

Section 13 – Sub Area 4 Bromley-by-Bow, Pudding Mill, Sugar House Lane and Mill Meads

Change Reference Number	Policy, para.	Type of change	Proposed change
	Vision	Reference change	<p>Vision</p> <p>This will become an area of new business and residential communities that find a focus at a new District Centre at Bromley-by-Bow and a new Local Centre at Pudding Mill, with a secondary hub of employment and leisure uses in the north part of Sugar House Lane. The District Centre at Bromley-by-Bow will provide a new primary school, community facilities and public open spaces. A new DLR station at Pudding Mill and an enhanced Bromley-by-Bow Station will provide excellent public transport links to nearby work and leisure opportunities and good access to the rest of London. New and improved local foot and cycle paths will provide accessible and safe routes to the stations and local shops and services. The many new homes in Bromley-by-Bow, Sugar House Lane and Pudding Mill will meet a wide range of housing needs, while the new homes, business and other premises will have been sensitively and excellently designed, taking account of the historic waterside settings and the heritage assets within and around the Conservation Areas. By 2034<u>2036</u>, the Sub Area will have become a distinct series of new urban communities, well connected to their surroundings.</p>
	Paragraph 13.1	No change	Remains as Paragraph 13.1
C304	Area Analysis	Deletion	<p>STRENGTHS • Several schemes have been completed in recent years, and much of the land in the Sub Area benefits from planning permission. In a relatively short time, the area could be transformed as projects such as the improvements to Bromley-by-Bow Station, major developments at Bromley-by-Bow North and Sugar House Lane are on their way • Heritage assets at Sugar House Lane and Three Mills provide the opportunity for sensitive high-quality development to be brought forward alongside them to preserve or enhance their heritage status and benefit the area as a whole • Open spaces in the area including Three Mills</p>

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			<p>Green have recently been improved • The A12 provides good strategic road access to the area • There is developer activity and interest in the area, with a number of schemes having been brought forward and in the planning stages • The extensive river frontage provides opportunities for walking, cycling and recreation, as well as the opportunity for high-quality development that takes advantage of the river frontage • Decline in manufacturing provides opportunities for appropriate new development and uses such as enhanced employment facilities and new residential • Capacity improvements to the District Line are taking place, which will increase capacity by 24 per cent. Capacity improvements to Bromley-by-Bow Station itself are well advanced and funding has been secured from Section 106 Agreements and TfL to pay for the upgrade • The completion of Pudding Mill Lane DLR Station, now the largest on the network, provides excellent access for people travelling to Queen Elizabeth Olympic Park and the Sub Area •</p> <p>CHALLENGES • Much of the land is contaminated, which could mean high remediation costs that need to be taken into account prior to development • Roads and rivers cut through the area and are barriers to movement across the area • Existing communities to the west are cut off (by the A12) from the opportunities presented by future homes, community facilities and jobs arising from new development in the Sub Area • The continued presence of the A12 and its environmental impact on the area could hamper efforts to create a successful place • Pressure from development and rising land prices could result in inappropriate high density development being promoted in inappropriate locations by developers seeking to over-develop in order to recover the cost of high-value land payments • A successful mix of uses is essential to the future success of this area. Although there is the opportunity for change from employment to residential use, this needs to be managed effectively</p>

