

## Appendix 1:

### Newham Metropolitan Open Land – Boundary amendments and exceptional circumstances

January 2026

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## 1: Introduction

- 1.1 This document sets out the proposed changes to Metropolitan Open Land (MOL) in Newham's adopted Local Plan Policies Map (2018). If agreed, following the Local Plan Examination, all changes to the Policies Map will be adopted alongside the Newham Local Plan.
- 1.2 This appendix to Newham's Metropolitan Open Land Review has been prepared following the Stage 1 Hearings of the emerging Local Plan held in December 2025. In accordance with National Planning Policy (NPPF, 2023) paragraphs 145-148 and London Plan (2021) Policy GG3, it details all the proposed MOL boundary amendments, illustrated by maps, and provides a summary of exceptional circumstances where relevant.

### Newham Metropolitan Land Review (2025)

- 1.3 As part of the evidence base for the emerging Local Plan, the Council undertook a comprehensive review of green space designations through the development of its Green and Water Infrastructure Strategy (2025). This provided an opportunity to complete a robust review of MOL as part of the wider green space strategy.
- 1.4 The MOL Review (2025) assessed the extent and performance of Newham's adopted MOL, including areas previously administered by the LLDC. There are 36 adopted parcels, each assessed against the London Plan (2021) MOL criteria set out in Part B of Policy G3.
- 1.5 Policy G3 supports the extension of MOL designations where appropriate and where the following criteria are met:

<b>G3 B 1)</b> Criteria A:	it contributes to the physical structure of London by being clearly distinguishable from the built-up area
<b>G3 B 2)</b> 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
<b>G3 B 3)</b> Criteria C:	it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value
<b>G3 B 4)</b> Criteria D:	it forms part of a Green Chain or a link in the network of green infrastructure <b>and meets one of the above criteria.</b>

- 1.6 The review also considered whether existing MOL boundaries were clearly defined by permanent physical features, in line with NPPF paragraph 148. Where parcels failed to meet these criteria, recommendations were made to revise boundaries or release the parcel. It is important to note that exceptional circumstances are not required when designating new MOL through the Local Plan process.

## 2: Recommended changes to Metropolitan Open Land

2.1 Newham's MOL Review (2025) concluded that the majority of the MOL in Newham perform moderately to strongly against the London Plan MOL criteria. In these cases, MOL designation should be retained.

2.2 The review recommended the following changes:

- **Three areas** should be retained as MOL, with proposed boundary amendments to create stronger, more defensible boundaries.
- **One area** should be released from MOL, as it performs weakly against three MOL criteria (A-C) and is not accessible to the public.

2.3 The study assessed four additional green space parcels for potential MOL designation, identified through Newham's Green and Water Infrastructure Strategy (2025) as being strategically important.

2.4 The MOL Review (2025) recommended three new areas for designated as MOL, alongside a minor extension and boundary amendment to an existing parcel:

- <b>A33: West Ham Park</b>	- <b>A34: Thames Barrier</b>
- <b>A35: Water Works River</b>	- a small parcel along the east of City Mill River which will extend the existing adopted <b>A32: Olympic Park Lee Valley MOL</b> designation rather than form a new standalone MOL parcel.

2.5 **Table 1** summarises the proposed changes to the MOL boundaries in Newham, including parcels recommended for release, new designations and boundary amendments to better align with London Plan Policy G3 MOL criteria.

**Table 1: MOL Review – Modifications, recommendation assessment summary**

 Meets London Plan Policy GG3 criteria (score 3 – 4)

 Does not meet London Plan Policy GG3 criteria (score 1 – 2)

	<b>G3 B 1)</b> Criteria A:	<b>G3 B 2)</b> Criteria B	<b>G3 B 3)</b> Criteria C:	<b>G3 B 4)</b> Criteria D:	Conclusion								
<b>MOL Area</b>	<b>a.</b> it contributes to the physical structure of London by being clearly distinguishable from the built-up area	<b>b.</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	<b>c.</b> it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value	<b>d.</b> 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><b>Parcel should be retained as MOL.</b></td></tr> <tr> <td></td><td><b>Parcel should be designated as new MOL.</b></td></tr> <tr> <td></td><td><b>Parcel retained as MOL with proposed boundary amendments.</b></td></tr> <tr> <td></td><td><b>Parcel should be omitted from MOL.</b></td></tr> </table>		<b>Parcel should be retained as MOL.</b>		<b>Parcel should be designated as new MOL.</b>		<b>Parcel retained as MOL with proposed boundary amendments.</b>		<b>Parcel should be omitted from MOL.</b>
	<b>Parcel should be retained as MOL.</b>												
	<b>Parcel should be designated as new MOL.</b>												
	<b>Parcel retained as MOL with proposed boundary amendments.</b>												
	<b>Parcel should be omitted from MOL.</b>												
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 de-designated from MOL due to exceptional circumstances.								
A23: East Ham Sports Ground 3	3	1	2	5	Parcel should be de-designated from MOL due to exceptional circumstances.								
A24: East Ham Sports Ground 4	3	1	2	5	Parcel should be de-designated from MOL due to exceptional circumstances.								
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.								
A39: Alfreds Way Open Space - part	2	1	2	5	Parcel should be omitted from MOL.								

### 3: Exceptional circumstances to release MOL

- 3.1 London Plan Policy G3, affords MOL the same protection as Green Belt. Consequently, any changes to MOL boundaries must be made through the Local Plan review process and supported by fully evidenced and justified exceptional circumstances, in accordance with national policy.
- 3.2 Paragraph 145 of the National Planning Policy Framework (NPPF) requires exceptional circumstances to justify alterations to Green Belt boundaries. These tests apply equally to MOL by association.
- 3.3 The NPPF establishes that exceptional circumstances are necessary to alter Green Belt boundaries—a principle widely accepted in the context of releasing Green Belt land for development. However, the NPPF does not explicitly address the correction of Green Belt or MOL boundaries to resolve anomalies or inconsistencies where there is no intention to develop the land or meet other identified needs.
- 3.4 The NPPF does not provide a formal definition or set criteria for exceptional circumstances. However, case law and Local Plan Examination in Public (EiP) precedents relating to MOL and Green Belt indicate that justification must respond to local conditions and consider a range of factors, including:
  - **Significant housing or employment need** combined with a lack of suitable alternative sites (as directed by the NPPF). Need alone cannot justify exceptional circumstances.
  - **Implications for the borough's sustainable development strategy**, ensuring growth is directed appropriately.
  - **Inherent sustainability** of directing development to a particular location.
  - **Tightly drawn MOL or Green Belt boundaries** and constraints on alternative sites.
  - **Opportunities to deliver social infrastructure**, providing long-term benefits for residents.
  - **Boosting housing delivery**, particularly in areas with historic issues of deliverability, to increase the supply of affordable homes.

