

Newham Metropolitan Open Land Review (2024)

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1: Introduction

- 1.1 This Metropolitan Open Land (MOL) Review considers green space in Newham and the approach to the designation of MOL to support the preparation of Newham's emerging Local Plan.
- 1.2 The overarching approach to MOL policy is established through Policy G3 of the London Plan (2021), which requires boroughs to designate the extent of MOL in their Local Plans with any change to the existing boundaries to be undertaken through the plan-led process. The London Plan further states that MOL and Green Belt should be given equal status and that the principles of national Green Belt policy should apply to MOL.

Area context and scope

- 1.3 There are 262.42 Ha of publicly accessible green space in Newham. The Council's Green and Water Infrastructure Strategy (2024) has established that, throughout Newham, there is a need for more green space. The overall provision of publicly accessible green space in Newham is low, with a rate of just 0.72 hectares per 1,000 residents, far below neighbouring boroughs. Green space is also unevenly distributed across the borough and residents can have very different experiences when trying to access open space where they live. The Council therefore considers it a priority to ensure that existing green space is protected and expanded.
- 1.4 This objective has fed into the Council's approach to delivering housing land over the emerging Local Plan period, which is set out in Newham's Site Allocation and Housing Trajectory Methodology Note (2024). It has identified sufficient capacity for housing without the need to undertake a review of open space designations.
- 1.5 The scope for this review was to consider:
 - The strategic performance of Newham's MOL, as designated in the adopted Local Plan (2018), against the London Plan MOL designation criteria and to consider if any release or amendments to MOL boundaries should be made.
 - The strategic performance of MOL designated within the area currently administered by the London Legacy Development Corporation (LLDC) against the London Plan MOL designation criteria and to consider if any release or amendments to MOL boundaries should be made.
 - Four non-MOL green space parcels, identified in the Green and Water Infrastructure Study as having potential to be designated as MOL against the London Plan MOL designation criteria and consider if these additional green space parcels should be designated as MOL as part of the wider plan-making process.
- 1.6 There are 36 existing MOL parcels within Newham and the LLDC, as set out in **Table 1**. The starting assumption for this review is that the adopted MOL parcels in Newham and the LLDC are broadly correct. However, Newham's green space mapping was last comprehensively reviewed more than a decade ago. Therefore, the Council, as part of its supporting evidence for the emerging Local Plan, has reviewed the Borough's green space designations more broadly, through the development of its Green and Water Infrastructure Strategy (2024). Given the undertaking of green space mapping and site assessment work, it is considered both timely and sensible to complete a review of MOL as part of the broader review of Newham's green space.

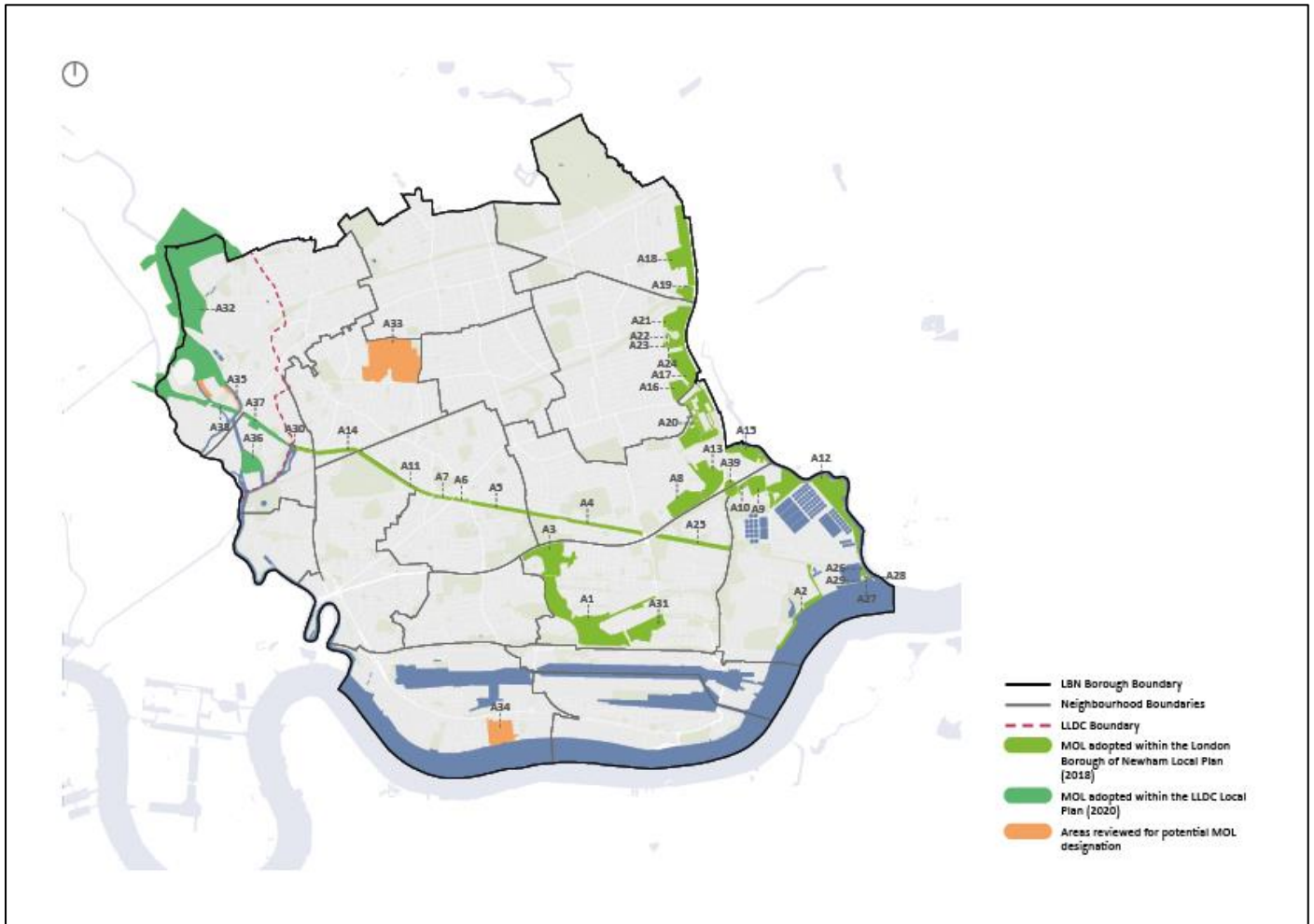
- 1.7 The four additional green space parcels identified for assessment for potential MOL designation were identified as part of the work undertaken for Newham's Green and Water Infrastructure Strategy. It should be noted that one of the additional parcels being considered is in effect an extension to MOL A32 (Olympic Park and Lee Valley).
- 1.8 The four additional potential MOL sites were deemed as being of potential strategic importance by the consultants leading on the Green and Water Infrastructure Strategy. The selection of these four parcels came from the evidence gathered during site visits and desk-based assessments of publically available data, including aerial photography and Google Earth undertaken as part of the work on the Green and Water Infrastructure Strategy. Please see **Figure 1** for the adopted MOL and the four additional green space parcels that have been assessed in this review.
- 1.9 The MOL Review will be used to inform the MOL designations in Newham's emerging Local Plan which, once adopted, will form part of the statutory development plan for the borough.
- 1.1 The report is structured as follows:
- Section 2 sets out the context for undertaking a MOL review based on a review of planning policy, guidance and experience elsewhere.
 - Section 3 sets out the methodology.
 - Section 4 presents the key findings and recommendations from the MOL assessment.
 - Section 5 draws together the conclusions of the review.