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			and a good level and range of employment floorspace retained or provided in new development • Retaining employment floorspace • Increasing the number of creative cultural industries.
	Paragraph 13.2	No change	Remains as Paragraph 13.2
	Paragraph 13.3	No change	Remains as Paragraph 13.3
	Paragraph 13.4	No change	Remains as Paragraph 13.4
C305	Policy 4.1: A potential District Centre	Minor	<p>Policy 4.1: A potential District Centre</p> <p>The Legacy Corporation supports the future designation of a new District Centre at Bromley-by-Bow, in accordance with Table A2.2A1.1 of Annex 12 of the draft <u>New London Plan 2014</u>. Proposals for development will be required to demonstrate that they:</p> <ol style="list-style-type: none"> 1. Achieve, or are part of, a comprehensive development of the Bromley-by-Bow Site Allocation area 2. Include an appropriate mix and balance of uses that together have the potential to function as a District Centre. This mix should include retail, employment, community uses, a primary school, open space 3. Respond positively to the adjacent waterways and listed buildings at Three Mills 4. Provide appropriate on-site infrastructure that will be secured through a Section 106 Agreement needed to make the development acceptable, such as appropriate access arrangements to the site for pedestrians, vehicles and transport 5. Contribute to the wider aspirations for design and regeneration of the wider Bromley-by-Bow area.
C306	Paragraph 13.5	Minor	<p>Paragraph 13.5</p> <p>There has been a long-standing aspiration to create a new District Centre at Bromley-by-Bow, to serve existing communities to the west and new communities to the east. The need to allocate Bromley-by-Bow as a potential District Centre has been considered by the Retail and Leisure Requirements Review (2014) Town Centre Needs Study (2018). This review supports the continued allocation as a District Centre; therefore Policy 4.1 and B.2 and</p>

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			<p>Site Allocation SA4.1 will be used when considering development proposals, and by the Legacy Corporation in relation to its wider responsibilities, to help bring forward its delivery. The mix of uses required in the District Centre is considered necessary to enable it to function properly. The school and the new open space are required to serve the needs of new and existing communities.</p>
C307	<p>Policy 4.2: Bringing forward new connections to serve new development</p>	<p>Minor</p>	<p>Policy 4.2: Bringing forward new connections to serve new development</p> <p>Development proposals within Sub Area 4 should not prejudice and, where relevant, should contribute towards the improvement of existing and the delivery of new connections necessary to serve the anticipated needs of development within the Sub Area.</p> <p>The improvements to existing and new connections considered necessary for the delivery of the development anticipated within this Sub Area are:</p> <p>Accessibility improvements including a new junction on the A12 at Bromley-by-Bow that serves that potential new District Centre by improving access for pedestrians, cyclists, buses and general traffic</p> <p>Improving the pedestrian underpass adjacent to Bromley-by-Bow Station and linking pedestrian and cycle routes to allow access to the new District Centre and the Lee Valley Regional Park beyond</p> <p>New and improved vehicle, pedestrian and cycle bridges across the River Lea; a new all-movements junction on the A118 to improve access to and from Sugar House Lane for pedestrians, cyclists, buses and general traffic</p> <p>A new bridge across the Bow Back River linking to the all-movements junction and connecting with Marshgate Lane</p> <p>Delivery of a cycle superhighway route along Stratford High Street</p> <p>Delivery of a west-east pedestrian and cycle route, parallel with Stratford High Street, through Pudding Mill, across the Greenway and through the Greater</p>

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			Carpenters area parallel to Stratford Metropolitan Centre Pedestrian and cycle improvements at Bow Interchange New and improved pedestrian and cycle links from Pudding Mill Lane DLR Station to Queen Elizabeth Olympic Park via the Greenway and Southern Loop Road.
	Paragraph 13.6	No change	Remains as Paragraph 13.6
	Paragraph 13.7	No change	Remains as Paragraph 13.7
C308	Policy 4.3: Station Improvements	Minor	Policy 4.3: Station improvements In considering proposals to improve Bromley-by-Bow Station, <u>to further enhance the existing improvements that have been made</u> , the Legacy Corporation will support proposals that improve accessibility to and within the station and enhance its visual presence within the area. The Legacy Corporation will also require proposed development on adjacent sites to provide walking routes within their sites that are orientated towards the station and help provide legible and direct access to it.
	Paragraph 13.8	No change	Remains as Paragraph 13.8
C309	Policy 4.4: Protecting and enhancing heritage assets at Three Mills Island and Sugar House Lane	Deletion	Policy 4.4: Protecting and enhancing heritage assets at Three Mills Island and Sugar House Lane Proposals for new development or new uses within existing buildings within Three Mills Island will need to demonstrate that they preserve or enhance the character of the Conservation Area and the setting of the listed buildings, while complementing the range of existing employment, including cultural and creative employment and community uses. Proposals for development should also preserve or enhance the character and appearance of the Sugar House Lane Conservation Area. Views from these Conservation Areas will be protected from inappropriate development elsewhere in the Sub Area.
C310	Paragraph 13.9	Deletion	Protecting the character and appearance of the Conservation Areas is important to help achieve the vision for the Sub Area. The group of listed buildings at Three Mills Island, including the Grade I listed House Mill, and the listed buildings at Abbey Mills,