MOL Area	G3 B 1) Criteria A:	G3 B 2) Criteria B	G3 B 3) Criteria C:	G3 B 4) Criteria D:	MOL Review (2025) recommendation
A20: Langdon Academy	3	3	2	5	Parcel retained as MOL with proposed boundary amendments.

#### Site description

The parcel comprises a large area of rough grassland interspersed with water-filled ditches in the Beckton area. Despite fragmentation by major roads and redevelopment, the site provides valuable habitat for a diverse range of plants and animals. A footpath between Folkestone Road and the North Circular Road (A406), south of Langdon School, runs alongside a drainage ditch filled with reeds and reed canary-grass, offering habitat for birds, amphibians, and insects. Adjacent scrub and rough grassland include several mature hybrid black-poplars, and further rough grassland extends northwards alongside the North Circular within the Langdon School boundary.

**Newham's MOL Review (2025)** confirms that this parcel performs strongly against three of the four London Plan Policy G3 Part B MOL criteria but scores poorly against Criterion C (historic/recreational/biodiversity value). Two boundary amendments are proposed:

#### 1. Extension of MOL Boundary

The parcel forms a strong green link within the All London Green Grid (2012) Epping Forest and River Roding Area (Area 2). It contributes to an extensive strategic green corridor network and supports a wider wildlife corridor due to its habitat quality. The proposed extension will incorporate adjacent land that currently supports this strategic corridor function but is not designated as MOL. This amendment will strengthen compliance with Criterion D of London Plan Policy G3.

#### 2. De-designation of Langdon School Built Footprint

While the parcel retains a well-defined sense of openness, there is localised erosion caused by the built form of Langdon School and its urbanising influence. The current MOL boundary includes several fragmented areas that do not form a coherent green infrastructure entity. Removing the school's built footprint will create a more logical and defensible MOL boundary while maintaining the strategic function of the remaining parcel.

#### Exceptional Circumstances

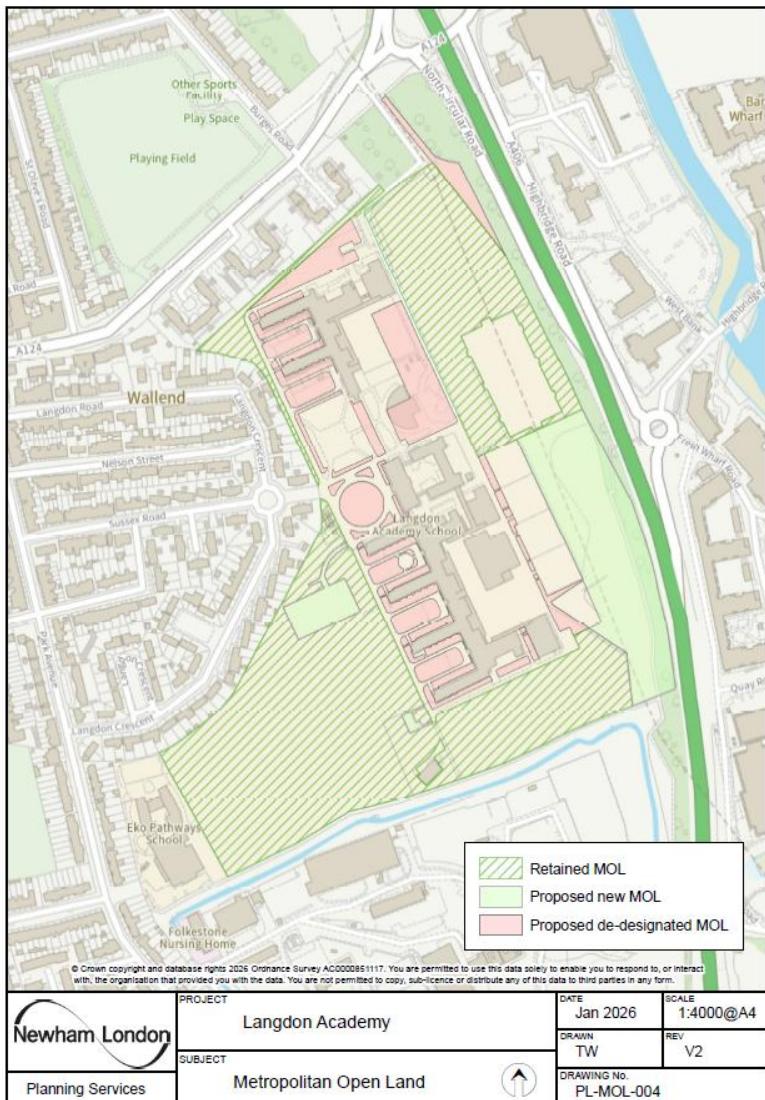
- **Extension of MOL Boundary**

The proposed extension is supported by evidence in Newham's MOL Review (2025). London Plan Policy G3 encourages the designation of additional MOL where the criteria in Part B are met. Boroughs must ensure boundaries are clearly defined by permanent physical features, in line with NPPF paragraph 148. There is no requirement to demonstrate exceptional circumstances for new MOL designations through the Local Plan process. This extension accords with strategic policy objectives and strengthens the borough's MOL network.

- **De-designation of Langdon School Built Footprint**

The proposed removal of the Langdon School building from MOL will not compromise the strategic function of the remaining parcel. The revised boundary continues to meet London Plan Policy G3 Part B criteria and retains openness as defined in the NPPF. This adjustment is considered appropriate and maintains the integrity and purpose of MOL in this location.

**This boundary change results in a loss of 0.16ha MOL (from 10.16ha to 10ha), which is a 1.6% change.** This modest change will improve boundary coherence, align with permanent physical features, and enhance the strategic green corridor function, strengthening connectivity within the borough's green infrastructure network and supporting biodiversity objectives.

**Map illustrating boundary change:**


MOL Area	G3 B 1) Criteria A:	G3 B 2) Criteria B	G3 B 3) Criteria C:	G3 B 4) Criteria D:	MOL Review (2025) recommendation
A21: East Ham Sports Ground	3	2	2	5	<b>Parcel retained as MOL with proposed boundary amendments.</b> <b>Parts of the parcel to be de-designated from MOL due to exceptional circumstances.</b>

#### Site description

The adopted MOL parcel currently contains a disused gas holder, a disused cricket pitch and areas of hardstanding that are presently used for car storage. The site exhibits a fragmented character, with areas of hard surfacing and evidence of localised erosion by development, which has compromised its openness and visual integrity.

The parcel forms part of a strategic site allocation in Newham's emerging Local Plan (Site Allocation N13.SA3).