The accompanying **Appendix 1** Report presents the assessment pro-formas for each of the assessed areas, which includes OS maps of the MOL areas.

Table 1: MOL designated in Newham’s adopted 2018 Local Plan /LLDC’s Local Plan 2020

MOL Area	Neighbourhood	Size (Ha)	Local Plan
A1: Beckton District Park South	N11 Beckton	23.44	LBN
A2: Roding Valley Way-part	N17 Gallions Reach	3.18	LBN
A3: Beckton District Park North	N11 Beckton	10.56	LBN
A4: The Greenway 7	N12 East Ham South	4.39	LBN
A5: The Greenway 6	N10 Plaistow	2.35	LBN
A6: The Greenway 5	N10 Plaistow	0.53	LBN
A7: The Greenway 4	N10 Plaistow	0.64	LBN
A8: Gooseley Playing Fields	N12 East Ham South	6.81	LBN
A9: Alfreds Way Open Space-partly & Norwegian Playing Fields	N17 Gallions Reach	3.55	LBN
A10: Alfreds Way Open Space - part	N17 Gallions Reach	0.53	LBN
A11: The Greenway 3	N10 Plaistow	1.59	LBN
A12: Roding Valley Way-part & Northern Lagoon, Beckton Sewage Works	N17 Gallions Reach	17.77	LBN
A13: Folkestone Road Allotments & Gardens and partly Waterway	N12 East Ham South	7.96	LBN
A14: The Greenway 2	N9 West Ham	4.33	LBN
A15: Cuckold's Haven	N12 East Ham South	4.10	LBN
A16: Barking Road Recreation Ground	N13 East Ham	3.23	LBN
A17: Lady Trower Trust Playing Fields and Miers Close Nature Reserve	N13 East Ham	6.79	LBN
A18: Little Ilford Park	N16 Manor Park and Little Ilford	12.28	LBN
A19: Land adjacent to Barrington Playing Fields & Bar. Playing F.	N16 Manor Park and Little Ilford	2.20	LBN
A20: Langdon Academy	N12 East Ham South	10.16	LBN
A21: East Ham Sports Ground	N13 East Ham	8.25	LBN
A22:East Ham Sports Ground 2	N13 East Ham	0.15	LBN
A23: East Ham Sports Ground 3	N13 East Ham	0.11	LBN
A24: East Ham Sports Ground 4	N13 East Ham	0.03	LBN
A25: The Greenway 8	N11 Beckton	3.80	LBN
A26: Environment Agency Barking Barrier	N17 Gallions Reach	0.37	LBN
A27: Environment Agency Barking Barrier 3	N17 Gallions Reach	0.02	LBN
A28: Environment Agency Barking Barrier 2	N17 Gallions Reach	0.04	LBN
A29: Environment Agency Barking Barrier 4	N17 Gallions Reach	0.02	LBN
A30: The Greenway 1	N7 Three Mills	0.44	LBN
A31: New Beckton Park	N11 Beckton	6.74	LBN
A32: Olympic Park, Lee Valley	N8 Stratford and Maryland	54.05	LLDC
A36: Three Mills Green	N7 Three Mills	4.59	LLDC
A37: The Greenway and Abbey Lane	N7 Three Mills	3.07	LLDC
A38: The Greenway - Pudding Mill	N8 Stratford and Maryland	1.22	LLDC
A39: Alfreds Way Open Space - part	N17 Gallions Reach	1.89	LBN
Total adopted MOL (Ha)		211.8	

Figure 1: Adopted MOL and additional green space parcels assessed



2: Policy Context

2.1 This section sets out the context for the MOL review. It summarises the planning and policy relating to MOL and Green Belt. The information has informed the methodology used to assess the green space in Newham.

Metropolitan Open Land

2.2 The concept of MOL was first defined in the 1969 draft London Development Plan, which proposed a protective designation for larger areas of open land within the urban area. Upon approval of the Plan in 1976, the policy was adopted as ‘land within the built-up area’ that needs ‘to be safeguarded just as much as the Green Belt’.

2.3 Since the concept was first introduced, it has remained a criteria of green space categorisation in London’s metropolitan planning policy only. The 2023 National Planning Policy Framework (NPPF) (and its predecessors) therefore contains no references to MOL. There is also no universal guidance available on conducting a MOL review.

London Plan

2.4 **The London Plan 2021 Policy G3 Metropolitan Open Land** establishes the policy context for MOL. Paragraph 8.3.1 of the London Plan provides an overview of what MOL is:

“Metropolitan Open Land is strategic open land within the urban area. It plays an important role in London’s green infrastructure – the network of green spaces, features and places around and within urban areas. MOL protects and enhances the open environment and improves Londoners’ quality of life by providing localities which offer sporting and leisure use, heritage value, biodiversity, food growing, and health benefits through encouraging walking, running and other physical activity”.

