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## **THE NEED CASE AND SITE SELECTION DECISION PROCESS**

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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

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## **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 is 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 alternative 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	<p>There is insufficient space within the Park for the MBDC.</p> <p>For operational reasons the MBDC needs to be set outside of the Olympic Park and beyond the 1000m post incident exclusion zone.</p> <p>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.</p>
Hackney Marshes	<p>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.</p> <p>East Marsh is also proposed as a coach park during the Games</p>
Leytonstone Police Station	<p>The original building is vacant and will be sold by the MPS by 2012.</p> <p>The new building is too small to cater for the number of officers who would need to use the MBDC.</p> <p>Using an operational police station would adversely impact upon the delivery of local policing for a 90 day period.</p>
Bow Road Police Station	<p>The site is too small to cater for the number of officers who would need to use the MBDC.</p> <p>Using an operational police station would adversely impact upon the delivery of local policing for a 90 day period.</p>
On Corporation land opposite Alfred Hitchcock PH by the Green Man roundabout	<p>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.</p>
Drapers Field	<p>The site falls within the 1000m post incident exclusion zone of the Olympic Park</p>
Land in front of Dockside	<p>This site falls outside of the site search area. In addition there is no certainty of site availability in 2012 due to pending development.</p>

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 Paralympic 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	Twelvetreeces 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 C**