**Newham's MOL Review (2025)** confirms that the parcel scores relatively poorly against London Plan Policy G3 criteria, meeting only Criteria A (B1: physical structure) and failing to meet Criteria B (B2: open-air facilities) and C (B3: historic/recreational/biodiversity value). This allocation seeks to deliver a comprehensive regeneration scheme, including:

- Residential development
- Publicly accessible green space
- A community facility
- Reinstatement of disused sports pitches

The site is identified in Newham's Playing Pitch Strategy (2025) as a key opportunity to reinstate cricket pitch provision, supporting borough-wide objectives for enhanced sports and recreation infrastructure.

#### Proposed Amendment Beyond MOL Review (2025)

The Council proposes a further boundary amendment to the MOL parcel, beyond that identified in Newham's MOL Review (2025). This amendment is necessary to enable delivery of the objectives set out in Site Allocation N13.SA3, including new housing, publicly accessible green space, and reinstated sports facilities.

#### Exceptional circumstances

The site is characterised by elements of hardstanding, contamination, and a lack of public access, which significantly limits its functional and environmental value. Initial investigations have identified significant contamination, including Aliphatic, Aromatic hydrocarbon bands, BTEX, Chrysotile cement, Cyanide, Heavy metals, and Naphthalene, as well as unexploded ordnance from World War II.

The existing MOL designation, adopted in the Local Plan (2018), severely restricts the developable area within Site Allocation N13.SA3, rendering the site unlikely to deliver a viable scheme during the plan period. Without enabling development, the remediation works, publicly accessible green space, and the reinstatement of cricket facilities would not be achievable.

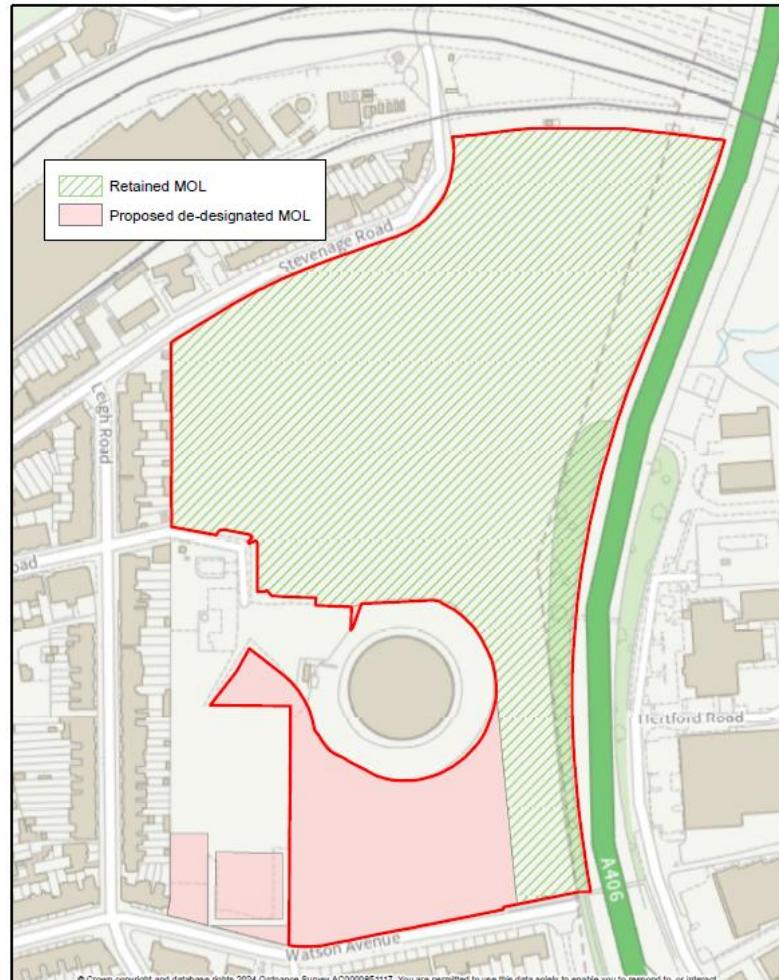
Newham is significantly under-provided with green space, offering only 0.72 hectares per 1,000 residents, well below neighbouring boroughs, as evidenced in Newham's Green and Water Infrastructure Strategy (2025). Development of this site will deliver additional publicly accessible green space, helping to address this deficiency while securing biodiversity enhancements.

The borough's need for housing, improved access to green space, and delivery of sports facilities—supported by evidence in Newham's Playing Pitch Strategy (2025) and Green and Water Infrastructure Strategy (2025)—constitutes the exceptional circumstances required to justify a change to the MOL boundary.

Residential development should be limited to the minimum necessary to enable delivery of the reinstated cricket pitch and associated public access improvements. The site allocation will prioritise the retention and enhancement of green space, with a strong emphasis on maximising greening and biodiversity gains. Housing proposals will be required to optimise the mix to deliver the highest possible proportion of genuinely affordable homes, within the constraints of viability and remediation requirements.

**The proposed boundary amendment represents a loss of 1.41ha MOL (from 8.25ha to 6.84 ha), which is a 17.1% change.** This is a minimal and proportionate adjustment that will not compromise the strategic function of MOL within the borough. The remaining MOL parcel will continue to satisfy all relevant London Plan Policy G3 criteria and retain the essential characteristic of openness as defined in the NPPF. The amendment ensures a coherent and defensible boundary, while enabling delivery of site allocation objectives, including remediation, enhanced public access, and biodiversity improvements. Overall, the change strengthens the integrity and functionality of the MOL network and delivers significant long-term public benefit.

Map illustrating boundary change:



 Newham London  Planning Services	PROJECT	DATE	SCALE
	East Ham Sports Ground	Jan 2026	1:2500@A4
 SUBJECT  Metropolitan Open Land	DRAWN	REV	
	TW	V2	
	DRAWING No.	PL-MOL-003.3	

MOL Area	G3 B 1) Criteria A:	G3 B 2) Criteria B	G3 B 3) Criteria C:	G3 B 4) Criteria D:	MOL Review (2025) recommendation
A22: East Ham Sports Ground 2	3	1	2	5	Parcel should be de-designated from MOL due to exceptional circumstances.

**Site description**

The existing Metropolitan Open Land (MOL) parcel forms part of a wider site allocation in Newham's emerging Local Plan (Site Allocation N13.SA3), which seeks to deliver residential development, publicly accessible green space, a community facility, and the reinstatement of disused sports pitches.

**Newham's MOL Review (2025)** confirms that this parcel scores relatively poorly against London Plan Policy G3 criteria, meeting only Criteria A (B1: physical structure) and failing to meet Criteria B (B2: open-air facilities) and C (B3: historic/recreational/biodiversity value).

**Exceptional circumstances**

The site is currently contaminated and lacks public access. Following additional evidence provided by the landowner, St. William, in its response to Local Plan Main Matter 12, the Council proposes to de-designate this MOL parcel in full.

