THE LEGISLATIVE REFORM (EPPING FOREST) ORDER 2011

EXPLANATORY DOCUMENT BY THE HOME OFFICE

Part I: Introduction

1.1.1. This explanatory document is laid before Parliament in accordance with section 14 of the Legislative and Regulatory Reform Act 2006 (the 2006 Act) together with the draft of the Legislative Reform (Epping Forest) Order 2011 which we propose to make under section 1 of that Act. The purpose of the draft Order is to amend the Epping Forest Act 1878 (the 1878 Act).

1.1.2. The Government is satisfied that Ministerial duties have been met under the relevant sections of the Legislative and Regulatory Reform Act 2006. This includes that the order serves a purpose under section 1(2) of the 2006 Act, that the pre-conditions under section 3 of the 2006 Act have been met, and that the appropriate consultation has been carried out in accordance with section 13 of the 2006 Act.

Executive Summary

1.1.3. As part of the security preparations for the London 2012 Olympic and Paralympic Games, the Metropolitan Police Service (MPS) wish to construct a temporary deployment facility on a small part of Wanstead Flats (the 'fairground site'), part of Epping Forest. Wanstead Flats are subject to the Epping Forest Act 1878 which prevents any enclosure of the land concerned. The City of London Corporation, as Conservators of the Forest, are otherwise content with the MPS proposal. The Home Office therefore propose to put forward a Legislative Reform Order for a *temporary* removal of the prohibitions around the site, allowing the MPS to construct, use and then dismantle the facility during 2012, after which the provisions of the 1878 Act will return into force around the site concerned

Background and Context

London 2012 Olympic and Paralympic Games

1.1.4. The London 2012 Olympic and Paralympic Games promise to be one of the greatest sporting events in UK history. Opening on 27 July and going through to 9 September, the Games will see more than 14,000 athletes from 200 nations competing at over 30 venues in London and around the country. The London 2012 Games will take place alongside regular events such as the Wimbledon Lawn Tennis Championship and the Notting Hill Carnival, as well as the celebrations for Her Majesty, the Queen's Diamond Jubilee. In view of the importance of the Games, the Government has signed a series of formal guarantees to the International Olympic Committee (IOC) to take "all necessary financial, planning and operational measures" to secure their safe and peaceful celebration.

Policing and security challenges

1.1.5. The UK has an excellent track record of successfully hosting major events safely and securely. However, given the sheer scale of London 2012, the Games will pose significant policing and security challenges. They will require one of the largest policing deployments in UK history – on peak days in London over 10,000 police officers will be involved, each of whom will need to be briefed and deployed. It is vital that these officers (and other staff) receive consistent briefing on, for example, real-time information, intelligence, and on specific operational requirements.

Proposed Muster, Briefing and Deployment Centre

1.1.6. The Metropolitan Police Service has concluded that this requirement can best be achieved by using three geographically-based, purpose-built temporary Muster, Briefing and Deployment Centres: one in North-East London to serve the Olympic Park, Victoria Park and Stratford; one in the South-East to serve Greenwich, including the O2 centre, the river zone and Woolwich; and one in the West to serve the central and west London venues.

1.1.7. Such centres are a tried and tested way of marshalling and briefing large numbers of police officers, and have been used for other large scale events such as the Notting Hill Carnival. They are temporary, purpose-built structures designed to support large numbers of officers for short periods of time. They are assembled and dismantled by the MPS and their appointed contractors who have a dedicated team experienced in managing these facilities. The size of the London 2012 Games, including the spread of

venues across London, means that one single centre would not be operationally practicable.

1.1.8. The proposed North-East centre would be the largest, supporting 3,500 officers a day at its peak. The MPS has carried out an extensive review of available open land and sites across East London using a number of measures relating to security, access and distance from the Olympic park to find a site that meets all of the MPS's operational requirements. This includes issues such as the size of the site, access to the site and proximity to main roads (including secondary and heavy vehicle access), proximity to residential and business premises which may be adversely affected, and risks of natural hazards such as flooding. The 'Need Case and Site Selection Criteria' setting out the options in detail was published by the MPS in November 2010 and is attached at **Annex H** as well as being available from their website (http://www.met.police.uk/co/docs/need_case_and_site_selection_decision_process.pdf)

1.1.9. The fairground area of Wanstead Flats, near to the Jubilee Pond, has been identified as the most suitable location for the temporary centre covering the area around the Olympic Park, Victoria Park and Stratford. It is a large site close to the Olympic Park and new Westfield shopping centre through which a large percentage of visitors to the Park will transit. It is also close to Victoria Park where supporting Olympic events are taking place. The site is big enough to accommodate police requirements and is not designated for any other Olympic use. It is not too close to residential areas and has easy access to the road network as well as being close to Stratford, a major transport hub. **Annexes F** and **G** contain maps of the area.

1.1.10. Without this Centre, police deployments during Games time would be more complex and expensive, involving longer travel time for the officers involved. Alternative sites in the area would present similar problems of effectiveness and attendant costs. The MPS have reviewed alternative sites in the area and confirmed that the fairground site is the only one which meets the reasonable criteria for such a site. Other sites would present potential problems, for example in less space for facilities, longer travel times, more difficult access for vehicles, more risk of traffic congestion, or more risks from potential hazards. Alternative sites would also tend to be more costly, both in terms of rental and management, with attendant burdens on the MPS, and thus on taxpayers.

1.1.11. Not being able to use Wanstead Flats for this Centre would therefore place a considerable burden on the MPS in relation to their efficient policing of the 2012 Games.

Legal Issues

Epping Forest Act 1878

1.1.12. Wanstead Flats is part of Epping Forest, and the 1878 Act designates the City of London Corporation as 'Conservators' of the Forest. The Act requires the Corporation to regulate and manage the Forest and sets out a number of duties including a duty to prevent building on or enclosure of the Forest.

1.1.13. For security reasons, the Centre will need to be enclosed, in order to prevent members of the public from gaining access. Therefore the 1878 Act currently prevents any construction, (even if only temporary) of a Muster, Briefing and Deployment Centre of the kind required by the MPS to support the Olympic security operation. In addition, the Epping Forest byelaws, made under the 1878 Act, create a criminal offence of enclosing or building on or otherwise encroaching on any part of the Forest. **Annex B** contains relevant extracts from the 1878 Act and the byelaws.

1.1.14. The Government believes that the Epping Forest Act 1878 is an important piece of legislation which preserves a well loved open space for public use and is committed to retaining this. However in the particular circumstances of the 2012 Olympic and Paralympic Games, the Act contains a burden which amounts to an obstacle to the efficient policing and protection of the Games. The criminal offence which would attach to the construction also amounts to a burden under the 2006 Act. The Government is satisfied that this meets the terms of section 1(2) of the 2006 Act.

1.1.15. The Government therefore considers that it is desirable temporarily to remove these burdens, namely the obstacle to efficiency and the criminal sanction, by using a Legislative Reform Order (made under 2006 Act) to amend the Epping Forest Act.

1.1.16. This would enable the Corporation to authorise a temporary Centre limited to the unique policing need in the summer of 2012. The Centre would be dismantled by the MPS after the Games, and the land returned to its original state. Planning consent from the London Borough of Redbridge has already been granted.

1.1.17. The City Corporation are supportive of this proposal. The Corporation has also agreed that the £170,000 that the MPS will be required to pay for its use of the land will be used for access, planting and landscaping improvements on Wanstead Flats. This

will ensure that local residents and the Conservators receive lasting environmental legacy benefits.

Part II: Using the powers under section 1(1) of the 2006 Act

2. Burdens

2.1. The Government is looking to remove two specific burdens under the terms of the 2006 Act:

- Firstly the burden which is principally found in section 7 of the Epping Forest Act 1878 which obliges the City to prevent building on or enclosure of the Forest – this is a burden to the Metropolitan Police Service in that it significantly impedes their efficient policing of the 2012 Games. This LRO is therefore made under the powers contained in section 1 of the Act to remove or reduce a burden arising from legislation, namely an obstacle to efficiency (section 1(3)(c) of the 2006 Act).

- Secondly the burden arising from the byelaws made under section 36 of the Epping Forest Act 1878 which make it a criminal offence to enclose or build or otherwise encroach on any part of Epping Forest (byelaw 3(1)) – this is a burden on the Metropolitan Police Service in that any construction of the Deployment Centre would fall foul of the byelaws and constitute a criminal offence. The LRO is therefore also made under the powers contained in section 1 of the Act to remove or reduce a burden arising from legislation, namely a criminal sanction (section 1(3)(d)) of the 2006 Act).

2.2. The Government is satisfied that the restrictions on the use of Wanstead Flats contained in and made under the 1878 Act are burdens in accordance with the definition in section 1 of the 2006 Act.

Potential Impact on the Local Community

2.3. From its consultation on the proposed LRO, the Government is satisfied that the proposals would not have a serious adverse impact on the local community. The proposals will only affect a small area of Wanstead Flats as a whole, avoiding areas such as playing fields or sites of environmental sensitivity. While some respondents have raised issues of principle about the management of Wanstead Flats, and some local residents have concerns that the site might in principle present a nuisance, the Government has not received any specific, practical objections to the proposals (set out in section 3:6 below).

2.4. The Home Office consultation on the LRO did not receive any responses from local businesses. Feedback from Third Sector organisations was divided, with some organisations content with the

proposals and some raising concerns which the Government is satisfied will be addressed as part of the proposals (set out in section 3: 7 below).

Pre-Conditions under Section 3(2) of the Act

2.5. Section 3 of the 2006 Act provides that Ministers must be satisfied that a number of pre-conditions have been met. These are set out below:

Section 3(2)(a) Non-Legislative Solutions

2.6. The Government is satisfied that the policy objective in this case could not be secured satisfactorily through non-legislative solutions. Non-legislative solutions would include alternative approaches to the issue by the Corporation or by the MPS. For these purposes, the Government has also considered use of existing legislation, for example a Compulsory Purchase Order.

2.7. The Epping Forest Act 1878 lays down the legal framework for the preservation and management of Epping Forest of which Wanstead Flats forms a small part. Section 3 of the Act designates the City of London Corporation as Conservators of the Forest. The Act requires the Conservators, amongst other duties, to keep the Forest un-enclosed and un-built on as an open space for the recreation and enjoyment of the public. Use of the land other than in accordance with the Act would be unlawful.

2.8. There are powers under the 1878 Act (as amended) to allow for public entertainment to take place on the land (hence the licences granted for use for a fair and circus), because these do not require the land to be enclosed for these purposes. However, because of the requirement to ensure that access to the Muster, Briefing and Deployment Centre is strictly regulated (and therefore the enclosing of the area in which the Centre is situated) the Corporation has no powers at present to authorise the use of the land as a Muster, Briefing and Deployment Centre.

2.9. Section 45 of the Act allows the MPS to exercise its powers and duties on the land but this does not extend to the enclosure of parts of the land for a Muster, Briefing and Deployment Centre. To achieve this, amendment of the Act is required.

