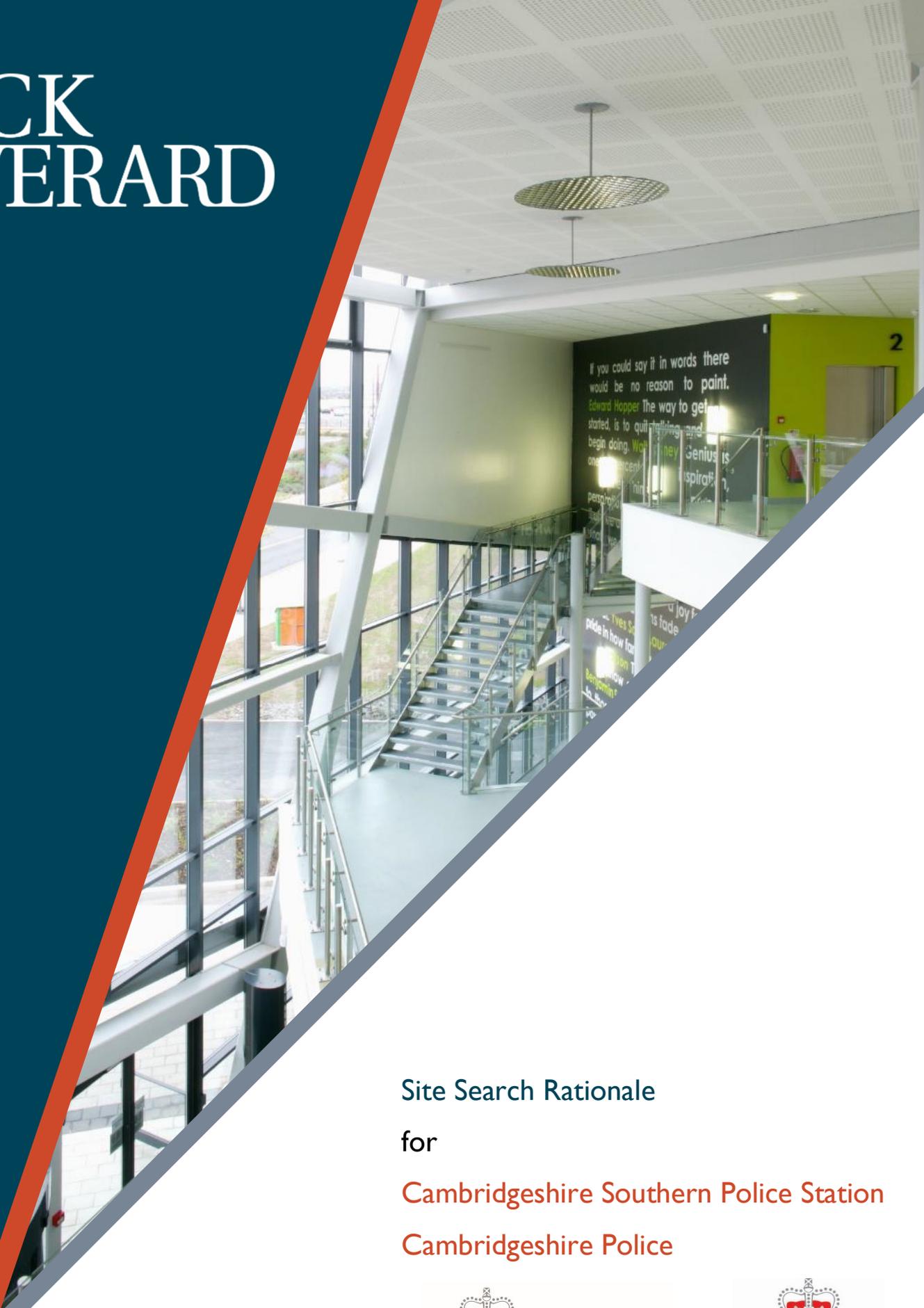


# PICK EVERARD



Site Search Rationale

for

Cambridgeshire Southern Police Station

Cambridgeshire Police



Police and Crime Commissioner  
CAMBRIDGESHIRE AND PETERBOROUGH



Creating a safer  
Cambridgeshire

## Document History

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## 1.0 Introduction

### 1.1 Purpose of this document

The aim of this document is explain the process behind the site selection for the new Cambridgeshire Southern Policing Station.

