



**Greater Cambridge Draft Local Plan 2020-2041
Infrastructure Delivery Plan Stakeholder Engagement**

**Proposed Housing Growth
(48,840 Homes)**

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

**Cambridgeshire Constabulary Evidence Base
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Jackie Golby

Strategic Director of Estates

Cambridgeshire Constabulary



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Introduction

Greater Cambridge Infrastructure Delivery Plan – Stakeholder Engagement

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 Greater Cambridge.
2. Public consultation on the Greater Cambridge Local Plan: First Proposals (Regulation 18 - Preferred Options) took place in 2021. When adopted, the Plan is intended to provide a statutory framework to guide housing and employment growth over the period 2020-2041 and beyond to 2050.
3. The Greater Cambridge Local Plan (GCLP) outlines a development strategy to provide for 48,840 homes and 58,500 jobs over the plan period, with a significant level of growth already delivered in line with the development strategies of the Cambridge Local Plan (2018) and South Cambridgeshire Local Plan (2018).
4. The current housing supply amounts to 37,200 homes - comprising adopted allocations, windfall allowance and dwelling equivalent from communal accommodation allocated or with planning permission.
5. The residual housing need of 11,640 homes ($48,840 - 37,200 = 11,640$) is identified from a number of housing sources across the GCLP area as follows;
 - ❖ Cambridge Urban Area;
 - ❖ Edge of Cambridge;
 - ❖ New Settlements;
 - ❖ Rural Southern Cluster;
 - ❖ Rest of the Rural Area;
6. 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.
7. The Greater Cambridge Local Plan Infrastructure Delivery Plan – Interim Report, September 2021, (draft IDP) sets out infrastructure categories, comprising four broad infrastructure groups related to community facilities, green & blue networks, transport and utilities.

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8. The draft IDP identifies 'emergency services' (police/fire & rescue/ambulance) within the community facility infrastructure grouping. Whilst this is welcomed, the draft IDP omits any reference to the provision, phasing and costing of emergency service (including police) infrastructure and facilities, which is not considered to be appropriate in plan making terms.
9. 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, in order to set out the infrastructure contributions expected from development.
10. The scope and level of developer funded police infrastructure/ facilities required to deliver sustainable new communities within the GCLP area, and related justification, is outlined in a format for inclusion within an update of the draft IDP below.

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Proposed Text for Inclusion Within the Draft IDP Update

Social Infrastructure

Police

Baseline

11. **The Crime and Disorder Act 1998 (Section 17)** places a duty on local authorities to reduce crime and disorder within the community.
12. 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, to set out the infrastructure contributions expected from development.
13. Cambridgeshire Constabulary is an essential social infrastructure provider in this respect, who work closely with communities to provide community safety, cohesion and policing in line with the **Police & Crime Plan 2025-2028** – to support the creation of safe, strong, healthy and vibrant new places.
14. 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

15. CC is responsible for providing police services within the Greater Cambridge 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.
16. Engagement and liaison with Local Planning Authorities (LPA's) particularly in the Greater Cambridge Area, is important to plan effectively and develop strategies to secure increased infrastructure and facilities provision/ funding – to mitigate and manage the high levels of committed and planned housing and population growth in the Cambridge and South Cambridgeshire Local Plans, and GCLP, which are planning for 48,840 homes over the period 2020-2041 and beyond to 2050.

Gap & Future Needs

17. 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.

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18. The population increase has had a significant impact on police services which are currently operating at capacity.
19. CC anticipate significant additional demand being placed on its operations by the 48,840 homes, both partly committed and being planned for in the Greater Cambridge area, leading to an increase in calls for service which could include crime to persons and property.
20. In addition, in order to integrate emerging and new communities, and support the creation of safe, 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 Greater Cambridge.
21. The additional demand would require new developer funded police infrastructure and facilities to increase service capacity and efficiency - and provide for an appropriate level of community safety, cohesion and policing, in line with the objectives of the **Police & Crime Plan**, and to achieve sustainable development.
22. The range of police infrastructure/facilities are outlined below.

Strategy & Priority Projects

23. 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'.
24. 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 plan period - and in the near future to provide a city centre neighbourhood policing base.
25. 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.
26. This could be located at the Milton Site and may need to take the form of secure containers or compounds.
27. The additional police infrastructure and facilities to mitigate and manage the impacts of Greater Cambridge growth would be determined by CC, and may take the following form;

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- ❖ 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;
- ❖ 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 occupation phase of residential development;

28. 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.

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

30. 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 though pre-application engagement with landowners and developers which is encouraged.

Phasing, Costs & Funding

31. 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.

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32. 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.
33. The [Cambridgeshire Police & Crime Commissioner Capital Strategy 2025/26-2028/29](#) identifies the need for major investment to be carried out over the next four years, to modernise and add capacity to its existing estate across Cambridgeshire, and to upgrade vehicles and ICT programmes.
34. The Constabulary's capital programme contains £24.67m over the Medium term financial strategy (MTFS) period to cover countywide custody improvements, condition schemes linked to the age of the estate, developments at the HQ site and sustainability initiatives. The current capital programme can be found at the following link: [Capital Strategy](#)
35. The CC standard charge guidelines provide an indication of the level of developer funding that may be required across the 20-year plan period and beyond, where specific capital projects (such as the safe storage facility) are not otherwise identified.
36. The location and budgetary costs for the safe storage facility is outlined in the tables below.

