attractions only the listed theatre remains and it sits adjacent to the old town hall and civic centre, opposite Laurence House (the Council's current offices) and near to the underwhelming 1970s Catford Centre which disrupts the urban grain. These three sites totaling 6.3 hectares, form the core of the redevelopment area and following the acquisition of the freehold of the shopping centre in 2011 they are largely in Council ownership. The sites have a high level of public transport accessibility with PTALs of 6a across all sites. Zone 3 travel from Catford's rail stations offer journey times to Cannon Street, London Bridge, Charing Cross, Blackfriars, Victoria and St Pancras in 17-31 minutes.

A number of plans are attached at Appendix 1 indicating the extent of the town centre and the key sites to be redeveloped under the council's proposals. A brief description of each of these sites together with development potential identified in the recent capacity study prepared for the council by Allies and Morrison is set out below.

Catford Centre

The Catford Centre site is largely covered by a 1970s shopping centre with a Tesco store acting as the main retail anchor, a considerable number of known high street names have left the centre in recent times and relatively poor quality retail now dominates the mix. Milford Towers, a 276 unit council estate is built over some parts of the shopping centre making redevelopment complex. The remainder of the site includes surface and multi-storey car parking, an outlying council office and disused warehouse space. More than a decade ago, the Council decided as part of its Decent Homes Strategy that Milford Towers should be comprehensively redeveloped rather than investing in what was a costly and problematic piece of the housing estate. Bringing about comprehensive redevelopment was hampered by other ownerships but the most significant obstacle

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was overcome when the Council acquired the freehold of the shopping centre from St Modwen in 2011. Interim management arrangements since then have led to appropriate break clauses being put into new leases to ease redevelopment. Most of the secure tenants of Milford Towers have been decanted with the Council now buying back leaseholder interests on a voluntary basis. The empty properties are being used to house local residents on a temporary basis until we are ready to proceed with demolition. The leasehold buy backs have commenced ahead of a CPO process which will be programmed in to the development timetable to ensure timely vacant possession.

The site totals 4.3 hectares and our most recent master planning work with Allies and Morrison suggests the site could accommodate a mixed use development of around 980,000 ft² (approximately 878 homes) together with a new and much improved retail/leisure offer.

Laurence House

The Laurence House site is currently home to the Council's main office and provides a base for up to 1,300 staff. The 13,000 m² office occupies only a small proportion of the 1.3 hectare site and was constructed in the 1990s as a temporary building to keep open the option of rerouting the A205 south circular across the south of the site. Most of the site is used as car parking for council staff and as an overnight lorry park. The site is wholly owned by the Council and redevelopment is relatively uncomplicated, but replacement office accommodation would have to be provided and the protection afforded to sections of the rear of the site for the proposed re-routing of the A205 will need to be removed.

Our recent masterplanning work suggests that the 1.3 hectare site could accommodate a residential development of around 466,000 ft² (approximately 417 homes).

Town Hall and Civic Centre

The town hall site is home to our old offices, which we vacated in order to achieve efficiency savings, these are in use on an interim basis as creative work spaces and by our ALMO Lewisham Homes. The civic centre remains in use and its suite of meeting rooms and council chamber, together with office space for elected members are critical to the interface between elected members and the public.

The site totals 0.7 hectares and our recent masterplanning work suggests the site could accommodate replacement office and civic facilities for the Council totaling 12,500m² with public facing ground floor uses. A new office at this scale is a more than 50% reduction in floor space for the Council's Catford complex and reflects efficiencies that the Council has already achieved and wishes to continue to pursue in order to enable comprehensive redevelopment of the town centre. With construction costs for a replacement office somewhere in the region of £40m this is one of the key redevelopment burdens, but by rebuilding on our land we believe we can de-risk delivery.

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Plassy Island

The Plassy Island site provides a mixture of retail and leisure uses based on an out of town retail format, with double height warehouse type stores surrounded by a large surface car park, it also contains an outlying Council office leasehold interest. Development of the site has been constrained for decades by the potential changes to the A205 south circular which runs to the east and south of the site. Freehold ownership of the site is in private hands with almost all owners showing an active interest in the redevelopment of the site.