The existing MOL designation, adopted in the Local Plan (2018), severely restricts the developable area within Site Allocation N13.SA3, rendering the site unlikely to deliver a viable scheme during the plan period. Without the enabling development, remediation works, publicly accessible green space, and the reinstatement of cricket facilities would not be achievable.

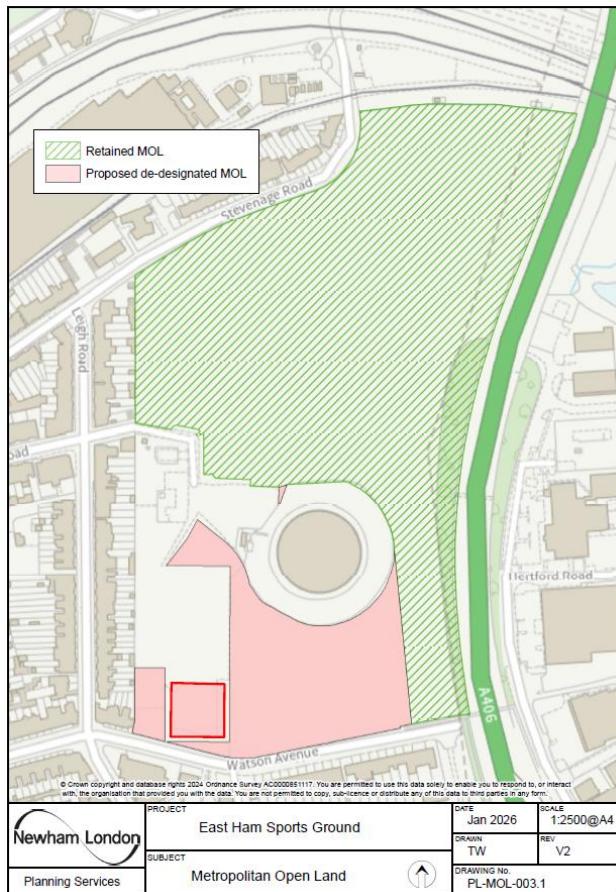
Newham is significantly under-provided with green space, offering only 0.72 hectares per 1,000 residents, well below neighbouring boroughs, as evidenced in Newham's Green and Water Infrastructure Strategy (2025). Development of this site will deliver additional publicly accessible green space, helping to address this deficiency while securing biodiversity enhancements.

The borough's need for housing, improved access to green space, and delivery of sports facilities—supported by evidence in Newham's Playing Pitch Strategy (2025) and Green and Water Infrastructure Strategy (2025)—constitutes the exceptional circumstances required to justify a change to the MOL boundary.

Residential development should be limited to the minimum necessary to enable delivery of the reinstated cricket pitch and associated public access improvements. The site allocation will prioritise the retention and enhancement of green space, with a strong emphasis on maximising greening and biodiversity gains. Housing proposals will be required to optimise the mix to deliver the highest possible proportion of genuinely affordable homes, within the constraints of viability and remediation requirements.

**This proposed boundary change represents a loss of 0.15ha MOL which is a 100% change for this small parcel.** The removal of this designation will not undermine the strategic function of MOL within the borough, as the site does not perform strongly against London Plan Policy G3 criteria. Although the site retains a limited sense of openness, its functional contribution to MOL is significantly compromised by contamination, lack of public access, and the absence of recreational use. De-designation will enable comprehensive remediation and facilitate delivery of publicly accessible green space and sports facilities, thereby enhancing openness, biodiversity, and public benefit in the long term. This approach aligns with strategic objectives to optimise land use while strengthening the overall integrity and functionality of the MOL network.

**Map illustrating boundary change:**



MOL Area	G3 B 1) Criteria A:	G3 B 2) Criteria B	G3 B 3) Criteria C:	G3 B 4) Criteria D:	MOL Review (2025) recommendation
A23: East Ham Sports Ground 3	3	1	2	5	Parcel should be de-designated from MOL due to exceptional circumstances.

**Site description**

The existing Metropolitan Open Land (MOL) parcel forms part of a wider site allocation in Newham's emerging Local Plan (Site Allocation N13.SA3), which seeks to deliver residential development, publicly accessible green space, a community facility, and the reinstatement of disused sports pitches.

**Newham's MOL Review (2025)** confirms that this parcel scores relatively poorly against London Plan Policy G3 criteria, meeting only Criteria A (B1: physical structure) and failing to meet Criteria B (B2: open-air facilities) and C (B3: historic/recreational/biodiversity value).

**Exceptional circumstances**

The site is currently contaminated and lacks public access. Following additional evidence provided by the landowner, St. William, in its response to Local Plan Main Matter 12, the Council proposes to de-designate this MOL parcel in full.

The existing MOL designation, adopted in the Local Plan (2018), severely restricts the developable area within Site Allocation N13.SA3, rendering the site unlikely to deliver a viable scheme during the plan period. Without the enabling development, remediation works, publicly accessible green space, and the reinstatement of cricket facilities would not be achievable.

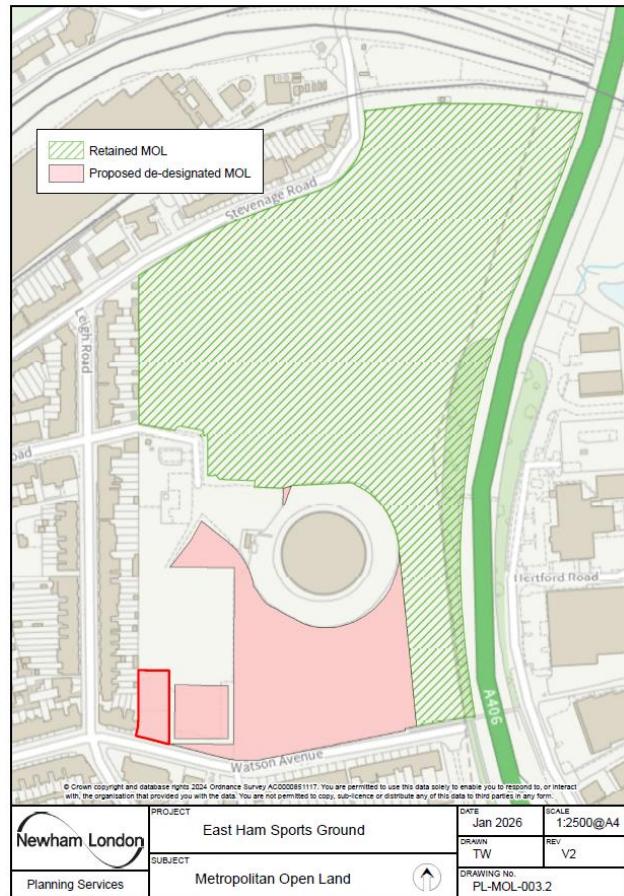
Newham is significantly under-provided with green space, offering only 0.72 hectares per 1,000 residents, well below neighbouring boroughs, as evidenced in Newham's Green and Water Infrastructure Strategy (2025). Development of this site will deliver additional publicly accessible green space, helping to address this deficiency while securing biodiversity enhancements.

