



To: Business Coordination Board

From: Chief Executive

Date: 12 June 2014

PLANNING GAIN - NORTH WEST CAMBRIDGE & SOUTHERN FRINGE DEVELOPMENTS

1. Purpose

- 1.1 To consider the Planning Gain proposed for the North West Cambridge and Southern Fringe Development.

2. Background

- 2.1 NW Fringe - The University of Cambridge have been granted outline planning consent for the development of 3,000 homes, accommodation for 2000 students, 100,000 sq m of research facilities and community facilities/infrastructure. Police Planning Gain has been secured for 200m² of office as a consequence of this development. The Agreement would be for 25 years at £1pa but a service charge would be payable for all on-costs.
- 2.2 Clay Farm (Southern Fringe) – To support the policing of a development of circa 4,000 homes Planning Gain has been secured for 150m² of office space within a shared service centre. Although no capital contribution or rent payments are due the Police would be responsible for a percentage of service charge and on-costs.
- 2.3 In October 2013 the following was sent to the project managers for both the NW Fringe and Clay Farm:

“Further to our negotiations on the Police S106 contributions and the proposed touchdown space within the Local Centre please note that currently I am not in a position to provide a final commitment to this project. The Police are concluding a review on working practices which is likely to enhance public interaction by minimising the requirement of Officers and Staff to return to fixed locations during their shift. It is anticipated that a revised property specifications will be available from April 2014 at which point I will be able to re-engage with this process. I apologies for the lack of

certainty over this interim period and hope to have positive discussions with you in the near future.”

3 Current Position

- 3.1 Policing in England is entering a new phase of change as the force adopts new ways of working in order to improve the efficiency and effectiveness of the service.
- 3.2 The change programme, Operation Metis, will allow officers to make use of new mobile technologies to enable them to access information quickly and also to process paperwork more efficiently, all while out and about. This means they spend less time at their desks and more time in the community.
- 3.3 Continual improvement to the 101 telephone service represents a major access point for non-emergency enquires.
- 3.4 A Pilot contact point within Sainsbury’s, Bretton is underway and it is expected to reach a wider customer base with increased public engagement compared to police stations or shared premises.
- 3.5 Changes to the ways of working means that there is less of a need for officers to return to a fixed base during their shift.

4 Summary

- 4.1 The Planning Gain accommodation on the NW Fringe and Clay Farm is no longer considered essential by the Local Policing Command for the policing of those new communities due to the new ways of working being introduced by the Metis project.
- 4.2 To proceed with these Agreements and take occupation would increase the estate revenue costs at a time when revenue savings are required.
- 4.3 Withdrawing from the schemes may cause financial issues for the other public service occupiers and this is unfortunate.
- 4.4 The issues have been considered by Estates Sub Group and concluded that proceeding with these additional offices would not be consistent with the change programme.

5 Recommendation

- 5.1 That the Business Coordination Board support the withdrawal from the Police S106 Agreements on the NW Fringe and Clay Farm (Southern Fringe).

BIBLIOGRAPHY

Source Document(s)	Estate Management – Property Files
Contact Officer	Colin Luscombe – Director of Estates 01480 422423 OPCC