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

**Proposed Housing & Employment Growth
(48,195 Homes & 73,300 Jobs)**

**Fire & Rescue Infrastructure & Facilities Provision
&
Developer Funding Requirements**

Cambridgeshire Fire & Rescue Service Evidence Base

IDP Addendum

January 2026

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Introduction

Greater Cambridge & North East Cambridge Infrastructure Delivery Plans

1. Cambridgeshire Fire & Rescue Service (CFRS) 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 fire & rescue infrastructure and facilities required to mitigate and manage the planned housing and employment growth proposed by the Draft Greater Cambridge Local Plan (DGCLP).
3. CFRS 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 CFRS 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.



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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.**

Fire & Rescue Facilities

9. With this approach in mind, and in the context of the Greater Cambridge plan making process, fire & rescue facilities are defined as follows;

- ❖ Additional or enhanced fire station & training floor space & facilities, including fit out, refurbishment & extension;
- ❖ Operational crew drop-down points;
- ❖ Communications, including ICT & provision of digital infrastructure, hardware & software;
- ❖ Fire service plant & equipment, including hydrants, specialist pump/ hose appliances, turntable ladder aerial appliances, cutters, spreaders, rams, stretchers, lifting air bags, toolbox, winch, ventilation fans, lighting appliances, thermal imaging cameras, dry suits, uniforms, breathing apparatus, defibrillators,



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first aid kit & personal protective equipment (PPE);

- ❖ Fire & rescue vehicles, inflatable boats, rescue sled, ice path, drones & electric vehicle (EV) charging points;
- ❖ Funding for additional staff resources, incorporating the recruitment, training, equipping & tasking of Community Safety, Community Wellbeing & Fire Safety Officers, & recruitment, training & equipping of Firefighters;

Greater Cambridge Planned Housing & Employment Growth

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

- ❖ A minimum of 48,195 homes – equating to a broad population increase of 122,897;
- ❖ 73,300 additional jobs;

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

12. This would require an appropriate level of developer funded fire & rescue infrastructure/ facilities to mitigate and manage the impacts arising, through CFRS prevention, protection and response activities – implemented in accordance with the **CFRS Community Risk Management Plan 2024-2029**.

13. Developer funded fire & rescue 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) and employment growth, incorporating the North East Cambridge growth scenarios, are set out in **Table 1** and **Table 2** below, along with budgetary costs for developer funded fire & rescue infrastructure/ facilities.



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

Growth Area	Location	Infrastructure/Facilities	Cost (£)	Delivery Partner	Prioritisation	Phasing
Cambridge Urban Area – NE Cambridge: Scenario 1 (7,835 homes)		Fire & rescue infrastructure & facilities *1	1,567,000 *2	CFRS/Developers	Essential	Across the plan period & beyond *4
Cambridge Urban Area – NE Cambridge: Scenario 2 (7,395 homes)		Fire & rescue infrastructure & facilities *1	1,479,000	CFRS/Developers	Essential	Across the plan period & beyond *4
Cambridge Urban Area – NE Cambridge: Scenario 3 (90 homes)		Fire & rescue infrastructure & facilities *1	18,000	CFRS/Developers	Essential	Across the plan period
Edge of Cambridge – Cambridge East/ Airport (8,000 homes)		Fire & rescue infrastructure & facilities – incorporating a Drop Down Point *3	1,600,000	CFRS/Developers	Essential	Across the plan period
Edge of Cambridge – NW Cambridge/ Eddington (5,550 homes)		Fire & rescue infrastructure & facilities – incorporating a Drop Down Point *3	1,110,000	CFRS/Developers	Essential	Across the plan period
Land btw Huntingdon Rd & Histon Rd (2,700 homes)		Fire & rescue infrastructure & facilities *1	540,000	CFRS/Developers	Essential	Across the plan period
New Settlements - Cambourne North (13,000 homes)		Fire & rescue infrastructure & facilities *1	2,600,000	CFRS/Developers	Essential	Across the plan period & beyond
New Settlements - Cambourne (2,350 homes)		Fire & rescue infrastructure & facilities *1	470,000	CFRS/Developers	Essential	Across the plan period
Land adj A11 & A1307 @ Grange Farm (6,000 homes)		Fire & rescue infrastructure & facilities *1	1,200,000	CFRS/Developers	Essential	Across the plan period
New Settlements - Northstowe (8,180 homes) *5		Fire & rescue infrastructure & facilities *1	1,636,000	CFRS/Developers	Essential	Across the plan period
New Settlements – Waterbeach New Town (11,000 homes)		Fire & rescue infrastructure & facilities *1	2,200,000	CFRS/Developers	Essential	Across the plan period & beyond