2.10. Without such specific authorisation, the enclosure and use of part of the Wanstead Flats for a temporary centre cannot be lawfully authorised by the Corporation. The Government considers that it has only two options in order to remove these burdens:

- to acquire the land by compulsory purchase (the 1878 Act does not apply to land no longer owned by the Corporation); or
- to make specific and time-limited provision removing the criminal offence which would otherwise attach to the enclosure of land necessary for the Centre and enabling the Corporation to authorise the enclosure of land solely for this purpose for the 2012 Games.

2.11. The Government has concluded that it would be unsatisfactory to pursue the first option, which could lead in the longer term to a detrimental impact on the use of Epping Forest as a public amenity.

2.12. The proposed LRO will remove the burden to the efficient policing of the 2012 Games which principally emanates from section 7 of the 1878 Act (the obligation on the Conservators to keep the Forest un-built on and un-enclosed) as well as the criminal offence which would currently attach to the proposed enclosure of land and enable the Corporation to grant permission to the MPS to construct and use a temporary Centre.

2.13. The proposed amendment to the Epping Forest Act is strictly limited to the unique policing need in the summer of 2012. No lasting general powers relating to Wanstead Flats or Epping Forest would be conferred on the Police or any other bodies, and the full protection offered by the 1878 Act will revert at the end of the 90 day period.

2.14. It would be open to the Corporation to seek to amend the relevant byelaws to allow the MPS to proceed without risk of prosecution; this would still be a legislative, rather than non-legislative, solution. However, this would not remove the obstacle to the efficiency policing of the 2012 Games which stems from the Corporation being unable to authorise the enclosure.

2.15. The Metropolitan Police Service has also considered if it is feasible to pursue two non-legislative options:

- to design the Deployment Centre so that it did not constitute a form of ‘enclosure’ for the purposes of the 1878 Act. In practice, this would mean allowing public access to the police facilities, which would be unacceptable on safety and security grounds. Without enclosure, the purposes of the Centre could not be achieved;

- to use an alternative site for the Deployment Centre. As set out above, this would raise immediate issues of efficiency, cost, and convenience to the MPS and to its policing of the 2012 Games. While such alternatives may be possible, the Government does not believe that they are 'satisfactory' for the purposes of Section 3(2)(a) of the 2006 Act.

Section 3(2)(b) Proportionality

2.16. The Government is satisfied that the proposed change is proportionate to the policy objective, namely the temporary use of a portion of Wanstead Flats for an important policing facility in support of the 2012 Games.

2.17. As noted above, the Government considers that the option of a compulsory purchase order would be disproportionate to the aim of enabling this temporary enclosure to be constructed and used.

2.18. The Government is conscious that there are good reasons to maintain the restrictions in the 1878 Act rather than removing them in their entirety. The Government is proposing to remove them for a specific purpose, at a specific location and for a specific time. The Government considers that it is proportionate to limit the duration and purposes of the amendment in the way proposed.

Section 3(2)(c) Fair balance

2.19. The Government is satisfied that the proposals strike a fair balance between the wider public interest and the interests of those people likely to be adversely affected by it.

2.20. The Government is aware that the interest of persons who use the Wanstead Flats area of Epping Forest for sporting and other recreational activities could be affected by the proposal. However this needs to be balanced against the public interest in ensuring the safe and secure delivery of the 2012 Games.

2.21. The Government considers that it is in the general public interest to deliver the Games safely and securely, but perhaps particularly in the interests of those who live in the vicinity of the different Olympic venues and those individuals who attend events. The Government considers that enabling this temporary enclosure will genuinely assist that delivery whilst minimising impact on local communities who will still be able to access and enjoy the majority of Wanstead Flats. As

set out in the introduction, failure to have this temporary enclosure could mean more complex, time-consuming and expensive deployment of officers during the Games. The more complex and time-consuming a deployment is, the less effective it may be.

2.22. The Government will limit the amendment so as to ensure that interests are affected for the shortest time necessary and for the only purpose of ensuring a safe and secure delivery of the 2012 Games.

Section 3(2) (d) Necessary Protection

2.23. The Government does not consider that the proposal will remove any necessary environmental or other protection. Careful research has been done into the proposed site which is currently used for other events on a regular basis and already has areas of hard standing and vehicular access. It is located away from the main residential areas and there are no trees on this part of the Flats; it is of relatively low ecological value compared to the rest of the area. The MPS will also ensure that the land is returned to its original state at the end of the Games. The Planning Application included provisions on potential nuisances, for example noise problems during construction and use, and how these will be mitigated.

2.24. The proposed change is limited in terms of the area affected and is also specifically time-limited. It will have no residual effect on the protection offered by the 1878 Act for the Epping Forest area.

2.25. During consultation, it was suggested that the proposals would set a precedent for further amendments of the 1878 Act, whether temporary or otherwise. The Government does not believe this to be the case. The London 2012 Olympic and Paralympic Games present a unique challenge for London as a whole and specifically for north-east London. The Government does not consider that this sets any type of precedent for future development of Wanstead Flats and can see no circumstances in which something similar on Wanstead Flats would be required in the future.

Section 3(2) (e) Continuing Rights and freedoms

2.26. The Government considers that the proposed amendment to the Epping Forest Act will not prevent any person from continuing to exercise any right or freedom which they might reasonably expect to continue to exercise. Constructing a temporary Deployment Centre will limit the public's ability to use that particular area of Wanstead Flats for

recreation purposes for a limited period of time, but those rights will be restored in full at the end of the time period. The public are accustomed to this area being used for other purposes such as the circus, fireworks or fair.

2.27. Although the public still have access to these events (with the exception of one fair traditionally held during the summer), their rights and freedoms are still more limited in comparison to completely open areas of the Forest. The Government therefore considers that the public do not have a reasonable expectation that their rights and freedoms will always be exercisable to their fullest extent throughout the entire area of the Forest, since this is already restricted by the Act itself. Public access to parts of the Flats may also be subject to temporary restrictions, for example during repair work or to protect sensitive habitats, and it would be unreasonable to expect access to all parts of the Flats at all times.

Section 3(2) (f) Constitutional Significance

2.28. The Government does not consider that the proposal to amend the Epping Forest Act 1878 in order to enable the construction and use of a temporary enclosed Deployment Centre on Wanstead Flats has constitutional significance.

Related legal Issues

Compatibility with the European Convention on Human Rights

2.29. The Government does not believe that the proposed amendment would interfere with any rights or freedoms protected by the European Convention on Human Rights. The Government considers that any interference with the public's rights and freedoms is minimal and reasonable, when taking into account the fair balance between those rights and the right to the safe delivery of the 2012 Games which it has sought to achieve in a proportionate proposal.

Devolved Government

2.30. The Government is satisfied that the proposals are purely local and do not raise any issues for the devolved administrations of Scotland and Wales.

European Issues

2.31. The Government is satisfied that the proposals are compatible with the legal obligations arising from membership of the European Union.

Parliamentary procedure

2.32. The Government's recommendation is for the affirmative procedure in accordance with section 17 of the 2006 Act. The proposals are not wide-ranging in effect, but do affect the interest of some parties, including respondents to the consultations. Therefore the Government believes that the affirmative resolution procedure provides the appropriate level of Parliamentary scrutiny for this Order. It is possible that the House of Lords hybrid instruments procedure may apply to this Order.

Part III: Consultation

3. The Government is satisfied that it has carried out its consultation in accordance with section 13 of the 2006 Act and notes that the Metropolitan Police Service has consulted the public and other interested parties.

Home Office consultation

3.1. On 16 September 2010 Ministers announced to the House of Commons their intention to undertake a three month public consultation on the proposed LRO. An announcement was made in similar terms to the House of Lords on 27 September 2010. The consultation paper was made available through the Home Office website and copies were sent to specific interest groups (see **Annex C**). The consultation closed on 9 December, after the standard consultation period. The Home Office consultation focused principally on the LRO itself. The consultation asked three specific questions.

- Given that the use of Wanstead Flats is essential to ensuring the safety and security of the 2012 Olympic and Paralympics do you agree that a Legislative Reform Order is the best way to amend the Epping Forest Act 1878 in order to allow a one-off, time specific temporary construction on a small part of Wanstead Flats?

- Do you agree that specific provision which is time and purpose limited to the 2012 Games is the best of the three options set out on page 14-15 [of the Consultation Document: the use of a Compulsory Purchase Order, a permanent amendment to the 1878 Act, or a time-limited amendment to the 1878 Act]?

- Do you agree that there are no costs to the private or third sector from this proposal?

3.2. During the course of the consultation an issue emerged over the proposed use of the Legislative Reform Order temporarily to remove the "burden" of the criminal offence in section 34 of the Epping Forest Act. It became apparent that section 34 of the 1878 Act has lapsed and that the criminal offence relating to enclosure of land on Epping Forest (which needs to be removed on a temporary basis by the proposed Legislative Reform Order) arises under byelaws made under section 36 of the Epping Forest Act 1878 rather than section 34 of the Act.

3.3. The consultation document also focused on the use of the LRO to remove a criminal sanction (the prohibition on enclosure) rather than a dual focus on the criminal sanction as well as the burden to the efficient policing of the 2012 Games. In considering matters raised during the consultation, specifically the site selection process, the Government concluded that the issue that the LRO should address is one of an obstacle to efficiency in addition to the criminal sanction. The Government is satisfied that this does not change the substantive issues set out in the consultation process.

3.4. The Government has considered carefully whether either of these points constituted an issue of substance over which further public consultation might be needed, and is satisfied that this is not the case. The Government's proposal for the use of the LRO remains the same: a temporary amendment to the 1878 Act to permit the MPS to proceed lawfully in building the deployment centre. The principles of how Epping Forest and Wanstead Flats should be protected in law remain the same, as do the practical issues and potential impacts for local people. The Government does not believe that consultees in general were disadvantaged by the point at issue, or that consultees would have responded differently or raised substantially different objections had the consultation focussed around, for example, section 36 rather than section 34 of the 1878 Act.

3.5. Twenty-four responses were received (as well as a further seven responses, which may have been from the same people, sent to the Home Office website) during the course of the twelve week public consultation. A list of those responding, and where appropriate the organisations they represent, is set out at **Annex D**. Of these thirty-one responses, eighteen were against, eight were broadly supportive of the proposal or had no specific objections and five were ambivalent or did not address the consultation questions.

3.6. The main points to emerge from the consultation were:

- the fear that the proposals would set a precedent for future development of the area and that the Muster, Briefing and Deployment Centre might remain on site;
- lack of information as to alternative sites;
- doubt as to whether the Legislative Reform Order would apply for 120 days or 90 days;
- doubt that the £170,000 payment in lieu of rent would be forthcoming to provide facilities for children and environmental improvements in the local area;

3.7. The Government is confident that these points will be met:

- the Government has made clear that the security requirements of the Games are wholly exceptional and that they constitute no precedent whatever for future development of Wanstead Flats. The Government can see no circumstances in which something similar on Wanstead Flats would be required in the future;
- the MPS has published, as planned, details of its site evaluation criteria (as well as its long and short lists of proposed sites) as part of its planning permission application to Redbridge Borough Council. This showed that no other site met all the relevant criteria.
- the MPS has confirmed that it will only require the site for a maximum period of 90 days. This limitation will be written into the Legislative Reform Order.
- the City of London Corporation has said (and confirmed in public correspondence) that the £170,000 payment in lieu of rent will be used to fund long term lasting improvements to Epping Forest. Local people will also be consulted on how it should be spent. This funding is in addition to the cost of making good the site which will be borne separately by the MPS.

