

Appendix A: Newham MOL Site Pro Formas

MOL Area 1 Assessment

	And the second s	MOL area	A1
			Beckton District Park South
	The second s	Neighbourhood Area	N11 Beckton
A1: Beckton District Park South		Status	Designated MOL Newham Local Plan 2018
Beckton District Park South	and subjects and s	/ school control contr	Be Recare Court
Physical structure / general	Commentary		
description	,		
Type of green space	District Park		
Size (ha)	23.44		
London Plan MOL Criteria A:		lue. Built develonment is	largely absent from the parcel apart
'Contributes to the physical			one changing room space which is
contributes to the physical			she changing room space which is

	Newham London
structure of London by being clearly distinguishable from the built-up area'	ancillary to the sports provision on the parcel. Due to the small-scale nature of the building, it does not affect the openness of the parcel.
	Surrounding development is generally well screened by dense vegetation along the perimeters contributing to a good sense of separation from surrounding urban areas. The north side of Beckton District Park South, fronting onto Andrews Gardens does have an open view of residential housing.
	The size of the space and its well-defined sense of openness mean that it contributes to a wider sense of separation between areas of residential development.
	The parcel therefore meets Criteria A.
London Plan MOL Criteria B: 'Includes open-air facilities, especially for leisure,	Moderate recreational value with a significant amount of the site dedicated to recreational use including sport, informal recreation and child play space.
recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'	The parcel is formed of: Beckton District Park South and Beckton Corridor. As a District Park and green corridor, Beckton District Park south provides recreational and leisure facilities for people beyond the local neighbourhood of borough-wide importance.
	Moderate leisure / recreation / sport value. The parcel is identified as a 'Key Centre' in Newham's Playing Pitch Strategy (2024). As such, it provides a sports pitches (football) of borough level importance.
	The also includes a community pond (Itchycoo), a community orchard, a play space and a large area of woodland. A Park Run route utilises this park on a weekly basis and an event space is utilised seasonally.
	The parcel therefore meets Criteria B.
London Plan MOL Criteria C: 'Contains features or landscapes (historic,	Weak-Moderate historic value. The parcel contains the Scheduled Monument: Second World War anti-aircraft gun emplacements, Beckton.
recreational, biodiversity) of either national or metropolitan value'	Moderate-Strong. The parcel connects with the Capital Ring (sections 14/15), forming part of a fine grained green network of spaces and corridors that characterise the wider neighbourhood.
	Weak-Moderate biodiversity value. The site is a designated Site of Importance for Nature Conservation (SINC) of Borough status (SINC: NeB08, Beckton District Park).
	The parcel is an important part of a Regional Park and is ecologically rich. The parcel provides valuable habitats including amenity grassland, pond/lake, secondary woodland, semi-improved neutral grassland and scattered trees. There are several broad belts of scrub and young woodland around the periphery of the park, composed of a wide variety of native trees and shrubs. These provide valuable habitat for birds and common scrub/woodland edge butterflies. There are also several areas of rough, grassland which contain a variety of wildflowers and Beckton Meadows in the South East of this parcel provides 0.9 hectares of wildflower grassland, a butterfly garden, habitat bank and play equipment.
	In 2022 a process began to update the park facilities and enhance the landscape which should result in further ecological and recreational improvements in the longer term. The



	 Beckton Parks Masterplan was developed in co-design with the community between 2022- 23 and was adopted by Cabinet in January 2024. Funding is being sought for the phased implementation of the Beckton Parks Masterplan which will enable significant improvement to Beckton Parks by creating a sustainable and accessible landscape with enhanced community facilities. The parcel therefore meets Criteria C.
London Plan MOL Criteria D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	Strong green link value, forming part of the All London Green Grid (2012) ALGG Epping Forest and River Roding Area (Area 2). Within the parcel there is a good path network, including Section 14 and Section 15 of the Capital Ring. The parcel forms a good quality green space and therefore is likely to contribute to a wider wildlife corridor due to good quality habitat and biodiversity The parcel therefore meets Criteria D.



MOL Area 2 Assessment



Physical structure / general	Commentary
description	
Type of green space	Linear Open Space
Size (ha)	3.18
London Plan MOL Criteria A:	Strong structural value, with built development completely absent from the parcel.
'Contributes to the physical	
structure of London by	The parcel provides a very clear and highly defined sense of openness and separation.
being clearly distinguishable	
from the built-up area'	Abutting the River Thames, the parcel is a highly noticeable and prominent contribution to



	the structure of London. It is one of a number of parcels along the River Roding, which together form a strategic river corridor. The parcel therefore meets Criteria A.
London Plan MOL Criteria B: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'	Weak recreational value, with poor levels of functionality. The site is currently inaccessible. In future, the parcel should be opened up for recreational activities such as walking, running and dog walking. The parcel does not meet Criteria B.
London Plan MOL Criteria C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	Moderate biodiversity value. The River Thames, and the tidal sections of its tributaries, comprise a number of valuable habitats not found elsewhere in London. This parcel forms part of a wider designated Site of Importance for Nature Conservation (SINC) of Metropolitan status (SINC M031, River Thames and tidal tributaries). The parcel therefore meets Criteria C.
London Plan MOL Criteria D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	Strong green link value, forming part of the All London Green Grid (2012) ALGG Epping Forest and River Roding Area (Area 2). The parcel forms part of an extensive green link network. It therefore contributes to a wider wildlife corridor due to its good quality habitat and biodiversity. The parcel therefore meets Criteria D.



MOL Area 3 Assessment

'Contributes to the physical

being clearly distinguishable from the built-up area'

structure of London by

		MOL area	A3 Beckton District Park North
The second start	and the second se	Neighbourhood Area	Beckton
A: Beckton District Park North		Status	Designated MOL Newham Local Plan 2018
Beckton District Park North Gren Road Newham University Hospital Cumberland School	Brampton Manor School	Lonsdale Avenue Stokes Road Roman Road	and Saxor
Other Sports Facility MacStepon and Statistics	FK Beckton Campus	ay Jak ban way	ewham W nington R lightingay Peridot S
colman Road ad road r	Ellen Wilkinson Primary School	Reministon Road	Meters
of the store rimary sum			
Physical structure / general	Commentary		
Physical structure / general description Type of green space	Commentary Local Park		

building (Boat House) which is a standalone structure ancillary to the function of the lake.

Due to the small-scale nature of the building, it does not affect the openness of the parcel.

It provides a very clear and highly defined sense of openness and separation, such that openness is the defining characteristic of the parcel. Surrounding development is generally

	Newham London
	well screened by dense vegetation along the perimeters contributing to a good sense of separation from surrounding urban areas.
	The size of the space and its well-defined sense of openness mean that it contributes to a
	wider sense of separation between areas of residential development.
	It contains a strong and varied landscape structure, with woodland, areas of open grass and at Beckton Lake, a significant water body.
	The parcel therefore meets Criteria A.
London Plan MOL Criteria B: 'Includes open-air facilities, especially for leisure,	Moderate recreational value with a significant amount of the site dedicated to recreational use including informal recreation, children's play.
recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'	The parcel is formed of: Beckton District Park North and is a part of a wider network of green space managed as Beckton Parks (formed of Beckton District Park North, King George V Park, Beckton District Park South, Beckton Corridor and New Beckton Park).
	As a District Park, Beckton District Park North provides recreational and leisure facilities for people beyond the local neighbourhood of borough-wide importance.
	The parcel includes a boat house, small MUGA and play space.
	The Beckton Parks Masterplan was developed in co-design with the community between 2022-23 and was adopted by Cabinet in January 2024. Funding is being sought for the phased implementation of the Beckton Parks Masterplan which will enable significant improvement to Beckton Parks by creating a sustainable and accessible landscape with enhanced community facilities.
	The parcel therefore meets Criteria B.
London Plan MOL Criteria C: 'Contains features or	Weak historic value – parcel contains no features of historical significance.
landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	Moderate recreational value. The parcel connects with the Capital Ring (section 14), Beckton District Park South, the Greenway to the North and other green corridors to the South, forming part of a fine grained green network of spaces and corridors that characterise the wider neighbourhood.
	Weak-Moderate biodiversity value. The site is a designated Site of Importance for Nature Conservation (SINC) of Borough status (SINC: NeB108, Beckton District Park).
	The parcel therefore meets Criteria C.
London Plan MOL Criteria D: 'It forms part of a strategic corridor, node or a link in the network of groen	Strong green link value, forming part of the All London Green Grid (2012) ALGG Epping Forest and River Roding Area (Area 2). Within the parcel there is a good path network, including Section 14 of the Capital Ring.
the network of green infrastructure and meets one of the above criteria'	The parcel forms a good quality green space and therefore is likely to contribute to a wider wildlife corridor due to good quality habitat and biodiversity.
	The parcel therefore meets Criteria D.



MOL Area 4 Assessment

from the built-up area'

MOL AI Ed 4 ASSESSITIETT			
		MOL area	A4
	1		The Greenway 7
		Neighbourhood Area	N12 East Ham South
CONTRACTOR STATES		Status	Designated MOL
	a a summer of a		Newham Local Plan 2018
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A4: The Greenway 7			
The Greenway 7	che sto		ne
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andens andens backfinad	V Care ad Masterman Road	lington Koust	
		Homes	Chee
Frinton Road		Mortimer.Road	
Pri	Brampton mary School East Ham Jewish Cemetery	Monmouth Road	
Denbigh Road	Play Space	Melford Road	St.
	Brampton Park Lons		
	alecto	Longda L.	
	Lonsdale Avenue	ndford. Ko	
Roman R	oad	Blow	
Brampton	Stokes Road	6 and 1	
Manor School		Saxonip	
	Roman Road		U a
	NOC		
0	(a-Way Jack Dash Way)	vham Way	
	E Find	ngton:Roas	0
		Sarrier Way Playing Fie	
other	Sports Facility		s
		0 25 50 N00th 150 kt	200
Servare Po	ceet teet	Pembroke Road Commonwhited	Dibleters
		1:5,00	00 @ A4
Physical structure / general	Commentary		
description			
Type of green space	Linear Open Space		
Size (ha)	4.39		
London Plan MOL Criteria A:	-		tely absent from the parcel. The
'Contributes to the physical	Greenway is a high level path v		-
structure of London by			he parcel therefore provides a very
being clearly distinguishable	clear and highly defined sense	of openness.	
from the built up area?			

	Forming part of the Greenway, the parcel is a highly noticeable and prominent contribution to the structure of London.
	The parcel therefore meets Criteria A.
London Plan MOL Criteria B: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'	Moderate recreational value. The parcel forms part of the Greenway, following the Capital Ring, an active travel corridor and green link for walking and cycling of London-wide importance. The parcel therefore meets Criteria B.
London Plan MOL Criteria C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	 Weak-Moderate historic value. The Greenway was created as a linear footpath and cycleway along the top of the Northern Outfall Sewer Embankment, which was built between 1860-65 by Joseph Bazalgette for the Metropolitan Commissioners for Sewers. There are various landmarks of historic interest at points along the length of the Greenway as well as views across Newham. Moderate-Strong recreational value. The parcel forms part of the Greenway, following the Capital Ring, an active travel corridor and green link for walking and cycling of London-wide importance. Weak-Moderate biodiversity value. The site is a designated Site of Importance for Nature Conservation (SINC) of Borough status (SINC: NeB16, The Greenway). The parcel therefore meets Criteria C.
London Plan MOL Criteria D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	Strong green link value, forming part of the All London Green Grid (2012) ALGG Epping Forest and River Roding Area (Area 2). The parcel therefore forms part of an extensive strategic green corridor network, contributing to a wider wildlife corridor due to its good quality habitat and biodiversity. The Greenway Pollinator Trail was created in 2023 which transformed 6km of cut grassland into wildflower meadows with additional habitat planting to improve the biodiversity of the site. The parcel therefore meets Criteria D.