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			provide an important historical context to the southern part of the Sub Area. It is important to ensure that any new development sits well alongside the existing heritage assets and does not impact negatively upon them.
C311	Paragraph 13.10	Deletion	Supplementary Planning Documents (SPDs) will be prepared for the key areas of regeneration and change in this sub area, at Bromley-by-Bow and Pudding Mill. These will outline the ways that development within those locations can achieve the Sub Area 4 priorities and policy requirements, as well as the overarching objectives of the Local Plan. The SPD will provide additional guidance on the types and forms of development that are appropriate for these areas, and ensure the comprehensive development of these areas.
C312	SA4.1: Bromley-by-Bow	Minor	<p>Site Allocation SA4.1: Bromley-by-Bow</p> <p>A new mixed-use area including:</p> <ul style="list-style-type: none"> • New and reprovided retail floorspace that is capable of functioning alongside a mix of uses, as a new District Centre • A primary school • A new 1.2 hectare park • Riverside walk • Community facility (e.g. library) • New homes with a significant element of family housing • New employment-generating business space in a range of sizes and formats. <p>Proposals for development will be required to demonstrate that they contribute to the comprehensive development of the Bromley-by- Bow Site Allocation area, <u>taking into account the Bromley-by-Bow SPD (adopted 2017) which sets out specific policies for the area.</u> To do this, applications will need to demonstrate:</p> <p>that a masterplan approach for the Site Allocation as a whole is followed</p> <p>that phasing of development across the overall site is appropriate and secured by condition or through Section 106 Agreements attached to future planning permissions</p> <p>that there is certainty of timely delivery for the key elements of social and physical</p>

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			<p>infrastructure and land uses identified as required within this site allocation</p> <p>Proposals will need to include an appropriate mix and balance of uses that together have the potential to function as a District Centre, including retail, employment floorspace, community uses, a primary school, a new park and improved public realm</p> <p>New development should respond positively to the adjacent waterways and Listed Buildings and Conservation Area at Three Mills. Specifically, development should be lower in scale by the canal and the new park should be located adjacent to the River Lea, <u>particular reference should be made to policy T.10 and access to the canal</u></p> <p><u>Where development is phased, introduction of appropriate interim uses is encouraged in accordance with Policy B.3.</u></p> <p>Proposals for development greater than 18 metres above ground level will only be acceptable subject to the provisions of Policy BN.10</p> <p>Safe pedestrian and cycling access should be provided, particularly to the primary school.</p> <p>Landing for bridges from Sugar House Lane will need to be incorporated into development proposals.</p> <p><u>The site allocation is expected to yield a minimum of 1700 new homes with an affordable housing threshold of 35% in accordance with Policy H2.</u></p> <p>Supporting development principles</p> <ul style="list-style-type: none"> • Landowners will need to work together to bring forward comprehensive schemes that are capable of achieving the delivery of the District Centre and identified infrastructure needed for the site as a whole. Accessibility improvements will be required to enable the new Centre to be accessible to new and existing communities to the north and the west. • <u>The site allocation is expected to yield a minimum of 1,700 new homes with</u>

