

Statement Prepared by Supervene on Behalf of Vastint UK B.V.

Representor No.

Dated 5th November 2025

Q9.2 (a) Is the existing town centre network of metropolitan, major, district and local centres defined in Policy HS1 Table 3 justified and consistent with the London Plan?

(b) Is the geographical extent of each existing centre and, where relevant, the primary shopping area and frontages justified?

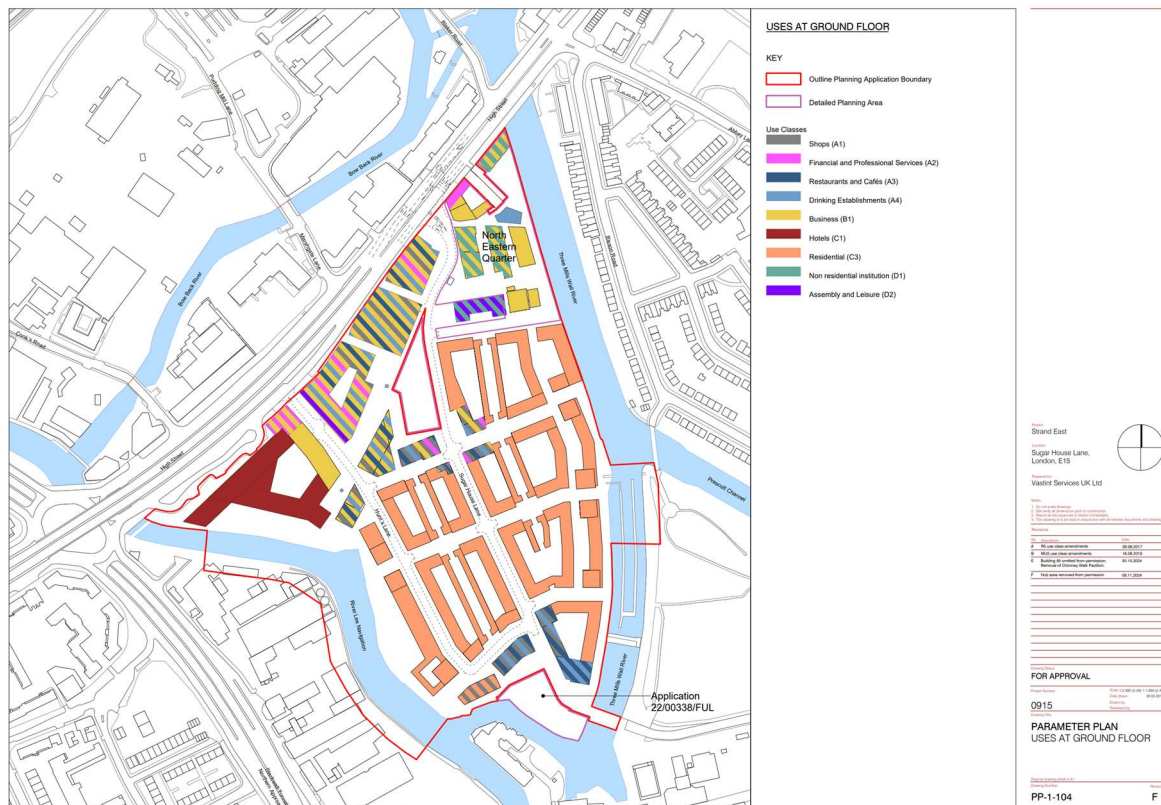
Supervene act as planning advisors to Vastint UK B.V., the owners and developers of Sugar House Island new neighbourhood, Site Allocation N7.SA3; one of three allocated sites within the Three Mills Neighbourhood (N7). On behalf of Vastint, Supervene submitted representations to the Reg 18 Draft Newham 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 Q4.9.

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 Site Allocation applicable to Sugar House Island (N7.SA3) includes the allocation of a Local Centre, listed in Policy HS1 and shown on the Policies Map.

We welcome the identification of the Local Centre in the plan as the Planning Permission granted in 2012 includes town centre uses within the new neighbourhood and the Local Centre was identified here in the current adopted Local plan applicable to the site; The London Legacy Development Corporation Local Plan (LLDCLP).



The parameter plan approved as part of planning permission 12/00/336LTGOUT identified uses for various parts of the new neighbourhood (see PP-1-104 Rev. F above). However the boundary identified for the Local Centre doesn't accurately reflect the extent of the town centre uses approved and should be enlarged as per the plan below.