MOL Area 5 Assessment

AND	1222	MOL area	A5 The Greenway 6
HOLES BALLES	the strate and	Neighbourhood Area	N10 Plaistow
S: The Greenway 6		Status	Designated MOL Newham Local Plan 2018
The Greenway 6 acility Gad Close Plaistow Park Play Space Dongola Road Beaumon Crises Stree St Andrew's Road	and united and a set of the set o	Clacton Road venerick Anad	Band miker Gar
Esk Road Wanlip Road Road Wanlip Road Kaizen Primary School Bankins Road Palmer Road	Clen Road Newham Unive Hospital Oban Close Maybury Road Tollgate Primary School	D 25 50 100 150	Meters
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Esk Road Wanlip Road Esk Road Wanlip Road Road Escription Road Escription	Aboutside Road Cumberland School Oban Close Maybury Road Maybury Road Tollgate Frimary School	D 25 50 100 150	Primary N + E S 200 Meters
Esk Road Wigston Road New Vic Sixth Form College Vic Sixth Form College Bade Bade Bade Bate Bate Bate Bate Bate Bate Bate Bat	Hospital Cumberland School Hospital Cumberland School Hospital Cumberland Freence Mcmillan Stadium Linear Open Space	D 25 50 100 150	Primary N + E S 200 Meters
Esk Road Wigston Road New Vic Sixth Form College Balmer Road Benkins R	Hospital Cumberland Coban Close Doban Close Hospital Coban Close Frimary School Commentary Linear Open Space 2.35	e 25 50 100 150 Correctioned and the second and th	Primary V + j = 200 Meters doctor with 00 @ A4
Physical structure / general description Type of green space Size (ha)	Hospital Hospital Oban Close Commentary Linear Open Space 2.35 Strong structural value, with b	uilt development comple	Primary 200 Meters 200 200 200 200 200 200 200 20
Physical structure / general description Type of green space Size (ha) London Plan MOL Criteria A: Contributes to the physical	Commentary Linear Open Space 2.35 Strong structural value, with b	uilt development comple which is raised above the	Primary 200 Meters 200 200 Meters 200 200 Tely absent from the parcel. The streets, adding to its sense of
Physical structure / general description Size (ha) Contributes to the physical structure of London by	Hospital Commentary Linear Open Space 2.35 Strong structural value, with b Greenway is a high level path y separation from the surroundi	uilt development comple which is raised above the ng urban environment. T	Primary 200 Meters 200 200 200 200 200 200 200 20
Esk Road Wigston Road New Vic Sixth Form College Raizen Primary School Jenkins Road Jenkins Road Palmer.Road Palmer.Road School Fype of green space Size (ha) Condon Plan MOL Criteria A:	Commentary Linear Open Space 2.35 Strong structural value, with b	uilt development comple which is raised above the ng urban environment. T	Primary 200 Meters 200 200 Meters 200 200 Tely absent from the parcel. The streets, adding to its sense of

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Forming part of the Greenway, the parcel is a highly noticeable and prominent contribution to the structure of London.
The parcel therefore meets Criteria A.
Moderate recreational value. The parcel forms part of the Greenway, following the Capital Ring, an active travel corridor and green link for walking and cycling of London-wide importance.
The Greenway Community Orchard is situated here including native fruit trees, raised beds for herbs and vegetables, shrubs, flowers areas of wildflower and areas for seating.
The Greenway Pollinator Trail 'Wild Bee Garden' is also situated in this parcel, designed to further enhance the establishment of wildflower meadows along the full length of the grass verges along the Greenway, the Wild Bee Garden adds habitat value and further improves biodiversity through the inclusion of drought resistant planting and nesting habitat.
The parcel therefore meets Criteria B.
Weak-Moderate historic value. The Greenway was created as a linear footpath and cycleway along the top of the Northern Outfall Sewer Embankment, which was built between 1860-65 by Joseph Bazalgette for the Metropolitan Commissioners for Sewers. There are various landmarks of historic interest at points along the length of the Greenway as well as views across Newham.
Moderate-Strong recreational value. The parcel forms part of the Greenway, following the Capital Ring, an active travel corridor and green link for walking and cycling of London-wide importance. Weak-Moderate biodiversity value. The site is a designated Site of Importance for Nature Conservation (SINC) of Borough status (SINC: NeB16, The Greenway).
The Greenway Pollinator Trail was created in 2023 which transformed 6km of cut grassland into wildflower meadows with additional habitat planting to improve the biodiversity of the site.
The parcel therefore meets Criteria C.
Strong green link value, forming part of the All London Green Grid (2012) ALGG Lee Valley and Finchley Ridge Area Framework (Area 1) and ALGG Epping Forest and River Roding Area (Area 2). The parcel therefore forms part of an extensive strategic green corridor network, contributing to a wider wildlife corridor due to its good quality habitat and biodiversity. The parcel therefore meets Criteria D.



MOL Area 6 Assessment

VIOL Area 6 Assessment			
	MC)L area	A6 The Greenway 5
	Nei	ghbourhood Area	N10 Plaistow
A STATE OF A	Sta	-	Designated MOL
Af: The Greenway 5			Newham Local Plan 2018
Howard's Road Howard's Road Second Avenue Second	Avenue St Class Hollybush S Sports Litty Gad Close Play Space Dongola Road Dongola Road Beaumont Road St Andrew's Road Although Store Street State State Street State State	Prima Humberstone Road Glen Road Newham U Hospi Cumberland School W School W School W School W School W School M School School M S School M S Schol M Schol M Schol M School M Schol M	W City y School
Type of green space	Linear Open Space		
Size (ha)	0.53		
London Plan MOL Criteria A:	Strong structural value, with built d	levelopment complet	ely absent from the parcel. The
	Strong structural value, with built d Greenway is a high level path which		
'Contributes to the physical	Greenway is a high level path which	h is raised above the	streets, adding to its sense of
'Contributes to the physical structure of London by	Greenway is a high level path which separation from the surrounding un	n is raised above the s ban environment. Th	streets, adding to its sense of
London Plan MOL Criteria A: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'	Greenway is a high level path which	n is raised above the s ban environment. Th	streets, adding to its sense of

	Forming part of the Greenway, the parcel is a highly noticeable and prominent contribution to the structure of London.
	The parcel therefore meets Criteria A.
London Plan MOL Criteria B: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'	Moderate recreational value. The parcel forms part of the Greenway, following the Capital Ring, an active travel corridor and green link for walking and cycling of London-wide importance. The parcel therefore meets Criteria B.
London Plan MOL Criteria C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	 Weak-Moderate historic value. The Greenway was created as a linear footpath and cycleway along the top of the Northern Outfall Sewer Embankment, which was built between 1860-65 by Joseph Bazalgette for the Metropolitan Commissioners for Sewers. There are various landmarks of historic interest at points along the length of the Greenway as well as views across Newham. Immediately south of the parcel is the Grade II Listed Building (Historic England): Church of St Andrew. Moderate-strong recreational value. The parcel forms part of the Greenway, following the Capital Ring, an active travel corridor and green link for walking and cycling of London-wide importance. Weak-Moderate biodiversity value. The site is a designated Site of Importance for Nature
	Conservation (SINC) of Borough status (SINC: NeB16, The Greenway). The Greenway Pollinator Trail was created in 2023 which transformed 6km of cut grassland into wildflower meadows with additional habitat planting to improve the biodiversity of the site. The parcel therefore meets Criteria C.
London Plan MOL Criteria D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	Strong green link value, forming part of the All London Green Grid (2012) ALGG Lee Valley and Finchley Ridge Area Framework (Area 1) and ALGG Epping Forest and River Roding Area (Area 2). The parcel therefore forms part of an extensive strategic green corridor network, contributing to a wider wildlife corridor due to its good quality habitat and biodiversity. The parcel therefore meets Criteria D.



MOL Area 7 Assessment

	MOL area	A7
ALL AND A		The Greenway 4
	Neighbourhood Area	N10 Plaistow
	Status	Designated MOL
		Newham Local Plan 2018
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A7: The Greenway 4		



Physical structure / general description	Commentary
Type of green space	Linear Open Space
Size (ha)	0.64
London Plan MOL Criteria A:	Strong structural value, with built development completely absent from the parcel. The
'Contributes to the physical	Greenway is a high level path which is raised above the streets, adding to its sense of
structure of London by	separation from the surrounding urban environment. The parcel therefore provides a very
being clearly distinguishable	clear and highly defined sense of openness.
from the built-up area'	

	Forming part of the Greenway, the parcel is a highly noticeable and prominent contribution to the structure of London.
	The parcel therefore meets Criteria A.
London Plan MOL Criteria B: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'	Moderate recreational value. The parcel forms part of the Green Way, following the Capital Ring, a walking and cycling green link of link of London-wide importance. The parcel therefore meets Criteria B.
London Plan MOL Criteria C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	 Weak-Moderate historic value. The Greenway was created as a linear footpath and cycleway along the top of the Northern Outfall Sewer Embankment, which was built between 1860-65 by Joseph Bazalgette for the Metropolitan Commissioners for Sewers. There are various landmarks of historic interest at points along the length of the Greenway as well as views across Newham. Moderate-Strong recreational value. The parcel forms part of the Green Way, following the Capital Ring, a walking and cycling green link of link of London-wide importance. Weak-Moderate biodiversity value. The site is a designated Site of Importance for Nature Conservation (SINC) of Borough status (SINC: NeB16, The Greenway). The Greenway Pollinator Trail was created in 2023 which transformed 6km of cut grassland into wildflower meadows with additional habitat planting to improve the biodiversity of the site. The parcel therefore meets Criteria C.
London Plan MOL Criteria D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	Strong green link value, forming part of the All London Green Grid (2012) ALGG Lee Valley and Finchley Ridge Area Framework (Area 1) and ALGG Epping Forest and River Roding Area (Area 2). The parcel therefore forms part of an extensive strategic green corridor network, contributing to a wider wildlife corridor due to its good quality habitat and biodiversity. The parcel therefore meets Criteria D.



MOL Area 8 Assessment



description	
Type of green space	Local Park
Size (ha)	6.81
London Plan MOL Criteria A:	Moderate-strong structural value. Built development is largely absent from the parcel apart
'Contributes to the physical	tennis courts, cricket pitch, play space, basketball court and BMX track. There is one small
structure of London by	building, which is ancillary to the sports provision on the parcel, as such this development
	does not affect the openness of the parcel.



being clearly distinguishable from the built-up area'	It provides a very clear and highly defined sense of openness and separation, such that openness is the defining characteristic of the parcel. Surrounding development is generally well screened by dense vegetation along the perimeters contributing to a good sense of separation from surrounding urban areas. The size of the space and its well-defined sense of openness mean that it contributes to a wider sense of separation areas of residential development. The parcel therefore meets Criteria A.
London Plan MOL Criteria B: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'	 Weak-Moderate recreational value, with recreational uses including; tennis, BMX, cricket, basketball, informal recreation and children's play. The sports facilities are identified as a 'Local' in Newham's Playing Pitch Strategy (2024). As such, it provides a sports pitches (football (disused), cricket nets, BMX, MUGA and play space of neighbourhood level importance. The parcel therefore does not meet Criteria B.
London Plan MOL Criteria C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	Weak-Moderate biodiversity value. The site is a designated Site of Importance for Nature Conservation (SINC) of Borough status (SINC: NeB108, Beckton District Park). The parcel therefore does not meet Criteria C.
London Plan MOL Criteria D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	Strong green link value, forming part of the All London Green Grid (2012) ALGG Epping Forest and River Roding Area (Area 2). The parcel forms a good quality green space and therefore is likely to contribute to a wider wildlife corridor due to good quality habitat and biodiversity. The parcel therefore meets Criteria D.



MOL Area 9 Assessment

	MOL area	A9 Alfreds Way Open Space-partly & Norwegian Playing Fields
	Neighbourhood Area	N17 Gallions Reach
Afreds Way Open Space-partly & Norwegian Playing Fields	Status	Designated MOL Newham Local Plan 2018



Physical structure / general description	Commentary
Type of green space	Amenity Greenspace
	Amenity Greenspace
Size (ha)	3.55
London Plan MOL Criteria A:	Moderate structural value, with built largely absent across much of the area. There is one
'Contributes to the physical	small building ancillary to the sports pitches, on the site.
structure of London by	
being clearly distinguishable	
from the built-up area'	

	The sense of openness is mostly well-defined. There is some erosion to the sense of openness on the southern boundary, here the tree line is more sparse and open to views of the buildings located outside of the parcel.
	The parcel therefore meets Criteria A.
London Plan MOL Criteria B: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts	Weak-Moderate recreation value. The football pitches are identified as 'Local' in Newham's Playing Pitch Strategy (2024). As such, it provides a sports pitches (3G) of neighbourhood level importance.
and cultural activities, which serve either the whole or significant parts of London'	The parcel includes sports pitches and an associated building. The parcel therefore does not met Criteria B.
London Plan MOL Criteria C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	Weak-moderate biodiversity value, with the northern portion of the site falling within a proposed Site of Importance for Nature Conservation (SINC) of Borough status (NeB30: A406/A13 Ditches). The SINC forms a network of drainage ditches that drain into the River Roding. The parcel therefore does not meet Criteria C.
London Plan MOL Criteria:	
'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets	Strong green link value, forming part of the wider All London Green Grid (2012) ALGG Epping Forest and River Roding Area (Area 2). The parcel therefore forms part of an extensive strategic green corridor network, contributing to a wider wildlife corridor due to its good quality habitat and biodiversity.
one of the above criteria'	The parcel therefore meets Criteria D.