The site totals 3.1 hectares and our recent masterplanning work suggests the site could accommodate a mixed use development including 774,000 ft² of residential space (approximately 693 homes), with ground floor retail and leisure uses

Wickes & Halfords

The Wickes & Halfords site also provides retail based on an out of town format, which is at odds with its position adjacent to both Catford and Catford Bridge stations. The site sits in the middle of a 2 mile long green corridor running through the centre of the borough and with the completion of Barratt Homes' Catford Green development, it is the missing link in an important part of the borough's sustainable transport network.

The site totals 2.0 hectares and our recent masterplanning work suggests the site could accommodate a mixed use development including 571,000 ft² of residential space (approximately 512 homes), with ground floor retail and leisure uses. Due to a number of local factors the site is considered an appropriate setting for taller buildings.

The site sits in a flood risk area and we are currently working with the Environment Agency on detailed design for a major flood alleviation scheme for the River Ravensbourne which will significantly reduce the risks to this site and open up new development opportunities, including continued potential enhancements to the river corridor.

New homes & new jobs

Only two of the five sites currently have residential accommodation on them. Milford Towers is comprised of 276 units, 22 of which are leasehold units sold under right to buy. Historically the mix of units (80 studios, 131 x 1 bed, 65 x 2 bed) has caused management issues and combined with their condition led to a decision to demolish and rebuild.

The Plassy Island sites' main residential space is Eros House a 63 unit purpose built 1960s block. The owner has been in discussions with the Council's planning department on further potential residential opportunities at the site. Six other Victorian properties provide a mix of retail and residential space and whilst it is not known exactly how many residential units they contain we anticipate it to be no more than 10.

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Taking all five sites in total the current level of residential development is 346 units across 11.4 hectares equating to around 30 u/ha. We anticipate redevelopment of all five sites will deliver 2,500 homes (2,151 net addition) and raise the residential density to a more appropriate level of around 230 u/ha. Of this total, some 1,295 homes would be delivered on Council land giving a net increase of 1,019 units on our land. The actual increase in residential space is greater than the unit numbers might suggest because of the unusual number of small units in Milford Towers.

Construction employment opportunities during works will be significant and we estimate that complete redevelopment of all sites will create up to 5,000 construction jobs. The precise quantum of employment space within the scheme has yet to be determined and estimates of permanent jobs created are not yet available.

Delivery timescales

The Council is currently working to develop updated planning guidance for Catford town centre based on the new masterplan. We aim to find a development partner to work with in 2016 and anticipate that development on the core sites could commence within 2 years of their selection. Phasing and delivery is complicated for some sites but we anticipate that the redevelopment can be completed within 10 years (by 2026).

Viability and interventions

We have been working with GVA on the outline viability for redevelopment of sites in the Council's ownership, but overcoming the financial obstacles to this £400 million redevelopment is challenging. We believe we are approaching a position where the scheme could be viable, but the cost of re-providing the Council's office accommodation and acquiring remaining commercial and residential freehold and leasehold interests means that it is unlikely that a policy compliant level of affordable housing could be delivered. The focus on base viability means that opportunities to tackle problems in the public realm caused by the dominance of traffic movement along the A205 or the poor arrival spaces and connections at Catford's stations could be missed. The result could be a series of new developments that are not fully integrated with each other or with the existing neighbourhood, and do not unlock the full potential of the town centre. Either directly or indirectly Housing Zone support for elements of this programme will have a knock on effect on our ability to drive the quality of the overall vision, ensuring that new homes are linked by well-designed public realm and that dominant infrastructure such as the A205 south circular is tackled in line with the aims set out in the Roads Task Force vision.

Housing Zone support totaling £40m is sought to tackle three key areas:

Support for affordable housing – given the loss of 254 social rented units within Milford Towers the Council would wish to maximize the level of affordable housing on the Catford Centre site. However, this development site is particularly challenging because of the cost of the remaining acquisitions and the demolition cost of the centre. Without

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grant funding the shopping centre site is unlikely to deliver any affordable housing, a position which would be particularly difficult for the Council to support.

£37,200,000 is sought as a contribution towards achieving our aspiration of 35% affordable provision on this site.

