



**North East Cambridge Area Action Plan
Infrastructure Delivery Plan February 2025**

**Proposed Mixed Use City District
(8,350 Dwellings : 17,135 Population & 15,000 Jobs)**

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

**Cambridgeshire Constabulary Evidence Base
April 2025**

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Introduction

North East Cambridge Infrastructure Delivery Plan

1. Greater Cambridge Shared Planning Service (GCSPS) are currently preparing an Infrastructure Delivery Plan (IDP) to identify the infrastructure and facilities required to support planned growth in North East Cambridge.
2. The Proposed Submission North East Cambridge Area Action Plan Regulation 19 Development Plan Document, November 2021 (AAP) once adopted, is intended to provide a statutory framework for guiding phased development in North East Cambridge over the period 2021- 2041 and beyond.
3. The AAP envisages the development of a low carbon new city district comprising 8,350 dwellings (17,135 population) and 15,000 jobs, which would make a significant contribution to meeting the wider housing and employment needs of the Cambridge Sub-Region.
4. This strategic level of growth would have a significant impact on the operational capacity of Cambridgeshire Constabulary (CC) requiring developer funding for additional police infrastructure/ facilities in order that planned growth is appropriately mitigated and managed.
5. The draft IDP currently omits any reference to, or requirement for police service provision, which is not considered to be appropriate in plan making terms.
6. The approach is considered to be inconsistent with National Planning Policy Framework (NPPF) advice which requires plans to be shaped by early, proportionate and effective engagement between plan makers and communities, local organisations, businesses, infrastructure providers, operators and statutory consultees.
7. The scope and level of police infrastructure/ facilities required, along with its justification is outlined in a format for inclusion within the draft IDP below.

Proposed Text for Inclusion Within the Draft IDP

5.5 Social Infrastructure

5.5.4 Police

Baseline

8. The Crime and Disorder Act 1998 (Section 17) places a duty on local authorities to reduce crime and disorder within the community.
9. The National Planning Policy Framework requires the planning system to be plan led, with plans contributing to the achievement of sustainable development being shaped by early, proportionate and effective engagement between plan makers and infrastructure providers.
10. Cambridgeshire Constabulary is an essential social infrastructure provider in this respect, who work closely with communities to provide community cohesion and policing in line with the **Police & Crime Plan** – to support the creation of strong, healthy and vibrant new places.
11. There are no Police Stations in the North East Cambridge (NEC) area.
12. In the Greater Cambridge area police services are operated from Cambridge Parkside Police Station, Milton Police Station (under construction replacing Parkside in 2026) a proposed new Cambridge City Centre Police Station, Cambourne Police Station and Sawston Police Station.

Stakeholders

13. CC is responsible for providing police services within the NEC area, and works closely with its blue light and health partners, incorporating Cambridgeshire Fire & Rescue Service and the East of England Ambulance Service NHS Trust.
14. Engagement and liaison with Local Planning Authorities (LPA's) particularly in the Greater Cambridge Area, is increasingly important to plan effectively and develop strategies to mitigate and manage the high levels of committed and planned housing and population growth in Policy 1 of the AAP, which identifies NEC for 8,350 homes (17,135 population) along with infrastructure and facilities provision.

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Gap & Future Needs

15. The high rate of population increase within the Greater Cambridge Area has resulted in an additional 35,170 usually resident persons (+13%) over the 10-year census period 2011 – 2021, along with continued growth to 2025.
16. The population increase has had a significant impact on police services which are currently operating at capacity.
17. CC anticipate significant additional demand being placed on its operations by the 8,350 dwellings (17,135 population), both partly committed and being planned for in the NEC AAP, leading to an increase in calls for service which could include crime to persons and property.
18. In addition, in order to integrate emerging and new communities, support the creation of strong, healthy and vibrant new places, it is necessary for an appropriate level (and duration) of community safety, cohesion and policing to be provided across the construction and occupation phases of the new housing areas being planned for in NEC.
19. The additional demand would require new developer funded police infrastructure and facilities, in order to achieve sustainable development and provide for an appropriate level of community safety, cohesion and policing, in line with the objectives of the **Police & Crime Plan**.
20. The range of police infrastructure/facilities are outlined below.

Strategy & Priority Projects

21. The CC **Estates Strategy** is currently under review with the objective of making more intense use of existing premises, where feasible, and modernising the estate where it is no longer considered to be 'fit for purpose'.
22. A new Police Station & Custody Suite is currently under construction at Milton which will replace ageing facilities at Cambridge Parkside Police Station. Whilst this is likely to provide additional capacity for the foreseeable future, further floor space capacity is likely to be required further into the AAP period.
23. In addition, due to the changing demands on policing there is a pressing need for new safe and secure storage capacity now, and a 50m² facility is envisaged for the purpose of retaining 'high risk seized items' such as e-bikes, scooters and lithium batteries.
24. This could be located at the Milton Site and may need to take the form of secure containers or compounds.

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25. The additional police infrastructure and facilities to mitigate and manage the impacts of NEC growth would be determined by CC, and may take the following form;

- ❖ Additional or enhanced police station (Local Policing Team) floor space & facilities, including fit out & refurbishment;
- ❖ Custody facilities;
- ❖ Safe & secure interview suites for vulnerable victims – not sited within police operational facilities;
- ❖ Touch down points;
- ❖ Communications, including ICT & provision of digital infrastructure, hardware & software to meet the demands of a growing population;
- ❖ Speed Camera/ Automatic Number Plate Recognition Technology;
- ❖ 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 operational/ occupation phase of residential development;

26. Applicants are advised to engage with CC at an early stage to determine the requirement for developer funded police infrastructure/ facilities, particularly for residential led developments of 250 dwellings and above.