MOL Area 10 Assessment





Physical structure / general description	Commentary
Type of green space	Linear Open Space
Size (ha)	0.53
London Plan MOL Criteria A:	Moderate structural value, with built development completely absent from the parcel.
'Contributes to the physical	
structure of London by	Sense of openness is mostly well-defined with localised erosion by the A13 and
being clearly distinguishable	development to the industrial development to the south.
from the built-up area'	



	The parcel therefore meets Criteria A.
London Plan MOL Criteria B: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or	Weak - there are no open-air leisure, recreation, sport, arts or cultural activities in the parcel. The parcel therefore does not meet Criteria B.
significant parts of London' London Plan MOL Criteria C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	Weak-moderate biodiversity value, with the southern portion of the site falling within a proposed Site of Importance for Nature Conservation (SINC) of Borough status (NeB30: A406/A13 Ditches). The SINC forms a network of drainage ditches that drain into the River Roding. The parcel therefore does not meet Criteria C.
London Plan MOL Criteria D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	Strong green link value, forming part of the wider All London Green Grid (2012) ALGG Epping Forest and River Roding Area (Area 2). The parcel therefore forms part of an extensive strategic green corridor network, contributing to a wider wildlife corridor due to its good quality habitat and biodiversity. The parcel therefore meets Criteria D.



MOL Area 11 Assessment

ENTRANCIN ESCANSHICT STORES	MOL area	A11
		The Greenway 3
	Neighbourhood Area	N10 Plaistow
	Status	Designated MOL
A11: The Greenway 3		Newham Local Plan 2018
n S The Greenway 3	Glaseow.	



Physical structure / general description	Commentary
Type of green space	Linear Open Space
Size (ha)	1.59
London Plan MOL Criteria A: 'Contributes to the physical	Strong structural value, with built development completely absent from the parcel. The Greenway is a high level path which is raised above the streets, adding to its sense of
structure of London by	separation from the surrounding urban environment. The parcel therefore provides a very
being clearly distinguishable from the built-up area'	clear and highly defined sense of openness.



London Plan MOL Criteria B:	Forming part of the Greenway, the parcel is a highly noticeable and prominent contribution
'Includes open-air facilities,	to the structure of London.
especially for leisure,	The parcel therefore meets Criteria A.
recreation, sport, the arts	Moderate recreational value. The parcel forms part of the Greenway, following the Capital
and cultural activities, which	Ring, an active travel corridor and green link for walking and cycling of London-wide
serve either the whole or	importance.
significant parts of London'	The parcel therefore meets Criteria B.
London Plan MOL Criteria C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	 Weak-Moderate historic value. The Greenway was created as a linear footpath and cycleway along the top of the Northern Outfall Sewer Embankment, which was built between 1860-65 by Joseph Bazalgette for the Metropolitan Commissioners for Sewers. There are various landmarks of historic interest at points along the length of the Greenway as well as views across Newham. Moderate-Strong recreational value. The parcel forms part of the Greenway, following the Capital Ring, an active travel corridor and green link for walking and cycling of London-wide importance. Weak-Moderate biodiversity value. The site is a designated Site of Importance for Nature Conservation (SINC) of Borough status (SINC: NeB16, The Greenway). The Greenway Pollinator Trail was created in 2023 which transformed 6km of cut grassland into wildflower meadows with additional habitat planting to improve the biodiversity of the site. The parcel therefore meets Criteria C.
London Plan MOL Criteria D:	Strong green link value, forming part of the All London Green Grid (2012) ALGG Lee Valley
'It forms part of a strategic	and Finchley Ridge Area Framework (Area 1) and ALGG Epping Forest and River Roding
corridor, node or a link in	Area (Area 2). The parcel therefore forms part of an extensive strategic green corridor
the network of green	network, contributing to a wider wildlife corridor due to its good quality habitat and
infrastructure and meets	biodiversity.
one of the above criteria'	The parcel therefore meets Criteria D.



MOL Area 12 Assessment

NO FOR ALL	MOL area	A12 Roding Valley Way-part & Northern Lagoon, Beckton Sewage Works
	Neighbourhood Area	N17 Gallions Reach
A12: Roding Valley Way-part & Northern Lagoon, Beckton Sewage Works	Status	Designated MOL Newham Local Plan 2018



Physical structure / general description	Commentary
Type of green space	Linear Open Space
Size (ha)	17.77
London Plan MOL Criteria A:	Strong structural value, with built development completely absent from the parcel.
'Contributes to the physical	
structure of London by	The parcel provides a very clear and highly defined sense of openness and separation.
being clearly distinguishable	
from the built-up area'	The parcel therefore meets Criteria A.



London Plan MOL Criteria B:	Moderate recreational value. The parcel is accessible along most of the riverfront, providing
'Includes open-air facilities,	an important green link of London-wide importance.
especially for leisure,	The percel therefore meets Criteria D
recreation, sport, the arts and cultural activities, which	The parcel therefore meets Criteria B.
serve either the whole or	
significant parts of London'	
London Plan MOL Criteria C:	Moderate biodiversity value. The parcel encompasses one designated Sites of Importance
'Contains features or	for Nature Conservation (SINCs) of Metropolitan status (M031, River Thames and tidal
landscapes (historic,	tributaries, which is of Metropolitan status) and one SINC of Borough status (SINC: NeB15,
recreational, biodiversity) of	Beckton Sewage Treatment Works North Borough)
either national or	The neurol therefore meets Criteria C
metropolitan value'	The parcel therefore meets Criteria C.
London Plan MOL Criteria D:	Strong green link value, forming part of the wider All London Green Grid (2012) ALGG Epping
'It forms part of a strategic	Forest and River Roding Area (Area 2). The parcel therefore forms part of an extensive
corridor, node or a link in	strategic green corridor network, contributing to a wider wildlife corridor due to its good
the network of green	quality habitat and biodiversity.
infrastructure and meets	
one of the above criteria'	The parcel therefore meets Criteria D.



MOL Area 13 Assessment

ALL AND AL	MOL area	A13 Folkestone Road Allotments & Gardens and partly Waterway
	Neighbourhood Area	N12 East Ham South
A13: Folkestone Road Allotments & Gardens and partly Waterway	Status	Designated MOL Newham Local Plan 2018



Physical structure / general	Commentary
description	
Type of green space	Community Growing Space
Size (ha)	7.96
London Plan MOL Criteria A:	Moderate-Strong structural value, with built development largely absent from the parcel.
'Contributes to the physical	
structure of London by	The parcel provides a clear and well-defined senses of openness and separation.
being clearly distinguishable	
from the built-up area'	The parcel therefore meets Criteria A.



London Plan MOL Criteria B: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'	Weak-Moderate recreational value. The site provides allotment facilities of neighbourhood importance. The parcel therefore does not meet Criteria B.
London Plan MOL Criteria C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	Weak-Moderate biodiversity value. The site is a designated Site of Importance for Nature Conservation (SINC) of Borough status (SINC: NeB30, A406/A13 Ditches). The parcel therefore does not meet Criteria C.
London Plan MOL Criteria D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	Strong green link value, forming part of the wider All London Green Grid (2012) ALGG Epping Forest and River Roding Area (Area 2). The parcel therefore forms part of an extensive strategic green corridor network, contributing to a wider wildlife corridor due to its good quality habitat and biodiversity. The parcel therefore meets Criteria D.



MOL Area 14 Assessment

NOL AIEd 14 Assessment		MOL area	A14
			The Greenway 2
		Neighbourhood Area	N9 West Ham
At: the Greenway 2		Status	Designated MOL Newham Local Plan 2018
	Play Space Play Space	Stride Road Base Protection Road Play Space	And PI PI PI PI PI PI PI PI PI PI
Physical structure / general	Commentary		
description			
	Linear Open Space		
description	Linear Open Space 4.33		
description Type of green space	4.33	uilt development comple	tely absent from the parcel. The
description Type of green space Size (ha)	4.33		
description Type of green space Size (ha) London Plan MOL Criteria A:	4.33 Strong structural value, with b Greenway is a high level path v	which is raised above the	

	Newham London
being clearly distinguishable	
from the built-up area'	Forming part of the Greenway, the parcel is a highly noticeable and prominent contribution to the structure of London.
	The parcel therefore meets Criteria A.
London Plan MOL Criteria B:	Moderate recreational value. The parcel forms part of the Greenway, following the Capital
'Includes open-air facilities,	Ring, an active travel corridor and green link for walking and cycling of London-wide
especially for leisure, recreation, sport, the arts	importance.
and cultural activities, which	The parcel therefore meets Criteria B.
serve either the whole or	
significant parts of London'	
London Plan MOL Criteria C:	Weak-Moderate historic value. The Greenway was created as a linear footpath and cycleway
'Contains features or	along the top of the Northern Outfall Sewer Embankment, which was built between 1860-65
landscapes (historic,	by Joseph Bazalgette for the Metropolitan Commissioners for Sewers. There are various
recreational, biodiversity) of	landmarks of historic interest at points along the length of the Greenway as well as views
either national or	across Newham.
metropolitan value'	Moderate-Strong recreational value. The parcel forms part of the Greenway, following the
	Capital Ring, an active travel corridor and green link for walking and cycling of London-wide importance.
	Weak-Moderate biodiversity value. The site is a designated Site of Importance for Nature

Conservation (SINC) of Borough status (SINC: NeB16, The Greenway). The Greenway Pollinator Trail was created in 2023 which transformed 6km of cut grassland into wildflower meadows with additional habitat planting to improve the biodiversity of the

The parcel therefore meets Criteria C.

site.

London Plan MOL Criteria D:	Strong green link value, forming part of the All London Green Grid (2012) ALGG Lee Valley
'It forms part of a strategic	and Finchley Ridge Area Framework (Area 1) and ALGG Epping Forest and River Roding
corridor, node or a link in	Area (Area 2). The parcel therefore forms part of an extensive strategic green corridor
the network of green	network, contributing to a wider wildlife corridor due to its good quality habitat and
infrastructure and meets	biodiversity.
one of the above criteria'	
	The parcel therefore meets Criteria D.



MOL Area 15 Assessment

		т	1
TOTAL A LAN EX		MOL area	A15
			Cuckold's Haven
EXEP STOP PAR	Statistics of the fi	Neighbourhood Area	N12 East Ham South
	a series and and and	Status	Designated MOL
	ALL ALL SALA		Newham Local Plan 2018
	and the second second		
and the second second	PLAN THE		
	CAR AND TR		
ALL STATES			
Rept Jord			
1 AOF			
A15: Cuckold's Haven			
Langdon Academy School	Play Space Space Quay Road Play Space Play Space Play Space Play Space Play Space Play Space Play Space	Charles Charle	Play Space
ne i i i i i i i i i i i i i i i i i i i			
Folkestone Road Allotment Gardens	Pad Pad		
17 Contraction of the second s	Spur Road		
Scotte Roa	A.		Ν
	A A A A A A A A A A A A A A A A A A A	v	v - F
Blaney Cress Folkestone Road Allotment Gardens	Playing Field		5
Gooseley Lane		0 25 50 100 150	Meters
		© Crown cocyrtight and 2022 Ordsane Survey. 1:5,01	4#####################################
2			
Physical structure / general	Commentary		
description	,		

Physical structure / general	Commentary
description	
Type of green space	Linear Open Space
Size (ha)	4.10
London Plan MOL Criteria A:	Strong structural value. Built development is completely absent. The parcel provides a very
'Contributes to the physical	clear and highly defined sense of openness and separation.
structure of London by	
being clearly distinguishable	
from the built-up area'	

	Newham London
	Located on an area of former industrial land beside Barking Creek, this site is managed as an educational nature reserve. The adjacent part of Barking Creek, with its substantial tidal reedbed, is included in the River Thames and tidal tributaries Metropolitan site.
	Abutting the River Roding, the parcel provides a highly notable and prominent contribution to the structure of London.
	The parcel therefore meets Criteria A
London Plan MOL Criteria B: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'	Weak-Moderate recreational value. The whole parcel forms a nature reserve known as Cuckhold's Haven, providing neighbourhood level recreational value. The parcel therefore does not meet Criteria B.
London Plan MOL Criteria C: 'Contains features or landscapes (historic,	Weak-Moderate biodiversity value. The site is a designated Site of Importance for Nature Conservation (SINC) of Borough status (SINC: NeBI13, Cuckhold's Haven Nature Reserve).
recreational, biodiversity) of either national or metropolitan value'	Weak recreational value. The parcel is a nature reserve of neighbourhood importance. The parcel therefore does not meet Criteria C.
London Plan MOL Criteria D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	Strong green link value, forming part of the All London Green Grid (2012) ALGG Epping Forest and River Roding Area (Area 2). The parcel therefore forms part of an extensive strategic green corridor network, contributing to a wider wildlife corridor due to its good quality habitat and biodiversity. The parcel therefore meets Criteria D.