2.5 At the strategic level, support is expressed for the current extent of MOL, its extension in appropriate circumstances and protection against development, in particular, development which would have an adverse impact on its openness. Policy G3 Metropolitan Open Land of the London Plan states:

- MOL is afforded the same status and protection as Green Belt.
- MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt.
- Any alterations to the boundary of MOL should be undertaken through the Local Plan process, in consultation with the Mayor and adjoining boroughs.

2.6 Policy G3 supports the extension of MOL designations where appropriate and where the criteria, set out in the policy, is met. To designate land as MOL boroughs need to establish that the land meets at least one of the following London Plan Policy G3 criteria:

Criteria A: it contributes to the physical structure of London by being clearly distinguishable from the built-up area

Criteria B: it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London

Criteria C: it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value

Criteria D: it forms part of a Green Chain or a link in the network of green infrastructure **and meets one of the above criteria.**

2.7 It should be noted that where a parcel of land meets Criteria D only it should not be designated as MOL. To be considered as MOL it additionally needs to meet one of the other criteria (A, B or C).

2.8 In addition, London Plan Policy G4 Open Space supports the approach to this review, stating that Development Plans should include appropriate designations and policies for the protection of open space to meet needs and address deficiencies. MOL and Green Belt land are afforded the same status and protection, and the NPPF 2023 Green Belt policy is considered to apply to MOL.

Local Policy

Newham Local Plan (2018)

2.9 In Newham's adopted Local Plan (2018), there are two policies relevant to this report:

- Policy INF6: Green Infrastructure and the Blue Ribbon Network
- Policy INF7: Open Space and Outdoor Recreation

2.10 Policy INF6 seeks to protect and enhance the borough's valuable network of green and water space. It states that 'a 'green grid' approach will be promoted, with new and enhanced spaces - notably as part of the Lea River Park (GI-1) - adding to the connectivity established along rail and river corridors, the Greenway (GI-4), and the chain of Metropolitan Open Land in the east of the borough (GI-2/3)'. Policy INF7 supports the realisation of the Lea River Park vision, achieving Regional Park and /or Metropolitan Open Land status. The spatial strategy in this Policy supports Newham's emerging 'green grid' and seeks to make it increasingly publicly accessible.

Newham emerging Local Plan - Regulation 19 (2024)

2.11 In the emerging Local Plan, there are four policies relevant to this report:

- Policy GWS1: Green spaces
- Policy GWS2: Water spaces
- Policy GWS3: Biodiversity, urban greening and access to nature
- Policy GWS5: Play and informal recreation

2.12 Policy GWS1 seeks to maintain the open character of MOL and to maximise opportunities for improving the functionality, connectivity, quality and accessibility of existing green space. It also requires all development to consider, at the earliest opportunity, the form, function, and extent of green infrastructure opportunities, to maximise urban greening and improvements to Newham's network of green links as part of schemes. Policy GWS2 supports development that will provide or help to deliver a network of improved, high-quality water spaces. Policy GWS3 details how development should contribute to nature recovery in Newham by protecting and enhancing biodiversity (green and water). Policy GWS5 seeks to protect and improve play and information recreation facilities.

Green and Water Infrastructure Strategy

2.13 In addition to Newham's adopted and emerging Local Plan, this report has been informed by Newham's Green and Water Infrastructure Strategy (2024). Arkwood (formerly Jon Sheaff and Associates (JSA)), in partnership with London Wildlife Trust, were appointed by the London Borough of Newham (LBN) to produce a Green and Water Infrastructure Strategy.

2.14 The Green and Water Infrastructure Strategy covers the whole of the Borough, including the area currently covered by the London Legacy Development Corporation (LLDC), and forms an evidence base and set of recommendations to inform the Local Plan review site allocations and open space designations.

Green Belt

2.15 Given that MOL and Green Belt are afforded the same status and protection and the fact that NPPF Green Belt policy is considered to apply to MOL, it is equally important to understand the Green Belt policy context.

National Policy and Guidance

NPPF

2.16 National Green Belt policy as set out in the 2023 NPPF places 'great importance' on the Green Belt, and seeks its protection through preventing urban sprawl and keeping land permanently open. The NPPF defines the essential characteristic of the Green Belt as being its 'openness and permanence' (paragraph 142).

2.17 Paragraph 143 sets out the five purposes of Green Belt:

1. to check the unrestricted sprawl of large built-up areas;
2. to prevent neighbouring towns merging into one another;
3. to assist in safeguarding the countryside from encroachment;
4. to preserve the setting and special character of historic towns; and
5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2.18 Once established, paragraph 145 of the NPPF establishes that there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared or updated. Authorities may choose to review and alter Green Belt boundaries where exceptional circumstances are fully evidenced and justified, in which case proposals for changes should be made only through the plan-making process.

2.19 Paragraph 146 of the NPPF state that an examination considering whether the strategy:

1. makes as much use as possible of suitable brownfield sites and underutilised land;
2. optimises the density of development, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and
3. has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.

2.20 Paragraph 148, sets of the criteria which plans should consider when defining Green Belt boundaries:

- a) ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;
- b) not include land which it is unnecessary to keep permanently open;
- c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- d) make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;
- e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and
- f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

Planning Practice Guidance

2.21 National Planning Practice Guidance (PPG) provides supplementary guidance on the requirements of the planning system presented in the NPPF. Although the PPG section relating to Green Belt provides no guidance on how to conduct a Green Belt Review, it does include details on how to assess the impact of potential development on Green Belt Land. These are given as:

- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
- the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
- the degree of activity, such as traffic, likely to be generated by the development.

2.22 Further guidance is also provided on strategies to compensate for the removal of land from the Green Belt. Strategies could include providing new or enhanced green infrastructure, planting new woodlands, landscape or visual enhancement beyond those needed to mitigate the proposal, habitat improvements, new walking or cycling routes or new or enhanced recreational provision. Whilst implementing such measures, the guidance states that consideration will need to be given to land ownership, the scope of works required to deliver the compensation, and the use of planning conditions, section 106 agreements or Community Infrastructure Levy.