The borough's need for housing, improved access to green space, and delivery of sports facilities—supported by evidence in Newham's Playing Pitch Strategy (2025) and Green and Water Infrastructure Strategy (2025)—constitutes the exceptional circumstances required to justify a change to the MOL boundary.

Residential development should be limited to the minimum necessary to enable delivery of the reinstated cricket pitch and associated public access improvements. The site allocation will prioritise the retention and enhancement of green space, with a strong emphasis on maximising greening and biodiversity gains. Housing proposals will be required to optimise the mix to deliver the highest possible proportion of genuinely affordable homes, within the constraints of viability and remediation requirements.

**This proposed boundary change represents a loss of 0.11ha MOL which is a 100% change for this small parcel.** The removal of this designation will not undermine the strategic function of MOL within the borough, as the site does not perform strongly against London Plan Policy G3 criteria. Although the site retains a limited sense of openness, its functional contribution to MOL is significantly compromised by contamination, lack of public access, and the absence of recreational use. De-designation will enable comprehensive remediation and facilitate delivery of publicly accessible green space and sports facilities, thereby enhancing openness, biodiversity, and public benefit in the long term. This approach aligns with strategic objectives to optimise land use while strengthening the overall integrity and functionality of the MOL network.

**Map illustrating boundary change:**



MOL Area	G3 B 1) Criteria A:	G3 B 2) Criteria B	G3 B 3) Criteria C:	G3 B 4) Criteria D:	MOL Review (2025) recommendation
A24: East Ham Sports Ground 4	3	1	2	5	Parcel should be de-designated from MOL due to exceptional circumstances.

**Site description**

The existing Metropolitan Open Land (MOL) parcel forms part of a wider site allocation in Newham's emerging Local Plan (Site Allocation N13.SA3), which seeks to deliver residential development, publicly accessible green space, a community facility, and the reinstatement of disused sports pitches.

**Newham's MOL Review (2025)** confirms that this parcel scores relatively poorly against London Plan Policy G3 criteria, meeting only Criteria A (B1: physical structure) and failing to meet Criteria B (B2: open-air facilities) and C (B3: historic/recreational/biodiversity value).

**Exceptional circumstances**

The site is currently contaminated and lacks public access. Following additional evidence provided by the landowner, St. William, in its response to Local Plan Main Matter 12, the Council proposes to de-designate this MOL parcel in full.

The existing MOL designation, adopted in the Local Plan (2018), severely restricts the developable area within Site Allocation N13.SA3, rendering the site unlikely to deliver a viable scheme during the plan period. Without enabling development, the remediation works, publicly accessible green space, and the reinstatement of cricket facilities would not be achievable.

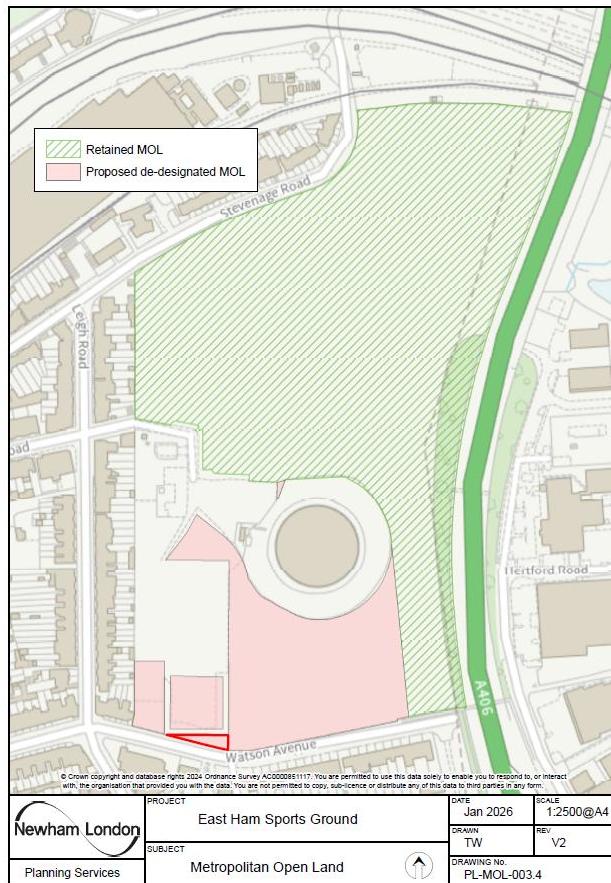
Newham is significantly under-provided with green space, offering only 0.72 hectares per 1,000 residents, well below neighbouring boroughs, as evidenced in Newham's Green and Water Infrastructure Strategy (2025). Development of this site will deliver additional publicly accessible green space, helping to address this deficiency while securing biodiversity enhancements.

The borough's need for housing, improved access to green space, and delivery of sports facilities—supported by evidence in Newham's Playing Pitch Strategy (2025) and Green and Water Infrastructure Strategy (2025)—constitutes the exceptional circumstances required to justify a change to the MOL boundary.

Residential development should be limited to the minimum necessary to enable delivery of the reinstated cricket pitch and associated public access improvements. The site allocation will prioritise the retention and enhancement of green space, with a strong emphasis on maximising greening and biodiversity gains. Housing proposals will be required to optimise the mix to deliver the highest possible proportion of genuinely affordable homes, within the constraints of viability and remediation requirements.

**This proposed boundary change represents a loss of 0.03ha MOL which is a 100% change for this small parcel.** The removal of this designation will not undermine the strategic function of MOL within the borough, as the site does not perform strongly against London Plan Policy G3 criteria. Although the site retains a limited sense of openness, its functional contribution to MOL is significantly compromised by contamination, lack of public access, and the absence of recreational use. De-designation will enable comprehensive remediation and facilitate delivery of publicly accessible green space and sports facilities, thereby enhancing openness, biodiversity, and public benefit in the long term. This approach aligns with strategic objectives to optimise land use while strengthening the overall integrity and functionality of the MOL network.

**Map illustrating boundary change:**



MOL Area	G3 B 1) Criteria A:	G3 B 2) Criteria B	G3 B 3) Criteria C:	G3 B 4) Criteria D:	MOL Review (2025) recommendation
32: Olympic II Park, Lee Valley	4	5	5	5	Parcel retained as MOL with proposed boundary amendments.

#### Site description

The parcel forms part of the wider Lea Valley Regional Park, a large composite Metropolitan site encompassing the River Lee Navigation, the River Lea, and associated watercourses and wetlands downstream to the tidal limit in Tower Hamlets. Below this point, the river is included within the River Thames and tidal tributaries Metropolitan Site.