MOL Area 16 Assessment

		MOL area	A16 Barking Road Recreation Ground
		Neighbourhood Area Status	N13 East Ham Designated MOL Newham Local Plan 2018
6: Barking Road Recreation Ground Barking Road Recreation Ground Clements Com Road Lathom	Road d Road caledon Road Holland Road Kempton Road		Margare gland Pri
Kempton Road Parking Road North R	Play Spax	gdon hy School 0 25 50 100 150	Ab Ca Ca S 200 Meters
nysical structure / general	Commentary	1:5,00	<u>10 @ A4</u>

Physical structure / general	Commentary
description	
Type of green space	Local Park
Size (ha)	3.23
London Plan MOL Criteria A:	Strong structural value. Built development is completely absent. Barking Road Recreation
'Contributes to the physical	Ground is a flat grassed area with mature trees.
structure of London by	

being clearly distinguishable from the built-up area'	The perimeter of the site is lined with large mature trees, giving the parcel a very clear and highly defined sense of openness and separation.
	The parcel therefore meets Criteria A.
London Plan MOL Criteria B: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'	Weak-Moderate recreational value. The parcel forms the Barking Road Recreation Ground Local Park, with several recreational and sporting opportunities; a multi-use games area, a trim trail and a children's play area with some wheelchair accessible play equipment. The facilities are of neighbourhood importance/catchment. The parcel therefore does not meet Criteria B.
London Plan MOL Criteria C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	Weak historical value, with features which make a contribution to the local historical landscape. Land for the park was purchased by Lord Bethell in 1905 with money raised through public subscription, and donated to the Council. Barking Road Recreation Ground was opened in 1908 by Princess Louise, the Duchess of Argyll. It had been laid out by unemployed workmen as part of local relief works under the Unemployed Workmen's Act of 1905, with the Metropolitan Public Gardens Association providing some seats. The park has floral displays, shrubberies and rose beds. At the most westerly entrance on Barking Road the Albert Monk Memorial Gates were erected 'as a tribute to his memory and his life-long service to the youth of the Borough' according to the plaque dated 17 September 1955. The parcel forms part of a local green infrastructure asset/recreation value. The parcel is un- designated for ecological interest. The parcel therefore does not meet Criteria C.
London Plan MOL Criteria D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	Strong green link value, forming part of the wider All London Green Grid (2012) ALGG Epping Forest and River Roding Area (Area 2). The parcel therefore forms part of an extensive strategic green corridor network, contributing to a wider wildlife corridor due to its good quality habitat and biodiversity. The parcel has good levels of accessibility and connectivity throughout and has an extensive path network, which connects well to surrounding residential areas on all boundaries. The parcel therefore meets Criteria D.



MOL Area 17 Assessment

	MOL area	A17 Lady Trower Trust Playing Fields and Miers Close Nature Reserve
	Neighbourhood Area	N13 East Ham
A17: Lady Trower Trust Playing Fields	Status	Designated MOL Newham Local Plan 2018



Physical structure / general description	Commentary
Type of green space	Linear Open Space
Size (ha)	6.79
London Plan MOL Criteria A:	Strong structural value. Built development is completely absent. This is part of a large area
'Contributes to the physical	of rough grassland with patches of woodland.
structure of London by	
being clearly distinguishable	The perimeter of the site is lined with large mature trees, giving the parcel a very clear and
from the built-up area'	highly defined sense of openness and separation.



	Miers Close Nature Reserve sits at the southerly end of the parcel and is managed by LBN. This is a closed off area for nature which is managed by volunteers. The parcel therefore meets Criteria A.
London Plan MOL Criteria B: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'	Weak-Moderate recreation value. The currently disused sports facilities (football) are identified as 'Local' in Newham's Playing Pitch Strategy (2024). As such, it has potential to provide a sports pitch of neighbourhood level importance. There parcel therefore does not meet Criteria B.
London Plan MOL Criteria C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	Weak-Moderate biodiversity value. The site is a designated Site of Importance for Nature Conservation (SINC) of Borough status (SINC: NeB23, Lady Trowers Trust Playing Fields). The parcel therefore does not meet Criteria C.
London Plan MOL Criteria D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	Strong green link value, forming part of the wider All London Green Grid (2012) ALGG Epping Forest and River Roding Area (Area 2). The parcel therefore forms part of an extensive strategic green corridor network, contributing to a wider wildlife corridor due to its good quality habitat and biodiversity. The parcel therefore meets Criteria D.



MOL Area 18 Assessment

'Contributes to the physical

structure of London by

The second	2.22.202.23.2	MOL area	A18 Little Ilford Park
	the second with and and	Neighbourhood Area	N16 Manor Park and Little Ilford
A18: Little Ilford Park		Status	Designated MOL Newham Local Plan 2018
on ool averure safety	ther Sports Facility ay Space United Street Park Combell Street Park Combell Street Park On Road ingham ry School. Church Road Church Road	2024 Ordinance Sur	h Land
	Commentary		
	Commentary		
description	Commentary Local Park		
description			
Physical structure / general description Type of green space Size (ha)			

Webster's Land, Reynolds Allotments and Little Ilford Park. Webster's Land is a large

landscaped park, across the North Circular Road from the River Roding. A variety of wildlife
being clearly distinguishable from the built-up area'	 habitats have been created, including wildflower meadow, scrub and woodland. The adjacent Little Ilford Park is more formally managed, but contains a number of mature trees which complement the habitats of Webster's Land. Both sites provide important access to nature in an area lacking accessible wildlife sites. There is free public access to both sites. The perimeter of the site is lined with large mature trees, giving the parcel a very clear and highly defined sense of openness and separation. The parcel therefore meets Criteria A.
London Plan MOL Criteria B: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'	Moderate leisure / recreation / sport / arts or cultural value. The parcel provides important green infrastructure facilities for the borough. The parcel is identified as a 'Key Centre' in Newham's Playing Pitch Strategy (2024). As such, it provides a sports pitches (cricket and tennis) of borough level importance (see Criteria C below for full list of additional recreational facilities). The parcel therefore meets Criteria B.
London Plan MOL Criteria C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	 Weak recreational value. A Local Park, Little Ilford has an important borough recreational value, providing a play area, cricket strip, tennis courts, extensive footpath network and ornamental gardens. The footpath network extends into Webster's Land to the north of Little Ilford Park. The south of the site is occupied by Reynolds allotments, providing community growing space to the local neighbourhood. Weak-Moderate biodiversity value. The northern portion of the parcel is a designated Site of Importance for Nature Conservation (SINC) of Borough status (SINC: NeB27, Webster's Land). The parcel therefore does not meet Criteria C.
London Plan MOL Criterion D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	Strong green link value, forming part of the wider All London Green Grid (2012) ALGG Epping Forest and River Roding Area (Area 2). The parcel therefore forms part of an extensive strategic green corridor network, contributing to a wider wildlife corridor due to its good quality habitat and biodiversity. The parcel therefore meets Criteria D.



MOL Area 19 Assessment

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States Andrew States and the States		MOL area	A19
			Land adjacent to Barrington Playing Fields
	- The second second		& Bar. Playing F.
A LA STATISTICA		Neighbourhood Area	N16 Manor Park and Little Ilford
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			Newham Local Plan 2018
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A19: Land adjacent to Barrington Playing Fields & I	Bar. Playing F.		
Land adjacent to Persisten Divise Fight	& Par Plaving E	anad the sule II	
Land adjacent to Barrington Playing Fields		Baden Road	
in the star of	Gain	Metropolitan Open	Land
		Baxter-Road	61
	Play Play Space	khartoum Road	Vine
Jame	2 2 36	lursing Home	Elsa
Little Ilford School	e e leight	G. Hunter-Road	
Rectory		Chia C A Harvey Road	so
Rectory Road Elsenham:Road	enue enue	Sare an Road	
	Millais Avenue	Ace Norman Kor	Dan
Chesterford Road	Other Sports Facility	Saxon Road	Roa
	Barrington p		
- CHathawayce	moad 1	Bluebell Way	Care
atha	Cento de la	Fairfield.Ro	
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		Victoria Road	
	anage Road		
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ngton		A ROAL STORE	S S
Southend Road		0 25 50 100 M150	200
South		Play Space Play Space	Meters
		2024 Onthante Survey	<u>CCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCC</u>
Physical structure / general	Commentary		
description	, , , , , , , , , , , , , , , , , , ,		
Type of open space	Amenity Greenspace		
Size (ha)	2.20		
London Plan MOL Criteria A:		avelonment is completely	y absent. It is formed of an area of
	-		
'Contributes to the physical	I rough graceland with covered in	atura traac aluc a comula	
	rough grassland with several m	hature trees, plus a scrub	covered mound to the east.
structure of London by			covered mound to the east.
	The parcel therefore meets Crit		covered mound to the east.



London Plan MOL Criteria B:	Weak-Moderate recreation value. The sports facilities are identified as a 'Local' in Newham's
'Includes open-air facilities,	Playing Pitch Strategy (2024). As such, it provides a of neighbourhood level importance.
especially for leisure,	
recreation, sport, the arts	There parcel therefore does not meets Criteria B.
and cultural activities, which	
serve either the whole or	
significant parts of London'	
significant parts of London	
London Plan MOL Criteria C:	Weak regreational value. The parcel includes a disused MUGA
	Weak recreational value. The parcel includes a disused MUGA.
Contains features or	
landscapes (historic,	Weak-Moderate biodiversity value. The majority of the parcel is a designated Site of
recreational, biodiversity) of	Importance for Nature Conservation (SINC) of Borough status (SINC: NeB29 Barrington
either national or	Fields).
metropolitan value'	
	The parcel therefore does not meet Criteria C
London Plan MOL Criteria D:	Strong green link value, forming part of the wider All London Green Grid (2012) ALGG
'It forms part of a strategic	Epping Forest and River Roding Area (Area 2). The parcel therefore forms part of an
corridor, node or a link in	extensive strategic green corridor network, contributing to a wider wildlife corridor due to
the network of green	
infrastructure and meets	its good quality habitat and biodiversity.
	The parcel therefore meets Criteria D.
one of the above criteria'	



MOL Area 20 Assessment



London Plan MOL Criteria A: 'Contributes to the physical structure of London by being clearly distinguishable from the built-up area'	Moderate structural value. Built development is generally absent across much of the area. This is part of a large area of rough grassland with water-filled ditches in the Beckton area. Despite being fragmented by major roads and redevelopment, this site provides valuable habitat for a good range of plants and animals. The footpath between Folkestone Road and the North Circular Road (A406), south of Langdon School, runs alongside a drainage ditch, which is full of reeds and reed canary-grass. This is of value for birds, amphibians and insects. Beside the ditch is a mixture of scrub and rough grassland, with several fine mature hybrid black-poplars. Further rough grassland and scrub extends northwards alongside the North Circular and within the adjacent site boundary of Langdon School. The sense of openness is well-defined but there is localised erosion by development and the urbanising influence of the school. It's location on the All London Green Grid (2012) GGA2 Epping Forest and Roding Valley strategic corridor means it contributes to the physical structure of London. However, the parcel has several parcels of land designated as MOL which do not present a coherent green infrastructure entity. Whilst the parcel meets Criteria A, for the reasons set out above, the boundary should be
	amended as illustrated to better fulfil the function of this criteria.
London Plan MOL Criteria B: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'	Moderate leisure / recreation / sport value. The parcel is identified as a 'Key Centre' in Newham's Playing Pitch Strategy (2024). As such, it provides a sports pitches (football, 3G, cricket and tennis) of borough level importance. The parcel therefore meets Criteria B.
London Plan MOL Criteria C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	 Weak recreational value. The parcel is identified as a 'Key Centre' in Newham's Playing Pitch Strategy (2024). The parcel contains sports pitches (football, 3G, cricket and tennis) of borough level importance. Weak-Moderate biodiversity value. The site is partially covered to the south east and south by two designated Sites of Importance for Nature Conservation (SINC) of Borough status (SINC: NeB19, Langdon School Rough and the proposed SINC: NeB30, A13/A406 Ditches). The parcel therefore does not meet Criteria C.
London Plan MOL Criteria D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	 Strong green link value, forming part of the wider All London Green Grid (2012) ALGG Epping Forest and River Roding Area (Area 2). The parcel therefore forms part of an extensive strategic green corridor network, contributing to a wider wildlife corridor due to its good quality habitat and biodiversity. The parcel therefore meets Criteria D. However, there are currently elements adjacent to the MOL designation which also support the strategic corridor function which are not currently designated as MOL. The proposed amendments to the boundary will better support Criteria D of the London Plan.



