



Creating a safer
Cambridgeshire

To: Business Coordination Board

From: Chief Constable

Date: 31 July 2019

Securing a Site for the Southern Police Station

1. Purpose

1.1 To inform the Board about progress in finding a site for the southern police station.

2. Recommendation

2.1 The Board is recommended to:

- a. Note the Full Business Case, site search and preferred location at Milton.
- b. Note the early engagement with members of the public and stakeholders.

3. Background

3.1 In March 2018 the Business Coordination Board (BCB) endorsed work to progress proposals to provide a new facility for a Cambridgeshire Southern Police Station.

3.2 The Constabulary's operational requirements and the case for change in the southern part of the county are covered in a separate paper. This report focuses on the work undertaken to find a site to meet the operational requirement.

3.3 Due to the requirement to provide 24 cells (currently 12 in operation) and the space impact of the Home Office Design Guide, it is not possible to construct the Police Station on the current 0.5ha (1.25acre site).

- 3.4 The strategic and functional criteria for identifying a suitable location for the new facility have been established and a full site search within the defined area has been carried out.
- 3.5 On 28th February 2019 the BCB was provided with the background to the Decision Notice for the Option Agreement for Cambridgeshire Southern Police Station which was signed on 25th February 2019. It was also confirmed that the final full business case will be reported to BCB following Project Board consideration.
- 3.6 The Project Board approved the Full Business Case on 17th July 2019.
- 3.7 The proposal to build a new police station on the outskirts of Milton, Cambridge has been subject to stakeholder and public engagement.

4. The Full Business Case

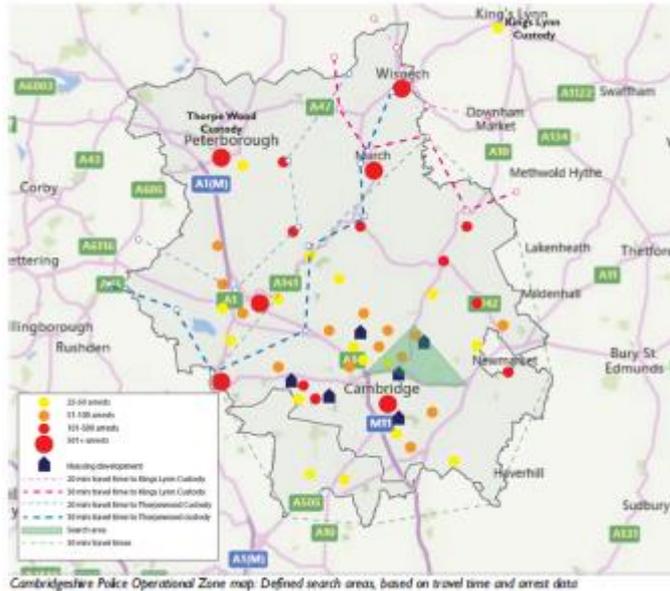
- 4.1 The Full Business Case (FBC) has been commissioned by Cambridgeshire Constabulary, working closely with the Police and Crime Commissioner (PCC), to collate information and data to establish the business case for a new police and custody facility. This FBC is written in accordance with HM Treasury Green Book and will be published following approval by the Commissioners Business Co-ordination Board.
- 4.2 The FBC compiles the data to support the need for a new facility, taking into consideration the existing and potential offer provided by Parkside, and considers the best approach to providing custody and Police functions to serve the southern area of Cambridgeshire.
- 4.3 The site search is detailed in the FBC and summarised in the following section.

5. Site Search

- 5.1 In March 2017 MP Real Estate were appointed to act as land agent on the constabulary's behalf, and have undertaken a number of site searches with the latest undertaken in January 2019.
- 5.2 Operational requirements will inform the best geographical location for the new facility, such requirements include:
 - Travel time from point of arrest
 - Where arrests are happening
 - Ease of access to main road network
 - Parking Availability for operational vehicles and staff
 - Transportation links for detainee on release and staff travel to/from work
- 5.3 Although response time is of high importance, it is less likely 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.
- 5.4 A 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. Guidance dictates that an intoxicated detainee needs to be roused and spoken to at least every 30 minutes to check on their condition. This can be difficult during van

transfers to custody. This risk needs to be kept to a minimum and a 30-minute maximum travel time can therefore be justified. Therefore, travel time in this situation is from the place of arrest to custody, rather than response time from custody.