Support towards improvements to Catford's rail station arrival spaces and to improve connectivity between the two totaling £1.3 million is sought. A series of interventions were scoped in 2014 which would dramatically improve the feel of the station area and aid access and movement.

£1.5 million support is sought towards implementation of a flood alleviation scheme for the river Ravensbourne which hampers development of the Wickes & Halfords site and will improve the resilience of Catford town centre and in particular the vulnerable transport infrastructure which serves it. We have been asked by the Environment Agency to raise £2 million in partnership funding towards the implementation of this £15.8m infrastructure project. The balance of funds have been committed by the Environment Agency and the regional flood defence committee. To date the Council have identified £0.5m in funding towards the scheme but are looking for further partnership funding towards the total. The principal element of the scheme involves the construction of a dry reservoir in parkland upstream from Catford which will hold flood water in the event of a major incident. The scheme has a major impact on flood resilience across much of central Lewisham including several potential housing development sites adjacent to Lewisham Station.

Further Information on proposed plans is available from:

Gavin Plaskitt
Capital Programme Delivery
Regeneration and Resources
4th Floor, Laurence House
1 Catford Road
SE6 4RU

Tel: 020 8314 6398
Email: gavin.plaskitt@lewisham.gov.uk

OR

Kplom Lotsu
Tel: 02083149283
Email: Kplom.lotsu@lewisham.gov.uk

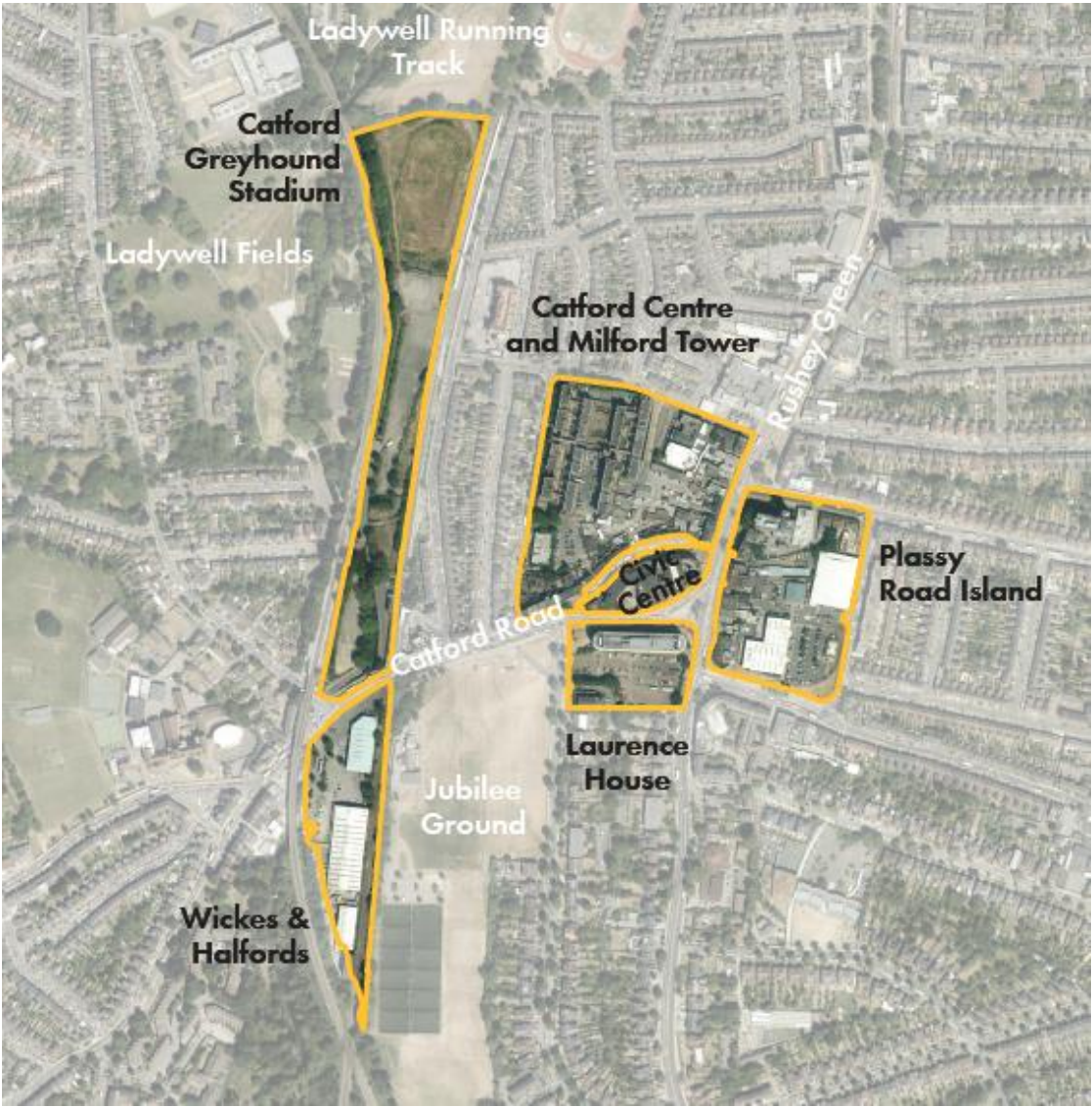
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Catford Town Centre red Line



