

# Roman Road Bow Neighbourhood Plan Summary

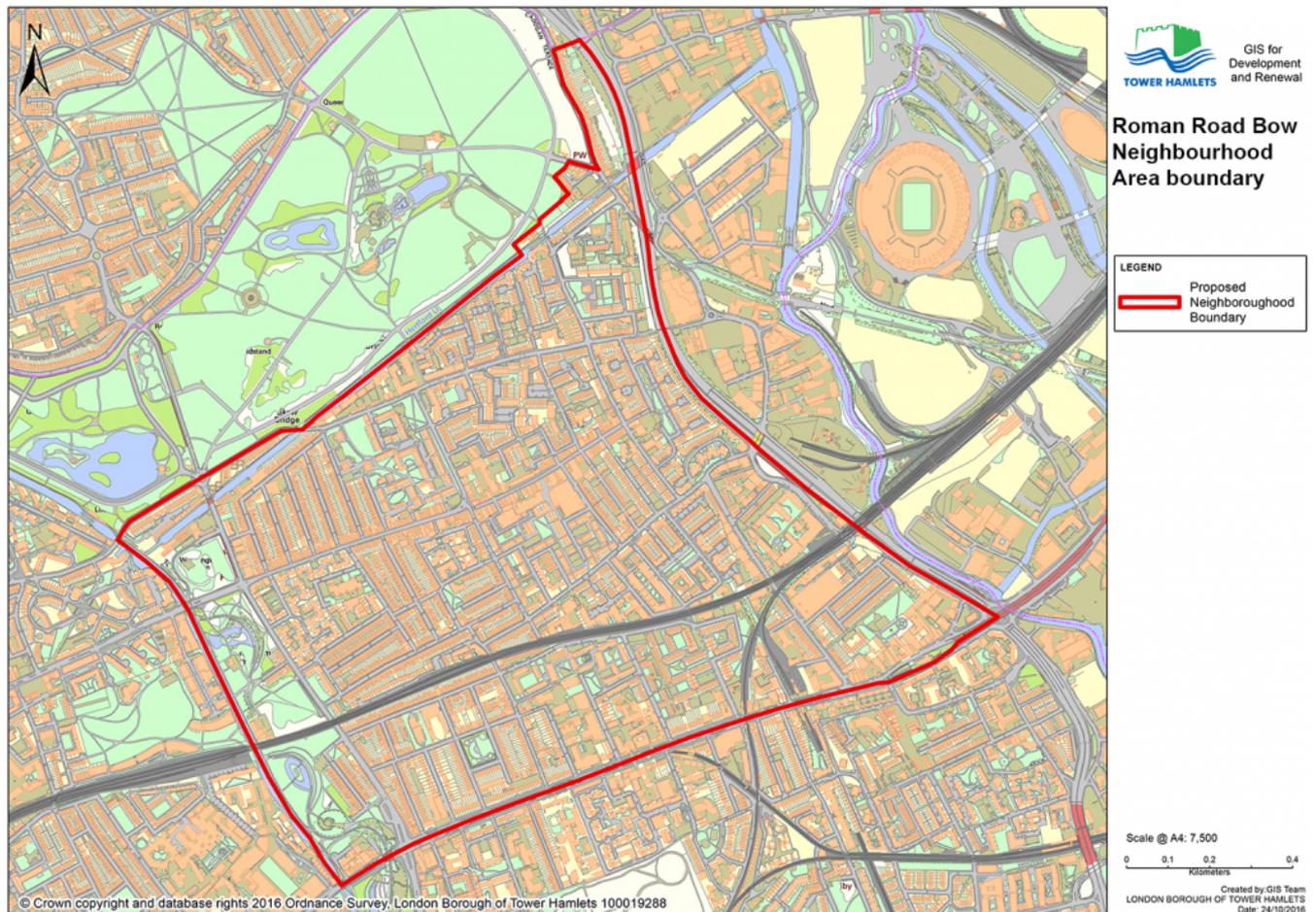
## Neighbourhood Plans

A neighbourhood plan is:

- A document that sets out planning policies for the neighbourhood area. Planning policies are used to decide whether to approve planning applications
- Written by the local community, the people who know and love the area.
- A means to ensure the community gets the right types of development, in the right place.

A neighbourhood plan is an important document with real legal force, therefore there are certain formal procedures that it must go through. The role of the Forum and its Committee is to ensure that procedures are carried out to the satisfaction of the approving body, Tower Hamlets Council.

## Neighbourhood Plan Area (Bow West and Bow East wards except Fish island)



The basic conditions for neighbourhood plans are:

- have regard to national policy
- contribute to the achievement of sustainable development
- general conformity with the strategic policies in the development plan for the local area (Tower Hamlets Local Plan 2031 and the draft new London Plan).

The plan can only address issues that are related to the use of land and planning matters. It can't address other issues such as waste collection and traffic management, important as these are.