Implications for this study:

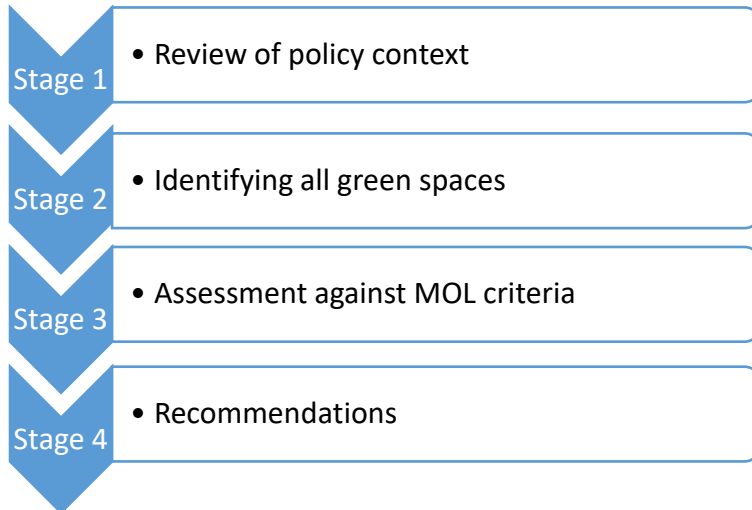
2.23 The key implications of this policy review for this study are:

- There is no Government defined methodology for carrying out a MOL review.
- Assessing MOL against the designation criteria set out in the London Plan appears to be an acceptable approach, (in a similar vein to the way that Green Belt should be assessed against the Purposes set out in the NPPF) and, if any criteria is to be excluded, there must be a robust rationale. Any methodology must clearly set out how the criteria have been interpreted and should respect the local context.
- Openness and permanence are key considerations in terms of features of MOL / Green Belt; and are therefore integral to the assessment of MOL across all criteria.
- Openness should be considered not only in terms of a 'volumetric approach' (i.e. physical coverage of built form) but also in terms of 'visual elements' (for example, visual linkages to settlements, functional character and linkages to wider MOL).
- Changes to the boundaries or extent of MOL are not supported by the London Plan (2021). Any proposed changes will need to be supported by a robust case, which is fully justified and evidenced.

3: Methodology

3.1 With no government set methodology for carrying out a MOL review, assessment against the designation criteria set out in the London Plan 2021 is the common approach as demonstrated in other London MOL studies¹. The approach undertaken for this review is summarised in Figure 1.

Figure 1: Methodology approach



Stage 1: Review of policy context

3.2 The first stage of the process involved reviewing the policy context surrounding the protection of existing green space. This is summarised in section 2 of this report.

Stage 2: Identifying green spaces

3.3 The scope for this review was to consider all of Newham’s MOL, as defined in Newham’s adopted Local Plan (2018) and the LLDC adopted Local Plan (2020) as well as the four potential MOL sites identified as part of the assessment work undertaken for Newham’s Green and Water Infrastructure Strategy (2024).

3.4 In the summer of 2022, site surveys of Newham’s and the LLDC’s green infrastructure assets were undertaken by Arkwood (working with the London Wildlife Trust), the consultant team working on Newham’s Green and Water Infrastructure Strategy. This work was undertaken to provide current and updated information on the extent and condition of Newham’s green space assets to inform Newham’s emerging Local Plan.

3.5 All areas were visited to understand their immediate context, character and boundary features. Site surveys were then complemented by data gathered from other sources including Greenspace Information for Greater London (GiGL)², Goggle Earth and aerial photography of the borough.

3.6 This work identified four additional green space parcels which were taken forward for consideration as part of this MOL review:

- A33: West Ham Park
- A34: Thames Barrier

¹ LB Barnet (2018), LB Croydon (2016), LB Enfield (2013), LB Hillingdon (2004), LB Hounslow (2019), LB Lewisham (2020), LB Richmond Upon Thames (2006); LB Sutton (2015), RB Greenwich (2017), RB Kingston Upon Thames (2018) and LB Waltham Forest (2019)).

² GiGL is the capital’s environmental records centre, <https://www.gigl.org.uk/about-gigl/>

- A35: Water Works River
- a small parcel along the east bank of City Mill River which would extend the existing adopted A32: Olympic Park Lee Valley MOL designation

Stage 3: Assessment against MOL criteria

- 3.7 The assessment process involved a mixture of evidence from desk-based research, including contextual information and secondary data sources such as aerial photography, Google Earth, and GIS baseline and well as drawing on the primary evidence obtained through the site visits undertaken as part of the Green and Water Infrastructure Strategy.
- 3.8 The aim of the assessment was to establish how areas function and fulfil the purposes of MOL. The relevant criteria and questions to consider for the assessment stage is provided in **Table 2**, including the data and information sources used.
- 3.9 The assessment criteria are based on the four criteria (A-D) underpinning MOL set out in London Plan Policy GG3. A five-point scale is applied to the relevant criteria, where 1 = weak and 5 = strong.
- 3.10 Each of the MOL criteria is considered equally significant, and therefore no weighting or aggregation of scores across the criteria has been undertaken. As land only needs to meet one of the criteria (A-C) to be fit for MOL designation, the highest scoring criteria provides the overall score. A score of 3 or higher is deemed to be meeting the MOL criteria. As noted previously, if a green space parcel only meets Criteria D, it has not been taken forward as MOL, since it additionally needs to meet one of the other criteria (A-C) to be considered to be fulfilling the function of MOL.

Stage 4: Recommendations

- 3.11 The final stage of the process was to review each site assessment and confirm the recommendation on whether any of the MOL designation still applies (as adopted, with boundary changes should be made or if the parcel should be omitted from MOL), and if the additional four green spaces considered should be designated as MOL. Each area was categorised, to identify which areas should be:

	Retained as MOL.
	Designated as new MOL.
	Retained as MOL with proposed boundary amendments.
	Omitted from MOL.