Newham's MOL Review (2025) confirms that this parcel performs strongly against all four London Plan Policy G3 Part B MOL Criteria. Two boundary amendments are proposed:

##### 1. Extension of MOL boundary at City Mill River

The MOL Review (2025) recommends extending the parcel to include a linear strip of land along the eastern bank of the City Mill River. This area is free from built development and provides a continuous green corridor linking the wider Lea Valley Regional Park with the Greenway to the south. The extension strengthens the strategic function of the MOL and enhances connectivity within the green infrastructure network.

##### 2. De-designation of the Valley VeloPark building

While the parcel retains a strong sense of openness, this is locally eroded by the presence of the Lee Valley VeloPark building at its northern edge. It is proposed to remove this built form from the MOL designation, ensuring consistency with the approach taken for the London Stadium, which is excluded from the adopted MOL parcel. This amendment will create a more coherent MOL boundary while safeguarding the core function of the site as a key structural element within both the Queen Elizabeth II Olympic Park and the Lea Valley Regional Park.

#### Exceptional circumstances

- **Extension of MOL boundary at City Mill River (0.98ha)**

The proposed linear extension to the MOL designation is supported by evidence set out in Newham's MOL Review (2025), which demonstrates that the site performs strongly against all four London Plan Part B MOL Criteria. London Plan Policy G3 explicitly encourages the extension of MOL designations where appropriate and where the criteria set out in Part B of the policy are met.

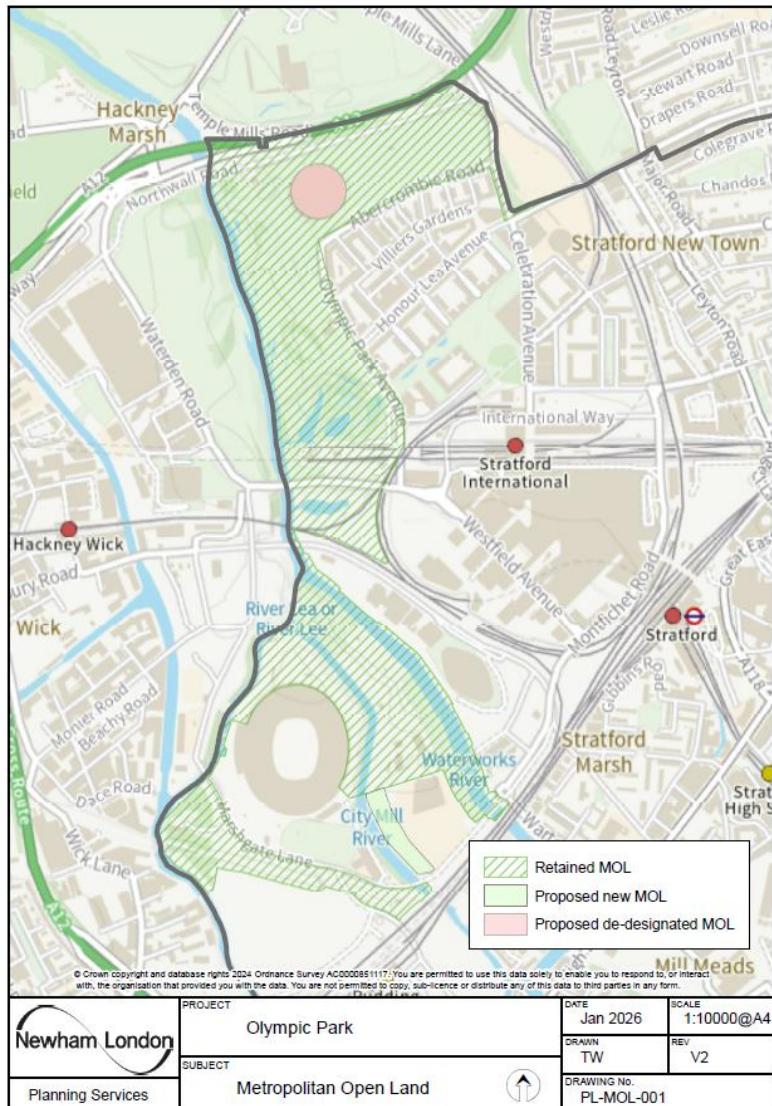
In designating land as MOL, boroughs must establish that the land satisfies these criteria and ensure that boundaries are robust, clearly defined by physical features that are readily recognisable and likely to be permanent, in accordance with paragraph 148 of the National Planning Policy Framework (NPPF). It is important to note that there is no requirement to demonstrate exceptional circumstances when designating new MOL through the Local Plan process. This proposed extension therefore accords with strategic policy objectives and strengthens the integrity of the MOL network within the borough.

- **De-designation of the ValleyVelo Park building (1.31)**

The proposed amendment to remove the built form of the Lee Valley VeloPark building from the designated MOL parcel ensures a consistent approach with the London Stadium, which is excluded from the adopted MOL designation. This adjustment would not compromise the strategic function of the remaining MOL parcel. The revised boundary continues to satisfy London Plan Policy G3 Part B Criteria and retains the essential characteristic of openness as defined in the NPPF.

Accordingly, the proposed change is considered appropriate and maintains the integrity and purpose of MOL within this location.

**These boundary changes represent a loss of 0.33ha MOL (from 54.05ha to 53.72ha), which is a 0.61% change.** This is a minimal decrease in the overall MOL extent and is proportionate to the strategic benefits delivered. The extension strengthens the green infrastructure network by improving connectivity between the Lea Valley Regional Park and the Greenway, while the removal of the VeloPark building ensures consistency and clarity in MOL boundaries without undermining the parcel's openness or strategic function. The net effect is a more coherent and defensible MOL designation that aligns with London Plan Policy G3 and NPPF requirements for permanence and recognisability.

**Map illustrating boundary changes:**


MOL Area	G3 B 1) Criteria A:	G3 B 2) Criteria B	G3 B 3) Criteria C:	G3 B 4) Criteria D:	MOL Review (2025) recommendation
A39: Alfreds Way Open Space - part	2	1	2	5	Parcel should be omitted from MOL.

#### Site description

The parcel is located in the N17 Gallions reach neighbourhood and is currently designated as Metropolitan Open Land (MOL). It comprises rough grassland and drainage ditches but is fragmented by major roads and adjacent industrial development, with localised erosion of openness caused by the A13 and surrounding built form.

**Newham's MOL Review (2025)** confirms that this parcel performs poorly against three of the four London Plan Policy G3 Part B MOL criteria (A, B, and C) and only meets Criteria D.

#### Exceptional circumstances

The MOL designation is not justified because the parcel fails to meet three of the four London Plan Policy G3 criteria and only partially meets Criterion D. Its sense of openness is compromised by major roads and industrial development, and it lacks recreational or cultural value.

