

LEEMANOR SOCIETY



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Next Regular Meeting –

**7.30pm on 8th December 2021
at the Community Centre, Leegate**

Open to all residents in the area. Formalities end at 9.00pm with refreshments afterwards.

Notes of our Meeting on 17th November 2021

Present: David Plumer, Charles Batchelor, Mary Donovan, Frances Migniuolo, David Dannreuther, Patti Byford, Ralph White (Chairman), and Sheila Peck (Secretary).

Apologies: David Ford, Barbara Bird, Lorraine Burton, Gilly Deal and Leslee Drydale

Annual General Meeting

Ralph, our Chairman gave us a review of the year's events which can be viewed [here](#). The major item to report on is the redevelopment of Leegate and we have real concerns over some aspects of the proposals although we are not unrealistic about the need to do something with the site (see below). The Annual Accounts were considered and approved. We agreed that we should make a note of monies due for payment but for which we have not yet received an invoice – in particular from Lewisham Council for the planting of street trees.

In the absence of any new candidates, our Chairman, Secretary and Treasurer were re-elected *nem con*. but as Lorraine (our Treasurer) will be moving away from the area in the near future we will soon be seeking a replacement. Our Secretary, Sheila would also like to step down from the position (after 15 years) and we are therefore also looking for someone who is willing to take on the responsibility of taking notes and preparing the Minutes of our monthly meetings.

The Annual General Meeting was closed.

Ordinary Meeting

Matters arising from the Annual Review

We all appreciated the inclusion of the update on Manor House Library in the Annual Review and were pleased that it is now running nearly 'business as usual'.

Tree Walks and Trees

We are very pleased to confirm that Tree Walks have resumed. On 30th October David F and Charles led a walk which began at the junction of Micheldever and Wantage Roads, progressed

along Manor Lane and ended in Manor House Gardens. It was very interesting to be made aware of the many different tree types along the way and also the unwelcome presence of bracket fungus. A survey of Tree Fungus in the area is being undertaken. The next walk in Spring 2022 will focus on Burnt Ash Road.

Daffodil bulbs have been planted in front of the St. Winifred's School site in Effingham Road.

We are applying for NCIL funding to finance the purchase of six more trees to plant within the area –x2 in front of 49a and 41 Burnt Ash Road to replace established trees which were recently felled, x1 in front of 111 Burnt Ash Road, x1 on the corner of Glenmere and Burnt Ash Road, x1 on the corner of Upwood and Burnt Ash Road and x1 in front of the block of flats at 2a Effingham Road. The last one would require the consent of Lewisham Homes who own the block but we feel the planting would benefit the residents as well as the public.. We understand that Lee Forum is also applying for funding to plant trees and we will seek to complement our joint activities. Finally, David F and Charles are planning to visit a local Nursery to buy two trees for which we already have funding.

Leegate

Galliard, developers of the Leegate site, have in recent weeks held two exhibitions of their proposals to redevelop the run-down shopping centre as well as an online meeting with local groups and residents. Nothing substantial has changed from the proposals the Society and others have seen in the past few months. Galliard continue to insist they need to go to 15 storeys on the crossroads corner. This will enable them, they say, to provide sufficient affordable housing to meet central and local government requirements. We are still amazed that a redevelopment that started with only about 35 dwellings and rose to about 400 under the previous developer, St Modwen, now has to go to around 600 to make it viable. The Society felt at the outset that more homes could be put on the site but the numbers now appear to be totally out of proportion.

We fear that a 15-storey building will dominate the crossroads, currently consisting mainly of three- and four-storey buildings, and cast a shadow over the whole area. Galliard's representative suggested during the online meeting that a tall building would draw attention to Lee Green as drivers passed through. This would be a joke if the matter were not so serious. The idea of a tall 'point building' to anchor a development has been part of architectural thinking for decades but is inappropriate for this site.

We are pleased that the new Leegate will incorporate a public square looking onto Burnt Ash Road - but this was inherited from St Modwen's revised scheme - which never got as far as a planning application - so does not reflect any new thinking on the part of Galliard. Of course, we should not be surprised that a developer wants to maximise returns. We might have expected better from Lewisham's planners but since they went along with St Modwen's original plan for a huge ASDA supermarket on the site perhaps we should not be surprised that they have rolled over and accepted Galliard's plans. We know London and Lewisham need new homes but fail to see why so many of them need to be built on this one site. The process of recent months has been described as a consultation: in reality the local community has been totally ignored.

We thank Leegate Community Centre for hosting the meeting