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			<p><u>an affordable housing threshold of 35% in accordance with Policy H.2.</u></p> <p>Relevant planning history</p> <p>1. There are no listed buildings or Conservation Areas on the site</p> <p>2. Planning permission was granted in 2010 for a comprehensive mixed-use scheme, on the southern part of the Site Allocation but this permission has now lapsed</p> <p>3. 1. Permission was granted in 2012 for a predominantly housing development to the northern part of the Site Allocation (PA/11/02423/LBTH) and it is understood that this will be being implemented.</p> <p><u>2. Planning permission 17/00334/FUL for mixed use development, including 407 residential units.</u></p> <p><u>3. Planning permission 17/00364/FUL for mixed-use development, including 491 residential units.</u></p> <p>Existing uses:</p> <p>The area currently accommodates <u>riverside residential development</u>, a food store and associated car parking, industrial and distribution activities and vacant land and buildings. Bromley-by-Bow Station is located to the south-west of the Site Allocation area, on the other side of the A12.</p>
C313	SA4.2: Sugar House Lane Supporting development principles	Minor	<p>Add as final bullet point:</p> <p><u>The site allocation is expected to yield a minimum of 1200 new homes with affordable housing being delivered in accordance with the current planning permission.</u></p> <p>Relevant Planning History</p> <p>It is understood that this scheme will be implemented. The scheme <u>has been implemented</u> and as permitted is considered to meet the requirements of this site allocation (SA4.2)</p>
C314	SA4.3: Pudding Mill	Minor	<p>There are no listed buildings or Conservation Areas on the site.</p>

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			<p>11/90621/OUTODA – Part of the site has <u>outline</u> planning permission under the Legacy Communities Scheme permission granted in 2012 <u>for a substantial mixed use scheme, including a new Local Centre, 118,290 sqm of residential development (Use Class C3) and associated community uses and open space.</u></p> <ul style="list-style-type: none"> –Development of up to 118,290 sqm of residential development (Class C3) –Development of up to 2,345 sqm of retail and food/drink (Classes A1–A5) –Development of up to 169 sqm of leisure development (Class D2) –Development of 23,791 sqm of employment (Class B1a) and up to 12,158 sqm of (Class B1b+B1c) –Development of up to 1,482 sqm of community development (Class D1) –Provision of 1,000 sqm of Open Space, including playspace. <p>12/02202/AOD (NEW/2/4/1) – Construction of a new DLR railway station at Pudding Mill Lane under the Crossrail Act 2008.</p> <p>11/00492/AOD (NEW/2/7) – Construction of various structures associated with the Crossrail portal and new DLR station under the Crossrail Act 2008.</p> <p><u>Planning permission 14/00422/FUL for mixed use development of 254 residential units and 4,257 sqm of business space.</u></p> <p><u>Planning permission 15/00392/FUL for mixed use development of 194 residential units and 2,136sqm of commercial floorspace.</u></p> <p>Existing uses: light industrial and varied employment uses <u>with some residential</u>. There is no existing residential use within the site.</p>
C315	<p>New Site Allocation</p> <p>SA4.4: Three Mills</p>	Major	<p><u>SA4.4: Three Mills</u></p> <p><u>Site renewal, focusing on restoration and conservation of the existing heritage building on the site to preserve the character of the area whilst updating</u></p>

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			<p><u>facilities to ensure they are fit for purpose to maintain and enhancing the existing employment usage on site whilst maximising the opportunities of the site, including enabling development to support renewal.</u></p> <ul style="list-style-type: none"> • <u>Proposals should set out how the historic buildings on site and the conservation area will be protected and enhanced by any development that takes place on site</u> • <u>The group of listed buildings at Three Mills Island, including the Grade I listed House Mill, and the listed buildings at Abbey Mills, provide an important historical context to the southern part of the Sub Area and the proposed district centre. It is important to ensure that any new development sits well alongside these existing heritage assets and does not impact negatively upon them.</u> • <u>Area included within this site allocation includes a range of uses and facilities, any enabling development within proposals should be proportionate and not dominate the development and therefore change the character of the area.</u> • <u>Proposals should preserve and enhance the existing usage on site such as the employment usage, supporting the range of creative and business usage on site.</u>
C316	<p>New Site Allocation SA4.4: Three Mills</p> <p>Supporting development principles</p>	Major	<p><u>Supporting development principles</u></p> <ul style="list-style-type: none"> • <u>Proposals for new development or new uses within existing buildings within Three Mills Island will need to demonstrate that they preserve or enhance the character of the Conservation Area and the setting of the listed buildings</u>