De-designation will allow the site to be managed through alternative mechanisms, such as SINC designation and targeted biodiversity improvements, rather than MOL policy. This approach will deliver ecological benefits without constraining land use unnecessarily.

**This proposed boundary change represents a loss of 1.89ha MOL which is a 100% change.** The removal of this designation will not undermine the strategic function of MOL within the borough, as the site does not contribute meaningfully to the MOL network. Instead, it will enable a more coherent and defensible MOL strategy focused on parcels that meet London Plan Policy G3 criteria.

**Map illustrating boundary change:**



MOL Area	G3 B 1) Criteria A:	G3 B 2) Criteria B	G3 B 3) Criteria C:	G3 B 4) Criteria D:	Exceptional Circumstances to designate MOL
A33: West Ham Park	3	3	4	1	Parcel be designated as new MOL.

#### Site description

The parcel demonstrates a strong sense of openness and contributes significantly to the physical structure of London by providing a large, visually contained green space within a densely developed urban context. Built development is minimal, limited to small-scale ancillary facilities supporting sport and recreation activities. Continuous tree and scrub boundaries provide robust visual containment, screening adjacent development and reinforcing the park's distinct separation from surrounding built-up areas.

The landscape structure comprises wooded and tree-lined edges, a flat central amenity lawn, and clusters of mature trees. Functionally, the site operates as a District Park of borough-wide significance, delivering recreational and leisure opportunities beyond the immediate neighbourhood. It is identified as a Key Centre in Newham's Playing Pitch Strategy (2024), accommodating football, cricket, and tennis facilities of borough-level importance.

The park is included on the National Heritage List for England as a Grade II Registered Park and Garden, reflecting its historic and cultural significance. Features of Metropolitan value include the Ornamental Garden and Fothergill Rock Garden. Historically, the site originated as the grounds of Upton House (16th century), later owned by Dr John Fothergill, a noted Quaker physician and botanist who established a renowned botanic garden. Subsequent ownership by the Gurney family preceded acquisition by the Corporation of London in 1874, with the park formally opened to the public in 1887. The parcel also contains the Locally Listed East Lodge, alongside additional locally listed structures on its periphery, including historic glasshouses associated with former kitchen gardens referenced in the Grade II designation.

**Newham's MOL Review (2025)** confirms that this parcel scores relatively well against London Plan Policy G3 criteria, meeting Criteria A (B1: physical structure), Criteria B (B2: open-air facilities) and C (B3: historic/recreational/biodiversity value). The parcel fails to meet Criteria D (B4: Green Chain or link).

#### Exceptional circumstances – not required

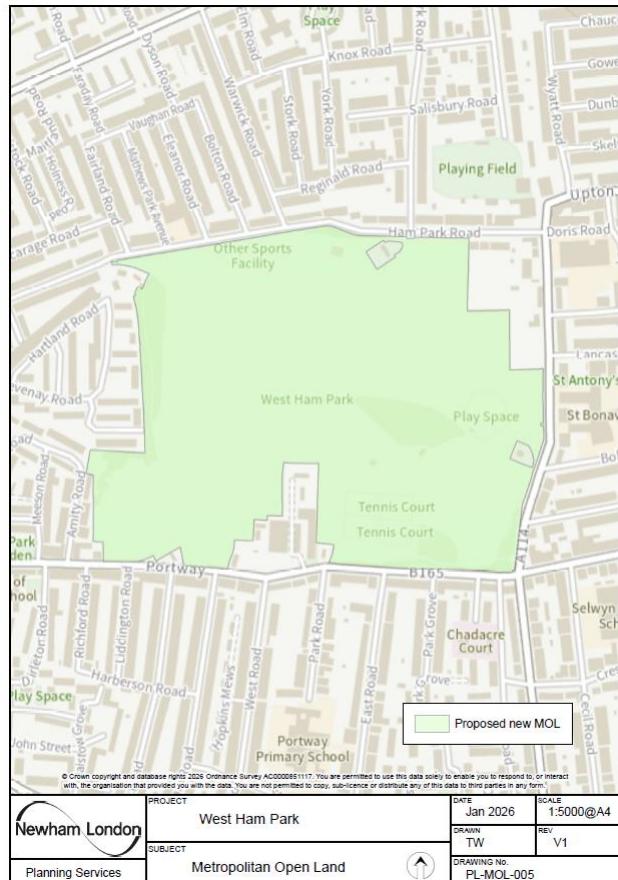
- The proposed designation of West Ham Park MOL is supported by evidence set out in Newham's MOL Review (2025), which demonstrates that the site performs strongly against three of the London Plan Part B MOL Criteria. London Plan Policy G3 explicitly encourages the extension of MOL designations where appropriate and where the criteria set out in Part B of the policy are met.

In designating land as MOL, boroughs must establish that the land satisfies these criteria and ensure that boundaries are robust, clearly defined by physical features that are readily recognisable and likely to be permanent, in accordance with paragraph 148 of the National Planning Policy Framework (NPPF). It is

important to note that there is no requirement to demonstrate exceptional circumstances when designating new MOL through the Local Plan process. This proposed extension therefore accords with strategic policy objectives and strengthens the integrity of the MOL network within the borough.

**These boundary changes represent an addition of 26.23ha MOL which is a 100% change.** The increase delivers a significant enhancement to strategic open space provision, safeguarding a Grade II Registered Park and Garden of Metropolitan value and securing its role as a District Park serving borough-wide needs.

**Map illustrating boundary change:**



MOL Area	G3 B 1) Criteria A:	G3 B 2) Criteria B	G3 B 3) Criteria C:	G3 B 4) Criteria D:	Exceptional Circumstances to designate MOL
A34: Thames Barrier	5	2	2	5	Parcel be designated as new MOL.

#### Site description

The parcel demonstrates strong structural value, with built development entirely absent. It comprises Thames Barrier Park, a substantial riverside public park overlooking the iconic Thames Barrier. Opened in November 2000, it was London's largest new riverside park for over 50 years. The park features amenity grassland, scattered trees, and wildflower areas, creating a highly defined sense of openness and separation from surrounding development. Its prominent location adjacent to the River Thames and the Thames Barrier ensures the site makes a clear contribution to the physical structure of London.

The parcel also provides significant green link value, forming part of the All London Green Grid (2012) ALGG Epping Forest and River Roding Area (Area 2). As part of the Thames Path strategic corridor, the park functions as a highly accessible green link of London-wide importance. It contributes to an extensive strategic green corridor network and supports a wider wildlife corridor due to its good-quality habitat and biodiversity.

**Newham's MOL Review (2025)** confirms that this parcel scores relatively well London Plan Policy G3 criteria, meeting Criteria A (B1: physical structure) and Criteria D (B4: Green Chain or link). The parcel fails to meet Criteria B (B2: open-air facilities) and C (B3: historic/recreational/biodiversity value).