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Key Sites Plan



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Masterplan – Core sites plan view with indicative building heights



Option 5c

Indicative Heights

Core sites view from south



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Wickes and Halfords Site – showing indicative development scale and relationship to existing and proposed development.



Wickes & Halford Site

Views east (top) and west (bottom)

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ROADS TASK FORCE OBJECTIVES	
<p>MOVING Ensure efficient and reliable movement for all modes across the town centre and supporting access for people and goods</p>	<p>M1 Maintain the strategic movement function of the South Circular Road and A21 M2 Provide bus priority throughout the town centre where possible M3 Overcome severance caused by the highways and improve pedestrian connections including providing new crossings on desire lines M4 Provide cycle facilities where possible to link up with the wider cycle network in the area</p>
<p>LIVING Create a high quality, accessible and vibrant town centre with a clear identity building on the strong existing local character</p>	<p>L1 Ensure that Catford town centre is accessible for all, providing high levels of urban comfort and a positive pedestrian experience L2 Ensure that the streets in the town centre are clear, decluttered and attractive L3 Create a more cohesive town centre environment with a clear sense of place and a strong identity L4 Deliver socially engaging public spaces that benefit all members of the community L5 Respect Catford's history, improving the setting of heritage assets across the centre L6 Support and enhance the local economy through interventions to make the town centre a more attractive place to visit and spend time in</p>
<p>UNLOCKING Supporting growth and regeneration across the town centre and creating an environment that people choose to invest in</p>	<p>U1 Transport and public realm proposals should support LB Lewisham's regeneration aspirations for Catford U2 Future highways layouts should be designed to maximise development potential of identified opportunity sites U3 Transport and public realm interventions should contribute to the creation of a calm, healthy and liveable town centre environment</p>
<p>FUNCTIONING Ensuring access for servicing and deliveries across the town centre</p>	<p>F1 Access to premises for deliveries and servicing must be maintained F2 More effective use of kerb space should be made to support town centre activities F3 Measures to re-time or manage deliveries to town centre businesses and homes should be considered</p>
<p>PROTECTING Improving safety and reducing collisions, particularly for vulnerable users and ensuring streets are places where people feel secure</p>	<p>P1 Narrowing traffic lanes where possible will help to calm traffic speeds in the town centre P2 Improving pedestrian crossing facilities will help to reduce the number of people crossing informally P3 Creating a more vibrant town centre environment with active streets and public spaces at all times of day will help to reduce issues of crime or perception of crime</p>
<p>SUSTAINING Greener, cleaner, quieter streets and a healthier more active town centre</p>	<p>S1 Incorporating soft landscaped areas and sustainable urban drainage systems (SUDs) into Catford's streetscape will help to address surface water run-off S2 Retention of existing street trees and provision of new trees should be ensured to create a greener and more pleasant town centre environment S3 Promoting public transport, walking and cycling to encourage a shift to more sustainable modes of transport</p>