MOL Area 21 Assessment



Physical structure / general	Commentary
description	
Type of green space	Amenity Greenspace
Size (ha)	8.25
	Note, the size of the parcel remains the same after the proposed MOL boundary reconfiguration.
London Plan MOL Criteria A:	Moderate structural value. Built development is generally absent across much of the area.
'Contributes to the physical	

structure of London by being clearly distinguishable from the built-up area'	The sense of openness is well-defined but there is localised erosion by development and the urbanising influence of the adjacent residential land uses to the south, west and part of the northern boundary where the perimeter tree cover is less dense. It's location on the All London Green Grid (2012) GGA2 Epping Forest and Roding Valley strategic corridor means it contributes to the physical structure of London. However, boundaries along the eastern edge of the parcel reflect areas of hardstanding to the south and west of the gas holder. As a result, the site includes isolated parcels of MOL which do not reflect Criteria A. Whilst the overall parcel meets Criteria A, for the reasons set out above, it is proposed that the boundary is amended as illustrated to better fulfil the function of this criteria. The reorganisation of the MOL will form a more coherent parcel of MOL while protecting the core function of the site as a key structural feature in the Epping Forest and Roding strategic corridor.
London Plan MOL Criteria B: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'	Weak-Moderate recreation value. The currently disused sports facilities (cricket) are identified as a 'Local' in Newham's Playing Pitch Strategy (2024). As such, it has potential to provide a sports pitch of neighbourhood level importance. There parcel therefore does not meet Criteria B.
London Plan MOL Criteria C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	Weak recreational value. The parcel includes disused cricket pitch. Weak-Moderate biodiversity value. The majority of the parcel is a proposed Site of Importance for Nature Conservation (SINC) of Borough status (SINC: NeB29, Former Leigh Road Sports Ground). The parcel therefore does not meet Criteria C.
London Plan MOL Criteria D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	 Strong green link value, forming part of the wider All London Green Grid (2012) ALGG Epping Forest and River Roding Area (Area 2). The parcel therefore forms part of an extensive strategic green corridor network, contributing to a wider wildlife corridor due to its good quality habitat and biodiversity. The parcel therefore meets Criteria D. However, there are currently elements adjacent to the MOL designation which also support the strategic corridor function which are not currently designated as MOL. The proposed amendments to the boundary will better support Criteria D of the London Plan.



MOL Area 22 Assessment

Infant School

	MOL area	A22 East Ham Sports Ground 2
THE REAL PROPERTY AND A DECIMAL OF THE REAL PROPERT	Neighbourhood Area	N13 East Ham
A A A A A A A A A A A A A A A A A A A	Status	Designated MOL
A2: East Ham Sports Ground 2		Newham Local Plan 2018
East Ham Sports Ground 2	Eventitation of the second sec	

- Skeffington Road-	Other Sports Facility Play Space 1:5,000 @ A4
Physical structure / general description	Commentary
Type of green space	Amenity Greenspace
Size (ha)	0.15
London Plan MOL Criteria A: 'Contributes to the physical structure of London by	Moderate structural value. Built development is completely absent The perimeter of the site is lined with large mature trees, giving the parcel a very clear and highly defined sense of openness and separation.

0 25 50 100 150 200

being clearly distinguishable from the built-up area'	Despite its small scale, it is bound to the east, west, south and north by MOL parcels and its location on the All London Green Grid (2012) GGA2 Epping Forest and Roding Valley strategic corridor means it contributes to the physical structure of London. The parcel therefore meets Criteria A.
London Plan MOL Criteria B: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'	Weak - there are no open-air leisure, recreation, sport, arts or cultural activities in the parcel. The parcel does not meet Criteria B.
London Plan MOL Criteria C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	Weak-Moderate biodiversity value. The majority of the parcel is a proposed Site of Importance for Nature Conservation (SINC) of Borough status (SINC: NeB29, Former Leigh Road Sports Ground). The parcel therefore does not meet Criteria C.
London Plan MOL Criteria D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	Strong green link value, forming part of the wider All London Green Grid (2012) ALGG Epping Forest and River Roding Area (Area 2). The parcel therefore forms part of an extensive strategic green corridor network, contributing to a wider wildlife corridor due to its good quality habitat and biodiversity. The parcel therefore meets Criteria D.



MOL Area 23 Assessment

<image/> <image/>	MOL area Neighbourhood Area Status	A23 East Ham Sports Ground 3 N13 East Ham Designated MOL Newham Local Plan 2018
East Ham Sports Ground 3 St Barnabas' Church Menotion Avenue Re	Facility	Auto and auto auto auto auto auto auto auto auto

Physical structure / general description	Commentary
Type of green space	Amenity Greenspace
Size (ha)	0.11
London Plan MOL Criteria A:	Moderate structural value. Built development is completely absent.
'Contributes to the physical	
structure of London by	The sense of openness is well-defined but there is localised erosion by development and the
being clearly distinguishable	urbanising influence of the adjacent residential land uses to the southern boundary where
from the built-up area'	the perimeter tree cover is less dense. It's location on the All London Green Grid (2012)

Newham London

	GGA2 Epping Forest and Roding Valley strategic corridor means it contributes to the physical structure of London. The parcel therefore meets Criteria A.
London Plan MOL Criteria B: 'Includes open-air facilities, especially for leisure,	Weak - there are no open-air leisure, recreation, sport, arts or cultural activities in the parcel.
recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'	The parcel therefore does not meet Criteria B.
London Plan MOL Criteria C: 'Contains features or landscapes (historic, recreational, biodiversity) of	Weak-Moderate biodiversity value. The majority of the parcel is a proposed Site of Importance for Nature Conservation (SINC) of Borough status (SINC: NeB29, Former Leigh Road Sports Ground).
either national or metropolitan value'	The parcel therefore does not meet Criteria C.
London Plan MOL Criteria D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	Strong green link value, forming part of the wider All London Green Grid (2012) ALGG Epping Forest and River Roding Area (Area 2). The parcel therefore forms part of an extensive strategic green corridor network, contributing to a wider wildlife corridor due to its good quality habitat and biodiversity. The parcel therefore meets Criteria D.



MOL Area 24 Assessment

MOL area	A24 East Ham Sports Ground 4
Neighbourhood Area	N13 East Ham
Status	Designated MOL Newham Local Plan 2018
Metropolitan Open	Land
Play Space Play S Cowbridge tan	e e Prautum Frautum
Facility 0 25 50 100 150	200 Bar Netersi
	Neighbourhood Area Status

Physical structure / general	Commentary
description	
Type of green space	Amenity Greenspace
Size (ha)	0.03
London Plan MOL Criteria A:	Moderate structural value. Built development is completely absent The site is bound by
'Contributes to the physical	large mature trees, giving the parcel a very clear and highly defined sense of openness and
structure of London by	separation.
being clearly distinguishable	
from the built-up area'	

	Newham London
	Despite its small scale, it is bound to the east, west and north by MOL parcels and its location on the All London Green Grid (2012) GGA2 Epping Forest and Roding Valley strategic corridor means it contributes to the physical structure of London.
	The parcel therefore meets Criteria A.
London Plan MOL Criteria B: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'	Weak leisure / recreation / sport / arts or cultural value. There is no public access to this site. There parcel therefore does not meet Criteria B.
London Plan MOL Criteria C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	Weak-Moderate biodiversity value. The majority of the parcel is a proposed Site of Importance for Nature Conservation (SINC) of Borough status (SINC: NeB29, Former Leigh Road Sports Ground). The parcel therefore does not meet Criteria C.
London Plan MOL Criteria D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	Strong green link value, forming part of the wider All London Green Grid (2012) ALGG Epping Forest and River Roding Area (Area 2). The parcel therefore forms part of an extensive strategic green corridor network, contributing to a wider wildlife corridor due to its good quality habitat and biodiversity. The parcel therefore meets Criteria D.



MOL Area 25 Assessment

Tollgate Road

	MOL area	A25
		The Greenway 8
CONTRACTOR OF THE STATE	Neighbourhood Area	N11 Beckton
	Status	Designated MOL
		Newham Local Plan 2018
A		
A25: The Greenway 8		
The Greenway 8		
Play play play play	Metropolitan Open L	and
B. S.	Metropolitan Open L	anu
Williams Green Tennis Court Jestifiam		
Mamewal		
Avenue	K. F	
		c
	Care Land	
		c
Claps.Gate Lane		
Playing Field		
Playing Field		
orth Beckton		
tailwell		N

Physical structure / general description	Commentary
Type of green space	Linear Open Space
Size (ha)	3.80
London Plan MOL Criteria A:	Strong structural value, with built development completely absent from the parcel. The
'Contributes to the physical	Greenway is a high level path which is raised above the streets, adding to its sense of
structure of London by	separation from the surrounding urban environment. The parcel therefore provides a very
being clearly distinguishable	clear and highly defined sense of openness.
from the built-up area'	

0 25 50 100 150 200

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	Forming part of the Greenway, the parcel is a highly noticeable and prominent contribution to the structure of London.
	The parcel therefore meets Criteria A.
London Plan MOL Criteria B: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'	Moderate recreational value. The parcel forms part of the Greenway, following the Capital Ring, an active travel corridor and green link for walking and cycling of London-wide importance. The parcel therefore meets Criteria B.
London Plan MOL Criteria C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	 Weak-Moderate historic value. The Greenway was created as a linear footpath and cycleway along the top of the Northern Outfall Sewer Embankment, which was built between 1860-65 by Joseph Bazalgette for the Metropolitan Commissioners for Sewers. There are various landmarks of historic interest at points along the length of the Greenway as well as views across Newham. Moderate-Strong recreational value. The parcel forms part of the Greenway, following the Capital Ring, an active travel corridor and green link for walking and cycling of London-wide
	importance. Weak-Moderate Biodiversity Value. The site is a designated Site of Importance for Nature Conservation (SINC) of Borough status (SINC: NeB16, The Greenway). The parcel therefore meets Criteria C.
London Plan MOL Criteria D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	Strong green link value, forming part of the All London Green Grid (2012) ALGG Epping Forest and River Roding Area (Area 2). The parcel therefore forms part of an extensive strategic green corridor network, contributing to a wider wildlife corridor due to its good quality habitat and biodiversity. The parcel therefore meets Criteria D.



MOL Area 26 Assessment

	MOL area	A26 Environment Agency Barking Barrier
10 0000 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Neighbourhood Area	N17 Gallions Reach
	Status	Designated MOL
Afé: Environment Agency Barking Barrier		Newham Local Plan 2018



Physical structure / general	Commentary
description	
Type of open space	Linear Open Space
Size (ha)	0.37
London Plan MOL Criteria A:	Moderate-Strong structural value. Built development is largely absent from the parcel, with
'Contributes to the physical	only small structures present.
structure of London by	The parcel provides a clear sense of openness and separation, with the River Roding to the
being clearly distinguishable	east, Beckton Sewage Treatment Works to the west and MOL and the River Thames to the
from the built-up area'	south.