- 3.12 A summary of the scores and recommendations of each green space parcel is provided in Section 4 of this report in **Table 3**.
- 3.13 A concise narrative on the parcels, scores, considerations and recommendations have been captured in the site pro formas which are found in **Appendix A**.
- 3.14 The recommendations of the review are summarised in Section 5 of the report.

Table 2: Summary of assessment criteria and questions for review of Newham’s Metropolitan Open Land.

MOL				
Criteria for Designation (from London Plan Policy G3)		Evaluation questions		
a. it contributes to the physical structure of London by being clearly distinguishable from the built-up area		How distinguishable is the built development from the parcel of land? Does the open space contribute to the structure of London (e.g., river valley, Metropolitan scale park or greenspace)?		
1. Weak	2. Weak-Moderate	3. Moderate	4. Moderate-Strong	5. Strong
<p>Parcel is significantly eroded by built/ancillary development which creates highly notable incursions in the parcel/blurs the relationship between built form and open space/creates a highly permeable boundary with a very weak sense of contrast between the two.</p> <p>And/or: Urbanising influences includes adjacent development directly impacting on the visual openness, likely not to be screened and affecting the majority of the parcel, such that it makes little or no contribution to structure of a neighbourhood.</p> <p>And/or: Very weak landscape structure and/or low levels of topographic variation, such that edge conditions are very poorly defined.</p>	<p>Built development is notable in parts of the parcel.</p> <p>And/or: Sense of openness is relatively weakly defined with a clearly apparent sense of erosion by development and urbanising influences. Contributes to physical structure at a very local (neighbourhood) scale</p> <p>And/or: Fairly low level of topographic variation contributing to definition of edge conditions, or partly fragmented landscape structure (likely to great have enhancement potential).</p>	<p>Built development is generally absent across much of the area.</p> <p>And/or: Sense of openness is mostly well-defined with only localised erosion by development and urbanising influences. Contribution to physical structure of London is apparent, although likely to be fragmented rather than intact.</p> <p>And/or: Reasonable level of topographic variation contributing to definition of edge conditions, or fair landscape structure (which may have enhancement potential).</p>	<p>Built development is largely absent.</p> <p>And/or: The parcel provides a clear and well-defined sense of openness and separation, such that sense of openness is more than apparent. Notable contribution to the structure of London – large scale greenspace asset which provides clear distinction and sense of separation, although may have some localised erosion.</p> <p>And/or: Contains strong and possibly varied landscape structure and/or topographic variation, which define edge conditions.</p>	<p>Built development is completely absent.</p> <p>And/or: The parcel provides a very clear and highly defined sense of openness and separation, such that openness is the defining/dominant characteristic of the parcel. Highly notable and prominent contribution to structure of London (e.g. river valley, Metropolitan scale park or greenspace).</p> <p>And/or: Contains very strong and varied landscape structure (intimate spatial scale and landscape mosaic) and/or topographic variation, which define edge conditions – a hard, well-defined boundary.</p>

Potential data and information sources: Newham Green and Water Infrastructure Strategy (2024) site surveys, analysis and GIS mapping, aerial photography, Lee Valley Regional Parks Authority Area 1 Framework.				
Criteria for Designation (from London Plan Policy G3)		Evaluation questions		
b. it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London		What facilities are within in the site? Who do the facilities serve?		
1. Weak	2. Weak-Moderate	3. Moderate	4. Moderate-Strong	5. Strong
A very local level and/or weakly performing Green Infrastructure (GI) asset/of low GI functionality.	A GI site of neighbourhood level importance. And/or: A parcel which contains open air sport, recreational or cultural facilities of neighbourhood importance/catchment.	Recognised as a GI site of at least district or borough level importance. And/or: A parcel which contains open air sport, recreational or cultural facilities of borough-wide importance/catchment.	A strategic GI site of importance to more than one borough. And/or: Parcel contains 'destination' open air sports, recreational or cultural facilities of importance for several boroughs.	A strategic GI site of London-wide importance. And/or: Parcel contains 'destination' open air sports, recreational or cultural facilities of London-wide importance, which may also serve a catchment beyond London.
Potential data and information sources: Newham Green and Water Infrastructure Strategy (2024) site surveys, analysis and GIS mapping, aerial photography, All London Green Grid (2012), Newham Playing Pitch Strategy (2024), Lee Valley Regional Parks Authority Area 1 Framework.				

Criteria for Designation (from London Plan Policy G3)		Evaluation questions		
c. it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value		Is the site recognised by existing policy? Or within the Council’s evidence base, for factors relating to its historic, recreational or biodiversity value?		
1. Weak	2. Weak-Moderate	3. Moderate	4. Moderate-Strong	5. Strong
<p>Parcel is not part of nor linked to landscapes of national importance (Registered Battlefields or Registered Parks and Gardens).</p> <p>And/or: Parcel may make a very weak or tangential contribution to a locally listed landscape.</p> <p>And/or: Parcel is/forms part of a very local level GI/recreational asset.</p> <p>And/or: Is un-designated for ecological interest, supporting commonplace habitats.</p> <p>And/or: Parcel may be in very poor condition/very poorly maintained and managed.</p>	<p>Parcel may form at most a tertiary part of a Registered Park and Garden (e.g. on its periphery).</p> <p>And/or: contains historic features of local value (e.g. conservation area or locally or nationally listed structure).</p> <p>And/or: Parcel is partially linked to a GI asset of Metropolitan significance.</p> <p>And /or: Parcel may be designated or proposed as a local graded Site of Importance for Nature Conservation (SINC) or Site of Nature Conservation Interest (SNCI) or Local Nature Reserve (LNR) or may support habitats of local value.</p>	<p>Parcel may form a secondary or small/minor part of a Registered Park and Garden (e.g. within the boundary but not forming one of the features listed in the citation/not part of a designed view included in the listing).</p> <p>And/or: Parcel forms a small part of or is partially linked to a GI asset of Metropolitan significance.</p> <p>And /or: Parcel may be designated or proposed at metropolitan level for its ecological interest e.g. SINC (Metropolitan).</p>	<p>Parcel forms part of an important part of a Registered Park and Garden and is likely to contain some features listed in the citation/ parcel contains a Registered Park and Garden in its entirety.</p> <p>And/or: Parcel forms an important part of a Regional Park or other green space of Metropolitan importance.</p> <p>And/or: Parcel is ecologically rich, possessing either nationally important habitats or is designated for ecology at the national level, as a Site of Special Scientific Interest (SSSI), a National Nature Reserve (NNR), or both.</p>	<p>Parcel forms a key location in a World Heritage Site or is a key part of a Registered Park and Garden/contains many key features listed in the citation/contains a Registered Park and Garden in its entirety.</p> <p>And/or: Parcel forms an essential part of a Regional Park or other green space of Metropolitan importance.</p> <p>And/or: Parcel is ecologically outstandingly rich, possessing either internationally important habitats or is designated for ecology at such a level – RAMSAR*/Natura 2000*/Special Protection Area (SPA)/Special Areas of Conservation (SAC)/SSSI, or both. (*for definitions see Appendix A1 Glossary and Definitions)</p>
<p>Potential data and information sources: Newham Green and Water Infrastructure Strategy (2024) GIS mapping, aerial photography, Newham Characterisation Study (2024), Historic Parks and Gardens Register and citations plus local list, relevant statutory and local heritage designations and nature conservation designations, GiGL datasets.</p>				