## **Objective 1: Thriving high street and local economy**

### **Policy LE1 Encouraging flexible use of premises**

**Development proposals for commercial, business or service activities (Class E) should be designed so they can be used or easily adapted for use by a range of different occupiers within Class E.**

**Development proposals for commercial activities are encouraged where they:**

- **offer space on a flexible, short term and/or easy-in, easy-out basis;**
- **provide communally-shared facilities**
- **address the needs of those working in the creative industries.**

### **Policy LE2 relating to Onyx House 401 Mile End Road E3 4PB**

Proposals to refurbish or redevelop Onyx House for commercial or business activities (Class E) are encouraged. Proposals for alternative uses should demonstrate that

- the building is genuinely unsuitable for continued employment use due to its condition;
- reasonable options for restoring the building to employment use are unviable;
- and that the benefits of alternative use would outweigh the benefits of employment use.

## Objective 2: Green streets that encourage walking

### **Policy GS1: Improving safe walking and cycling routes**

Require development to enhance the pedestrian and cyclist experience by improving pavements, cycle routes, cycle storage, access through public spaces and wayfinding, particularly along routes away from busy main roads and key routes in support of School Streets..

This shall be achieved, where appropriate, by:

1. Contributions to the improvement of existing bicycle lanes and paths.
2. Contributions to the provision of safe and well designated cycle routes, including Grove Road, Tredegar Road, Old Ford Road, Parnell Road and Roman Road.
3. Contributions to the provision of new bicycle lanes and paths within the development site.
4. Contributions to the provision of new bicycle stands across Roman Road Bow.
5. The provision of appropriate bicycle storage in residential and commercial development.
6. Convenient, safe and well-signed footways designed to appropriate widths.
7. Other features associated with pedestrian access to the development, where needed, for example seating for pedestrians, signage.
8. Safe road crossings where needed.
9. Bus stops, shelters, passenger seating and waiting areas, signage and timetable information.

### **Increasing accessibility**

Reduce street clutter and developments have to show consideration to accessibility and clear routes in public realm. With focus on key routes to and from Roman Road, including Grove Road and St Stephens Road

Maintain provision for Blue Badge parking provision

## Objective 3: Beautiful public spaces

### **Policy PS1 to enhance public realm spaces**

Proposals to enhance existing public spaces will be supported where they address the following specific needs :

Improved provision for recreation and play on housing estates at;

- Lawrence Close E3 2AS
- Heylyn Square E32DW
- Rectangular paved area with hedges at foot of Wilmer House, Daling Way E3 5NW
- Tarmac square outside Forth House E3 2HQ
- Sutherland Road football court (to become a multi-use court) and adjacent children's play space to be re-designed.E35HG

All proposals will be expected to accompany such provision with high quality landscaping.

Public realm improvements through parklets or similar environmental measures at:

- Pavement at entrance to Lanfranc Estate on Roman Road, E3 5QP
- Ford Close off Roan Road E3 5LX
- Ford Road off Roman Road E3 5JN (outside Common Room)
- Basilica Place in Roman Road market E3 5EL
- Pavement outside Territorial Army base at Mile End E3 4PD
- Corner of Bow Road and Alfred Street E3 2AD

### **Policy PS2 to designate Local Green Spaces**

**The following are designated as Local Green Spaces:**

- Daling Way, E3 5NB;
- Holy Trinity Churchyard, Morgan St. E3 5AT.
- Lockton Green, Ruston St. E3 2LP
- Matilda Gardens E3 2GS,
- Trellis Square E3 2DR 39
- Brodick House E3 5HH
- Roman Road Adventure Playground, 48 Hewlett Road, Bow, London, E3 5NA.
- Wennington Green, Junction of Roman Rd and Grove Rd E3 5TG
- Wick Lane E3 2PU.

Managing development on a Local Green Space should be consistent with national planning policy for Green Belts. Proposals for built development on Local Green Spaces will not be permitted unless it can be clearly demonstrated that it is required to enhance the role and function of that Local Green Space or that very special circumstances exist, for example where it is essential to meet specific necessary utility infrastructure and no feasible alternative site is available.

## **Objective 4: New life for our heritage and community facilities**

### **Policy H1: Public houses to become locally designated heritage assets**

The following are identified as locally-designated heritage assets:

- a. The Albert, 74 St. Stephen's Road E3 5JL
- b. The Coborn Arms, 8 Coborn Road E3 2DA
- c. The Crown, 223 Grove Road E3 5SN
- d. Green Goose, 112 Anglo Road, Bow London E3 5HD
- e. Little Driver 125 Bow Rd E3 2AN
- f. Lord Tredegar 50 Lichfield Road E3 5AL
- g. Morgan Arms 43 Morgan Street E3 5AA
- h. Young Prince 448 Roman Rd, London E3 5LU

Proposals for the alternative use of these heritage public houses will be supported if they meet the requirements of Local Plan Policy D.CF4 (Public houses), are compatible with the setting of the asset and do not cause harm to its physical structure.

