

Sustainable Development Select Committee			
Title	Catford Regeneration Programme – draft Catford Town Centre Framework	Item No	
Contributors	Executive Director of Housing Regeneration and the Environment		
Class	Part 1	Date	10 March 2020

1. Purpose of paper:

- 1.1. Sustainable Development Select Committee (SDSC) has requested regular updates on the progress of the Catford Town Centre Framework. This paper seeks to update the Select Committee on progress towards settling on a draft Town Centre Framework for public consultation later in 2020.
- 1.2. A further report is intended to come to SDSC in May 2020 ahead of Mayor and Cabinet in June where approval to go out to public consultation on the draft Town Centre Framework will be sought.
- 1.3. Information on progress with the framework for Catford Town Centre, TfL's progress with activities in association with the realignment of the A205, an update on the Catford Constitutional Club and the Good Growth bid and key activities within the Catford programme will be provided as well as progress on public consultation.

2. Recommendation:

- 2.1. The Select Committee is asked to note and provide any comments on the Catford Programme progress.

3. Catford Town Centre Framework

Background

- 3.1 The Council has been pursuing a programme to secure long-standing plans to regenerate Catford Town Centre. These have been hampered by complex commercial and financial issues, including a lack of external funding available to aid or enable redevelopment and a number of different landowners across sites in need of a comprehensive plan. It has been a long established ambition to relocate the road, with proposals stretching back for decades. However, with no clear funding strategy for this major project the 2013 draft Catford Town Centre Local Plan proposed a different solution that was less complex and did not realign the A205 south circular road.
- 3.2 In 2013 Lewisham Council withdrew the draft Catford Town Centre Local Plan from examination after the Mayor of London requested that TfL work closely with boroughs to tackle the challenges facing London's streets and roads. This was following the July 2013 Roads Task Force (RTF) report and recommendations to look again at long established road improvement proposals and how they might be implemented. The outcome of discussions

between senior officers at the Council and TfL was that there was merit in re-examining the more ambitious A205/A21 road improvement proposals in light of the recommendations from the RTF report and possible new resources for implementing proposals.

- 3.3 The Council now has ownership of Catford Shopping Centre as well as Milford Towers and can drive change more effectively since its wholly owned subsidiary Catford Regeneration Partnership Limited was set up in 2010 to manage and regenerate property. This has provided a platform for inward investment providing social and economic benefits and an impactful meanwhile use strategy, including a burgeoning night-time economy strategy.
- 3.4 In July 2017 Mayor & Cabinet gave approval to enable TfL to progress with design options to re-direct the A205 south of Laurence House. This is an essential first step in developing a spatial plan and place-making strategy for Catford town centre.
- 3.5 At the 8th November 2017 Sustainable Development Select Committee (SDSC) meeting, Members were provided a working draft of the Catford Town Centre Masterplan brief for review and comments.
- 3.6 In July 2018 Architects Studio Egret West (SEW) were appointed to develop the Catford Masterplan. It is currently anticipated that the full draft framework resulting from this latest programme will be complete by late April 2020 and will be presented to SDSC in May 2020 and Mayor & Cabinet in June 2020 for review and – subject to review - approval to take to public consultation in summer this year.
- 3.7 The key aims of the masterplan as set out in the appointment Brief were to:
 - establish a framework for new development in the town centre in terms of its location, massing and potential function;
 - be both aspirational and deliverable, commercially-based, and informed by a thorough understanding of the retail, residential and leisure market in Catford;
 - retain the intrinsic character of Catford as it grows in the future;
 - form part of the evidence base for the emerging LB Lewisham Local Plan;
 - inform funding bids by LB Lewisham and its partners for a range of transport and regeneration initiatives.
- 3.8 The core masterplan objectives set out in the Brief included:
 - Setting up the spatial layout and land use mix for the centre.