- 5.5 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. 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. The three core site considerations are:
1. Assessment of travel distances and area coverage of Cambridgeshire Police: ensuring that there is a custody facility within a travel time of 30 minutes relative to the location of an incident anywhere within the County
 2. Assessment of the location of arrest across Cambridgeshire within a 2-year period, to identify potential “hot spots” of arrest
 3. Locations of future large housing developments and centres of population growth, to ensure some future proofing of any new facility to be able to deliver efficient policing to new communities.
- 5.6 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 following projected housing growth was taken into account:
- Clay Farm- 2,250 dwellings,
 - Cambourne- 2,350 dwellings,
 - Bourn Airfield- 3,500 dwellings,
 - Cambridge Northern Fringe East – 5,500 dwellings
 - Waterbeach- 9,000 dwellings, and,
 - Northstowe- 10,000 dwellings.
 - Milton – 6000 dwellings approx.
- 5.7 This analysis has identified and focussed on an area of search to the north of Cambridge along the A14 and A10 corridors as being the ideal location for the Southern Police Station.



5.8 The planning consultant and land agent were provided with the search area and requested to find appropriate sites for the new police station. A site analysis matrix acted as a filter system to dismiss unsuitable sites that did not meet Cambridgeshire Constabulary’s operational needs as set out in their aims and objectives for the project. The site search rationale is shown in **Appendix 2** but in summary the site analysis consisted of three stages;

- **Stage 1** - Initial site assessment; The desired outcome of stage 1 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 client’s 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. All three sites are in greenbelt and a further commission is in progress to understand the site of least harm to the greenbelt.

5.9 The process has led to the prospect of development in the Green Belt to the north of Cambridge where it is recognised that planning permission will only be granted provided that very special circumstances are found to exist and that the harm to the green belt is the minimum possible.

5.10 The preferred site is an 8 acre plot to the south of Milton Park and Ride. An Option Agreement has been secured to allow site due diligence and to undertake local engagement ahead of any planning application.

6. Engagement

In order to identify and better understand local concerns with regards to the proposal to build a new police station at Milton, a scoping survey was undertaken to seek the early views of the public and stakeholders by the Office of the Police and Crime Commissioner. The concerns raised will help inform future consultation and engagement on this project in the weeks to come.

The question presented to stakeholders and the public was: What do you think of the Police and Crime Commissioner's proposal to build a new police station on the outskirts of Milton, Cambridge? The survey ran from 10th June until 19th July and during this time communication and engagement activities were held in Cambridge City and South Cambridgeshire. People were asked to complete an online survey or telephone/email their responses.

Summary

In response to the question "*What do you think of the Police and Crime Commissioner's proposal to build a new police station on the outskirts of Milton, Cambridge?*" a total of 375 responses were received of which 294 were completed online with 81 via email or telephone. **The majority of responses were supportive of the proposal.**

The demographic data collected demonstrates that a wide range of people participated and engaged in the survey and of a makeup that closely representative of the area as a whole. Of those who identified the area where they lived (294), 166/56.5% selected **South Cambridgeshire** with 64/21.8% comments received from residents from **Cambridge City**. The remaining 64/21.7% were spread between East Cambs, Fenland, Huntingdonshire, Peterborough and outside the county.

Whilst the majority of the responses were supportive of the proposal, there were a number of concerns raised. The recurring themes of the concerns were:

- In favour of the proposed location, however concerns such as increased traffic, noise pollution, dispersal of offenders and police response times.
- City Centre preferred location due to accessibility, response times, greenbelt and having a city presence

The vast majority of the responses received, where the person identified where they lived, were from South Cambridgeshire and Cambridge City. Broadly speaking the concerns from the Cambridge City residents were around the police presence in the city. The majority of the South Cambridgeshire responses were positive, however where concerns were raised, they related more to the specific location proposed such as the dispersal of people held in custody and increased traffic and noise pollution.

7. Equality Impact Assessment

An equality impact assessment has been undertaken and is subject to a separate report to BCB.

8. Recommendation

8.1 The Board is recommended to:

- a. Note the Full Business Case, site search and preferred location at Milton.
- b. Note the early engagement with members of the public and stakeholders.

BIBLIOGRAPHY

Source Document	Cambridgeshire Constabulary Estate Management – Project Files
Contact Officers	Colin Luscombe, Director of Estates and Elly McKee, Estate Management Surveyor, Cambridgeshire Constabulary