3.8. The consultation put forward a single, simple proposal rather than a series of options and the LRO will reflect this. The results of the consultation do not indicate that any changes to the substance of this proposal are needed. The Government does not therefore propose to consult on the draft LRO itself.

Metropolitan Police Service Consultation

3.9. As part of the planning application process, the Metropolitan Police Service carried out a separate public consultation on the overall proposals between 25 August and 16 September 2010. This included contact with local authorities and local residents. 4900 flyers were distributed in the local area. Joint MPS/ City of London Corporation public meetings were held on 25 August, 9 September, 11 September and 16 September in Wanstead, Forest Gate and Leytonstone. A specific briefing was provided on 11 August at Ilford Police Station for Redbridge councillors. A full statement of community involvement has been submitted as part of the MPS planning application and is available on the London Borough of Redbridge website (link below), and the Executive Summary is attached at **Annex E** of this document.

http://planningdocs.redbridge.gov.uk/AniteIM.WebSearch/Results.aspx?grdResultsPS=50&grdResultsP=3

3.10. The MPS has consulted statutory bodies including officers and political representatives from the London Boroughs of Redbridge, Newham and Waltham Forest, Transport for London, the Greater London Authority, the (then) Government Office for London (GOL), English Heritage, Natural England and the Environment Agency, as well as local Members of Parliament. No formal objections to the proposals were received from statutory consultees.

City of London Corporation

3.11. The Common Council of the City of London has formally considered this proposal and agreed in principle to the proposed use of the small part of the Flats for the Centre as a “one off” for the Games, subject to the full public consultation process which has taken place.

Planning Application

3.12. The Deployment Centre is subject to Planning Permission from the local authority. A Planning Application submitted to the London Borough of Redbridge on 26 November 2010 was unanimously approved by the Council’s Regulatory Committee on 24 February 2011.

3.13. Apart from the legal requirements of Planning Permission, the application provides an opportunity for detailed consideration of the local issues and potential impacts which may not have been raised previously.

PART IV: ANNEXES

Annex A: Impact assessment

In view of the narrow, local and time-limited nature of the proposal, a full Impact Assessment is not considered proportionate or appropriate. The Planning Application submitted by the MPS to Redbridge Borough Council drew out and addressed all relevant issues. However, the Government has considered potential impacts under the following headings:

Equality and Diversity

The Government is satisfied that the proposals do not raise any equality and diversity issues. Those who regularly use Wanstead Flats will be most affected by the proposals, but the impact will be limited and proportionate.

Health Impact

The Government is satisfied the proposals do not raise any Health Impact issues. The proposed deployment centre does not raise any significant health impacts in itself, and nor would restricting access to a small area of the Flats present any significant health issues for local people.

Business Impacts

From the responses received to the consultation on the proposals, the Government is satisfied that these do not create any undue adverse impacts for local or other businesses.

Environmental Impact

In drawing up their proposals, the MPS have considered potential environmental impacts and sought to limit or mitigate these where possible. The site is in the London Borough of Redbridge but is close to the boundary of both the London Boroughs of Newham and Waltham Forest. Lying between Centre Road and Jubilee Pond, the proposed site covers approximately three hectares and will be fully enclosed by temporary fencing. This means that the majority of the Wanstead Flats will remain open to local people.

The proposed site is currently used for other events including a fair, circus and firework displays on a regular basis and therefore already has areas of hard standing, vehicular access and mains facilities which will minimise impact. It is also located away from the main residential areas with the nearest homes to the south of the site over 110m away. The proposed layout of the site has been redesigned to ensure that vehicles are parked as far away from houses as possible. The main marquee has been situated in such a way as to provide a further sound barrier. No private vehicles will be allowed on site and coach movements will be kept to an absolute minimum, particularly during night time hours.

Access to the land for the Muster, Briefing and Deployment Centre will be required for a total of 90 days between June and September 2012. This will allow for setting up prior to the Games, utility connections, use during the Games and dismantling after the Paralympics, as well as returning the area back to its original condition. The centre will include a mixture of tents, marquees, mobile cooking and sanitary units, porta-cabin offices, and stables with associated stores and equipment sheds. The site will be enclosed by a lightweight solid panel steel fence. The intention is to paint this a Royal Parks green and incorporate occasional information panels to explain the structure.

At its operational peak it will support 3,500 Police and other Services officers delivering safety and security operations to the Olympic Park, Victoria Park and the surrounding areas. This includes Stratford town centre with its transport hubs and the Westfield Centre. The proposed centre at Wanstead Flats (along with the other two centres) will be at the heart of operational support during the Olympic period.

The MPS is committed to minimising its environmental impact across all of its activity in London, and the proposed positioning of the Muster, Briefing and Deployment Centre on this site has been carefully considered. Being able to brief a large number of police officers in once place, close to the Olympic Park, which will reduce the amount of deployment travelling they will be required to do.

The site will be securely fenced and located away from the boundary of the area statutorily protected for nature conservation: the Epping Forest Site of Special Scientific Interest (SSSI) to the north and the Jubilee Pond to the south. This will ensure these areas are not disturbed by activity within the centre. Habitats of nature conservation value are outside the perimeter of the Centre and will remain untouched.

There are no trees on this part of the Flats and, while important to recreation, it is of relatively low ecological value compared to the rest of the area. A

‘Habitat Survey Wanstead Muster Briefing and Deployment Centre’ has been prepared and published as part of the Home Office consultation (available from the MPS website: http://www.met.police.uk/co/docs/WMBDC_Phase_1_Habitat_Report.pdf)

Ecology, archaeology and traffic reports have been carried out to make certain that there is no risk to or impact on surrounding wildlife / habitats. The following environmental measures will also be put in place:

- when setting up the centre, the MPS will install temporary drainage systems to ensure that water from the site does not run into Jubilee Pond or anywhere else on the Flats and is removed from the site. Areas of the site which are already semi-compacted will be used for operational vehicle parking and a protective temporary track way would be used to offer protection to the existing surface;
- the distance from the proposed site boundary to the tree belt to the south is at least 25m. The site enclosure and distance to the trees will ensure they are protected and the temporary perimeter fence panel system will be surface mounted, reducing the risk of tree root damage. This has been confirmed by a tree specialist;
- waste and recycling facilities will be located at strategic locations throughout the site and disposed of at regular intervals;
- the site layout would minimise noise in the surrounding area and this would be helped by the surrounding 3.4m high temporary fence and existing trees around the site, which will be in full leaf.

Legacy

As with any site that the MPS may wish to use, there will be a requirement to pay rent. In this instance the City of London Corporation has agreed that the £170,000 that the MPS will be required to pay for use of the land will be used for access, planting and landscaping improvements on Wanstead Flats. This will ensure that local residents receive lasting environmental legacy benefits and they will be invited to give views on how this money could best be spent.

Annex B: Epping Forest Act 1878 and bylaws

The Epping Forest Act 1878

- Section 3:Epping Forest shall be regulated and managed under and in accordance with this Act by the Corporation of London, acting by the Mayor, Alderman and Commons of the said City in Common Council assembled, as the Conservators of Epping Forest (in this Act referred to as the Conservators).

- Section 7: (1) Subject to the provisions of this Act, the Conservators shall at all times keep Epping Forest uninclosed and unbuilt on, as an open space for the recreation and enjoyment of the public; and they shall by all lawful means, prevent, resist, and abate all future inclosures, encroachments, and buildings, and all attempts to inclose, encroach or build on any part thereof or to appropriate or use the same, or the soil, timber or roads thereof, or any part thereof, for any purpose inconsistent with the objects of this Act

- Section 9: Subject to the provisions of this Act, the public shall have the right to use Epping Forest as an open space for recreation and enjoyment.

- Section 34: If any person except as authorised by this Act, after the expiration of the present session of Parliament, and before the making of the final award of the arbitrator, makes any new inclosure of land in Epping Forest, or commits any waste, injury or destruction, of the herbage, trees, shrubs or other growing things, in or on any land in the Forest, not by or under this Act allowed to remain enclosed, he shall for every offence be liable to a penalty not exceeding twenty pounds.

- Section 36: Subject to the provisions of this Act, the Conservators may from time to time make byelaws for all or any of the following purposes in relation to Epping Forest, and may from time to time or by byelaw revoke or alter any former byelaw; namely

    i. For preventing fires and nuisances and the preservation of order;
    ii. For excluding and removing gipsies, hawkers, beggars, rogues and vagabonds;
    iii. For preventing bird-catching, bird-trapping, and the taking of birds eggs or nests, ad for the preventing or regulating the killing, taking, injuring, shooting, chasing, or disturbing of deer, game or other animals, or fishing in waters;
    iv. For the preventing or regulating the digging or taking of turf, bog-earth, gravel, clay or other substances;
    v. For preventing or regulating the cutting, felling, or injuring of timber or other trees, gorse, heather, shrubs, brushwood or other plants;
    vi. For preventing injury to or the defacing or removing of fences, barriers, or notice boards, or other things put up by the Conservators, and the disfigurement of fences, buildings or trees by the posting or painting of bills, placards or notices thereon, or otherwise;
    vii. For the preventing or regulating the placing or suffering to remain of any rubbish, manure or other substance;

viii. For prescribing the times, places and conditions at and under which (regard being had to the preservation of the Forest) and of the timber and other vegetation thereon, and the enjoyment by all persons interested therein of their respective rights) persons resorting to the Forest for recreation and amusement shall from time to time be allowed to carry out particular sports and games, and for regulating or preventing assemblages of persons for purposes other than or tending to interfere with recreation or amusement;

ix. For regulating the letting and hiring of horses, asses and other animals, and of carriages and other vehicles, and preventing the racing of horses or other animals;

x. For regulating the use of places set apart for cricket or other sports, and the drill, practice or shooting of volunteer corps;

xi. For regulating the use of places set apart for bathing, and for prohibiting bathing elsewhere;

xii. Generally for preventing or restraining any improper or offensive use of any part of the Forest, or anything tending to the injury or disfigurement thereof, or to the defeat of the general purposes of this Act, or any attempt to do anything the doing whereof is or may be prohibited by byelaw;

xiii. For imposing penalties for breach of byelaws, all which breaches shall be deemed offences against this Act, not exceeding for any offences five pounds, and not exceeding for a continuing offence a daily penalty of ten shillings, so as every byelaw imposing a penalty be framed in such a manner as to allow of the infliction of less than the maximum penalty; and for authorising the recovery, with costs, in a county court, of any charges payable under byelaws;

The Epping Forest Byelaws 1980 and additional byelaws 1986 provide that:

- Byelaw 3; the doing or attempting to do of any of the following Acts in the Forest is prohibited and shall be deemed to be an offence against the Epping Forest Act 1878:

    - (1) Enclosing or building or otherwise encroaching upon any part of the Forest

- Byelaw 5: Any person who shall offend against any of these byelaws shall be liable on summary conviction for every offence of a penalty not exceeding two hundred pounds, and in the case of a continuing offence of a daily penalty not exceeding twenty pounds.