- Securing a cohesive, permeable and well connected proposition for the whole of the town centre.
- Improving the quality of the public realm and mitigating the impacts of traffic.
- Improving the retail and leisure offer in Catford including the morning, daytime and evening experience of the town centre environment.
- Providing a clear delivery plan and greater clarity for landowners, developers, investors, operators, the council and other public agencies as to the appropriate scale, location, mix and form of development which could be accommodated within the framework study area.

Update on the current position

3.9 There have been a number of workshops with Members, 3rd party landowners and key stakeholders and these conversations will continue. We have shared the emerging framework with the local community and this has informed the refinement of the framework as it has progressed. This is covered further in Appendix 1.

Next steps

3.10 A further public engagement drop-in session is planned whereby the public will be asked to have their say on ideas around landscape strategies for Catford and how ecology can be enhanced to enable a greener Catford. The Catford Regeneration and Planning teams will meet with the Lewisham Quaggy Group and interested parties to seek their input into ideas around greening Catford. A series of consultation boards are being produced for the drop-in event.

3.11 It is proposed that a further report is brought to SDSC in May 2020 to present the draft Town Centre Framework, prior to it being considered by Mayor & Cabinet in June.

3.12 The draft Town Centre Framework is on target to be considered by the meeting of Mayor and Cabinet in June 2020. The report to M&C in June will include a preliminary high-level assessment of the viability of the draft Catford Town Centre Framework. This viability appraisal work is a key area of current focus for the team and it is likely that the final report will set out several key scenarios, together with initial views on phasing and potential approach to delivery cycles.

3.13 Subject to Mayor & Cabinet approval, non-statutory public consultation will be undertaken. It is anticipated that this would take place over a minimum period of 8 weeks between mid-June and August. Consultation will be undertaken using a number of methods including the Commonplace consultation platform, drop-in sessions, the Lewisham website as well as Local Assemblies, flyers, posters and social media notifications with the objective of reaching the entire Lewisham demographic and to encourage

participation and feedback. Internal consultation with key services in the borough such as but not limited to refuse, cleansing, highways and markets team. As individual projects are refined and developed there will need to be consultation with statutory undertakers and other agencies will also be undertaken.

- 3.14 Following analysis of the consultation responses received, changes will be made to the draft Town Centre Framework before it is brought back to SDSC and Mayor & Cabinet in the Autumn to review and adopt the final version.

4. A205 Realignment

Background

- 4.1 TfL is liaising with the Council to bring forward a scheme for the realignment of the A205 through Catford Town Centre to address the segregation of the town centre caused by the existing route, reduce air pollution, improve the use of public transport and cycling and seek to reduce the impact of private cars. TfL is making progress in developing options which address these objectives.

Update on the current position

- 4.2 It should also be noted that the introduction of the Ultra Low Emission Zone (ULEZ) is programmed for delivery by TfL in 2021 and this would affect pollutant vehicles heading north of the A205 Road. This could lead to changes in behaviour by drivers.
- 4.3 TfL appear to have secured 'in principle' agreement to the funding of the scheme from the Department for Transport (DfT).
- 4.4 In December 2019, Lewisham successfully achieved £10M of Housing Infrastructure Funding (HIF) from the GLA linked to the A205 works being delivered.

Next steps

- 4.5 In terms of timeframes TfL is fully engaged with the requirements of the HIF funding milestones. TfL has agreed with the Council a list of deliverable outputs that could achieve spend by March 2022 including: utility diversion costs, professional fees/ design costs, Land acquisition, Network Rail approvals, tree costs plus early contractor involvement. Use of the grant is dependent upon planning consent being achieved for a preferred scheme.

5. Civic Suite and Office Accommodation

- 5.1 As well as the road realignment, the draft Town Centre Framework proposes the demolition of Laurence House and the provision of new office

accommodation on the site of the former Town Hall as well as a new Library. An initial assessment of requirements for future Civic and office accommodation indicates a need for approximately 12,000 sq. metres. Alongside this is the requirement for Civic/democratic space as well as provision for a modern, open and well-designed customer 'front-end'.