27. A standard charge guideline of **£195/dwelling** is applicable to residential led development.

28. Where a more 'bespoke approach' to the scope and level of infrastructure/ facilities may be required (for developments of 250+ dwellings) this would usually be determined through pre-application engagement with landowners and developers which is encouraged.

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Phasing, Costs & Funding

29. The funding of additional police infrastructure/ facilities needs to be aligned with the rate of housebuilding and population increase, as this correlates with the increased demand for community safety, cohesion and policing activities.
30. The cost of new police infrastructure/ facilities would need to be funded by developer contributions via planning obligations (principally Section 106 Agreements) including CIL charges at such a time as a charging schedule is adopted.
31. The CC standard charge guidelines provide an indication of the level of developer funding that may be required across the 20-year AAP period and beyond.

Prioritisation

32. Investment in police infrastructure and facilities is regarded as essential infrastructure, to support the creation of strong, safe, healthy and vibrant new places.

Summary

33. The requirement for police infrastructure/ facilities is outlined against each Growth Scenario for information in **Table 1** (to be inserted as Table 5.11 or 5.12 in IDP) below.

Table 1 (IDP Table 5.11 or 5.12 – Police Cost Summary)

| Scenario | Infrastructure / Facilities | Cost (£ million) | Delivery Partner | Prioritisation | Phasing |
|---|---------------------------------------|------------------|------------------|----------------|------------------------|
| Draft NEC AAP (224,300m2 commercial + 8,350 residential units) | Police infrastructure & facilities *1 | 1,628,250 | CC | Essential | Across the plan period |
| 1: Draft NEC AAP & consented trajectory (671,536 commercial + 7,835 residential units) | Police infrastructure & facilities *1 | 1,527,825 | CC | Essential | Across the plan period |
| 2: Draft NEC AAP & developer aspiration trajectory (1,396,614 commercial + 7,395 residential units) | Police infrastructure & facilities *1 | 1,442,025 | CC | Essential | Across the plan period |
| 3: WWTP to remain in situ (1,365,709 commercial + 90 residential units) | Police infrastructure & facilities *1 | 0.017550 *2 | CC | Essential | Across the plan period |

Notes

*1 Police infrastructure/ facilities are comprised as below;

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- ❖ Additional or enhanced police station (Local Policing Team) floor space & facilities, including fit out & refurbishment;
- ❖ Custody facilities;
- ❖ Safe and secure interview suites for vulnerable victims - not sited within police operational facilities;
- ❖ Touch down points;
- ❖ Communications, including ICT & provision of digital infrastructure, hardware & software to meet the demands of a growing population;
- ❖ Speed Camera/ Automatic Number Plate Recognition Technology;
- ❖ 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 operational/ occupation phase of residential development;

***2 £17,550**

6.1 Infrastructure Cost Summary

The IDP infrastructure cost summary is updated to include police infrastructure/ facilities as outlined below.

IDP Table 6.1 - Cost Summary for Identified Infrastructure

| Typology | Total Cost Estimate (£ million) | Total Funding (£ million) | Total Residual Gap (£ million) |
|----------|---------------------------------|---------------------------|--------------------------------|
| Police | 1,527,825 *1 | 0 | 1,527,825 *1 |

Notes

*1 Costings are based on growth scenario 1 as outlined in **Table 1** above

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The IDP residual cost schedule is updated to include police infrastructure/ facilities as outlined below.

IDP Table 6.2 – Residual Cost Schedule

| Infrastructure Typology | 2020-2024 | 2025-2029 | 2030-2035 | 2036-2041 | Plan Period | After 2041 | Total (£ million) *1 |
|---------------------------------|-----------|------------|------------|------------|-------------|------------|----------------------|
| Housing Trajectory (Scenario 1) | - | 425 | 985 | 1,975 | 3,385 | 4,450 | 7,835 |
| Police | - | 250,000 *1 | 109,200 *2 | 300,875 *3 | 660,075 | 867,750 *4 | 1,527,825 |

Notes

*1 New storage facility costed @ 50m² x £5,000/m² =£250,000

*2 Calculated @ standard charge guidance rate (£195/dwelling)

*3 Residual standard charge figure = 3,385 units x £195/unit (£660,075) less £250,000 + £109,200 (£359,200) =£300,875

*4 Based on standard charge figure (£195/dwelling)

The IDP infrastructure schedule for identified infrastructure is updated to include police infrastructure/ facilities as outlined below.

IDP Table 6.3 - Infrastructure schedule for Identified Infrastructure

Insert ref 32 or 33 applicable to police infrastructure/ facilities below healthcare – the table outlines the costings associated with growth scenario 1

| Ref | Infrastructure Typology | Project Title | Cost (£ million) | Funding | Source of Funding | Residual Gap (£million) | Lead Delivery Partner | Prioritisation | Phasing |
|------------------------------|-------------------------|-----------------------------------|------------------|----------|-------------------|-------------------------|-----------------------------|----------------|--------------------|
| Social Infrastructure | | | | | | | | | |
| 32 or 33 | Police | Police infrastructure/ facilities | 1,527,825 | Unfunded | S106 | 1,527,825 | Cambridgeshire Constabulary | Essential | Across plan period |

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