- Byelaw 6: Nothing in these byelaws contained shall take away, abridge or limit any remedy now existing by way of indictment or otherwise shall interfere with or prejudice the powers of the police or of any authority legally existing for preventing or punishing any offences, whether specifically in these byelaws or not or the rights and powers of the Conservators over the Forest.

Annex C: Wanstead Flat Public Consultation Local Community Groups

Association	Name of Contact
	John Cryer MP
	Councillor Keith Price, Redbridge
	Councillor Chris Robbins, Waltham Forest
	Sir Robin Wales, Mayor Newham
Aldersbrook Afternoon Townswomen's Guild	Mrs P Duncan Mrs Johnson
Aldersbrook Families Association (AFA)	Ms S Rauxloh
Aldersbrook Residents Association	Ms S Scott
Belgrave Wayleave Association	Mr Bonomimi
Bushwood Area Residents Association	Liz Hayman, Chair
The Counties Residents Association	Helen Zammett, Chairman

Association	Name of Contact
Epping Forest Riders Association	Adrian Liddle, Chairman
Ferndale Area Residents Association	Flash Bristow, Chairman
Friends of Epping Forest	Judy Adams, Chairman
Friends of Wanstead Flats	Mr M Gorman
Friends of Wanstead Park	Alan Cornish, Chairman
Lakehouse Lake Project	Keith Osbourne
Leytonstone Area Residents Association	Jenny Smith, Chair
London Cycling Campaign Redbridge Group	Chris Elliot Gill James
Neighbourhood Watch – Saint Marks	Caroline Couzens, Saint Marks Neighbourhood Watch Coordinator
Save Wanstead Flats	
South Leytonstone Area Development Association (SLADA) (registered charity 1116126),	Nick Tiratsoo, Chair

Association	Name of Contact
Wanstead Parklands Community Project	Tricia Moxey
Wanstead Playing Fields Association	Mr John Walker-Arnott, Chair
Wanstead Flying Club (model planes)	Mr Leff, Club Secretary / Jim Parks, Events / Social Secretary
Wanstead Wildlife	Paul Ferris
Wren Conservation Group	Richard Oakman, Chairman
N/a	William Heron
	Michael O'Sullivan (member of the public who met Robert on WF 4 August)

Annex D: List of responses to the consultation

• Kate Ashbrook	The Open Spaces Society
• Steph Harrison	
• Derek Hobday	London Borough of Redbridge
• Gill James & Chris Elliot	Redbridge London Cycling Campaign
• Andy Wilko	
• Gill and Alan James	
• Tim Harris	Wren Conservation & Wildlife Group
• Nic Hinrichsen	
• Ken Mowlat	
• Mike Bristow	*Ferndale Area Residents Association*
• Mrs Janet Cornish	
• Robert Levene	
• Robert Howell	Lakehouse Lake Project
• Uma Ramani	
• Mary Igoe	
• Dr MJ Pelling	
• Judy Adams	Friends of Epping Forest
•	Save Wanstead Flats
• Mrs Flash Bristow	Ferndale Area Residents Association
• Gary Ewer	
• Beate Hohmann & Rosalie Spire	
• Paul Taylor	
• Katherine Gundersen	
• JS Walker Arnott	Wanstead Flats Playing Fields Committee
• Alan Cornish	Friends of Wanstead Flats

Annex E: Planning application to Redbridge Borough Council: Police Statement of Community Involvement:

Executive Summary

- The London 2012 Olympic and Paralympic Games will be the biggest sporting event that London and the UK have ever seen. It will attract millions of additional visitors to the Capital and will make London the focus of the world during the summer of 2012.
- As a number of events are taking place across whole of London, the London Organising Committee of the Olympic Games (LOCOG), the Games organisers, have divided London into three zones of operation. The Metropolitan Police Service (MPS) is developing its policing plans in line with this and have identified a need for three temporary briefing centres across London.
- These are a tried and tested way of marshalling and briefing large numbers of police officers and have been used for other large scale events.
- One would cover central and west London Olympic venues, one to cover the area around Greenwich and one for the area around the Olympic Park, Victoria Park and Stratford.
- One of the three temporary briefing centres has been proposed for a small area on Wanstead Flats in the London Borough of Redbridge near to the Jubilee Pond.
- An extensive review of available land has confirmed that Wanstead Flats is the most operationally suitable location that meets all of the critical operational requirements including security, access and distance from the main park.
- The fairground area of Wanstead Flats has been chosen because of its close proximity to the Olympic Park/Westfield area, as well as Victoria Park where supporting Olympic events are taking place. It is also close to Stratford, a major transport hub.
- This Statement of Community Involvement (SCI) forms part of the planning application. The detailed application is for a one-off, limited enclosure of land on Wanstead Flats to allow the provision of a strictly time limited temporary Muster Briefing and Deployment Centre (MBDC) relating to the unique policing need in the summer of 2012.
- In relation to this document, the Metropolitan Police Authority (on behalf of the MPS) is referred to as the Applicant.
- The City of London Corporation are the Conservators of Epping Forest, of which Wanstead Flats are part, which are consequently safeguarded by the Epping Forest Act 1878. This specifies the preservation and management of Epping Forest, including ensuring that the land is kept unenclosed and un-built on.
- In order to provide the temporary MBDC on Wanstead Flats, the Home Office has proposed to make a time limited, temporary amendment to the Epping Forest Act 1878 through a Legislative Reform Order. This is subject to a separate public consultation which is currently taking place.
- From the outset the MPS was committed to engaging and consulting thoroughly with key stakeholders, groups, and local residents, giving them the opportunity to find out more about the proposals and taking the opportunity to identify any further issues which required addressing. This included providing copies of the habitat report when requested.
- In terms of the consultation it was important to establish a joined-up approach with the City of London Corporation, as well as agree with the Home Office about

their preferred route to facilitating a solution.

- There were four key drivers that determined the timing of the public consultation:
    1. Draft outline operational policing plans for the 2012 Games;
    2. Making sure that the design and layout of the MBDC fully responded to operational requirements;
    3. Linking in with the Home Office consultation on the amends to the Epping Forest Act 1878;
    4. Ensuring that all plans for the consultation were coordinated with the City of London Corporation.
- A wide-reaching consultation strategy was developed around 10 core elements:
    1. A joint approach to the consultation with the City of London Corporation;
    2. Careful consideration for the timing of the consultation;
    3. Engagement with Redbridge and neighbouring Waltham Forest and Newham Councils;
    4. Meetings with key stakeholders and technical bodies;
    5. Organising a series of public exhibitions (four were organised in the first instance and a fifth date was added following feedback from local residents and a local Councillor);
    6. Promotion of the public exhibitions;
    7. Putting in place effective feedback mechanisms;
    8. Participating in events organised by other parties;
    9. Linking in with the Home Office consultation on the proposed legislative changes to the Epping Forest Act 1878;
    10. Engaging with the local media to publicise the public consultation, and give key information about the police proposal.
- A key part of the consultation was centred on engagement with Redbridge Council (the local Planning Authority). As the site is located very close to the boundary with the London Borough of Waltham Forest and the London Borough of Newham, the strategy also included close engagement with Councillors and officers from these neighbouring boroughs.
- This included emails, letters, telephone briefings, as well as a special briefing on 13 August at Ilford Police Station for Redbridge Councillors and local political representatives.
- In addition to the Councillors, the MPS's planning consultants maintained regular contact with relevant Redbridge Council officers including Highways, and Spatial Planning in particular. Considering the close proximity of the site to Newham, relevant officers from Newham and Waltham Forest Councils were also consulted.
- Pre-application stakeholder consultation also took place with the Greater London Authority, Government Office for London, Transport for London, the Environment Agency, Natural England and English Heritage.
- During the consultation an email response was received from John Cryer MP. In his response he raised queries around the temporary nature of the MBDC, the location of the site and the consultation process. These issues were responded to by the MPS in a letter on 29 September.
- To ensure that local groups, stakeholders, members of the public and other interested parties were aware of the proposals and the consultation, the MPS carried out a range of activities to promote the consultation. These were:

- 6,000 flyers were printed and distributed locally to households around the site and other community venues
- The exhibition dates, times and venues were publicised on the consultation website www.wanstead-mbdc.co.uk;
- The fifth exhibition date was publicised on the consultation website and the Newham Council magazine The Newham Mag. It was also promoted by the City of London Corporation through distribution locally of additional copies of the exhibition flyers;
- The consultation dates were mentioned by the Safer Neighbourhood Ward Panels;
- The consultation and the exhibition dates were also covered in the local media.

• A dedicated consultation website was set up to give people more opportunities to learn about the proposals, to explain the plans and to provide another route for giving comments.

• www.wanstead-mbdc.co.uk went live on 11 August and has had just under 58,000 visits, averaging 456 hits per day. The website provided visitors with an opportunity to submit general comments on the proposals and submit questions, which were responded to directly.

• Following a meeting with local user groups of the flats, the MPS also developed a series of Frequently Asked Questions, which were hosted on the Metropolitan Police Service (MPS) website, and linked to from the MBDC website.

• A dedicated answer phone line (0800 977 8791) was set up to give people another opportunity to leave questions and comments on the proposals.

• A series of letters and emails were sent out to stakeholders, local residents and interested groups to inform them about the proposals and the consultation.
- In early June the MPS sent a briefing email to 22 key local political stakeholders after speculation about the briefing centre first appeared in the media;
- Once the consultation arrangements had been made, 23 letters were sent to local interest groups in August informing them about the public exhibition and inviting them to a meeting to answer any questions about the proposal, allay some of the myths, and listen to any concerns;
- At the same time approximately 300 letters were hand-delivered to households on roads immediately adjacent to the site;
- 13 letters were sent to political stakeholders on 28 July inviting them to a personal briefing on 13 August;
- Following the briefing, further letters were sent out to those who were unable to attend.

• A letter was received on 25 September from Ferndale Residents Association (FARA) – an organisation representing over 300 households near the site. The letter offered support to the proposals with some caveats which included:
- Conservation issues and considerations;
- Restoration of land;
- Future use and development of the land;
- Inclusion of Ward Councillors in the local liaison committee which would be set up to keep local people informed.

• An email was also received on 12 August from Redbridge London Cycling Campaign stating that they had no objection to the temporary MBDC.