- 5.2 At present this is one of several workstreams within the Framework that will need further work and review to understand specific building requirements and potential funding. There is time to do this work as it is likely that the current Civic accommodation in Catford will be required for at least 8 years. Further work will, therefore, be needed on this element of the programme to identify a preferred option as well as a firmer costing and funding options.
- 5.3 It is suggested that this work forms part of a wider review of the corporate estate to assess the potential for broader reconfiguration, taking account of service pressures. Essentially the review would assess the overall requirement of Council front-doors. Another area that requires exploration is the potential for alignment with other public sector partners. Given that the programme envisages occupation of the current buildings (Laurence House and the Former Town Hall site) for another 8/10 years there is time to undertake this further work. Nonetheless and in order to maintain momentum the report in June will suggest that this is initiated in 2020 – with a view to scoping initial options in 2021.

6. Catford Constitutional Club and the Good Growth Fund Bid

- 6.1 The Council has submitted a bid to the GLA for Good Growth Funding to refurbish, restore and bring back into use the CCC building. The bid divides funding proposals over two sites: the CCC and Thomas Lane car park proposing the restoration of the CCC as a viable and historic public house, with the potential to develop the car park to provide a mixed use area of community, business and employment opportunities. It is anticipated that the car park site has the potential to offer the benefit of up to 100 new homes. Housing provision that could be offered from development of the Thomas Lane car park site would potentially provide the first phase of delivery of the Catford Town Centre Framework if approved.
- 6.2 The outline bid was selected for the second stage of the bid process and a decision is awaited. Clearly, it would make a very significant and real contribution towards a phase 1 delivery programme, alongside the Council's own proposals of direct investment in the Broadway Theatre and the former Town Hall site, as reported to Mayor and Cabinet on 11th March.
- 6.3 It is anticipated that the result of the grant will be announced by mid-March. In the event of the bid being successful, acceptance of the funding and required match funding would need the approval of Mayor & Cabinet along with permission to embark upon feasibility studies for the site. It is envisaged that this will be presented at the June Mayor & Cabinet meeting alongside the draft Town Centre Framework.

6.4 Meanwhile further detailed surveys have been commissioned on the CCC building to help inform CRPL and the Council of the degree of deterioration and to support and inform future architect involvement. Furthermore measured surveys will help the Council to seek better marketing advice about the building as a restored pub. It should be noted that progress with completion of the surveys has been impacted due to squatters formally occupying the building.

7. Programme

7.1 The Catford Regeneration Team have prepared a full programme of key dates and activities and consultation and approval processes up to the end of October 2020 when (subject to the approval of all earlier processes), Mayor & Cabinet will consider approval of the final Catford Town Centre Framework.

7.2 The programme of key dates is set out in the table below

10 Mar 20	SDSC Catford Update: Review of progress & consultation
April 20	Landscape & greening Catford engagement event
21 May 20	Provisional date for SDSC Catford Town Centre Framework Update
3 Jun 20	Provisional date for M & C: Approval sought to approve the draft Town Centre Framework for public consultation
Jun-Aug 20	Consultation: 8 weeks Non-Statutory public consultation on the Draft Town Centre Framework (subject to M&C approval)
Autumn 20	Final draft Catford Town Centre Framework returns to SDSC for further comment prior to being taken to M & C to seek adoption of the framework
Autumn 20	Possible Overview and Scrutiny Business Panel

8.0 Financial Implications

8.1 There are no direct financial implications from noting the contents of this report.

9.0 Legal Implications

9.1 There are no direct legal implications from noting the contents of this report.

10.0 Crime and Disorder Implications

10.1 There are no direct crime and disorder implications from noting the contents of this report.

11.0 Equalities Implications

11.1 There are no direct equalities implications from noting the contents of this report.

12.0 Environmental Implications

12.1 There are no direct environmental implications from noting the contents of this report.

Appendices:

Appendix 1: Summary of public consultation and engagement undertaken to date

For further information please contact Sarah Walsh, Regeneration and Urban Design Senior Programme Manager – Capital Programme Delivery on sarah.walsh@lewisham.gov.uk or Viv Evans Head of Programmes on viv.evans@lewisham.gov.uk