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14 August 2015



**Heidi Alexander MP**  
(LEWISHAM EAST)  
House of Commons  
London SW1A 0AA



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LONDON BOROUGH OF LEWISHAM PLANNING SERVICE	
DATE REC'D	12 AUG 2015
CASE No	90032
REGD No	

Our Ref: HA/SS/MCMI01001/01150450  
11 August 2015

Dear Mr Miller

**DC/14/90032 – proposed redevelopment of Leegate Shopping Centre**

I am writing with regard to the above planning application submitted by St Modwen. I am grateful to you and your team for assisting me with various enquiries I have made regarding this site in recent years.

I support the principle of redeveloping Leegate and believe a high quality, mixed use development in this location is long overdue.

In an ideal world, the redevelopment of Leegate would not entail another large supermarket in Lee Green but I appreciate the arguments advanced by the applicant about how the presence of a large retailer makes the scheme commercially viable. I trust your officers have thoroughly interrogated St Modwen's claims in this regard and that St Modwen have been encouraged to consider alternatives. I know the Local Assembly's Leegate Working Group have cross-examined St Modwen about alternatives, and both St Modwen and Asda about ways of reducing the size and/or impact of Asda, unfortunately to no avail – so we are left with the superstore.

Anyone who lives in the vicinity of Leegate will know how it has deteriorated over the last two decades. I therefore broadly welcome the plans submitted by St Modwen. However, I have a number of outstanding concerns which I list below:

**Traffic** - The new supermarket and the additional housing will generate new traffic. I am aware that Transport for London are currently remodelling the Lee Green junction and it is absolutely essential that the proposed redevelopment of Leegate does not result in further gridlock than that which is currently experienced. I understand that planning officers have sought additional information from the applicant about the impact of the development on traffic and I would hope the council could commission an independent consultant to review the data provided by St Modwen. I have read the response of "A Better Lee Green" to the planning consultation and believe they make a number of credible points regarding St Modwen's traffic modelling which must be addressed.

**Affordable Housing and New Retail Units** - I understand that of the 229 new homes which will be built as part of this development, just 12 will be built to be let at affordable rents and 24 will be shared ownership properties. This is not an acceptable amount of affordable housing on a scheme of this size. I appreciate some of the units will be family-sized but the overall amount of affordable housing is still inadequate. I am also concerned that suitable arrangements should be made for the residents who currently own or rent property in the flats which sit above the existing retail and commercial units. I have written directly to St Modwen with some suggestions as to how this might be managed. I also hope that St Modwen will work with existing traders to ensure they can return to Leegate should they want to, and that proper consideration has been given to the size and nature of new retail/commercial units, given the sort of future demand that will exist in a district centre location such as Lee Green.

**Public Space** – I broadly support the principle of a wide linear public space on Burnt Ash Road. I believe St Modwen do need to demonstrate how such a space works in an urban environment such as Lewisham. The public space which exists currently on the corner of Eltham Road and Leyland Road is of a poor quality and the new public realm must be of significantly higher quality if it is to fulfil its intended function. I am unconvinced by the covered walkway which acts as an entrance to the supermarket for customers arriving on foot but I welcome the new pedestrian and cycling route that is opened on Carston Way.

**Community Space** – In recent years, the Lee Green Community Centre has become a valuable community resource. I welcome the inclusion in the scheme of new community space and note the commitment of Affinity Sutton (as per their response to the planning consultation) to supporting Lee Green Lives should they take on the running of such a space.

Rec'd 7/5/15

I would be grateful if my views could be relayed to the Planning Committee which considers this application as part of the officer's report. I am copying this letter to Killian Morris at St Modwen and would be grateful for any further information from you or him which addresses my concerns.

Yours sincerely



**Heidi Alexander MP**  
**Member of Parliament for Lewisham East**