• Several meetings were also organised during the consultation with local interest groups and stakeholders:
    - A meeting with local interest groups was held on 16 August at the

Cherry Tree Café in Redbridge. It was attended by representatives from 11 groups (approximately 30 people in total) along with other members of the public. At the meeting a short presentation was made about the proposals, followed by a Q&A session where the MPS and the City of London Corporation answered questions raised by the group. Most of these groups reserved their position until they had an opportunity to see the full exhibition and subsequently none of them have objected on behalf of their group.
- The MPS and the City of London Corporation also attended a public meeting organised at Durning Hall Community Centre on Wednesday 6 October by Save Wanstead Flats campaign group.
- In addition the MBDC was discussed at two Safer Neighbourhood organised meetings.
- The Safer Neighbourhood teams covering Leytonstone, Cann Hall and Cathall wards in Waltham Forest South also made themselves available to answer any questions about the proposals. This included attending a presentation by the MPS Olympics Team in Cathall Ward.
- In addition to the community consultation, the MPS also attended meetings with statutory consultees such as Transport for London and had written and telephone correspondence with English Heritage, Government Office for London and the Greater London Authority.

• Five public exhibitions were organised around the Wanstead Flats site in the London boroughs of Newham, Redbridge and Waltham Forest. These were held on:

- Wednesday 25th August 2010 - Cherry Tree Café (4pm-8pm)
- Saturday 4th September 2010 – Cherry Tree Café (10am-4pm)
- Thursday 9th September 2010 – Durning Hall Community Centre (6.45pm-8.30pm)
- Saturday 11th September 2010 – Cann Hall Methodist Church (10am-4pm)
- Thursday 16th September 2010 – Cann Hall Methodist Church (4pm-8pm)

• Each exhibition was staffed by representatives from the MPS, the City of London Corporation and the MPS planning consultants, CgMs Consulting, who were all able to answer questions and concerns from local residents. The information was displayed on nine exhibition panels and comments cards were handed out to those who attended.
• In total, 257 people attended the five exhibitions.
• 140 separate responses were received to the consultation. Of these:
- 98 were through comment cards
- 30 responses via the consultation website
- 6 emails were sent to admin@wanstead-mbdc.co.uk
- 5 phone calls were made to the consultation answer phone line
- 1 letter was sent straight to the MPS
• Most of the responses contained more than one comment. For the purpose of the analysis, these 140 responses were broken further down into 274 individual comments.
• Within these, 53 people clearly stated their support for the proposals, while 45 stated their opposition.
• The remaining 176 comments did not make a clear statement in support or in opposition of the plans but instead raised questions and concerns about the proposals.

- The main issues raised in these comments were as follows:
    - Change in Epping Forest Act 1878 – 45 comments including:
        - Questioned if the change would set a precedent for future development
        - Concerns about the change in the Act
        - Objects to a change in the Act
        - Feels the plans are already a 'done deal'
        - Hope the change in Act is temporary
    - Comments about the Consultation Process – 34 comments including:
        - Pleased with the consultation
        - Doesn't believe the consultation was good enough
    - General Comments – 28 comments including:
        - Area must return to its original condition
        - Would like local employment opportunities
        - Against the Olympics being held in London
        - The whole of Epping Forest should be open throughout the Olympics
    - Traffic / Parking – 23 comments including:
        - General traffic and parking issues
        - Area already congested
        - Increase in traffic and congestion on surrounding roads
    - Site Selection – 19 comments including:
        - Suggested alternative locations for the MBDC
        - Feel scheme should have been included in original 2012 plans
    - Comments referring to rental payment for the use of Wanstead Flats – 11 comments including:
        - Would like fee spent on something other than three option sites
        - Would like the fee to be larger
    - Site facilities - 9 comments including:
        - Do not want holding cells on site
        - Concerns about the laying of electricity / telecommunications cables
        - General concerns about layout of facilities/enclosure
    - Safety concerns – 7 comments including:
        - General safety issues
        - Will be an increase in terrorist activities
        - There will be an increase in crime in the area
- The MPS and the City of London Corporation have provided a response to each of the issues raised (see the full document). It needs to be noted that a number of issues raised were not directly relevant to this planning application and where this was the case, this has been stated in the text.
- As part of the public consultation, a separate question was also asked about how the rent fee for the use of Wanstead Flats should be spent by the City of London Corporation. Three options were provided for this:
    1) improvements to Jubilee Pond
    2) landscaping the area south of Bushwood
    3) improvements to Alexandra Lake
- 132 responses were received to this. Of these, 50 respondents chose improvements to the Jubilee Pond. 42 respondents did not choose any of the three options but made alternative suggestions on how the rent could be spent. 17 respondents chose Alexandra Lake improvements and 16 thought the money should be spent on improving landscaping south of Bushwood.
- A number of alternative suggestions for how the money should be spent were also made and the City of London Corporation will review all the comments

before any decision is made.

- Throughout the consultation process the proposals have been covered in traditional and social media. This mainly consisted of local press and local blog sites, however the story also appeared on BBC London and in the Evening Standard.
- There will be further consultation via the statutory consultation process on these proposals once an application is submitted.
- The Home Office consultation on the Legislative Reform Order is also ongoing and will close on 9 December 2010.

Annex F: Map of the proposed site and immediate surrounding area

Separate document

Annex G: Map of the site in relation to Wanstead Flats as a whole

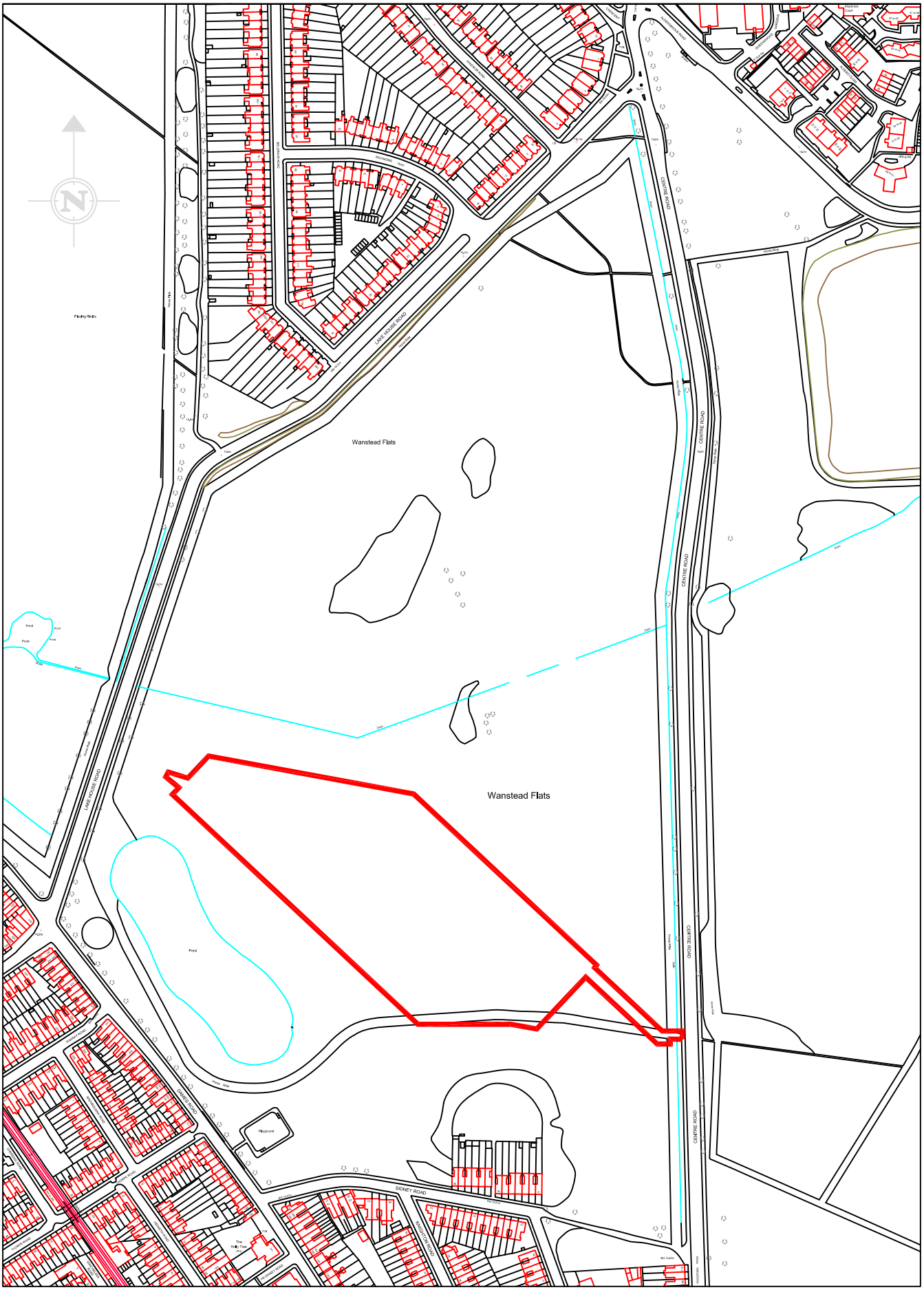
Separate document

Annex H: MPA Need case and site selection process

Separate document



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	COMPUTER AIDED MODELLING BUREAU Operational Support Group, Property Services	LOCATION : WANSTEAD FLATS		DATE PRODUCED : 26/05/2010	
				DRAWN BY : JE QA BY : PD	



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THE NEED CASE AND SITE SELECTION DECISION PROCESS

In respect of

PLANNING APPLICATION FOR TEMPORARY USE OF LAND FOR A PERIOD OF 90 DAYS BETWEEN JUNE AND SEPTEMBER 2012 DURING THE OLYMPIC AND PARALYMPIC GAMES FOR THE OPERATION OF A MUSTER BRIEFING AND DEPLOYMENT CENTRE TO INCLUDE A 3.4M HIGH PERIMETER FENCE AND PROPOSALS AS SET OUT IN THE DESIGN AND ACCESS STATEMENT AND PLANNING STATEMENT ON WANSTEAD FLATS BETWEEN CENTRE ROAD AND JUBILEE POND (THE FAIRGROUND SITE) WITH ACCESS VIA AN EXISTING CROSSOVER TO CENTRE ROAD

On behalf of the

METROPOLITAN POLICE AUTHORITY

CgMs Ref: 11236

Date: November 2010

Planning • Historic Buildings • Archaeology
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APPENDIX A SITES CONSIDERED - LONG LIST

APPENDIX B SITES CONSIDERED - SHORT LIST

APPENDIX C MAP OF SITES

1.0 INTRODUCTION

1.1 This report has been prepared by the Metropolitan Police Service (MPS) and CgMs Ltd to outline the Needs Case and Site Selection for the provision of a temporary Muster Briefing and Deployment Centre (MBDC) for North East London. The report will focus on the need for a MBDC in North East London to serve the Olympic Park and surrounding areas including Victoria Park, Stratford town centre and Stratford City Development.

1.2 This report should be read in conjunction with the Planning Statement and Design and Access Statement submitted with the planning application for the temporary facility. These statements outline the MBDC proposals in more detail and describe how the MBDC will allow for the briefing of a large number of police officers in one sitting, allowing for officers to be equipped and deployed quickly and efficiently during the Olympic and Paralympic Games period.