Criteria for Designation (from London Plan Policy G3)		Evaluation questions		
d. it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria.		Does the site link to existing Green Chains in the borough?		
1. Weak	2. Weak-Moderate	3. Moderate	4. Moderate-Strong	5. Strong
A GI asset with very low or poor levels of accessibility and connectivity.	Has a generally fragmented green link/access network, likely to be of at most secondary level of importance to the GI network (e.g. may also include local routes/Public Rights of Way (PRoW).	Has a partial green link/access network, which may in part fulfil a strategic function as part of a wider GI network.	Parcel connects to a green link of London-wide importance, such as a Green Chain. Likely also to contain a mostly well-connected green link network.	Parcel contains or forms part of a park of Metropolitan importance or contains part of a green link of London-wide importance, such as a Green Chain. Likely also to contain an extensive or well-connected green link network
Potential data and information sources: All London Green Grid (2012), Green and Water Space Infrastructure Strategy (2024) – green link mapping.				







4: Key findings

4.1 This section summarises the key findings and recommendations from the MOL review. Full assessment profiles, scoring and recommendations based on the assessment are shown in the pro formas in **Appendix 1**.

4.2 **Table 3** presents the overall recommendations in terms of whether existing areas of MOL should retain their current designation, be subject to boundary change, or be subject to release; and whether the four new sites proposed for MOL designation meet the London Plan MOL criteria.

Table 3: Area assessment summary

-  Meets London Plan Policy GG3 criteria (score 3 – 4)
-  Does not meet London Plan Policy GG3 criteria (score 1 – 2)

	Criteria A	Criteria B	Criteria C	Criteria D	Conclusion								
MOL Area	a. it contributes to the physical structure of London by being clearly distinguishable from the built-up area	b. it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	c. it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value	d. it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria.	<table border="1"> <tr> <td></td> <td>Parcel should be retained as MOL.</td> </tr> <tr> <td></td> <td>Parcel should be designated as new MOL.</td> </tr> <tr> <td></td> <td>Parcel retained as MOL with proposed boundary amendments.</td> </tr> <tr> <td></td> <td>Parcel should be omitted from MOL.</td> </tr> </table>		Parcel should be retained as MOL.		Parcel should be designated as new MOL.		Parcel retained as MOL with proposed boundary amendments.		Parcel should be omitted from MOL.
	Parcel should be retained as MOL.												
	Parcel should be designated as new MOL.												
	Parcel retained as MOL with proposed boundary amendments.												
	Parcel should be omitted from MOL.												
A1: Beckton District Park South	4	3	4	5	Parcel should be retained as MOL.								
A2: Roding Valley Way-part	5	1	3	5	Parcel should be retained as MOL.								
A3: Beckton District Park North	5	3	3	5	Parcel should be retained as MOL.								
A4: The Greenway 7	5	3	4	5	Parcel should be retained as MOL.								
A5: The Greenway 6	5	3	4	5	Parcel should be retained as MOL.								
A6: The Greenway 5	5	3	4	5	Parcel should be retained as MOL.								
A7: The Greenway 4	5	3	4	5	Parcel should be retained as MOL.								

	Criteria A	Criteria B	Criteria C	Criteria D	Conclusion								
MOL Area	a. it contributes to the physical structure of London by being clearly distinguishable from the built-up area	b. it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	c. it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value	d. it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria.	<table border="1"> <tr> <td></td> <td>Parcel should be retained as MOL.</td> </tr> <tr> <td></td> <td>Parcel should be designated as new MOL.</td> </tr> <tr> <td></td> <td>Parcel retained as MOL with proposed boundary amendments.</td> </tr> <tr> <td></td> <td>Parcel should be omitted from MOL.</td> </tr> </table>		Parcel should be retained as MOL.		Parcel should be designated as new MOL.		Parcel retained as MOL with proposed boundary amendments.		Parcel should be omitted from MOL.
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	Parcel retained as MOL with proposed boundary amendments.												
	Parcel should be omitted from MOL.												
A8: Gooseley Playing Fields	4	2	2	5	Parcel should be retained as MOL.								
A9: Alfreds Way Open Space-partly & Norwegian Playing Fields	3	2	2	5	Parcel should be retained as MOL.								
A10: Alfreds Way Open Space - part	3	1	2	5	Parcel should be retained as MOL.								
A11: The Greenway 3	5	3	4	5	Parcel should be retained as MOL.								
A12: Roding Valley Way-part & Northern Lagoon, Beckton Sewage Works	5	3	3	5	Parcel should be retained as MOL.								
A13: Folkestone Road Allotments & Gardens and partly Waterway	4	2	2	5	Parcel should be retained as MOL.								
A14: The Greenway 2	5	3	4	5	Parcel should be retained as MOL.								
A15: Cuckold's Haven	5	2	2	5	Parcel should be retained as MOL.								
A16: Barking Road Recreation Ground	5	2	1	5	Parcel should be retained as MOL.								
A17: Lady Trower Trust Playing Fields	5	2	2	5	Parcel should be retained as MOL.								
A18: Little Ilford Park	5	3	2	5	Parcel should be retained as MOL.								
A19: Land adjacent to Barrington Playing Fields & Bar. Playing F.	5	2	2	5	Parcel should be retained as MOL.								