#### Exceptional circumstances – not required

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 the criteria set part B of Policy G3. Consideration should also be given to the strength of existing MOL 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). There is no requirement to demonstrate exceptional circumstances when designating land as MOL through the Local Plan process.

**These boundary changes represent an addition of 7.28ha MOL which is a 100% change.** The proposed MOL designation will incorporate the full extent of Thames Barrier Park within a single, coherent boundary, safeguarding its strategic role as a riverside green space and green link of London-wide importance. The change strengthens the borough's green infrastructure network and secures the long-term protection of a key riverside asset.

**Map illustrating boundary change:**



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 Newham London Planning Services	PROJECT <b>Thames Barrier park</b> SUBJECT <b>Metropolitan Open Land</b>	DATE	SCALE
		Jan 2026	1:4000@A4
		DRAWN	REV
		TW	V2
		DRAWING No.	
		PL-MOL-006	

MOL Area	G3 B 1) Criteria A:	G3 B 2) Criteria B	G3 B 3) Criteria C:	G3 B 4) Criteria D:	Exceptional Circumstances to designate MOL
A35: Waterworks River	5	5	5	5	Parcel be designated as new MOL.

**Site description**

The parcel demonstrates strong openness value, with built development entirely absent. It forms part of the Lea Valley Regional Park, a large composite Metropolitan site encompassing the River Lee Navigation, the River Lea, associated watercourses, and adjacent wetlands downstream to the tidal limit in Tower Hamlets.

The site has exceptional recreational value, functioning as a key component of the Lee Valley Regional Park, which is a major destination for walking, cycling, and outdoor leisure of London-wide importance. The parcel includes land within the Queen Elizabeth Olympic Park, a park of Metropolitan status and an internationally recognised recreation hub.

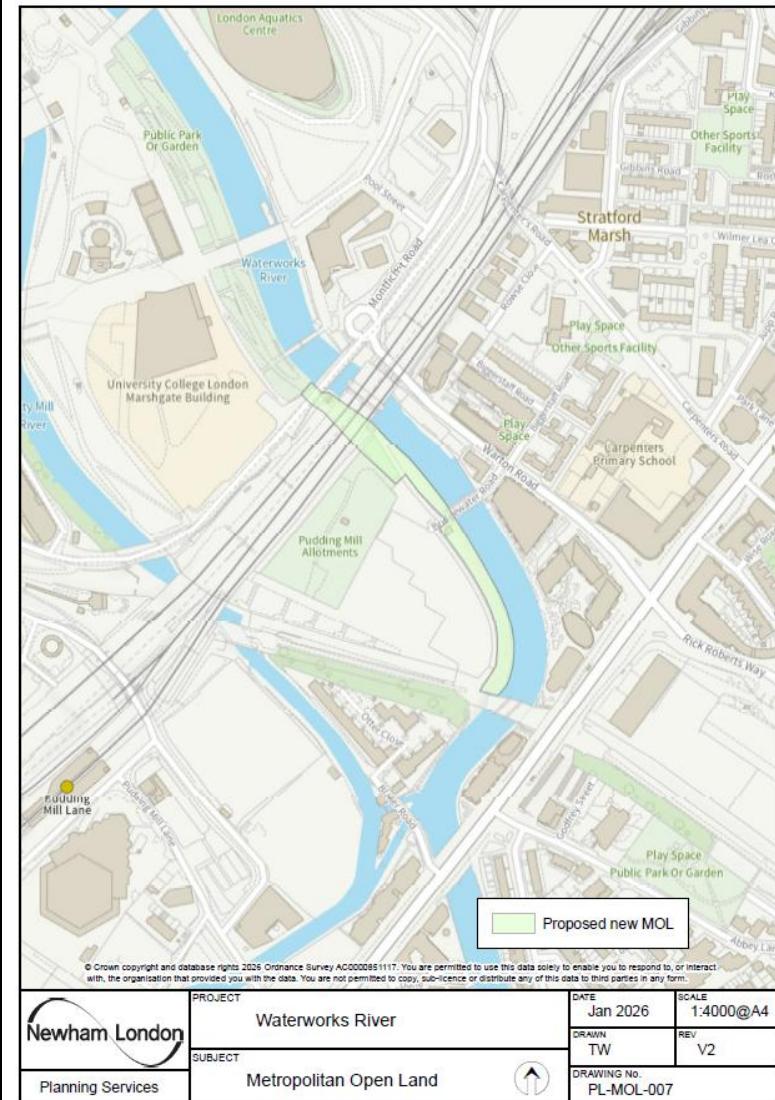
The parcel also provides significant green link value, forming part of the All London Green Grid (2012) ALGG Lee Valley and Finchley Ridge Area Framework (Area 1). It contributes to an extensive strategic green corridor network and supports a wider wildlife corridor due to its high-quality habitat and biodiversity.

**Newham's MOL Review (2025)** confirms that this parcel scores strongly against London Plan Policy G3 criteria, meeting Criteria A (B1: physical structure), Criteria B (B2: open-air facilities), C (B3: historic/recreational/biodiversity value) and Criteria D (B4: Green Chain or link).

**Exceptional circumstances – not required**

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 the criteria set part B of Policy G3. Consideration should also be given to the strength of existing MOL 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). There is no requirement to demonstrate exceptional circumstances when designating land as MOL through the Local Plan process.

**These boundary changes represent an addition of 0.28ha MOL which is a 100% change.** The proposed MOL designation will extend the existing boundary to incorporate additional land within the Queen Elizabeth Olympic Park, ensuring comprehensive protection of its strategic recreational and ecological functions. The change strengthens the coherence of the MOL network and safeguards a critical component of London's green infrastructure.

**Map illustrating boundary change:**


## Glossary of Terms and Acronyms

Term	Definition
<b>All London Green Grid (ALGG)</b>	<p>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.</p>
<b>Green Chain</b>	<p>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.</p>
<b>Green infrastructure (GI)</b>	<p>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.</p>
<b>LBN</b>	<p>London Borough of Newham</p>
<b>LLDC</b>	<p>London Legacy Development Corporation</p>
<b>LNR</b>	<p>Local Nature Reserve</p>
<b>MOL</b>	<p>Metropolitan Open Land</p>

<b>NPPF</b>	National Planning Policy Framework
<b>PPG</b>	Planning Practice Guidance
<b>SAC</b>	Special Area of Conservation A SAC protects one or more special habitats and / or species – terrestrial or marine – listed in the EU Habitats Directive.
<b>SANG</b>	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).
<b>SINC</b>	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. SINCs are not legally protected, but their value should be considered in any land use planning decision. SINCs are approved by the London Wildlife Sites Board.