	The parcel therefore meets Criteria A.
London Plan MOL Criterion B: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either	Weak leisure / recreation / sport / arts or cultural value. There is no public access to this site. There parcel therefore does not meet Criteria
the whole or significant parts of London'	
London Plan MOL Criterion C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or	Moderate biodiversity value. The River Thames, and the tidal sections of its tributaries, comprise a number of valuable habitats not found elsewhere in London. This parcel forms part of a wider designated Site of Importance for Nature Conservation (SINC) of Metropolitan status (SINC M031, River Thames and tidal tributaries).
metropolitan value'	The parcel therefore meets Criteria C.
London Plan MOL Criterion D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	Strong green link value, forming part of the All London Green Grid (2012) ALGG Epping Forest and River Roding Area (Area 2). The parcel therefore forms part of an extensive strategic green corridor network, contributing to a wider wildlife corridor due to its good quality habitat and biodiversity. The parcel therefore meets Criteria D.



MOL Area 27 Assessment

	MOL area	A27
		Environment Agency Barking Barrier 3
0000	Neighbourhood Area	N17 Gallions Reach
	Status	Designated MOL
A27: Environment Agency Barking Barrier 3		Newham Local Plan 2018



Physical structure / general description	Commentary
Type of open space	Linear Open Space
Size (ha)	0.02
London Plan MOL Criteria A:	Moderate-Strong structural value. Built development is largely absent from the parcel, with
'Contributes to the physical	only small structures present.
structure of London by	Despite its small size, the parcel provides a clear sense of openness and separation, with the
being clearly distinguishable	River Roding to the east, Beckton Sewage Treatment Works to the west and the River
from the built-up area'	Thames to the south.



	The parcel therefore meets Criteria A.
London Plan MOL Criterion	Weak leisure / recreation / sport / arts or cultural value. There is no public access to this
B: 'Includes open-air	site.
facilities, especially for	
leisure, recreation, sport,	There parcel therefore does not meet Criteria.
the arts and cultural	
activities, which serve either	
the whole or significant	
parts of London'	
London Plan MOL Criterion	Moderate biodiversity value. The River Thames, and the tidal sections of its tributaries,
C: 'Contains features or	comprise a number of valuable habitats not found elsewhere in London. This parcel forms
landscapes (historic,	part of a wider designated Site of Importance for Nature Conservation (SINC) of
recreational, biodiversity) of	Metropolitan status (SINC M031, River Thames and tidal tributaries).
either national or	
metropolitan value'	The parcel therefore meets Criteria C.
London Plan MOL Criterion	Strong green link value, forming part of the All London Green Grid (2012) ALGG Epping
D: 'It forms part of a	Forest and River Roding Area (Area 2). The parcel therefore forms part of an extensive
strategic corridor, node or a	strategic green corridor network, contributing to a wider wildlife corridor due to its good
link in the network of green	quality habitat and biodiversity.
infrastructure and meets	
one of the above criteria'	The parcel therefore meets Criteria D.



MOL Area 28 Assessment

	MOL area	A28 Environment Agency Barking Barrier 2
10 18 1.0000 Later 10 1/2	Neighbourhood Area	N17 Gallions Reach
A28: Environment Agency Barking Barrier 2	Status	Designated MOL Newham Local Plan 2018



Physical structure / general description	Commentary
Type of open space	Linear Open Space
Size (ha)	0.04
London Plan MOL Criteria A:	Moderate-Strong structural value. Built development is largely absent from the parcel, with
'Contributes to the physical	only small structures present.
structure of London by	

	Newham London
being clearly distinguishable from the built-up area'	Despite its small size, the parcel provides a clear sense of openness and separation, with the River Roding to the east, Beckton Sewage Treatment Works to the west and MOL and the River Thames to the south.
	The parcel therefore meets Criteria A.
London Plan MOL Criterion B: 'Includes open-air facilities, especially for	Weak leisure / recreation / sport / arts or cultural value. There is no public access to this site.
leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'	There parcel therefore does not meet Criteria
London Plan MOL Criterion C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	Moderate biodiversity value. The River Thames, and the tidal sections of its tributaries, comprise a number of valuable habitats not found elsewhere in London. This parcel forms part of a wider designated Site of Importance for Nature Conservation (SINC) of Metropolitan status (SINC M031, River Thames and tidal tributaries). The parcel therefore meets Criteria C.
London Plan MOL Criterion D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	Strong green link value, forming part of the All London Green Grid (2012) ALGG Epping Forest and River Roding Area (Area 2). The parcel therefore forms part of an extensive strategic green corridor network, contributing to a wider wildlife corridor due to its good quality habitat and biodiversity. The parcel therefore meets Criteria D.



MOL Area 29 Assessment

	MOL area	A29
		Environment Agency Barking Barrier 4
	Neighbourhood Area	N17 Gallions Reach
	Status	Designated MOL
Affer Finite Agency Barking Barrier 4		Newham Local Plan 2018



Physical structure / general description	Commentary
Type of open space	Linear Open Space
Size (ha)	0.02
London Plan MOL Criteria A:	Moderate-Strong structural value. Built development is largely absent from the parcel, with
'Contributes to the physical	only small structures present.
structure of London by	The parcel provides a clear sense of openness and separation, with the River Roding to the
being clearly distinguishable	east, Beckton Sewage Treatment Works to the west and the River Thames to the south.
from the built-up area'	



	The parcel therefore meets Criteria A.
London Plan MOL Criterion B: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'	Weak leisure / recreation / sport / arts or cultural value. There is no public access to this site. There parcel therefore does not meet Criteria B.
London Plan MOL Criterion C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	Moderate biodiversity value. The River Thames, and the tidal sections of its tributaries, comprise a number of valuable habitats not found elsewhere in London. This parcel forms part of a wider designated Site of Importance for Nature Conservation (SINC) of Metropolitan status (SINC M031, River Thames and tidal tributaries). The parcel therefore meets Criteria C.
London Plan MOL Criterion D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	Strong green link value, forming part of the All London Green Grid (2012) ALGG Epping Forest and River Roding Area (Area 2). The parcel therefore forms part of an extensive strategic green corridor network, contributing to a wider wildlife corridor due to its good quality habitat and biodiversity. The parcel therefore meets Criteria D.



MOL Area 30 Assessment

		MOL area	A30
	AL SUPERIOR		The Greenway 1
	La Participation	Neighbourhood Area	N7 Three Mills
A30: The Greenway 1		Status	Designated MOL Newham Local Plan 2018
The Greenway 1 Roberts Way Mill Meads Play Space Play Space P	Aubey Lane Bares Control Abbey Road Bares Control Abbey Road Bares Control Bares Control Bares Control Bares Control Bares Control Bares Control Bares Control Bares Control Bares Control Bares Control Bares Control Bares Control Bares Control Bares Control Bares Contr	And A A A A A A A A A A A A A A A A A A	In Street:
Physical structure / general	Commentary		
description			
Type of open space	Linear Open Space		
Size (ha)	0.44		
London Dian MOL Critorio A:		uilt douglanmant complet	all abcont from the percel. The

Size (ha)	0.44
London Plan MOL Criteria A:	Strong structural value, with built development completely absent from the parcel. The
'Contributes to the physical	Greenway is a high level path which is raised above the streets, adding to its sense of
structure of London by	separation from the surrounding urban environment. The parcel therefore provides a very
	clear and highly defined sense of openness.



being clearly distinguishable from the built-up area'	Forming part of the Greenway, the parcel is a highly noticeable and prominent contribution to the structure of London. The parcel therefore meets Criteria A.
London Plan MOL Criteria B: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'	Moderate recreational value. The parcel forms part of the Greenway, following the Capital Ring, an active travel corridor and green link for walking and cycling of London-wide importance. The parcel therefore meets Criteria B.
London Plan MOL Criteria C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	 Weak-Moderate historic value. Parcel includes the Grade II Listed Building (Historic England): Northern outfall sewer bridge over Channelsea River. To the immediate north is the Grade II Listed Building (Historic England): Engine House at West Ham Pumping station The Greenway was created as a linear footpath and cycleway along the top of the Northern Outfall Sewer Embankment, which was built between 1860-65 by Joseph Bazalgette for the Metropolitan Commissioners for Sewers. There are various landmarks of historic interest at points along the length of the Greenway as well as views across Newham. Moderate-Strong recreational value. The parcel forms part of the Greenway, following the Capital Ring, an active travel corridor and green link for walking and cycling of London-wide importance. Weak-Moderate biodiversity Value. The site is a designated Site of Importance for Nature Conservation (SINC) of Borough status (SINC: NeB16, The Greenway). The Greenway Pollinator Trail was created in 2023 which transformed 6km of cut grassland into wildflower meadows with additional habitat planting to improve the biodiversity of the site. The parcel therefore meets Criteria C.
London Plan MOL Criteria D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	Strong green link value, forming part of the All London Green Grid (2012) ALGG Lee Valley and Finchley Ridge Area Framework (Area 1). The parcel therefore forms part of an extensive strategic green corridor network, contributing to a wider wildlife corridor due to its good quality habitat and biodiversity. The parcel therefore meets Criteria D.



MOL Area 31 Assessment

	MOL area	A31 New Beckton Park
and the second se	Neighbourhood Area	N11 Beckton
	Status	Designated MOL
		Newham Local Plan 2018
and the second second		
A31: New Beckton Park		
New Beckton Park	Log Log	
	Stonewall Metropolitan Open I	and
Beckton Bus Station	Weitepentan open i	
Kirkham Road E	Tunnan Leys	Sports F.
Kingsford Community School	e Paradymead	G. Prim:
from scribb m	retet 2	all



Physical structure / general description	Commentary
Type of open space	Local Park
Size (ha)	6.74
London Plan MOL Criteria A:	Moderate-Strong structural value. Built development is largely absent from the parcel apart
'Contributes to the physical	from 1 building (childcare facility and ancillary functions) which is a standalone structure.
structure of London by	

	Newham London
being clearly distinguishable from the built-up area'	Due to the small-scale nature of the building, it does not affect the openness of the parcel.
from the built-up area	The parcel is formed of New Beckton Park and is a part of a wider network of green space (formed of Beckton District Park North, George V Park, Beckton District Park South, Beckton Corridor).
	It provides a very clear and highly defined sense of openness and separation, such that openness is the defining characteristic of the parcel. Surrounding development is generally well screened by dense vegetation along the perimeters contributing to a good sense of separation from surrounding urban areas.
	The size of the space and its well-defined sense of openness mean that it contributes to a wider sense of separation between areas of residential development. It contains a community orchard and open grass.
	The parcel therefore meets Criteria A.
London Plan MOL Criterion B: 'Includes open-air facilities, especially for	Weak-Moderate recreational value with a significant amount of the site dedicated to recreational use including sport, informal recreation and children's play.
leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant	The parcel includes play space, tennis courts, football pitches and an exercise trail. The sports facilities are identified as a 'Local' in Newham's Playing Pitch Strategy (2024). As such, it provides sports pitches (football and tennis) of neighbourhood level importance.
parts of London'	The parcel therefore does not meet Criteria B.
London Plan MOL Criterion C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	Weak historic value, with features which make a contribution to the local historical landscape. In 1868 the Gas Light and Coke Company acquired land here and opened its new works in 1870, called Beckton after the Governor of the Company. Housing was built in the area for the local workforce and in 1901 Beckton Park was opened by East Ham Borough Council. It once had a bandstand and lake, but has been remodelled.
	Moderate-Strong recreational value. The parcel connects with the Capital Ring (Section 14), Beckton District Park, Beckton District Park South, Beckton District Park North and the, forming part of a fine grained green network of spaces and corridors that characterise the wider neighbourhood. The parcel includes play space, tennis courts, football pitches and an exercise trail of local importance.
	In 2022 a process began to update the park facilities and enhance the landscape which should result in further ecological and recreational improvements in the longer term. The Beckton Parks Masterplan was developed in co-design with the community between 2022- 23 and was adopted by Cabinet in January 2024. Funding is being sought for the phased implementation of the Beckton Parks Masterplan which will enable significant improvement to Beckton Parks by creating a sustainable and accessible landscape with enhanced community facilities.
	The parcel therefore meets Criteria C.
London Plan MOL Criterion D: 'It forms part of a	Strong green link value, forming part of the All London Green Grid (2012) ALGG Epping Forest and River Roding Area (Area 2).



strategic corridor, node or a link in the network of green	Within the parcel there is a good path network, including Section 14 of the Capital Ring.
infrastructure and meets one of the above criteria'	The parcel forms a good quality green space and therefore is likely to contribute to a wider wildlife corridor due to good quality habitat and biodiversity.
	The parcel therefore meets Criteria D.