1.3 The objective of this report is to demonstrate the need for the temporary MBDC. It also provides details of the wide range of sites that were considered for their potential to meet the operational requirements for an MBDC to serve North East London.

1.4 The application site lies within the Green Belt on the Council's Proposals Map. Policy E1 relating to Green Belts states that the Council will apply national policy set out in Planning Policy Guidance 2 (PPG2) Green Belts.

1.5 PPG2 states that inappropriate development is harmful to the Green Belt, and that it is for the applicant to show why permission should be granted. This report demonstrates that careful consideration has been given to whether there are any more suitable and available alternative sites that could meet the need for a temporary MBDC. The lack of alternative sites to meet a specified need should outweigh the inappropriateness and other harm.

1.6 Section 2.0 of the report outlines the background to the need for the MBDC.

1.7 Section 3.0 goes on to provide details of the site selection parameters used to determine the site search area and provides detail of the criteria used to initially

assess the long list of sites. Those which met the criteria were then shortlisted and assessed against further more detailed criteria.

1.8 Section 4.0 provides an assessment of sites highlighted during the pre-application consultation period.

1.9 A summary and conclusions of the findings is provided at Section 5.0.

2.0 THE NEED FOR MUSTER BRIEFING AND DEPLOYMENT CENTRES

Background

2.1 The London 2012 Olympic and Paralympic Games will be the biggest sporting event that London and the UK has ever seen. It will attract millions of additional visitors to the Capital and will make London the focus of the world during the summer of 2012.

2.2 During the Games' time, the Metropolitan Police Service will deploy officers across London to ensure the safety and security of the events, venues and crucially all residents and visitors to the capital. To ensure sufficient officers are available to meet this challenge the MPS will need additional officers from other forces supplied as part of the national agreement for large scale events, called 'mutual aid.'

Operational User Requirements

2.3 A consistent and regularly updated daily briefing for all officers and staff policing the Games is a key requirement, especially as a number of different venues will be used during the Games.

2.4 During Games' time three Muster Briefing and Deployment Centres are proposed for London. One would cover central and west London Olympic venues, one to cover the area around Greenwich and one for the area around the Olympic Park, Victoria Park and Stratford.

2.5 These are a tried and tested way of marshalling and briefing large numbers of police officers in one go, and have been used for other large scale events such as Notting Hill Carnival over a number of years. They are temporary purpose built structures designed to support large numbers of officers for short periods of time.

2.6 Taking into consideration the number of events taking place across the whole of London neither one specifically built large facility or the use of multiple small centres based within the existing MPA estate would enable the effective deployment of officers to events. Whilst the MPS estate is large and spread across London there are no suitable buildings large enough and in appropriate locations. The use of smaller facilities would also result in multiple briefings and also have a detrimental impact on local policing.

2.7 It has thus been concluded that briefings are best delivered through three geographically based, purpose built, temporary locations as referenced in 2.4.

2.8 The main function of the temporary centre is to assemble and brief officers prior to operational deployment. Officers would be collected from their local police stations or accommodation centre (if they are from non London forces), dropped off by coach at the centre, briefed and then redeployed to their place of duty. This will help keep vehicle movements to a minimum.

2.9 The site to the North East of London will support the Police in delivering safety and security operations to the Olympic Park, Victoria Park and the surrounding areas, particularly Stratford town centre with its transport hubs and Stratford City.

2.10 The centre will also provide a feeding area, rest and toilet facilities for officers providing vital services during the Games. There will be no overnight sleeping facilities.

2.11 The centre, whilst being of temporary construction comprising a mixture of marquees, cabins, mobile cooking and sanitary units, will nonetheless be at the heart of the operational logistical support to Police during the Olympic period.

2.12 An extensive review of available sites within the operational envelope of Stratford and the Olympic Park, but at the same time outside of the Olympic Park footprint, has concluded from an operational standpoint that Wanstead Flats is the most suitable in terms of meeting the critical operational requirements for the North East MBDC.

2.13 Details of the site selection criteria and justification as to why the Wanstead Flats site is operationally the most suitable is contained at Section 4.

3.0 SITE SELECTION PARAMETERS

Background

3.1 Due to the size of the proposed temporary MBDC facility and the site location in the Green Belt it is deemed to be a strategically important development. As such, proposals are generally required to be determined via a site selection procedure in order to justify why a particular site is more suitable than any other to provide that development.

3.2 In order to ensure a robust assessment has been undertaken the geographical area in which such development is to be located can be extensive, with the final site being that which meets the criteria most appropriately.

3.3 The difference with the MBDC site selection process is that the sites which the proposed temporary facility is looking to serve have already been defined in the form of the key venues namely the Olympic Park, Victoria Park and surrounding areas including Stratford town centre and Stratford City.

3.4 The need for the development in this location and the venues which are required to be served by this particular proposal have been outlined above. It will be demonstrated that the exacting operational requirements of the MBDC severely constrain the number of potentially suitable sites.

3.5 The sites assessment was carried out in the following way:

1. Initial Assessment - Long list
2. Detailed Assessment - Short List

3.6 This section defines the criteria that were used in the initial assessment of sites.

3.7 In identifying an area suitable to locate the MBDC a search area was defined by the following two parameters:

i. Outside post incident exclusion zone from the Olympic Park and its environs

ii. Within a 20 minute deployment period (taking account of local traffic conditions) and preferably in walking distance for mounted branch officers and their horses, an outer search boundary was therefore defined as the: A503 to the north; A406 to the east; A13 to the south; and A10 to the west. This boundary provides flexibility in the site selection process whilst keeping the MBDC site within close proximity to key arterial routes, allowing access to suitable alternative routes should one become blocked

3.8 A search of MPS properties within the search parameters was undertaken. None were found to be suitable as they were not large enough to accommodate the operational requirements.

3.9 A search of brownfield sites within the search parameters was undertaken by industrial land agents on behalf of the MPS to identify brownfield sites and / or buildings. The outcome of this was that four sites were identified but none were suitable as they were all outside of the search area. These were sites at:

- Wyke Road, Hackney Marsh E3 2PL
- Point 12, Twelvetrees Crescent, Bromley by Bow E3 3JG
- Gemini Business Park, Armada Way, Beckton E6 7FF
- Welbeck Wharf, River Road, Barking IG11 0JE

3.10 In addition, in order to have certainty for operational planning, a brownfield site / building would have to be secured now for use in 2012. No commercial land owner / landlord would agree to the grant of a short lease for a period of 90 days in 2012 without charging rent to that date, as they would be most unlikely to let for a short term in the interim.

3.11 A search of greenfield sites within the search parameters was undertaken and identified the following potential sites:

- Spring Hill Sports Ground
- Springfield Park
- Epping Forest - Land to the north of Snaresbrook Road
- Epping Forest - Land to the north of Snaresbrook Road
- Epping Forest - Land to the north of Whipps Cross Road
- Wanstead Park Sports Ground
- Plashet Park
- Hackney Marsh
- Mabley Green
- Clapton Park
- Victoria Park (area outside of 1000m inner search area)
- Walthamstow Marshes
- North MillFields
- South MillFields
- Hackney Downs
- London Fields
- West Ham Park
- Central Park
- Mile End Park
- Meath Gardens
- Haggerston Park
- Well Street Common
- Wanstead Flats - Fairground Site
- Wanstead Flats - Harrow Road playing fields
- Lady Trower Trust Playing Fields

Criteria for Initial Assessment

Criterion 1 - Site Suitability: Size (approx 3.5ha) outside of a 1000m post incident exclusion zone from the Olympic Park and its environs

3.12 The site area has been defined by the MPS operational need. The size is necessary to accommodate the requirement to brief and deploy a large number of officers at once during peak hours, in addition to providing essential support equipment, feeding facilities, storage and vehicle parking.

3.13 The size of the site area has been determined by developing a detailed layout of operational requirements. The layout is based on MPS experience of building similar temporary, albeit smaller, bases over the past 15 years for other large scale events such as the Notting Hill Carnival.

3.14 To provide a degree of flexibility, should any sites fall within 10% of 3.5ha they would also be carried forward to the shortlist.

Criterion 2 - Direct access from an A-Road

3.15 Due to the logistics of transporting the number of officers to and from any venue it is critical that:

- there is access to and from a site via key arterial routes;
- any local residential roads are avoided;
- direct access from a road is achievable without having to traverse land in other ownership;
- access is not physically restricted by trees or other features

3.16 As a general principle roads were considered unsuitable if there was a length of residential development or mixed uses such as schools and shops with direct frontage to the road. Such locations would generally include a number of vehicle crossovers and other features such as pedestrian crossings, traffic management measures and parked vehicles. It is therefore not considered appropriate to

generate movements associated with the MBDC along roads where there are multiple road features.

3.17 Roads other than A-roads are not necessarily considered unacceptable but are generally of an unsuitable standard or the highway authority does not consider the function of the road is acceptable for a main traffic route. Using a non-A-road would mean attracting traffic along an undesirable route.

Criterion 3 - Clear area not subject to topographical or natural features

3.18 Site visits were undertaken of all the sites to identify any topographical or other natural features or hazards which did not show up on the initial Ordnance Survey mapping.

3.19 Such features might include for example changes in ground levels, trees, heavy vegetation, areas prone to flooding and high voltage pylons which would make a site unsuitable for use as an MBDC.

Summary of Initial Assessment criteria

3.20 In summary, the criteria used to assess sites which fall within the site selection sector are as follows:

- Site Suitability: Size (approx 3.5ha) outside of a 1000m post incident exclusion zone from the Olympic Park and its environs
- Direct Access from an 'A' Road
- Clear area not subject to topographical or natural features

Site Search Methods

3.21 The search for sites used a number of methods and sources to locate potential sites. This included:

- Geographic Information System
- Aerial photography
- Ordnance Survey Mapping
- Brownfield sites and / or buildings search by industrial land agents based on operational criteria

Outcome of Initial Assessment of Sites to Identify Long List

3.22 The sites considered within the site selection sector for the North East MBDC which meet the criteria at paragraph 4.20 are outlined in the table at Appendix A. A map highlighting these sites in located at Appendix C.

3.23 Those sites which meet all the criteria are short listed and considered against the sub-criteria in a more detailed assessment.

The outcome of this initial assessment was that 29 sites (including sub-categories) were identified for consideration, 25 were too small, inappropriately located, subject to topographical or natural features or fell down on a combination of the criteria. The number of sites which went forward for further analysis is therefore 4.

Assessment of Short Listed Sites

3.24 Each of the shortlisted sites were assessed against a number of further criteria as outlined below to filter out those sites which, although having met the criteria in the initial assessment, would not be considered operationally suitable for other reasons. These are listed at Appendix B.

Criteria for assessing the Short List

3.25 The criteria used to assess the short list were as follows.

- Assurance of availability in 2012
- Suitable to deploy horses
- No natural hazards, e.g. risk of flooding
- Secondary access
- Heavy vehicle access
- To have or be able to install secure boundary with access control
- Limited impact on local activities and recreational use
- Relationship to other land uses
- 24/7 access

Criterion A - Assurance of availability in 2012

3.26 In order to have certainty for operational planning it is essential that the MPS had assurance that a particular site would be available for use in 2012.