	Criteria A	Criteria B	Criteria C	Criteria D	Conclusion								
MOL Area	a. it contributes to the physical structure of London by being clearly distinguishable from the built-up area	b. it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	c. it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value	d. it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria.	<table border="1"> <tr> <td></td> <td>Parcel should be retained as MOL.</td> </tr> <tr> <td></td> <td>Parcel should be designated as new MOL.</td> </tr> <tr> <td></td> <td>Parcel retained as MOL with proposed boundary amendments.</td> </tr> <tr> <td></td> <td>Parcel should be omitted from MOL.</td> </tr> </table>		Parcel should be retained as MOL.		Parcel should be designated as new MOL.		Parcel retained as MOL with proposed boundary amendments.		Parcel should be omitted from MOL.
	Parcel should be retained as MOL.												
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	Parcel retained as MOL with proposed boundary amendments.												
	Parcel should be omitted from MOL.												
A20: Langdon Academy	3	3	2	5	Parcel retained as MOL with proposed boundary amendments.								
A21: East Ham Sports Ground	3	2	2	5	Parcel retained as MOL with proposed boundary amendments.								
A22: East Ham Sports Ground 2	3	1	2	5	Parcel should be retained as MOL.								
A23: East Ham Sports Ground 3	3	1	2	5	Parcel should be retained as MOL.								
A24: East Ham Sports Ground 4	3	1	2	5	Parcel should be retained as MOL.								
A25: The Greenway 8	5	3	4	5	Parcel should be retained as MOL.								
A26: Environment Agency Barking Barrier	4	1	3	5	Parcel should be retained as MOL.								
A27: Environment Agency Barking Barrier 3	4	1	3	5	Parcel should be retained as MOL.								
A28: Environment Agency Barking Barrier 2	4	1	3	5	Parcel should be retained as MOL.								
A29: Environment Agency Barking Barrier 4	4	1	3	5	Parcel should be retained as MOL.								
A30: The Greenway 1	5	3	4	5	Parcel should be retained as MOL.								
A31: New Beckton Park	4	2	4	5	Parcel should be retained as MOL.								

	Criteria A	Criteria B	Criteria C	Criteria D	Conclusion								
MOL Area	a. it contributes to the physical structure of London by being clearly distinguishable from the built-up area	b. it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	c. it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value	d. it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria.	<table border="1"> <tr> <td></td> <td>Parcel should be retained as MOL.</td> </tr> <tr> <td></td> <td>Parcel should be designated as new MOL.</td> </tr> <tr> <td></td> <td>Parcel retained as MOL with proposed boundary amendments.</td> </tr> <tr> <td></td> <td>Parcel should be omitted from MOL.</td> </tr> </table>		Parcel should be retained as MOL.		Parcel should be designated as new MOL.		Parcel retained as MOL with proposed boundary amendments.		Parcel should be omitted from MOL.
	Parcel should be retained as MOL.												
	Parcel should be designated as new MOL.												
	Parcel retained as MOL with proposed boundary amendments.												
	Parcel should be omitted from MOL.												
A32: Olympic II Park, Lee Valley	4	5	5	5	Parcel retained as MOL with proposed boundary amendments.								
A33: West Ham Park	3	3	4	1	Parcel be designated as new MOL.								
A34: Thames Barrier	5	2	2	5	Parcel be designated as new MOL.								
A35: Waterworks River	5	5	5	5	Parcel be designated as new MOL.								
A36: Three Mills Green	5	4	3	5	Parcel should be retained as MOL.								
A37: The Greenway and Abbey Lane	5	4	4	5	Parcel should be retained as MOL.								
A38: The Greenway - Pudding Mill	5	4	4	5	Parcel should be retained as MOL.								
A39: Alfreds Way Open Space - part	2	1	2	5	Parcel should be omitted from MOL.								

5: Conclusion and recommendations

5.1 This study reviewed the existing extent of Newham’s MOL, including the designated MOL within the area currently administered by the LLDC, subdivided into 36 parcels and assessed their performance against the London Plan MOL criteria. In doing so, consideration was given to the strength of existing boundaries and whether they were ‘clearly defined using physical features that are readily recognisable and likely to be permanent’ (in line with NPPF paragraph 148). If green a space parcel did not this criteria, then recommendations were made to either revise the boundary or release the parcel.

5.2 The majority of the MOL in Newham perform moderately to strongly against the London Plan MOL criteria, in these instances MOL designation should be retained.

5.3 The recommendations for potential MOL changes are as follows:

- 3 areas should be retained as MOL, with proposed boundary amendments to create stronger boundaries.
- 1 area should be released from MOL. It performs weakly against three MOL criteria (A-C) and is not accessible to the public.

