



**Greater Cambridge Draft Local Plan 2024-2045
Infrastructure Delivery Plan Consultations – December 2025**

**Proposed Housing Growth
(48,195 Homes : 122,897 Population)**

**Police Infrastructure & Facilities Provision
&
Developer Funding Requirements**

Cambridgeshire Constabulary Evidence Base

IDP Addendum

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Introduction

Greater Cambridge & North East Cambridge Infrastructure Delivery Plans

1. Cambridgeshire Constabulary (CC) has been liaising with Greater Cambridge Shared Planning Services (GCSPS) and its consultants at the stakeholder consultation stages of the Greater Cambridge Local Plan Review.
2. The purpose of this engagement is to identify the scope, level and cost of police infrastructure and facilities required to mitigate and manage the planned housing and population growth proposed by the Draft Greater Cambridge Local Plan (DGCLP).
3. CC submitted evidence to inform the developer funding requirements for the North East Cambridge Area Action Plan IDP in April 2025, and the Greater Cambridge Local Plan IDP in August 2025.
4. The CC evidence is resubmitted for information purposes and the two evidence bases are included as **Accompanying Documents** to this submission.
5. This document comprises **IDP Addendum Evidence** to assist with the update of both the Greater Cambridge Local Plan IDP and the North East Cambridge Area Action Plan IDP.
6. This approach is consistent with National Planning Policy Framework (NPPF) advice for the preparation of Plans to be shaped by early, proportionate and effective engagement between plan makers and infrastructure providers, to set out the infrastructure contributions expected from development.
7. The Government's definition of 'infrastructure' is outlined overleaf.

Definition of Infrastructure

Levelling - up & Regeneration Act 2023

8. The definition of infrastructure is outlined in Schedule 12, Section 204N (3) of the Levelling - up and Regeneration Act 2023 which states;

In this section (except subsection (4) and sections 204G, 204O(2), 204P(2), 204Q and 204Z “infrastructure” includes –

- a) roads and other transport facilities,**
- b) flood defences,**
- c) schools and other educational establishments,**
- d) medical facilities,**
- e) sporting and recreational facilities,**
- f) open spaces,**
- g) affordable housing,**
- h) facilities and equipment for emergency and rescue services ***
- i) facilities and spaces which –**
 - (i) preserve or improve the natural environment, or**
 - (ii) enable or facilitate enjoyment of the natural environment**
- j) facilities and spaces for the mitigation of, and adaptation to, climate change.**

Police Facilities

9. With this approach in mind, and in the context of the Greater Cambridge plan making process, police facilities are defined as follows;
- ❖ Additional or enhanced police station (Local Policing Team) floor space & facilities, including fit out & refurbishment;
 - ❖ Custody facilities;
 - ❖ Interview suites for vulnerable victims;
 - ❖ Touch down points;
 - ❖ Communications, including ICT & provision of digital infrastructure, hardware & software to meet the demands of a growing population;

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- ❖ Speed Camera/ Automatic Number Plate Recognition Technology (ANPR);
- ❖ Police vehicles;
- ❖ Funding for additional staff resources, incorporating the recruitment, training, equipping & tasking of Police Community Support Officers (PCSO's) during the construction phase of residential development, & recruitment, training & equipping of Local Policing Area Team Officers (LPTO's) during the occupation phase of residential development;

Greater Cambridge Planned Housing Growth

10. Policy S/JH: New Jobs & Homes of the DGCLP provides for the following level of growth over the plan period 2024-2045;

- ❖ A minimum of 48,195 homes – equating to a broad population increase of 122,897;

11. This level of growth will lead to a significant increase in resource demand, and have a significant impact on the Police Service which is operating at capacity, as outlined in earlier evidence bases.

12. This would require an appropriate level of developer funded police infrastructure/ facilities to mitigate and manage the impacts arising, through the provision of additional community safety, cohesion and policing activities – implemented in line with the **Police & Crime Plan 2025-2028**.

13. Developer funded police infrastructure/ facilities are therefore required to support the creation of safe, strong, healthy, resilient and vibrant new places, which would enable sustainable development to be achieved.

Greater Cambridge Strategic Growth Areas & Sites

14. The proposed strategic growth areas and sites (>250 dwellings) incorporating the North East Cambridge growth scenarios, are set out in **Table 1** below, along with budgetary costs for developer funded police infrastructure/ facilities.