Criterion B - Suitable to deploy horses

3.27 The North East MBDC is proposed to contain up to 50 stables and the horses stabled overnight. It is not practicable or logistically sound to transport that number of horses by vehicle to their deployment area at the various locations around the Park Zone. Further the route should not involve the need to cross any major thoroughfares.

3.28 It is therefore essential that the site is located in an area where horses can walk to deployment sites. The deployment sites are confidential at this time.

Criterion C - No natural hazards e.g. risk of flooding

3.29 It is essential that a site is not subject to any natural hazards. Due to the nature of the sites examined this was most likely to relate to flooding.

Criterion D - Secondary access

3.30 For operational reasons, the MPS identified that a secondary access to the MBDC should be available. This access would only be used in exceptional circumstances. This is to ensure that should the main access be blocked, vehicles and officers could still enter and leave the site.

Criterion E - Heavy vehicle access

3.31 The initial assessment highlighted potential sites but the condition and suitability of the access could not be considered via mapping. To meet the identified operational need the access requirements must be suitable for heavy vehicle use and be able to accommodate wide loads and their turning circles into/out of the site.

3.32 Site visits were able to examine the access arrangements to sites in more detail and rule out those which were inappropriate for the proposed use.

Criterion F - To have or be able to install secure boundary with access control

3.33 A secure boundary is required to secure the site, to control access, and to restrict encroachment onto other elements of adjacent land. .

Criterion G - Limited impact on local activities and recreational use

3.34 Our selection criteria takes account of our desire to minimise any impact on existing local activities and recreational use, for example sporting facilities such as tennis courts, football pitches and cricket strips, or uses such as bridle paths, dog walking and cycling.

Criterion H - Relationship to other land uses

3.35 This criteria assessed sites on a number of factors including: their potential impact on local amenity and recreational use; whether the site had capacity to provide a buffer between the proposals and neighbouring uses; if the site was overlooked by high rise buildings, tall or elevated structures; and the immediate surrounding road network and its suitability for heavy vehicles.

Criterion I - 24/7 Access

3.36 The MBDC is a 24/7 facility involving shift patterns and requires access to reflect the Games timetable. There should be no restrictions in relation to access which may include shared use or local parking/highway restrictions.

Assessment Methodology for Short Listed Sites

3.37 The assessment of short listed sites looks at the comparative merits of those sites. The 4 sites which make up the shortlist are:

- 6. Wanstead Park Sports Ground
- 13. North Millfields
- 15. Hackney Downs
- 23. Wanstead Flats

Site No. 6 - Wanstead Park Sports Ground

Introduction

3.38 The site is located adjacent to the junction of the A12 and A406, known as Redbridge Roundabout. The site lies on the buffer to the defined search area. It currently comprises an open field and includes formal tennis courts and delineated football pitches.

3.39 It has a site area of 3.6ha, sufficient to accommodate the MBDC. It has direct access onto the A406/A12 via a short slipway. Access can only be gained through a short residential road.

Assurance of availability in 2012

3.40 This was not established due to site failing on other site criteria.

Suitable to deploy horses

3.41 This site is beyond walking distance for horses.

No natural hazards

3.42 The site is located within a flood zone as highlighted on Environment Agency mapping.

Secondary access

3.43 The only access to the site is via a short residential road. There is no opportunity for a secondary access as the site is enclosed on all sides by physical boundaries.

Heavy vehicle access

3.44 The site can be accessed via a tarmac residential road which leads to Royston Gardens/the A406. The existing gate/fencing could be temporarily enlarged for the purpose of providing the MBDC.

To have or be able to install secure boundary with access control

3.45 The site allows for a boundary to be installed and with a single point of road access would allow for a controlled access.

Limited impact on local activities and recreational use

3.46 The site is 3.6ha in total. The proposed MBDC would essentially occupy the entire site thus the existing pitches and tennis courts on site would not be available to the public during the course of the Olympics.

Relationship to other land uses

3.47 The site is located in close proximity to residential dwellings. These are to the north only and are already subject to vehicle related issues as a result of their proximity to the A12/A406. The careful siting of the MBDC away from these dwellings could avoid potential overlooking in relation to security issues whilst also ensuring a buffer is provided to minimise the impact on amenity from the MBDC use.

24/7 Access

3.48 The site would allow for 24/7 access.

Conclusion

3.49 The site meets the long list criteria but only three of the nine short list criteria and therefore does not meet the operational need.

Site No. 13 - North Millfields

Introduction

3.50 The site is located to the north of the A104 Lea Bridge Road to the east of the junction with the A107 in Lea Bridge. It is currently used as a recreation ground.

3.51 It has a site area of approximately 3.2ha, which falls within 10% of the required 3.5ha and is therefore potentially sufficient to accommodate the MBDC. It has direct access onto the A104 via a service gate directly opposite Chatsworth Road.

Assurance of availability in 2012

3.52 This was not established due to site failing on other site criteria.

Suitable to deploy horses

3.53 The sites location is within walking distance for horses to travel to the Park Zone but they would have to cross the A12 and is therefore deemed to not meet the criteria.

No natural hazards

3.54 The site is adjacent to a river and partly located within a flood zone as highlighted on Environment Agency mapping.

Secondary access

3.55 There is no opportunity to provide a suitable secondary access.

Heavy vehicle access

3.56 The site can be accessed via the service gate for smaller vehicles but the access is severely restricted for the following reasons: i) the route within the site is tree lined and therefore would not allow for wider vehicles such as coaches to manoeuvre the site; (ii) the access is narrow; and (iii) being sited on Lea Bridge Road at the junction with Chatsworth Road would lead to congestion with vehicles seeking to manoeuvre into and out of the site.

To have or be able to install secure boundary with access control

3.57 The site allows for a boundary to be installed and with a single point of road access would allow for a controlled access. However as the site is below the base requirement albeit within 10%, perimeter enclosure will further encroach on the area and further limit operational effectiveness.

Limited impact on local activities and recreational use

3.58 The clear site area available is approximately 3.2ha in total. The proposed MBDC would essentially occupy the entire site thus the site would not be available to the public during the course of the Olympics.

Relationship to other land uses

3.59 The site is located immediately adjacent to houses and flats and would have some impact on the amenity of those residents.

24/7 Access

3.60 The site would allow for 24/7 access.

Conclusion

3.61 The site meets the long list criteria but only two of the nine short list criteria and therefore does not meet operational need.

Site No. 15 - Hackney Downs

Introduction

3.62 The site is located to the west of the A104, close to its junction with the A107 in Lower Clapton.

3.63 It has a total site area of approximately 7.4ha, however this is essentially split into six sub-areas by a series of paths. A school and various sports pitches form part of the Downs.

Assurance of availability in 2012

3.64 This was not established due to site failing on other site criteria.

Suitable to deploy horses

3.65 The sites location is within walking distance for horses to travel to the Park Zone but they would have to cross the A12 and is therefore deemed to not meet the criteria.

No natural hazards

3.66 There are no natural hazards at the site.

Secondary access

3.67 There is no opportunity to provide a suitable secondary access.

Heavy vehicle access

3.68 The south-east corner of the site is the only point which provides direct access onto an A-road. At this location there is no crossover to the A-road however.

To have or be able to install secure boundary with access control

3.69 The site allows for a boundary to be installed and with a single point of road access would allow for a controlled access.

Limited impact on local activities and recreational use

3.70 The proposed MBDC would occupy a large amount of the site but some areas would remain available to the public during the course of the Olympics.

Relationship to other land uses

3.71 The site is located immediately adjacent to houses and flats and would have some impact on the amenity of those residents.

24/7 Access

3.72 The site would allow for 24/7 access.

Conclusion

3.73 The site meets the long list criteria but only three of the nine short list criteria and therefore does not meet operational need.

Site No. 23 - Wanstead Flats

Introduction

3.74 The site is located at to the west of the A114 Centre Road and has direct access from this road. Wanstead Flats have a total site area of approximately 182 hectares. However much of the Flats are taken up by sports pitches, trees, SSSI and other natural features. The site considered is that known as the Fairground Site.

Assurance of availability in 2012

3.75 Enquiries about the site indicated that it would be available during 2012.

Suitable to deploy horses

3.76 The sites location allows for horses to travel to the Park Zone.

No natural hazards

3.77 There are no natural hazards at the site.

Secondary access

3.78 There is an opportunity to provide a suitable secondary access at the western end of the site via the car park to Lake House Road.

Heavy vehicle access

3.79 The existing crossover to Centre Road serving the Fairground Site allows for heavy vehicle access.

To have or be able to install secure boundary with access control

3.80 The site allows for a boundary to be installed along with controlled access.

Limited impact on local activities and recreational use

3.81 The use of this small part of Wanstead Flats, which equates to less than 2% of the total site area, would allow for the vast majority of recreational activities to continue. Since the proposed facility would be located on the Fairground Site, there are no sports pitches or other recreational uses to which access would be restricted. The horse trail can potentially be re-routed around the MBDC for the duration of the Games.

Relationship to other land uses

3.82 The site is located approximately 100m away from the nearest dwellings to the south. This avoids any potential overlooking in relation to security issues and ensures that there is significant buffer between the MBDC and surrounding uses minimising any potential impact in relation to noise, light etc.

24/7 Access

3.83 The site would allow for 24/7 access.

Conclusion

3.84 The site meets the long list and short list criteria and is therefore the most operationally suitable site.

4.0 SITES RAISED DURING PUBLIC CONSULTATION

4.1 The public consultation exercise allowed local residents and stakeholders to provide comments, including whether any other alternatives sites would be appropriate to serve the North East MBDC.

4.2 A total of 14 consultees suggested alternative sites, and in all 10 alternative sites were suggested. These are outlined in the table below and are assessed based on the criteria used to establish the most operationally suitable site:

Olympic Park	There is insufficient space within the Park for the MBDC. For operational reasons the MBDC needs to be set outside of the Olympic Park and beyond the 1000m post incident exclusion zone. Whilst officers will be deployed on duties relating to the Olympics, the vast majority of officers across London will not be deployed within the Olympic Park itself. Therefore it does not make sense to take officers into the park to brief them, only then to bus them out again to other parts of London for their policing duties. The Park itself will have very tight security and controlled access, and it would just be too complicated and time consuming to do this.
Hackney Marshes	The site falls within the 1000m post incident exclusion zone of the Olympic Park with the A12 between preventing ready access and is therefore unsuitable for operational reasons. East Marsh is also proposed as a coach park during the Games
Leytonstone Police Station	The original building is vacant and will be sold by the MPS by 2012. The new building is too small to cater for the number of officers who would need to use the MBDC. Using an operational police station would adversely impact upon the delivery of local policing for a 90 day period.
Bow Road Police Station	The site is too small to cater for the number of officers who would need to use the MBDC. Using an operational police station would adversely impact upon the delivery of local policing for a 90 day period.
On Corporation land opposite Alfred Hitchcock PH by the Green Man roundabout	This site was considered and was dismissed as it was impeded by topography, deep vegetation, trees and public footpaths. Access was limited via a small public carpark which is in constant use for public access to the site including the adjacent boating lake.
Drapers Field	The site falls within the 1000m post incident exclusion zone of the Olympic Park
Land in front of Dockside	This site falls outside of the site search area. In addition there is no certainty of site availability in 2012 due to pending development.