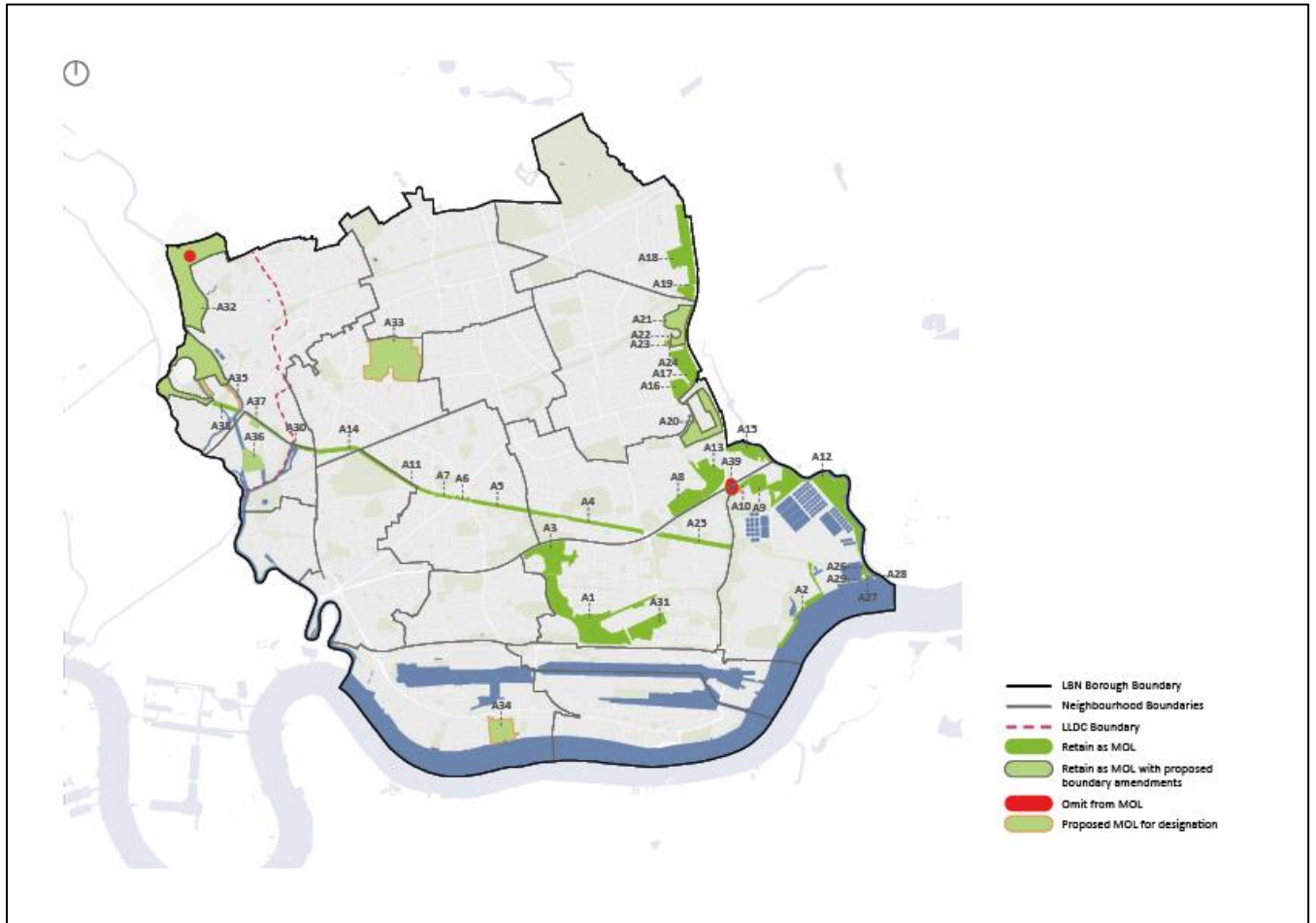
5.4 The study also considered whether four additional green space parcels should be designated as MOL by assessing their performance against the London Plan MOL criteria. These four additional parcels had been identified as being potentially strategically important part of the work undertaken on Newham's Green and Water Infrastructure Strategy.

5.5 The overall recommendations for the four addition green space parcels are:

- All three new areas should be designated as MOL as part of the development of Newham's spatial strategy. These are as follows:
 - A33: West Ham Park
 - A34: Thames Barrier
 - A35: Water Works River
 - a small parcel along the east of City Mill River which will extend the existing adopted A32: Olympic Park Lee Valley MOL designation rather than form a new standalone MOL parcel.

5.6 **Figure 2**, illustrates where existing areas of MOL should retain their current designation, proposed MOL boundary amendments, proposed MOL release and proposed MOL designation.

Figure 2: MOL Review Recommendations



Glossary of Terms and Acronyms

Term	Definition
All London Green Grid (ALGG)	The All London Green Grid (ALGG) has been developed to provide a strategic interlinked network of high quality green infrastructure and open spaces that connect with town centre's, public transport nodes, the countryside in the urban fringe, the Thames and major employment and residential areas. This approach has been extremely successful in accelerating delivery of green infrastructure in East London through the East London Green Grid (ELGG). The adopted London Plan (2021) states: 'To help deliver on his manifesto commitment to make more than half of London green by 2050, the Mayor will review and update existing Supplementary Planning Guidance on the All London Green Grid – London's strategic green infrastructure framework – to provide guidance on the strategic green infrastructure network and the preparation of green infrastructure strategies'. Until this update is published the ALGG provides details of the Green Chain links of London-wide importance.
Green Chain	Areas of linked but separate open spaces and the footpaths between them. They are accessible to the public and provide way-marked paths and other pedestrian and cycle routes.
Green infrastructure (GI)	The multifunctional, interdependent network of open and green spaces and green features (e.g. green roofs). It includes the Blue Ribbon Network but excludes the hard-surfaced public realm. This network lies within the urban environment and the urban fringe, connecting to the surrounding countryside. It provides multiple benefits for people and wildlife including: flood management; urban cooling; improving physical and mental health; green transport links (walking and cycling routes); ecological connectivity; and food growing. Green and open spaces of all sizes can be part of green infrastructure provided they contribute to the functioning of the network as a whole.
LBN	London Borough of Newham
LLDC	London Legacy Development Corporation
LNR	Local Nature Reserve
MOL	Metropolitan Open Land
NPPF	National Planning Policy Framework

PPG	Planning Practice Guidance
SAC	Special Area of Conservation A SAC protects one or more special habitats and / or species – terrestrial or marine – listed in the EU Habitats Directive.
SANG	Suitable Alternative Natural Greenspace (SANG) is an area of land designated for recreational purposes that is designed to offset disturbance and pressures on sites that are protected for their habitat value under Conservation of Habitats and Species Regulations 2017 (as amended).
SINC	Areas of land chosen to represent the best wildlife habitats in London and areas of land where people can experience nature close to where they live and work. Sites are classified into Sites of Metropolitan, Borough and Local Importance depending on their relative value. SINC are not legally protected, but their value should be considered in any land use planning decision. SINC are approved by the London Wildlife Sites Board.