The Site Search Rational paper provides a clear description of the process adopted to find a suitable site for the relocation of Parkside Custody facility and supporting functions to a new site.

## 2.0 Process

### 2.1 Arrest hotspots

An analysis was undertaken of arrest numbers and locations within Cambridgeshire between October 2016 and October 2018 and the location of arrest was mapped.

Locations that had 25 or fewer arrests within the two-year period were not considered to be of high importance when choosing a new site, therefore, were not included on the map. Where arrest numbers were over 25 a colour coding system was used:

- Yellow: 25-50 arrests
- Orange: 51-100 arrests
- Red: 101+ arrests.

Due to arrest numbers being high in Cambridge City as a whole, the individual locations in the city were not mapped. The locations mapped are where detainees are most commonly brought to Parkside custody over Thorpe Wood or Kings Lynn.

### 2.2 Travel time and available cells

Although response time is of high importance, it is unlikely that officers will be responding from the custody facility. An officer will attend to a call whilst on patrol or from the location of a previous call.

From the moment of arrest the detainee can only be held for 24 hours before they need to be charged or released. To enable the investigation team as much time as possible with the detainee it is imperative that no time is wasted on the journey to custody.

Another key aspect that highlights the importance of minimal travel times is the safety of officers and detainees whilst in transit. Extended travel time and distance increases risk of potential harm during transfer from point of arrest to point of detention. This risk needs to be kept to a minimum. Therefore, travel time in this situation is from the place of arrest to custody, rather than response time from custody.

The designated search area for the new site ensured that travel time from point of arrest to custody would be within the 30 minutes transfer time.

#### 2.2.1 Existing custody

Custody in Cambridgeshire is covered by Thorpe Wood, Kings Lynn and Parkside with two contingency suites; March and Huntingdon, as shown in Appendix A, for known busy periods or planned maintenance.

Thorpe Wood and Kings Lynn had their travel times mapped to display the area within a 30 minute travel zone.

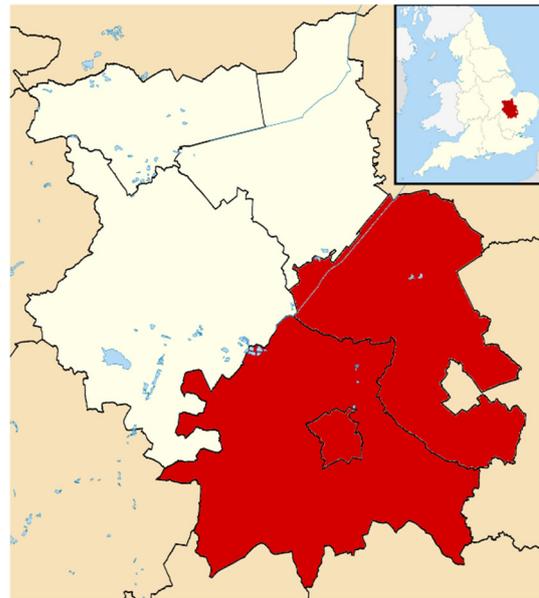
The area of site search was further mapped by identifying the locations of the County not within the Thorpe Wood/Kings Lynn 30 minute zone. This resulted in the triangular zone of search, which would provide a location for any new custody facility, that would provide optimal regional coverage.

### 2.3 Cambridge Local Development Plan

Cambridgeshire is divided into local authorities, there are five district councils; Cambridge City Council, South Cambridgeshire District Council, East Cambridgeshire District Council, Huntingdonshire District Council and Fenland Council, and Peterborough acts as a separate unitary authority.