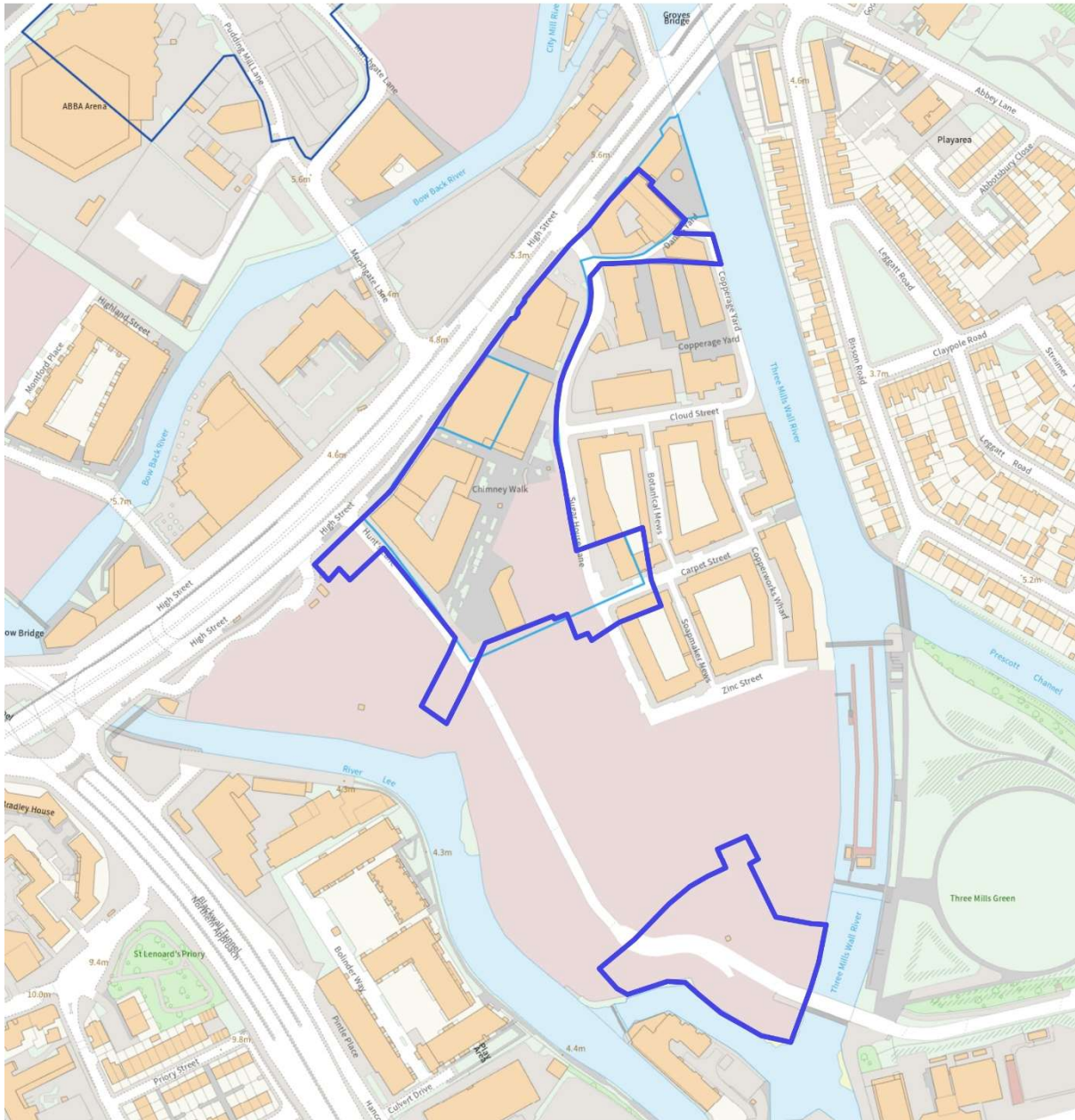
In addition, the previous Local Plan applicable to this site allocation; LLDCLP also identified the Southern part of the site for a Node of Activity i.e. a Local Centre.

Conclusion - Requested Change

To reflect the PP granted in 2012 and the previous LLDCLP the site should include two Local Centres and the boundaries should reflect those identified below.

Cont.

Annex J



Key

Suggested Local Centre Boundaries ———

RIBA 

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