Prioritisation

37. Investment in police infrastructure and facilities is regarded as 'Essential Infrastructure' to support the creation of safe, strong, healthy and vibrant new communities and places.

Summary

38. The budgetary requirement for police infrastructure/ facilities arising from residential led growth is outlined in [Table 1](#) below.

Table 1 – Police Cost Summary (Housing Growth Areas)

Growth (Homes)	Area	Location	Infrastructure/ Facilities	Cost (£)	Delivery Partner	Prioritisation	Phasing
	Cambridge Urban Area – North East Cambridge (3,900 homes)		Police infrastructure & facilities *1	760,500 *2	CC	Essential	2025-2030 – safe storage facility Other infrastructure/ facilities across the plan period
	Cambridge Urban Area – St Matthews Street/ Blue Moon PH (12 homes)		Police infrastructure & facilities *1	2,340	CC	Essential	Across the plan period
	Edge of Cambridge – Cambridge Airport (2,850 homes)		Police infrastructure & facilities *1	555,750	CC	Essential	Across the plan period
	Edge of Cambridge – NW Cambridge/ Eddington (1,000 homes)		Police infrastructure & facilities *1	195,000	CC	Essential	Across the plan period
	New Settlements - Northstowe (750 homes)		Police infrastructure & facilities *1	146,250	CC	Essential	Across the plan period
	New Settlements – Waterbeach New Town (750 homes)		Police infrastructure & facilities *1	146,250	CC	Essential	Across the plan period
	New Settlements – Cambourne (1,950 homes)		Police infrastructure & facilities *1	380,250	CC	Essential	Across the plan period
	Rural Southern Cluster - Maarnford Farm, Hunts Rd, Duxford (60 homes)		Police infrastructure & facilities *1	11,700	CC	Essential	Across the plan period
	Rural Southern Cluster – Hinton Way/Mingle Lane, Great Shelford (100 homes)		Police infrastructure & facilities *1	19,500	CC	Essential	Across the plan period
	Rest of the Rural Area – Moor Lane, Melbourn (20 homes)		Police infrastructure & facilities *1	3,900	CC	Essential	Across the plan period
	Rest of the Rural Area – Highfields (phase 2) Caldecote (64 homes)		Police infrastructure & facilities *1	12,480	CC	Essential	Across the plan period
	Rest of the Rural Area – Mansel Farm, Station Rd, Oakington (20 homes)		Police infrastructure & facilities *1	3,900	CC	Essential	Across the plan period
	Rest of the Rural Area – Land W of Cambridge Rd, Melbourn (120 homes)		Police infrastructure & facilities *1	23,400	CC	Essential	Across the plan period
	All Locations - 11,596 Homes *3		Total	2,261,220			

Notes

*1 Police infrastructure/ facilities are comprised as follows;

- ❖ 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;

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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;
- ❖ 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 Incorporating a safe storage facility costed @ 50m2 x £5,000/m2 = £250,000

*3 Information on 'windfall development' is not available & would lead to an increase in the total homes & budget required

Infrastructure Cost Summary

39. The IDP infrastructure cost summary for police infrastructure/ facilities is outlined below.

IDP Table AA - Cost Summary for Identified Infrastructure

Typology	Total Cost Estimate (£) *1	Total Funding (£ million)	Total Residual Gap (£)
Police	2,261,220	0	2,261,220

Notes

*1 Information on 'windfall development' is not available & would lead to an increase in the no. of homes & residential budget required

40. The IDP residual cost schedule will be updated to include police infrastructure/ facilities when the GCLP housing trajectory information is made available, and a provisional schedule is outlined below.

IDP Table BB – Residual Cost Schedule

Infrastructure Typology	2020-2024	2025-2029	2030-2035	2036-2041	Plan Period	After 2041	Total (£)
Housing Trajectory	Tbc	Tbc	Tbc	Tbc	Tbc	Tbc	Tbc
Police	-	753,740 *1 *2	753,740 *2	753,740 *2	2,261,220 *3	Tbc	2,261,220

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- *1 Includes the budgetary cost for a Safe Storage Facility @ £250,000, excluding land
- *2 Budgetary costs for police infrastructure/facilities (2,261,220 divided by 3 = £753,740) apportioned evenly across each 5-year period – to be updated when housing trajectory information is published
- *3 Windfall development figure is not available & would increase the no. of homes/ budget required

Infrastructure Schedule

41. The IDP infrastructure schedule for identified infrastructure related to police infrastructure/ facilities is outlined below.

IDP Table CC - Infrastructure schedule for Identified Police Infrastructure

Ref	Infrastructure Typology	Project Title	Cost (£)	Funding	Source of Funding	Residual Gap (£million)	Lead Delivery Partner	Prioritisation	Phasing
Social Infrastructure									
Tbc	Police	Police infrastructure/ facilities	2,261,220	Unfunded	S106	2,261,220	CC	Essential	Across plan period 2025-2041

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