

# Leegate

## Are the plans best for you?

### *10 questions to ask St Modwen*

- Why was **community pressure** required to force St Modwen to come up with improved Leegate plans?
- What is St Modwen doing to replace the **square and walkway** that will be lost in the current proposals?
- Do the enclosed walkway and the road at Carston Close provide **good access** to the shopping centre?
- Will I be able to **walk across the shopping centre** or will I have to go round it to get to the other shops/bus stops/Sainsbury's in future?
- If Asda sells a wide range of non-food items, what future will there be for the small, **independent shops**?
- If Asda has an in-store café, is there a place for an **independent café** in the shopping centre?
- Where are the plans for a **community centre**?
- How many of the homes will be **affordable**?
- Is it sensible to build flats on top of a large supermarket car park with its **inevitable pollution**?
- How will the roads cope with the **extra cars**?

*Published by the Leegate Working Party, set up by  
the Lee Green Assembly*

## **Lee Green Assembly's response to St Modwen's new proposals for the Leegate redevelopment**

We welcome St Modwen's revisions to its proposals, including the decision to demolish all existing buildings and include a substantial housing element.

However, the revised scheme still doesn't include **meaningful high quality public space**. Our views are supported in a critical report by Lewisham's Design Panel.

We see **Carston Close** as too far from the retail shops to provide access to the shopping centre. It is not on land owned by St Modwen, but in a mix of council and private ownership, so is not a "contribution" from St Modwen to the development.

The **enclosed walkway** is not open public space and is criticised by the Design Panel as "cramped and ungenerous." The walkway does not lead to or from anywhere useful to pedestrians or shoppers.

We are critical of the lack of **community facilities** in the revised plans, an issue picked up by the Design Panel.

We say **further improvements** are needed by St Modwen to build a high-class scheme on this important site – the retail and social centre of Lee Green and one of the historic cores of the village of Lee.

We agree with the Design Panel's view that St Modwen's approach to the public realm and amenity is "**unacceptable**" and "**a true sense of place has yet to feature within the proposals**".

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