MOL Area 32 Assessment



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	Newham London
London Plan MOL Criteria A: 'Contributes to the physical structure of London by being clearly distinguishable	Moderate-Strong structural value. Built development is largely absent from the parcel, with the iconic and structural buildings in the Queen Elizabeth II Olympic Park (QEOP) sitting outside of the MOL designation.
from the built-up area'	Encompassing the QEOP and its diverse parkland landscape, it provides a very clear and highly defined sense of openness and separation, such that openness is the defining characteristic of the parcel. The surrounding development is generally well screened by dense vegetation along the perimeters contributing to a good sense of separation from surrounding urban areas.
	The size of the park and its well-defined sense of openness mean that it contributes to a wider sense of separation between areas of residential development. The QEOP is emblematic of the London 2012 Olympic regeneration.
	The parcel forms constituent part of the wider Lea Valley Regional Park, a large composite Metropolitan site, including the River Lee Navigation and the River Lea as well as their associated watercourses and adjacent wetlands downstream to the tidal limit in Tower Hamlets. Below this, the river is included in the River Thames and tidal tributaries Metropolitan Site.
	Whilst the overall parcel meets Criteria A, the boundary should be extended to include a linear strip of land along the east bank of the City Mill River. Built development is completely absent from the area which connects to the wider Lee Valley Regional Park and the Greenway to the south.
	Whilst the sense of openness is well-defined there is localised erosion by the Lee ValleyVelo Park building in the north of the parcel. It is proposed to remove the Lee ValleyVelo Park building to the north of the parcel from the MOL parcel. This would take a consistent approach with the London Stadium, which does not form part of the adopted MOL parcel. The proposed re-organisation of the MOL will form a more coherent parcel of MOL while protecting the core function of the site as a key structural feature in both the Queen Elizabeth II Olympic Park and the Lee Valley Regional Park.
London Plan MOL Criterion B: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant	Strong recreational value. The parcel encompasses the Queen Elizabeth Olympic Park, which is a park of Metropolitan status, home to destination sport, recreation and cultural facilities, many of which have an international draw.
	The parcel forms part of the Lee Valley Regional Park, a recreation destination, walking and cycling space of London-wide importance.
parts of London'	The parcel therefore meets Criteria B.
	Whilst the overall parcel meets Criteria B, the boundary should be extended to include a linear strip of land along the east bank of the City Mill River. This additional area forms a natural extension to the adjacent Lee Valley Regional Park, a recreation destination, walking and cycling space of London-wide importance, and the Greenway to the south which is a strategic green corridor network.

	Newham London
London Plan MOL Criterion C: 'Contains features or landscapes (historic, recreational, biodiversity) of	Weak-Moderate historic value. Site includes the Locally Listed structures: Footbridge alongside rail bridge, City Mill River and Pedestrian Bridge, Northern Outfall Sewer, Marshgate Lane.
either national or metropolitan value'	Strong recreational value. The parcel forms part of the Lee Valley, a walking and cycling green link of link of London-wide importance. It forms part of the Queen Elizabeth Olympic Park, which is a park of Metropolitan status and an international recreation draw.
	Moderate biodiversity value. The site includes a number of designated Sites of Importance for Nature Conservation (SINC):
	 Metropolitan status (SINC: M071, Lee Valley) Borough status (SINC: NeB03, Bow Back Rivers / SINC: NEB16 The Greenway)
	The parcel therefore meets Criteria C.
	Whilst the overall parcel meets Criteria C, the boundary should be extended to include a linear strip of land along the east bank of the City Mill River. This additional area forms a natural extension to the Greenway and as such functions as part of a wider strategic green corridor network.
London Plan MOL Criterion D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	Strong green link value, forming part of the All London Green Grid (2012) ALGG Lee Valley and Finchley Ridge Area Framework (Area 1). The parcel also falls within the Lee Valley Regional Park and forms part of the Lee Valley Walk. The parcel therefore forms part of an extensive strategic green corridor network, contributing to a wider wildlife corridor due to its good quality habitat and biodiversity.
	Whilst the overall parcel meets Criteria D, the boundary should be extended to include a linear strip of land along the east bank of the City Mill River. This additional area forms a natural extension to the Greenway and as such functions as part of a wider strategic green corridor network.
	The parcel therefore meets Criteria D.



MOL Area 33 Assessment

Wet Ham Park N9 West Ham Park N9 West Ham Park Status Proposed MOL parcel Status Status Proposed MOL parcel Status Proposed MOL parcel Status Proposed MOL parcel Status Status Proposed Status Status Status	- 95 - Cor - 16 - 16		MOL area	A33 West Ham Park
Situs Proposed MOL parcel Situs Proposed MOL parcel With Weither Situs Proposed MOL parcel Situs	LE TINTY		Neighbourhood Area	
Physical structure / general description Commentary Type of open space District Park Size (ha) Moderate structural value, with built development generally absent across much of the area. There are a number of small scale built facilities within the parcel which ancillary to	Arrise			
descriptionType of open spaceDistrict ParkSize (ha)26.23London Plan MOL Criteria A:Moderate structural value, with built development generally absent across much of the area. There are a number of small scale built facilities within the parcel which ancillary to	y Road y Road	Auffreiter Regeneter	Field Skelton Road St Angela's Urst Upton Lane Doris Road St Andony's Roman Catholic Church St Bonaventure's Boleyn Road Neville St Antony's Roman Catholic Church St Bonaventure's Boleyn Road Neville St Antony St Bonaventure's Boleyn Road Neville St Bonaventure's Boleyn Road St Bonaventure's Boleyn Road Neville St Bonaventure's Boleyn Road Neville St Bonaventure's Boleyn Road St Bonaventure'	
Type of open spaceDistrict ParkSize (ha)26.23London Plan MOL Criteria A:Moderate structural value, with built development generally absent across much of the area. There are a number of small scale built facilities within the parcel which ancillary to		Commentary		
Size (ha)26.23London Plan MOL Criteria A:Moderate structural value, with built development generally absent across much of the area. There are a number of small scale built facilities within the parcel which ancillary to		District Park		
London Plan MOL Criteria A:Moderate structural value, with built development generally absent across much of the area. There are a number of small scale built facilities within the parcel which ancillary to	Type of open space			
Contributes to the physical area. There are a number of small scale built facilities within the parcel which ancillary to		26.23		
	Size (ha)		built development generally a	bsent across much of the
	Size (ha) London Plan MOL Criteria A:	Moderate structural value, with		
	Size (ha) London Plan MOL Criteria A: 'Contributes to the physical	Moderate structural value, with area. There are a number of sma	all scale built facilities within t	he parcel which ancillary to
from the built-up area'	Size (ha) London Plan MOL Criteria A:	Moderate structural value, with area. There are a number of sma	all scale built facilities within t	he parcel which ancillary to

	Newham London
	The park is clearly distinguishable from its adjoining built up areas. Trees or scrub along all boundaries screen adjacent development well, with very local localised views of adjacent urban development resulting in a well-defined sense of openness.
	The landscape structure consists of continuous wooded or tree lined edges, with flat central amenity lawn with further clusters of trees.
	The parcel is an important part of remaining green space in this locality, separating urban areas and offering a sense of openness in a densely built-up area.
	The parcel therefore meets Criteria A.
London Plan MOL Criterion B: 'Includes open-air facilities, especially for	Moderate recreational value with a significant amount of the site dedicated to recreational use including sport, informal recreation and children's play.
leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'	The parcel is a District Park, providing recreational and leisure facilities for people beyond the local neighbourhood of borough-wide importance. The parcel is identified as a 'Key Centre' in Newham's Playing Pitch Strategy (2024). As such, it provides a sports pitches (football, cricket and tennis) of borough level importance.
	The parcel includes ornamental gardens, children's play grounds, football pitches, cricket nets and tennis courts.
	The parcel therefore meets Criteria B.
London Plan MOL Criterion C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	Moderate-Strong historic value. West Ham Park and the adjacent former nursery site is on the National Heritage List for England, Parks & Gardens, as a Grade II Park and Garden. The park contains features of Metropolitan value (Ornamental Garden and Fothergill Rock Garden). West Ham Park opened as a public park in 1887, laid out on the former grounds of Upton House, an estate dating back to the C16th. From 1762-80 it was owned by Dr John Fothergill, a Quaker physician and noted botanist, who planted a famous botanic garden here. It was later owned by the Gurney family, when it was known as Ham House, but the last private owner, John Gurney was keen to sell the property. Following a long campaign it was acquired by the Corporation of London in 1874 and laid out by 1887. The parcel also included the Locally Listed building East Lodge. In addition, there are a number of Locally Listed designations around the periphery of the area.
	Weak-Moderate Biodiversity Value. The site is a designated Site of Importance for Nature Conservation (SINC) of Borough status (SINC:NeB26, West Ham Park).
	The parcel therefore meets Criteria C.
London Plan MOL Criterion D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	The parcel is not part of a wider green link network. The parcel therefore does not meets Criteria D.



MOL Area 34 Assessment

	MOL area	A34 Thames Barrier Park
	Neighbourhood Area Status	N2 Royal Victoria Proposed MOL parcel
A34: Thames Barrier		
Play Space Oad Britannia Village Primary School Oasis Academy Oasis Academy Oasis Academy Play Space Oasis Academy Play Space Oasis Academy Play Space Oasis Academy Play Space Oasis Academy Play Space Sports Facility Oasis Academy Venue To annuell'Way Play Space Sports Facility Oasis Academy Venue To annuell Way Play Space To annuell Way Play Space To annuell Way Play Space Sports Facility Oasis Academy Venue Space Sports Facility Space Sports Facility Space Space Sports Facility Space Sp	Connaught, Metropolitan Open Parties Baa Silvertown Woolwich Road Thames Road	Play S
Royal Wharf Pier Woolwich Reach	0 25 50 100 150	Meters

Physical structure / general	Commentary
description	
Type of open space	Local Park
Size (ha)	7.28
London Plan MOL Criteria A:	Strong structural value, with built development completely absent from the parcel. The
'Contributes to the physical	parcel is formed of Thames Barrier Park, a substantial riverside public park overlooking the
structure of London by	Thames Barrier. Opened in November 2000 it was, at the time, London's largest new
	riverside park for over 50 years. The parcel features amenity grassland, scattered trees and

being clearly distinguishable from the built-up area'	wildflower areas. It provides a very clear and highly defined sense of openness and separation. Its location adjacent to the River Thames and the iconic Thames Barrier ensures it contributes to the structure of London. The parcel therefore meets Criteria A.
London Plan MOL Criterion B: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'	Weak-Moderate recreational value. The park offers outdoor facilities for leisure, recreation, sport, the arts and cultural activities (MUGA and play space) of a neighbourhood scale. There parcel therefore does not meet Criteria B.
London Plan MOL Criterion C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	 Weak historic value, since the park is not on the National Heritage List for England, Parks and Gardens. However, it should be noted that the parcel is a post-modern park design of notable value. Thames Barrier Park was designed by the French landscape architect Alain Provost (Groupe Signes) and Patel Taylor of London, who was responsible for the Parc André Citroën on the River Seine in Paris, working with horticulturalist Alain Cousseran. The first tree in the new park was planted in January 1998 by the Lord Mayor of London, and it was opened to the public in 2000. The layout includes a Fountain Plaza, sculptural hedges and tree planting, grassed areas with gravel walks, a 'rainbow garden' created by bands of planting within the sunken Green Dock, which is accessible as well as being overlooked by bridges, an event area, playground, café and riverside promenade. The high, timber-decked 'pavilion' at the end of the Green Dock on the river walkway has a series of wave-like curved benches, one of which has an inscription dedicating the pavilion to Newham's victims of war, killed in the Blitz in WWII. This Pavilion of Remembrance was designed by architect Andrew Taylor. Weak-Moderate biodiversity value. The site is a designated Site of Importance for Nature Conservation (SINC) of Borough (SINC: NeB21, Thames Barrier Park). The parcel therefore does not meets Criteria C.
London Plan MOL Criterion D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	Strong green link value, forming part of the All London Green Grid (2012) ALGG Epping Forest and River Roding Area (Area 2). Part of the Thames Path strategic corridor, the parcel forms a significant and highly accessible green link of London-wide importance. The parcel therefore forms part of an extensive strategic green corridor network, contributing to a wider wildlife corridor due to its good quality habitat and biodiversity. The parcel therefore meets Criteria D.