In considering proposals which involve the loss or alteration of any of these heritage assets, consideration will be given to:

- i. Whether the asset is structurally unsound and beyond feasible and viable repair (for reasons other than deliberate damage or neglect); or
- ii. The extent to which measures to sustain the existing use, or find an alternative use/user, have been investigated.

### **Policy H2 Bow Wharf waterway infrastructure conservation and enhancement**

Development proposals at Bow Wharf must demonstrate how they preserve and enhance the heritage of the area and the canal. Preferably this should be informed by a comprehensive heritage plan developed in conjunction with the Canal and River Trust, local businesses, residents and community groups.

Development proposals must provide for an appropriate mix of uses that includes leisure and recreational activities and affordable workspaces for small businesses. Recreation provision that improves connectivity with the Green Grid to better link Victoria and Mile End parks and/or Hackney Village with the Roman Road, will be strongly supported.

**Policy SP1: Additional and improved sports and play facilities**

In order to meet the needs of the growing population of children and young adults in the neighbourhood plan area, space should be found for additional sports and play facilities, either as part of new development or from CIL funding allocated in the area.

Planning applications that propose the provision of sports and play facilities for children and young people will be viewed favourably. New residential developments will be expected to demonstrate that they have assessed the likely needs of the new resident under-16 population and have sought, where possible, to address these needs.

Proposals to improve the quality of existing sports and play facilities at Mile End climbing wall and Roman Road adventure playground will be strongly supported. Where appropriate, developer contributions will be used to address these needs.

**Policy YW1: for new and improved youth work facilities**

Where it is possible for developer contributions to provide new youth facilities, for example, at Chisenhale Gallery, and on the Malmesbury and Lockton estates, these will be supported.

Proposals to improve the quality of existing youth facilities at Eastside, Green Light Youth Club and St Paul's Old Ford will be strongly supported. Where appropriate, developer contributions will be used to address these needs.

**Policy CC1: to improve existing community centres**

Purpose-built community centres in housing estates in the neighbourhood plan area (such as the Ranwell Community Centre and the Caxton Community Centre) are underused and need maintenance and upkeep.

In order for these and other facilities, such as the Arts and Ecology Pavilions, to continue to provide useful meeting space for community groups and to sustain themselves into the future, CIL funding should be allocated to support and maintain and improve these facilities.

## Objective 5: Quality Housing Provision

(Policy remains to be added)

### Non-policy actions

The following table summarises issues referred to in the neighbourhood plan which aren't directly related to land use. Tackling them has the potential to contribute to sustainable economic, social and environmental development in the neighbourhood area.

**TABLE 9.1 Non-land use issues to be addressed**

Paragraph	Concern	Aspiration/Action	Lead agency and partner(s)
<b>Local economy</b> 4.8.1 LE1	Bow House Business Centre's long-term future	Planning applications will be encouraged that support Bow House Business Centre as a provider of affordable workspace for local businesses and other organisations.	Owner of Bow House and LBTH
4.8.2 LE2	Sustained support for job seekers and local businesses	Continued funding of Workpath and Ready programmes; strengthening of links between local employers and schools.	LBTH, local employers, schools
4.8.4 LE3	Limited local cross-sector collaboration	linking economic development, regeneration and environmental improvements, and partnerships in Bow across public, private and voluntary sectors. This is aimed at facilitating inclusive growth and economic and community development.	LBTH, local industry, voluntary sector
<b>Green Streets</b> 5.4 GS1	Inadequate walking and cycling provision	safer walking and cycling routes; school streets; blue badge parking; step-free access at Mile End underground.	LBTH, local schools & parents, TFL

<b>Heritage</b> 7.4.1 H1	Lack of new models for public houses	Council to facilitate new models of pubs coming forward, and broaden the locations in which proposals might be acceptable	LBTH and hospitality sector
7.4.2 H2	Wayfinding & heritage trail	Implementing the 2017 Green Grid Strategy to include better wayfinding and integration with TFL's Legible London signage.	LBTH and TFL, Local History Library, Queen Mary College
<b>Community infrastructure</b> 9.1 CF1 Consortium of community groups	Lack of joined up planning of community services	A consortium will enable better use of limited resources and allow future funding for community infrastructure to be allocated where it is most needed, looking across the range of facilities.	LBTH, voluntary sector, Tower Hamlets Council for Voluntary Service (THCVS), Neighbourhood Forum
9.2.2 CF2 Community asset transfer	Current ownership of buildings sometimes hampers long-term development	<p>Opportunities to be sought to allow groups to take over the lease of buildings, where they are currently owned by Tower Hamlets Council, using Community Asset Transfer.</p> <p>The potential benefit of listing more Assets of Community Value in the plan area is recognised. The community is strongly encouraged to nominate facilities that are of value to them.</p>	LBTH, the voluntary sector, other local organisations
9.6 HSC1 Health & social care facilities	Unequal access to facilities	Work towards more equal access to health and social care services across the neighbourhood area.	LBTH, local NHS and other service providers