The Cambridgeshire Southern Police Station is to primarily serve Cambridge City, South Cambridgeshire and East Cambridgeshire (highlighted red). Due to the highest demand being in Cambridge City and south Cambridgeshire area these Local Plans were evaluated. The Local Plans in place for Cambridge City Council and South Cambridgeshire District Council advises on the Councils vision, policies and proposals for the future development and land use within their borders to 2031. Between the two Local Plans there were 5 housing developments of interest to the project;

- Clay Farm- 2,250 dwellings,
- Cambourne- 2,350 dwellings,
- Bourn Airfield- 3,500 dwellings,
- Waterbeach- 9,000 dwellings, and,
- Northstowe- 10,000 dwellings.



Cambridgeshire district council's division

### 2.4 The site area

The sites of future housing developments were taken into consideration, as an increase in housing and therefore population, is predicted to increase police demand.

The search area [Appendix B] of the site sits on the north border of Cambridge city within a road network comprising of A and M classified roads. This area is desired as it increases accessibility to the custody throughout the county, meeting operational needs.

The following factors: arrest hotspots, travel time, future developments, and increased demand, are all linked in the search for a new site and shown within the green shaded triangular area.

## 3.0 Site Analysis Matrix

The planning consultant and land agent were provided with the search area and requested to find appropriate sites for the new police station. The site analysis matrix will act as a filter system to dismiss unsuitable sites that do not meet Cambridgeshire Constabulary's operational needs as set out in their aims and objectives for the project. The site analysis consists of three stages;

- **Stage I** - Initial site assessment; The desired outcome of stage I is to reduce the number of sites that are too remote with poor access and will result in longer travel times.

- **Stage 2** - Detailed site assessment; Stage 2 goes into depth and has more specific criteria. This stage focuses on excluding sites that could result in avoidable costs to the project, whilst taking into consideration staff and public. The scoring system allows for fair and transparent site comparison aligned to the clients aims and objectives.
- **Stage 3** - Due diligence; Stage 3 is a detailed due diligence of a minimum 3 sites that meet the client's operational needs.

Each stage is detailed below:

### 3.1 Stage 1

- **Planning;** The planning criteria looks at the sites designated use to ensure a smooth planning application process. Ideally the site would be designated for C2A (Secure Residential Institution) usage/development in the Local Plan, in the case of limited or no C2A sites, the next best classification is a B2 (general industrial) site. However, due to an operational requirement to be within the search area it encompasses a range of sites including areas of Greenbelt.
- **Location and infrastructure;** as mentioned previously, travel times need to be minimal for the safety of the officers and the detainee. This means the site will require access to main roads which should in turn allow coverage to a large percentage of arrest hotspots. This criterion aims to eliminate sites that are too remote or only have access to limited routes covering Cambridgeshire.

### 3.2 Stage 2

- **Legal;** Covenants on the land were checked to ensure that there are no restrictions on the land, such as an easement, and if there are that they are manageable, and will not hinder the development of the project.
- **Planning;** the planning section is used to disregard sites with heavy restrictions such as Tree Preservation Orders (TPOs), listed buildings and conservation areas, which would impact on design proposals.
- **Size, shape and massing;** Size, shape and massing are covered to reduce the chance of a site that is undevelopable being chosen. It aims to find a site suitable for a 2-storey police station that makes best use of land but has provision for future expansion.
- **Land;** The criteria under land has been designed to avoid sites that could have an unnecessary negative impact upon the project, such as existing use, archaeological issues, flood risk, ecology issues, and services, can result in excessive costs and delays to the project.
- **Location and infrastructure;** The final section in stage 2 concentrates on the proximity of the site to other neighbours and the ease of access to public transport. The aim is to find a site that is separate from sensitive neighbours but can provide convenient access points for police vehicles and to an environment that allows staff and released detainees access to public transport and amenities. This can achieve cost savings as Cambridgeshire Police may not need to provide some on site staff facilities, if these are readily available in the locality.

### 3.3 Stage 3

This stage will concentrate on a minimum of 3 specific sites to evaluate whether the site can meet the clients needs within the budget and time frame. It may preferable to visit these sites, to assess and compare before making a final site choice.

### 4.0 Summary

This approach has been adopted to support any potential planning challenges and to ensure that there is complete transparency regarding the spending of public monies.

# Appendix A

## Existing custody provision

