

Q4.9 Are policies N7, N7.SA1, N7.SA2 and N7.SA3 justified, consistent with the London Plan, and will they be effective in helping to encourage significant levels of growth and achieve sustainable development in the Three Mills neighbourhood? In particular:

.....i) The assumption that around 850 homes will be built on N7.SA3 between 2023 and 2033

Supervene act as planning advisors to Vastint UK B.V., the owners and developers of Sugar House Island new neighbourhood, Site Allocation N7.SA3; one of three allocated sites within the Three Mills Neighbourhood (N7). On behalf of Vastint, Supervene submitted representations to the Reg 18 Draft Newham Local Plan (DNLP) in relation to allocation N7.SA3 and policy D4. We subsequently wrote on 27th August 2025, mainly in relation to various inconsistencies in the Reg 19 plan.

This statement should be read in conjunction with two other statements, one relating to Q3.2 and the other relating to Q9.2(a).

Planning Permission (PP) was granted for the redevelopment of this previously industrial site in 2012 (12/00336/LTGOUT) and construction is now well underway, and approximately 35% complete.

The assumption that around 850 homes will be built on N7.SA3 between 2023 and 2033 is correct. However this could be increased if the Maximum Heights identified in policy D4 TBZ 18 were increased.

See also our statement submitted in relation to Q 3.2 as it is worth noting that if the Maximum Heights applied to the only remaining part of the allocation (which does not currently benefit from planning permission) are increased this allocation could make a greater contribution to the delivery of housing.

The site is eminently suitable for optimising development as it is:

- Brownfield,
- Under construction.
- Highly accessible by Public Transport (PTAL 4)
- The necessary infrastructure is already in place – river walls, access roads, footbridge, energy centre
- Facilities to meet the everyday needs of residents are already in place and occupied – play area, primary school, supermarket, restaurant, bar, gym, coffee shop

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