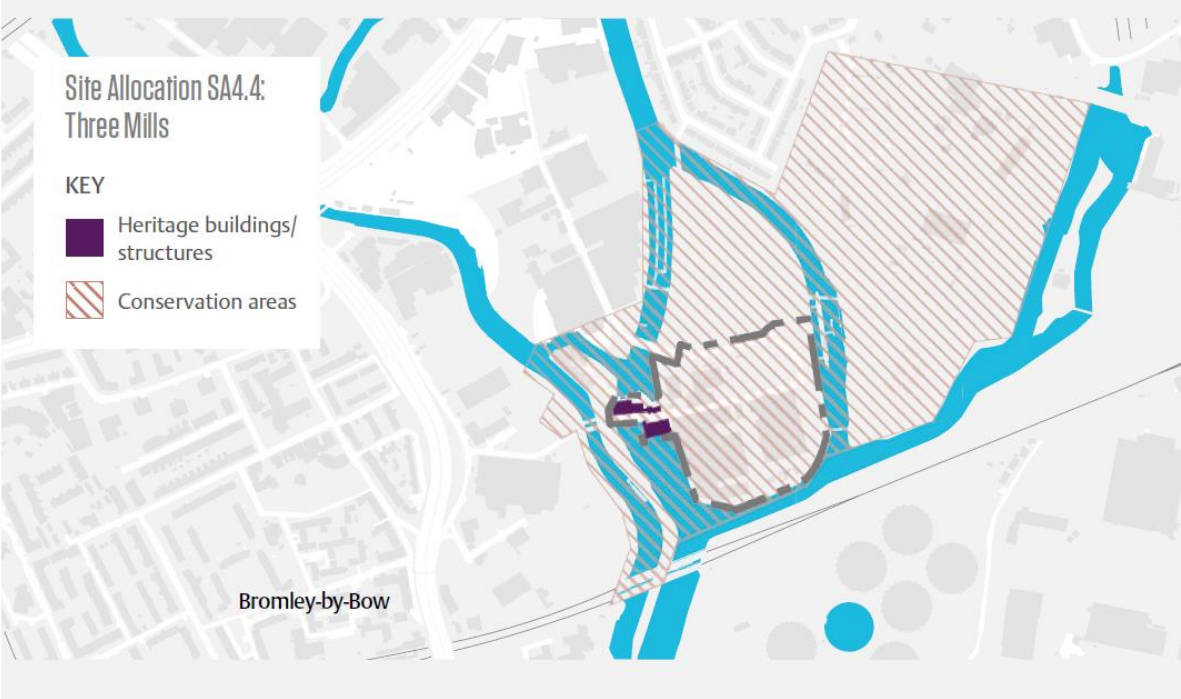
Change Reference Number	Policy, para.	Type of change	Proposed change
			<ul style="list-style-type: none"> • <u>Proposals should complement the range of existing employment, including cultural and creative employment and community uses</u> • <u>Proposals for development should also preserve or enhance the character and appearance of the Three Mills and Sugar House Lane Conservation Areas</u> • <u>Views from the Three Mills Conservation area will be protected from inappropriate development.</u> • <u>Proposals for this site allocation will set out how they contribute to the overall vision for sub area four, making reference to planning documents that relate to the wider area such as the Bromley-by-Bow SPD, the proposed district centre at Bromley-by-Bow and the neighbouring Sugar House Lane conservation area.</u> • <u>The site allocation is expected to yield a minimum of 100 new homes with an affordable housing threshold of 50% in accordance with Policy H.2.</u>
C317	<p>New Site Allocation</p> <p>SA4.4: Three Mills</p> <p>Address</p>	Major	<p><u>Address</u></p> <p><u>Site address:</u> <u>Three Mills Studios and the Clock Mill</u></p> <p><u>Existing uses:</u> <u>The main area is used for film and television studios and is known as Three Mills Studios, the Clock Mill is the temporary site of the East London Science School.</u></p> <p><u>Size:</u> <u>3.9 ha</u></p> <p><u>PTAL rating:</u> <u>0-3</u></p> <p><u>Flood Zone:</u> <u>2-3</u></p>