London Fields	This site was considered and dismissed for not having direct access from an A- Road nor having a clear area not subject to topographical or natural features.
Forest Gate Police Station	The building is too small to cater for the number of officers who would need to use the MBDC. Using an operational police station would adversely impact upon the delivery of local policing for a 90 day period.
Folkestone Road Depot	The site consists of a multitude of buildings, hardstanding and waste land. No single plot of land was sufficient in size to accommodate the MBDC. The site is currently in use by the Local Authority and so there is no certainty of site availability in 2012. The site falls outside of walking distance for horses.

5.0 SUMMARY AND CONCLUSIONS

5.1 The site falls within the Green Belt. Planning Policy Guidance 2 highlights that it is for the applicant to show why permission should be granted in the Green Belt.

5.2 The objective of this study was to carry out a full assessment of suitable sites that would meet the need for a MBDC for use during a temporary period over the course of the Olympic and Paralymic Games.

5.3 The study area adopted for the assessment of sites is an area outside of a 1000m post incident exclusion zone from the Olympic Park and its environs and within the boundary of the A503 to the north; A406 to the east; A13 to the south; and A10 to the west.

5.4 A total of 29 sites were in the initial search assessment. These were tested against the following key assessment criteria:

- Site Suitability: Size (approx 3.5ha) outside of a 1000m post incident exclusion zone from the Olympic Park and its environs

- Direct access from an A-Road suitable for coaches and other large vehicles and not through residential areas

- Clear area not subject to topographical or natural features

5.5 There were four sites that met these criteria which formed the short list. These were subject to further analysis in terms of additional key criteria. This analysis demonstrated that there was only one site that met all the operational criteria set out.

5.6 The assessment shows that Wanstead Flats is the best site to meet operational requirements for a temporary MBDC to serve North East London. All the other sites assessed within this study performed materially worse.

5.7 Following the public consultation exercise a number of other sites were raised by local residents. These had either already been considered or were assessed and found to not meet the operational criteria for the MBDC.

5.8 We therefore conclude that Wanstead Flats satisfies the test that there are no other suitable and available sites that could perform this function materially better.

Appendix A

APPENDIX A - SITES CONSIDERED - LONG LIST

No.	Site Location	Size Suitability: Size - (approx 3.5ha) outside of a 1000m post incident exclusion zone from the Olympic Park and its environs	Clear area not subject to topographical or natural features, such as trees, deep vegetation, ponds, rivers, pylons.	Direct Access from an 'A' Road, suitable for coaches and other large vehicles and not through residential areas.	Shortlisted site
1	Spring Hill Sports Ground		2.8ha		
2	Springfield Park		1.6ha		
3	Epping Forest - Land to the north of Snaresbrook Road	5.5ha			
4	Epping Forest - Land to the north of Snaresbrook Road		1.0ha		
5	Epping Forest - Land to the north of Whipps Cross Road		8.3ha - Trees and ground vegetation make site unsuitable	Access is restricted via a small carpark	
6	Wanstead Park Sports Ground	3.6ha			
7	Plashet Park		1.5ha		
8	Hackney Marsh	Falls within 1000m post-incident exclusion zone			
9	Mabley Green	Falls within 1000m post-incident exclusion zone			
10	Clapton Park	Falls within 1000m post-incident exclusion zone			
11	Victoria Park (area outside of 1000m inner search area)	LOCOG and other cultural events planned for this site			
12	Walthamstow Marshes		2.8ha		
13	North MillFields	3.2ha			
14	South MillFields		3.0ha		
15	Hackney Downs	7.4ha	Broken down into 6 adjoining plots largest of which is 1.8ha		
16	London Fields		2.1ha		

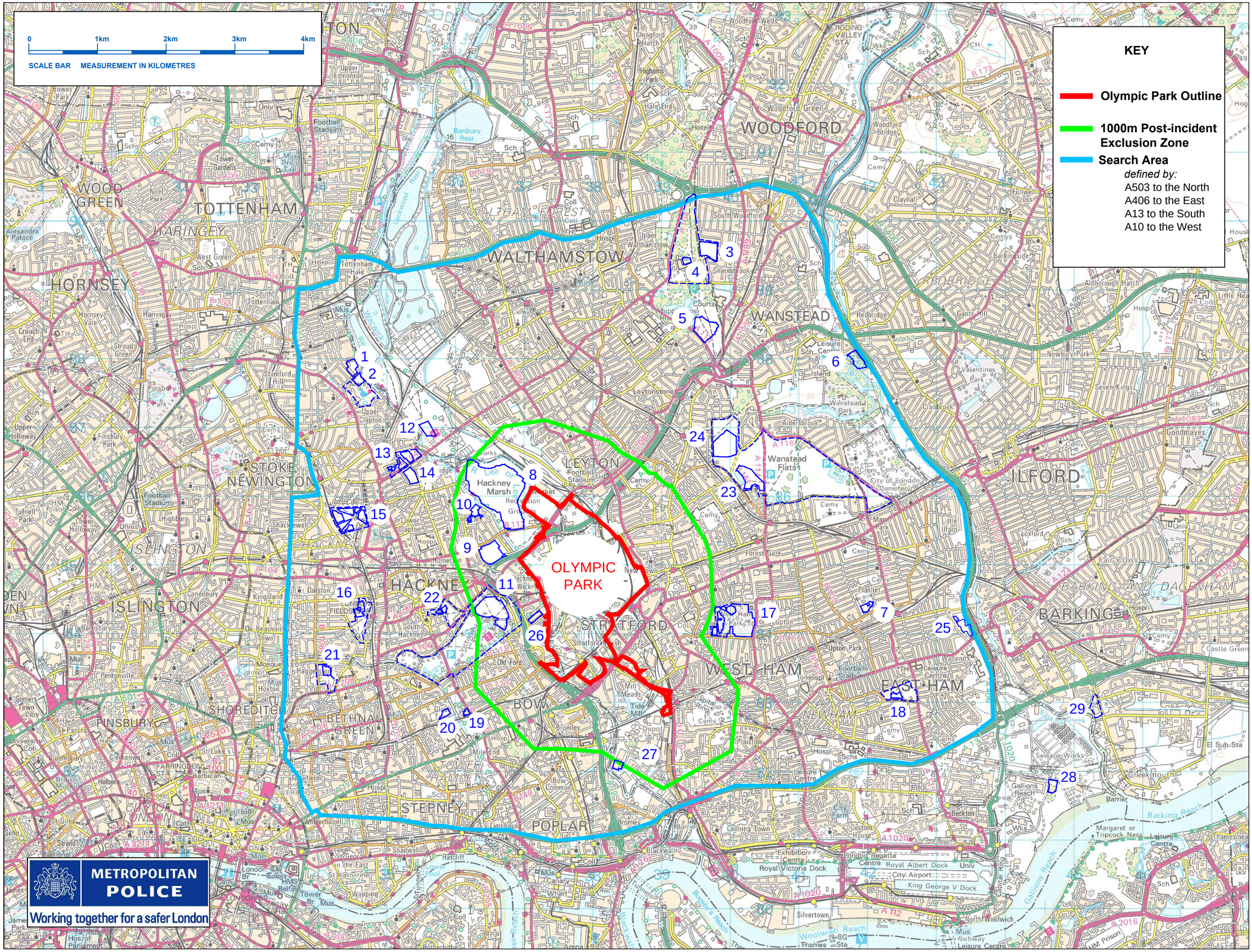
17	West Ham Park	4.5ha	Made up of 4 seperated plots largest being 2.2ha		
18	Central Park		1.1ha		
19	Mile End Park		0.6ha		
20	Meath Gardens		1.1ha		
21	Haggerston Park		1.4ha		
22	Well Street Common		0.9ha		
23	Wanstead Flats - Fairground Site	7.0ha			
24	Wanstead Flats - Harrow Road playing fields		Impact on playing fields		
25	Lady Trower Trust Playing Fields		3.0ha Obstructions include pockets of deep vegetation, trees, electrical pylons and overhead power cables.		
26	Wyke Road	Falls within 1000m post-incident exclusion zone	2.1ha		
27	Twelvetrees Crescent	Falls within 1000m post-incident exclusion zone	2ha		
28	Gemini Business Park	Falls outside of search area	1.9ha		
29	Welbeck Wharf	Falls outside of search area	4ha		

Appendix B

APPENDIX B - SITES CONSIDERED- SHORT LIST

No.	Site Location	A Assurance of availability in 2012	B Suitable to deploy horses	C No natural hazards, e.g. risk of flooding	D Secondary access	E Heavy vehicle access	F To have or be able to install secure boundary with access control	G Limited impact on local activities and recreational use	H Relationship to other land uses	I 24/7 access
6	Wanstead Park Sports Ground	Not established due to site failing on other criteria	Site beyond walking distance for horses	Falls within floodplain.	No potential for secondary access.	Access via residential road		Site contains tennis courts and football pitches.		
13	North Millfields	Not established due to site failing on other criteria	The sites location is within walking distance for horses but crosses the A12.	Located adjacent to a river and falls partly within floodplain.	No potential for secondary access.	Restricted access.		MBDC would not allow for space for local use. Football pitches on the site.	25m to housing. Overlooked. Congested, narrow local roads.	
15	Hackney Downs	Not established due to site failing on other criteria	The sites location is within walking distance for horses but crosses the A12.		No potential for secondary access	Only small area has access to A road. Very restricted access		Site includes football pitches and tennis courts which would be taken out of action	35m to housing. Congested, narrow local roads	
23	Wanstead Flats									

Appendix C



SITE INDEX

1 Spring Hill Sports Ground
2 Springfield Park
3 Epping Forest - Land to the north of Snaresbrook Road
4 Epping Forest - Land to the north of Snaresbrook Road
5 Epping Forest - Land to the north of Whipps Cross Road
6 Wanstead Park Sports Ground
7 Plashet Park
8 Hackney Marsh
9 Mabley Green
10 Clapton Park
11 Victoria Park (area outside of 1000m buffer zone)
12 Walthamstow Marshes
13 North Millfields
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24 Wanstead Flats - Harrow Road playing fields
25 Lady Trower Trust Playing Fields
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27 Twelvetrees Crescent
28 Gemini Business Park
29 Welbeck Wharf

ACKNOWLEDGEMENTS

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TITLE

Appendix C

Sites Considered for the North East MBDC

METROPOLITAN POLICE
Working together for a safer London

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PRESENTATION SCALE: Scaled as Shown
DATE: OCTOBER 2010
DRAWING No.: Site Selection - NE