

<b>MAYOR AND CABINET</b>		
<b>Report Title</b>	RESPONSE TO SUSTAINABLE DEVELOPMENT SELECT COMMITTEE ON CATFORD REGENERATION	
<b>Key Decision</b>	No	Item No.
<b>Ward</b>	Catford South and Rushey Green	
<b>Contributors</b>	Executive Director for Housing, Regeneration and Environment	
<b>Class</b>	Part 1	Date: 10 October 2019

## 1. Purpose

The purpose of this report is to provide Mayor and Cabinet with a response to the referral from Sustainable Development Select Committee (SDSC) in relation to specific elements of the regeneration proposals for Catford Town Centre.

## 2. Recommendation

- 2.1 Mayor and Cabinet are asked to note the referral and the response from officers and agree that it be submitted to the SDSC.

## 3. Policy Context

- 3.1 The Council's Corporate Strategy (2018-2022)<sup>1</sup> outlines the Council's vision over the next four years. Building on Lewisham's historic values of fairness, equality and putting our community at the heart of everything we do, the Council will create deliverable policies underpinned by a desire to promote vibrant communities, champion local diversity and promote social, economic and environmental sustainability. Delivering this strategy includes the following priority outcomes that relate to the provision of new affordable homes:

- Tackling the housing crisis– Providing a decent and secure home for everyone;
- Building an Inclusive Economy– Ensuring every resident can access high quality job opportunities, with decent pay and security in our thriving and inclusive local economy;
- Building Safer Communities – Ensuring every resident feels safe and secure living here as we work together towards a borough free from the fear of crime.

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<http://councilmeetings.lewisham.gov.uk/documents/s61022/Draft%20Corporate%20Strategy%202018-2022.pdf>

## 4.0 Referral

4.1 At their meeting of 4<sup>th</sup> July 2019, the SDSC received an update on the Catford Town Centre Regeneration Programme. Following the meeting, SDSCS resolved to share their views with Mayor and Cabinet as follows:

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- The Committee believes that the *sustainability* of the town centre redevelopment should be a key consideration. It recommends that this should take account of both - the methods used for the construction of new buildings and infrastructure - as well as the long-term sustainability and energy efficiency of the whole centre. Accordingly, it recommends that *sustainability* should become one of the key place shaping principles for the town centre and it would welcome detailed information about how issues of sustainability will be considered in future reports.
- The Committee also believes that further work should take place to secure the future viability of the Broadway theatre.
- The Committee recommends that further consideration should be given to the scope and scale of the development both with and without the extension of the Bakerloo line to the town centre.

## 5.0 Response

### Sustainability of the Town Centre

5.1 The Lewisham Local Plan is required to facilitate the delivery of sustainable development by setting a strategic framework for managing the use of land, and taking a positive approach to the balancing of social, environmental and economic objectives. Lewisham's new Local Plan, which is in the early stages of production, will help give effect to the Council's Corporate Strategy and provide a strengthened focus on Lewisham's neighbourhoods and places, to ensure that development is positively managed, with communities, over the long-term for the benefit of all. The Catford Town Centre Framework Plan will form part of the evidence base for the new Local Plan and inform its delivery framework, including design parameters and guidance for key opportunity sites within the town centre.

5.2 In the early stages of the Catford Town Centre framework study, baseline analysis was undertaken to form the foundation of the framework area for change. The baseline report reviews the opportunities and constraints relating to design, landscape and public realm, socioeconomic, market and technical factors including transport and movement, environment, heritage and culture. This document was produced at the Inception stage as an interim piece of guidance on biodiversity enhancement design concepts which can be incorporated into the Catford Town Centre Masterplan strategy to exploit the opportunities for providing net gains in ecological value whilst providing open space that delivers health and wellbeing benefits for local residents.

- 5.3 The overall purpose of the Catford Town Centre Framework Plan is to establish a vision for shaping the regeneration of the area to ensure the continued vital role of the town centre, respond to changes in retail and employment patterns, and make best use of land to accommodate housing growth to meet the diverse needs of the community into the future. The plan is establishing a set of objectives and principles to ensure that its development considers sustainability issues and their effects, which would in turn help make more informed planning decisions.

#### Broadway Theatre

- 5.4 One of the key objectives in the masterplan for the town centre is to deliver a framework that provides a physical and commercial environment for the theatre to prosper. That is to say that the framework will create a civic and cultural quarter centred around the Broadway Theatre, with commercial uses that should and will support a vibrant theatre, in particular promoting and enhancing the night time economy and offer within the town centre.
- 5.5 However the Masterplan will create a physical and commercial environment for the theatre; it will not set out what a successful and sustainable operation from the theatre will look like.
- 5.6 To that end, alongside the Masterplan, the Council's Culture Service are developing a piece of work that considers not only options for physical investment in the theatre building but, more importantly, alongside that options for what a more enhanced theatre operation could look like, and the resources required to operate whichever option the Council decides to pursue.

#### Bakerloo Line Extension

- 5.7 The Council is clear that the Bakerloo Line Extension (BLE) will have a positive influence on the delivery of the Catford Masterplan. The connectivity, capacity and image benefits that the BLE will bring will improve Catford's desirability as a place to live, work and invest and would also have knock-on effects in terms of supporting the success and vibrancy of the town centre. This has guided the council's lobbying of TfL and the GLA for the delivery of the BLE to Hayes as a single phase.
- 5.8 The viability of genuinely affordable housing delivery targets, and higher residential densities (particularly taller buildings) within the Catford Regeneration scheme will be heavily dependent on the values for market rate residential and commercial units within the masterplanned area (which effectively provide a cross-subsidy). In keeping with the areas around other major transport schemes, the arrival of the BLE would be a supporting factor in maximising the number of homes (both affordable and market rate) to be delivered on the site.
- 5.9 Separately, discussion is ongoing with TfL about how the delivery of housing in Catford, as well as other areas such as Ladywell and Lower Sydenham, can

support the business case for the extending the BLE to Hayes. As part of its negotiations to secure investment in the line, it is likely that the Council will need to demonstrate its ongoing commitment to maximising housing delivery in the vicinity of stations.

- 5.10 The Catford Regeneration and BLE Programme Teams are working closely together to assess how the effects of the BLE can be incorporated into viability models for the Catford redevelopment. This will both inform plans for the regeneration of Catford and help the Council to demonstrate the impact of the BLE on housing delivery in TfL's business case for the line. Essentially, the framework that will be delivered will provide flexibility for any future development proposals to respond and flex as necessary depending on the level of transport infrastructure that is in place or being delivered to support it.

## **6.0 Financial Implications**

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

## **7.0 Legal Implications**

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

## **8.0 Crime and Disorder Implications**

- 8.1 There are no implications.

## **9.0 Equalities Implications**

- 9.1 There are no implications.

## **10.0 Environmental Implications**

- 10.1 There are no environmental implications.

## **11.0 Conclusion**

- 11.1 Mayor and Cabinet are recommended to approve the recommendations set out in this report.

### **Contact details for the report author**

Freddie Murray  
Director of Regeneration  
Regeneration & Place