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C318	New site allocation boundary	Major	New Site Allocation SA4.4: Three Mills <i>boundary – see below</i>
C319	New Site Allocation SA4.4: Three Mills Phasing and Implementation	Major	<u>Phasing and Implementation:</u> <ul style="list-style-type: none"> • <u>Phasing of development on site expected from 2024 onwards.</u>
C320	New Site Allocation	Major	<u>Site Allocation SA4.5: Bow Goods Yards (Bow East and West)</u> <u>An area of Strategic Industrial Land providing protected freight rail head facilities, divided by the River Lee but linked by rail infrastructure, appropriate for bulk freight and other uses associated with Strategic Industrial Land. There is the opportunity for intensification, consolidation and development of rail freight, transport and associated industrial uses.</u> <u>Consolidation and intensification of rail, industrial and other appropriate employment uses would present the opportunity in the long-term for an element of release of land at Bow East for alternative uses, provided that:</u> <ul style="list-style-type: none"> • <u>This formed part of a comprehensive masterplan approach</u> • <u>This provided rail access and freight function to both Bow East and Bow West</u> • <u>Continued to provide at least an equivalent amount of SIL function capacity as the current land area</u> • <u>Significantly increased the overall job density of the site allocation area</u>

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			<ul style="list-style-type: none"> • <u>Secures the long-term provision of sufficient rail and transport infrastructure to serve the uses planned through the comprehensive masterplan approach</u> • <u>Provides an alternative road access across the site allocation area to enable servicing and access to and from the A12</u> • <u>Does not negatively impact on the surrounding highway infrastructure or road safety for those using that surrounding highway and transport network</u> • <u>Demonstrates an acceptable relationship between the rail and other SIL uses and any non-SIL uses proposed, including noise, air quality and visual impact, applying the 'Agent of Change' principle.</u> <p><u>Where these requirements are met, any area released for non-SIL uses can include residential development but must demonstrate a strong relationship and connections to:</u></p> <ul style="list-style-type: none"> • <u>The new Local Centre and DLR Station at Pudding Mill</u> • <u>The emerging residential communities at both Pudding Mill and Sweetwater</u> • <u>The Greenway and River Lea and communities to the west of the River, including open space provision and an enhanced landscaped setting to these features.</u>
C321	New Site Allocation SA4.5: Bow Goods Yards	Major	<u>Supporting Development Principles</u> <ul style="list-style-type: none"> • <u>Creating a buffer of employment uses between the rail and industrial uses and any residential use</u>

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	(Bow East and West) Supporting development principles		<ul style="list-style-type: none"> • <u>Where any residential use is proposed following on from intensification and consolidation of industrial and freight uses, affordable housing to be provided in accordance with Local Plan Policy (H.2) and defining the site as publicly owned</u> • <u>Provision of a significant biodiverse open space buffer along the waterway edge</u> • <u>Ensuring the eastern edge of the site and any vehicle access connections to Pudding Mill Lane and the Loop Road is designed such that it remains a safe route for pedestrians and cyclists moving between Pudding Mill Station and the Queen Elizabeth Olympic Park, its schools and venues</u> • <u>The comprehensive masterplan approach could be phased in its delivery</u> <p><u>Industrial and storage distribution uses should be provided in high quality and well-designed enclosing structures, with appropriate soft landscaping, which complement the views through and within the site as well as reflecting the wider context of proximity of the Queen Elizabeth Olympic Park and its unique setting.</u></p>
C322	SA4.5: Bow Goods Yards (Bow East and West)	New Site Allocation	<p><u>Address</u></p> <p><u>Site address:</u> <u>Bow Goods Yards East and West</u></p> <p><u>Existing uses:</u> <u>The area is used for aggregates and concrete batching, with related railhead and road infrastructure.</u></p> <p><u>Size:</u> <u>14.11 ha</u></p> <p><u>PTAL rating:</u> <u>1a-2</u></p> <p><u>Flood Zone:</u> <u>1-3</u></p>
C323	New site allocation	major	<p><i>Site Allocation SA4.5: Bow Goods Yards (Bow East and West) boundary – see below</i></p>

Change Reference Number C318 New Site Allocation SA4.4: Three Mills boundary



Change Reference Number C323, Site Allocation SA4.5: Bow Goods Yards (Bow East and West)