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Table 1 – Police Infrastructure/ Facilities Cost Summary (Housing Growth Areas) – Developer Funded Cost Estimates

Growth Area Location (Homes)	Infrastructure/ Facilities	Cost (£)	Delivery Partner	Prioritisation	Phasing
Cambridge Urban Area – NE Cambridge: Scenario 1 (7,835 homes)	Police infrastructure & facilities *1	1,527,825 *2 *3	CC/Developers	Essential	Across the plan period & beyond *4
Cambridge Urban Area – NE Cambridge: Scenario 2 (7,395 homes)	Police infrastructure & facilities *1	1,442,025 *2 *3	CC/Developers	Essential	Across the plan period & beyond *4
Cambridge Urban Area – NE Cambridge: Scenario 3 (90 homes)	Police infrastructure & facilities *1	17,550	CC/Developers	Essential	Across the plan period
Edge of Cambridge – Cambridge East/ Airport (8,000 homes)	Police infrastructure & facilities *1	1,560,000	CC/Developers	Essential	Across the plan period
Edge of Cambridge – NW Cambridge/ Eddington (5,550 homes)	Police infrastructure & facilities *1	1,082,250	CC/Developers	Essential	Across the plan period
Land btw Huntingdon Rd & Histon Rd (2,700 homes)	Police infrastructure & facilities *1	526,500	CC/Developers	Essential	Across the plan period
New Settlements - Cambourne North (13,000 homes)	Police infrastructure & facilities *1	2,535,000	CC/Developers	Essential	Across the plan period & beyond
New Settlements - Cambourne (2,350 homes)	Police infrastructure & facilities *1	458,250	CC/Developers	Essential	Across the plan period
Land adj A11 & A1307 @ Grange Farm (6,000 homes)	Police infrastructure & facilities *1	1,170,000	CC/Developers	Essential	Across the plan period
New Settlements - Northstowe (8,180 homes) *5	Police infrastructure & facilities *1	1,595,100	CC/Developers	Essential	Across the plan period
New Settlements – Waterbeach New Town (11,000 homes)	Police infrastructure & facilities *1	2,145,000	CC/Developers	Essential	Across the plan period & beyond
Wellcome Genome Campus (1,500 homes)	Police infrastructure & facilities *1	292,5000	CC/Developers	Essential	Across the plan period
Land south of Babraham Rd, Sawston (280 homes)	Police infrastructure & facilities *1	54,600	CC/Developers	Essential	Across the plan period
All Locations: 58,650 – 66,395 Homes *6 *7	Total	11,436,750 – 12,947,025			

Notes

*1 Police infrastructure/ facilities are comprised as follows;

- Additional or enhanced police station (Local Policing Team) floor space & facilities, including fit out & refurbishment;
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- Interview suites for vulnerable victims;
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- Communications, including ICT & provision of digital infrastructure, hardware & software to meet the demands of a growing population;
- Speed Camera/ Automatic Number Plate Recognition Technology (ANPR);
- Police vehicles;
- Funding for additional staff resources, incorporating the recruitment, training, equipping & tasking of Police Community Support Officers (PCSO's) during the construction phase of residential development, & recruitment, training & equipping of Local Policing Area Team Officers (LPTO's) during the occupation phase of residential development;

*2 Applying the CC standard charge @ £195/dwelling

*3 There is a need for a new safe & secure storage facility (50m²) for the purposes of retaining high risk seized items such as e-bikes & lithium batteries – costed @ 50m² x £5,000/m² = £250,000 which would form part of the £1,527,825 budget. The Constabulary envisage a contribution of £40,000 from its major works budget - with the balance (£210,000) being provided by developer funding

*4 On the assumption that relocation of the waste - water treatment plant is funded via other sources

*5 2,000 of 10,180 homes delivered to date

*6 This figure includes the delivery of homes beyond the plan period & would lead to an averaged population increase of $2.55 \times 58,650 = 149,557$ & $2.55 \times 66,395 = 165,987$ population increase – Cambridge City & S Cambridgeshire average household sizes @ 2.7 + 2.4 (5.1) divided by 2 = 2.55: ONS NOMIS 2024/ LA data

*7 There is an additional requirement for a city centre site to replace the former Parkside Police Station which is no longer fit for purpose & due for disposal. A budgetary cost of £850-£950,000 is likely to be necessary to secure new/ leasehold premises & the Constabulary envisage a contribution of £500,000 from its major works budget - with the balance (£350,000-£450,000) being provided by developer funding

Greater Cambridge Local Plan IDP: December 2025 - Updates

15. The updates requested to the Greater Cambridge IDP are outlined in a table format at **Table 2** below.

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Table 2 – Updates to the Greater Cambridge IDP: Police Service