MOL Area 35 Assessment





being clearly distinguishable	associated watercourses and adjacent wetlands downstream to the tidal limit in Tower
from the built-up area'	Hamlets.
	The parcel therefore meets Criteria A.
London Plan MOL Criterion	Strong recreational value. The parcel forms part of the Lee Valley Regional Park, a recreation
B: 'Includes open-air facilities, especially for	destination, walking and cycling space of London-wide importance.
leisure, recreation, sport,	The parcel encompasses the Queen Elizabeth Olympic Park, which is a park of Metropolitan
the arts and cultural	status.
activities, which serve either the whole or significant	The parcel therefore meets Criteria B.
parts of London'	
London Plan MOL Criterion C: 'Contains features or	Strong recreational value. The parcel forms part of the Lee Valley Regional Park, a walking and cycling green link of link of London-wide importance. It forms part of the Queen
landscapes (historic,	Elizabeth Olympic Park, which is a park of Metropolitan status and an international
recreational, biodiversity) of	recreation draw.
either national or metropolitan value'	Weak-Moderate biodiversity value. The site is a designated Site of Importance for Nature
	Conservation (SINC) of Borough status (SINC: NeB03, Bow Back Rivers / SINC: NEB16 The
	Greenway).
	The parcel therefore meets Criteria C.
London Plan MOL Criterion	Strong green link value, forming part of the All London Green Grid (2012) ALGG Lee Valley
D: 'It forms part of a strategic corridor, node or a	and Finchley Ridge Area Framework (Area 1). The parcel also falls within the Lee Valley Regional Park.
link in the network of green	
infrastructure and meets one of the above criteria'	The parcel forms part of an extensive strategic green corridor network. It therefore contributes to a wider wildlife corridor due to its good quality habitat and biodiversity.
one of the above criteria	
	The parcel therefore meets Criteria D.



MOL Area 36 Assessment

	MOL area	A36
		Three Mills Green
	Neighbourhood Area	N7 Three Mills
	Status	Designated MOL
		LLDC Local Plan 2020
A36: Three Mills Green		
		·



Physical structure / general	Commentary
description	
Type of open space	Local Park
Size (ha)	4.59
London Plan MOL Criteria A: 'Contributes to the physical	Strong openness value, with built development completely absent from the parcel.
structure of London by	Wild parkland, informal landscaping and waterside environment.
-	



being clearly distinguishable	The parcel therefore meets Criteria A.
from the built-up area'	
London Plan MOL Criterion B: 'Includes open-air	Moderate-Strong recreational value. The parcel forms part of the Lee Valley Regional Park, a recreation destination, walking and cycling space of London-wide importance.
facilities, especially for	recreation destination, waiking and cycling space of London-wide importance.
leisure, recreation, sport,	The parcel therefore meets Criteria B.
the arts and cultural	
activities, which serve either	
the whole or significant	
parts of London'	
London Plan MOL Criterion	Weak-Moderate historic value. The site is in the Three Mills Conservation Area. Although
C: 'Contains features or	Three Mills Green is a new public open space, the area has a long history, with records of a
landscapes (historic,	mill on the site at the time of the Domesday Survey in 1086. It is known as Three Mills Island
recreational, biodiversity) of	due to being surrounded on three sides by the River Lea, and for its three mills: the C18th
either national or metropolitan value'	House Mill, early C19th Clock Mill, and a windmill, demolished in 1838. Until the C18th the mills were used to grind flour for bread and subsequently grain for distilleries. Three Mills
metropontan value	Green is the first part of a project to create the Lea River Park linking to the new Olympic
	Park. It is owned by the Lee Valley Regional Park Authority and is an open green space
	predominantly on level ground with a mound towards the north. The main entrance from
	Three Mills is from a cobbled area inlaid with slabs leading to elaborate metal gates
	inscribed with the park's name.
	Moderate recreational value. The parcel forms part of the Lee Valley Regional Park, a
	walking and cycling green link of link of London-wide importance.
	Weak-Moderate biodiversity value. The site includes a designated Site of Importance for
	Nature Conservation (SINC) of Borough status (SINC: NeB03, Bow Back Rivers / SINC: NEB16 The Greenway).
	The parcel therefore meets Criteria C.
London Plan MOL Criterion	Strong green link value, forming part of the All London Green Grid (2012) ALGG Lee Valley
D: 'It forms part of a strategic corridor, node or a	and Finchley Ridge and the Lee Valley Regional Park (Area 1). The parcel also forms part of the Lee Valley Regional Park, a recreation destination, walking and cycling space of London-
link in the network of green	wide importance.
infrastructure and meets	
one of the above criteria'	
	The parcel forms part of an extensive strategic green corridor network. It therefore contributes to a wider wildlife corridor due to its good quality habitat and biodiversity.
	contributes to a writer writing corritor due to its good quality habitat and biodiversity.
	The parcel therefore meets Criteria D.



MOL Area 37 Assessment

meer and strates sintent			
		MOL area	A37
			The Greenway and Abbey Lane
	DALE AL	Neighbourhood Area	N7 Three Mills
		Status	Designated MOL
A37: The Greenway and Abbey Lane			LLDC Local Plan 2020
Pudding Mill Allotments	Carpentes Primary School Primary School Play Space Play Space		Sarat Sarat Sarat Sarat Mille Mille Sarat Sa
Physical structure / general	Commentary		
description			
Type of open space	Linear Open Space		
Size (ha)	3.07		
London Plan MOL Criteria A:	Strong structural value, with	built development comp	letely absent from the parcel. The
'Contributes to the physical	Greenway is a high level path	n which is raised above th	e streets, adding to its sense of

	Forming part of the Greenway, the parcel is a highly noticeable and prominent contribution to the structure of London. The parcel therefore meets Criteria A.
London Plan MOL Criterion B: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either	Moderate-Strong recreational value. The parcel forms part of the Greenway, following the Capital Ring, an active travel corridor and green link for walking and cycling of London-wide importance. The parcel also forms part of the Lee Valley Regional Park, a walking and cycling green link of link of London-wide importance. The parcel also provides children's play space of a neighbourhood value.
the whole or significant parts of London'	The parcel therefore meets Criteria B.
London Plan MOL Criterion C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	Weak-Moderate historic value. Part of the site is in the Three Mills Conservation Area. To the immediate north of the site is the Grade II Listed Building (Historic England): 116-130, Abbey Lane. The Greenway was created as a linear footpath and cycleway along the top of the Northern Outfall Sewer Embankment, which was built between 1860-65 by Joseph Bazalgette for the Metropolitan Commissioners for Sewers. There are various landmarks of historic interest at points along the length of the Greenway as well as views across Newham.
	Moderate-Strong recreational value. The parcel forms part of the Greenway, following the Capital Ring, an active travel corridor and green link for walking and cycling of London-wide importance. The parcel also forms part of the Lee Valley Regional Park, a walking and cycling green link of link of London-wide importance.
	Weak-Moderate biodiversity value. The site is a designated Site of Importance for Nature Conservation (SINC) of Borough status (SINC: NeB16, The Greenway).
	The Greenway Pollinator Trail was created in 2023 which transformed 6km of cut grassland into wildflower meadows with additional habitat planting to improve the biodiversity of the site.
	The parcel therefore meets Criteria C.
London Plan MOL Criterion D: 'It forms part of a strategic corridor, node or a	Strong green link value, forming part of the All London Green Grid (2012) ALGG Lee Valley and Finchley Ridge and the Lee Valley Regional Park (Area 1).
link in the network of green infrastructure and meets one of the above criteria'	The parcel forms part of an extensive strategic green corridor network. It therefore contributes to a wider wildlife corridor due to its good quality habitat and biodiversity.
	The parcel therefore meets Criteria D. The parcel forms a good quality green space and therefore is likely to contribute to a wider wildlife corridor due to good quality habitat and biodiversity.



MOL Area 38 Assessment

		MOL area	A38
	NAVIO		The Greenway - Pudding Mill
		Neighbourhood Area	N8 Stratford and Maryland
With the second seco		Status	Designated MOL LLDC Local Plan 2020
The Greenway - Pudding Mill Bobby Moore Academy Uther Sports Marshgate:Lane	Waterworks River and the state of the state	Carpenters rimary School Play Space Play Space Play Space Play Space Play Space	
Physical structure / general	School 360	Play Space lay Space Play Sp	
description			
Type of green space	Linear Open Space		
	1.22		
	1.22		
	Strong structural value, with b	uilt development completely a	bsent from the parcel. The
London Plan MOL Criteria A:			-
London Plan MOL Criteria A: 'Contributes to the physical	Strong structural value, with b	which is raised above the stree	ts, adding to its sense of
Size (ha) London Plan MOL Criteria A: 'Contributes to the physical structure of London by being clearly distinguishable	Strong structural value, with b Greenway is a high level path v	which is raised above the stree ng urban environment. The pa	ts, adding to its sense of

	Forming part of the Greenway, the parcel is a highly noticeable and prominent contribution to the structure of London. The parcel therefore meets Criteria A.
London Plan MOL Criteria B: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'	Moderate-Strong recreational value. The parcel forms part of the Greenway, following the Capital Ring, an active travel corridor and green link for walking and cycling of London-wide importance. The parcel also forms part of the Lee Valley Regional Park, a walking and cycling green link of link of London-wide importance. The parcel therefore meets Criteria B.
London Plan MOL Criteria C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	 Weak-Moderate historic value. Part of the site is in the Three Mills Conservation Area. To the immediate north of the site is the Grade II Listed Building (Historic England): 116-130, Abbey Lane. The Greenway was created as a linear footpath and cycleway along the top of the Northern Outfall Sewer Embankment, which was built between 1860-65 by Joseph Bazalgette for the Metropolitan Commissioners for Sewers. There are various landmarks of historic interest at points along the length of the Greenway as well as views across Newham. Moderate-Strong recreational value. The parcel forms part of the Greenway, following the Capital Ring, an active travel corridor and green link for walking and cycling of London-wide importance. The parcel also forms part of the Lee Valley Regional Park, a walking and cycling green link of London-wide importance. Weak-Moderate biodiversity value. The site is a designated Site of Importance for Nature Conservation (SINC) of Borough status (SINC: NeB16, The Greenway). The Greenway Pollinator Trail was created in 2023 which transformed 6km of cut grassland into wildflower meadows with additional habitat planting to improve the biodiversity of the site. The parcel therefore meets Criteria C.
London Plan MOL Criteria D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	Strong green link value, forming part of the All London Green Grid (2012) ALGG Lee Valley and Finchley Ridge and the Lee Valley Regional Park (Area 1). The parcel forms part of an extensive strategic green corridor network. It therefore contributes to a wider wildlife corridor due to its good quality habitat and biodiversity. The parcel therefore meets Criteria D. The parcel forms a good quality green space and therefore is likely to contribute to a wider wildlife corridor due to good quality habitat and biodiversity.



MOL Area 39 Assessment





London Plan MOL Criteria B: 'Includes open-air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London'	Weak - there are no open-air leisure, recreation, sport, arts or cultural activities in the parcel. The parcel therefore does not meet Criteria B.
London Plan MOL Criteria C: 'Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value'	Weak-moderate biodiversity value, with the southern portion of the site falling within a proposed Site of Importance for Nature Conservation (SINC) of Borough status (NeB30: A406/A13 Ditches). The SINC forms a network of drainage ditches that drain into the River Roding. The parcel therefore does not meet Criteria C.
London Plan MOL Criteria D: 'It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria'	Strong green link value, forming part of the wider All London Green Grid (2012) GGA2 Epping Forest and Roding Valley. The parcel forms part of an extensive strategic green corridor network. It therefore contributes to a wider wildlife corridor due to its good quality habitat and biodiversity. The parcel therefore meets Criteria D.