IDP Sections To Be Updated				
GCLP IDP Chapter 14 – Emergency Services	Section 14.1 Existing Situation	Section 14.2 Future Needs	Table 14.3 Priority Projects *1	Table 18.1 - Cost summary for identified infrastructure projects *1
Police	Reference to be made within the text to the fact that the Constabulary is operating at capacity	<p>Application of the standard charges to new development identifies developer funding of £11,436,750 – £12,947,025</p> <p>The text in para 3 (p.92) ought to be updated as follows <u>“Longer term needs for new estate to address the additional demands arising is under review, and a city centre site to replace the former police station at Parkside is currently being sought with an indicative project cost of £850,000 -£950,000 a significant component of which (£350,000 - £450,000) would need to be developer funded.</u></p> <p><u>A standard charge of £195 per dwelling has been developed by the Constabulary to cover the projected investment in the police estate, communications/ ICT digital infrastructure/ hardware & software, speed camera/ANPR, vehicles & Police Community Support/ Local Policing Area Team Officers recruitment/training/equipping/tasking, to increase operational efficiency and add the additional capacity required as a result of the housing growth.</u></p> <p><u>Applying this standard to the overall amount of housing set out in the Plan would equate to developer contributions of £11,436,750 – £12,947,025 over the plan period to 2045 & beyond.</u></p>	<p>Update the text related to the delivery of a new police station in Cambridge City Centre under the ‘cost (£million)’ & ‘Phasing’ subheadings from ‘TBC’ to <u>“£850,000-£950,000” & “2025-2030”</u></p> <p>Add an additional row to take account of the budgetary requirement for the provision of the wider range of police infrastructure/ facilities in connection with all the strategic sites >250 dwellings outlined in CC evidence – the need for any further estate provision/ extension/modernisation to be advised at the pre-application stages – delivery partner(s) are <u>“CC/Developers”</u></p> <p>The gross budgetary requirement/ cost (£ million) is as follows;</p> <p><u>*£11,436,750 – £12,947,025</u></p> <p>The gross developer funded budgetary requirement/cost (£million) less the Constabulary’s £540,000 major works contribution is as follows;</p> <p><u>*£10,897,750 - £12,407,025</u></p> <p>CC acknowledge that these budgetary guidelines would be discounted to take account of local plan/ site viability considerations</p>	<p>Update the emergency services infrastructure typology by separating it into fire & rescue, police & ambulance typologies</p> <p>Add budgets for each typology – Police Service has a Total Cost Estimate (£ million) as follows;</p> <p>* £11,436,750 – £12,947,025</p> <p>The principal funding sources would be Developers/ Cambridgeshire Constabulary</p>

Notes

*1 Table 18.2 Infrastructure Delivery Schedule to be updated accordingly

16. The updates requested to the North East Cambridge Area Action Plan IDP are outlined in a table format at **Table 3** below.

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Table 3 – Updates to the North East Cambridge Area Action Plan IDP: Police Service

IDP Sections To Be Updated				
NEC AAP IDP – Social Infrastructure (5.5) (Amended Section 5.5.3)	Sub headings – Baseline/ Stakeholders/Gap & Future Needs/Strategy & Priority Projects/ Phasing, Costs & Funding/Prioritisation	Sub heading -Summary (Amend Table 5-13) Police Infrastructure/Facilities Cost Summary	Table 6.1 - Cost Summary for Identified Infrastructure	Table 6.3 Infrastructure Schedule for Identified Infrastructure
Police	Reference to be made to the evidence submitted by CC in August 2025 (as amended by the information in Table 2 above) which provides information for each subheading above	Insert information as follows *Project – Police infrastructure/ facilities provision *Description – Police infrastructure/ facilities provision *1 *2 *3 *Cost (£ million) – 0.01755 – 1.528 *Delivery partner(s) – CC/Developers *Prioritisation – Essential mitigation *Phasing – Across the plan period to 2045	Insert information as follows *Typology – Social Infrastructure/ Police *Total cost estimate (£million) ▪ 0.01755 – 1.528 *Total Funding (£ million) ▪ 0.04 Total Residual Gap (£ Million) ▪ 1.478 ** Table 6.2 – Residual Cost Schedule *Infrastructure Typology – Police *2025-2029/ 2030-2035/2036-2041 - 0.369 each 5-yr period (residential) *Plan Period – 1.107 *After 2041 – 0.369 *Total – 1.478	Insert information as follows *Typology – Social Infrastructure/ Police *Project Title – Police Infrastructure/Facilities *Cost (in £ million) ▪ 1.528 *Funding – partially funded *Source of Funding – S106/CC *Residual Gap (in £ million) ▪ 1.478 *Lead Delivery Partner – CC/Developers *Prioritisation – Essential *Phasing – equally across each 5 yr period of the local plan commencing in 2025 - 2029 & after 2041

Notes

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