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Wellcome Genome Campus (1,500 homes)	Fire & rescue infrastructure & facilities *1	300,000	CFRS/Developers	Essential	Across the plan period
Land south of Babraham Rd, Sawston (280 homes)	Fire & rescue infrastructure & facilities *1	56,000	CFRS/Developers	Essential	Across the plan period
All Locations: 58,650 – 66,395 Homes *6 *7	Total	11,730,000 – 13,279,000			

Notes

*1 Fire & rescue infrastructure/ facilities are comprised as follows;

- Additional or enhanced fire station floor space & facilities, including fit out, refurbishment & extension;
- Operational crew drop-down points;
- Fire service plant & equipment, including hydrants, specialist pump/ hose appliances, turntable ladder aerial appliances, cutters, spreaders, rams, stretchers, lifting air bags, toolbox, winch, ventilation fans, lighting appliances, thermal imaging cameras, dry suits, uniforms, breathing apparatus, defibrillators, first aid kit & personal protective equipment (PPE);
- Fire & rescue vehicles, inflatable boats, rescue sled, ice path, drones & electric vehicle (EV) charging points;
- Funding for additional staff resources, incorporating the recruitment, training, equipping & tasking of Community Safety, Community Wellbeing & Fire Safety Officers, & recruitment, training & equipping of Firefighters;

*2 Applying the CFRS standard charge @ £200/dwelling

*3 Drop Down Points required @ Cambridge Airport & NW Cambridge/ Eddington

*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 $2.55 \times 58,650 = 149,557$ & $2.55 \times 66,395 = 169,307$ 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 On the basis of 8.3 incidents per 1,000 population this equates to $8.3 \times 149.557 = 1,241$ & $8.3 \times 169.307 = 1,405$ additional incidents arising from the planned growth over the plan period = $63,283 - 71,640$ per annum (16.7% - 18.9% increase): This figure only takes account of the 'response' demand & does not take into account the additional service demand arising from 'prevention' & 'protection' activities or additional service demand from employment development in

Table 2

15. The budgetary requirement for fire & rescue infrastructure/ facilities arising from employment led growth is outlined in **Table 2** below.



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**Table 2 – Fire & Rescue Infrastructure/ Facilities Cost Summary (Employment Development)
– Developer Funded Cost Estimates**

Employment Location (302,600 m2 offices/ 600,000 m2 R&D/ 317,000 m2 industrial & warehousing floorspace)	Growth	Infrastructure / Facilities	Cost (£)	Delivery Partner	Prioritisation	Phasing
Rural business parks in South Cambridgeshire - Cambourne, Cottenham, Duxford, Great Abington, Landbeach, Linton, Meldreth, Over, Sawston, Swavesey & Waterbeach; Clusters of knowledge driven, creative & high technology industries - North East Cambridge, West Cambridge, North West Cambridge, Cambridge Biomedical Campus, Welcome Trust Genome Campus, Granta Park, Babraham Research Campus; Employment sites linked to the New Towns at Northstowe, Waterbeach & Cambourne North;		Fire & rescue infrastructure & facilities *1	2,215,032 (offices) 4,392,000 (R&D) 2,320,440 (Industrial /warehousing) *2	CFRS/Developers	Essential	Across the plan period

Notes

*1 Fire & rescue infrastructure/ facilities are comprised as follows;

- Additional or enhanced fire station floor space & facilities, including fit out, refurbishment & extension;
- Operational crew drop-down points;
- Fire service plant & equipment, including hydrants, specialist pump/ hose appliances, turntable ladder aerial appliances, cutters, spreaders, rams, stretchers, lifting air bags, toolbox, winch, ventilation fans, lighting appliances, thermal imaging cameras, dry suits, uniforms, breathing apparatus, defibrillators, first aid kit & personal protective equipment (PPE);



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- Fire & rescue vehicles, inflatable boats, rescue sled, ice path, drones & electric vehicle (EV) charging points;
- Funding for additional staff resources, incorporating the recruitment, training, equipping & tasking of Community Safety, Community Wellbeing & Fire Safety Officers, & recruitment, training & equipping of Firefighters;

*2 Applying the CFRS standard charge @ £7.32/ m2 floor space

Greater Cambridge Local Plan IDP: December 2025 - Updates

16. The updates requested to the Greater Cambridge IDP are outlined in a table format at **Table 3** below.

Table 3 – Updates to the Greater Cambridge IDP: Fire & Rescue Service

IDP Sections To Be Updated				
GCLP IDP Chapter – Emergency Services	Section 14.1 Existing Situation	Section 14.2 Future Needs	Table 14.3 Priority Projects	Table 18.1 -Cost summary for identified infrastructure projects
Fire & Rescue	Reference to be made within the text to the fact that CFRS is operating at capacity	<p>The additional incidents arising from the growth of 58,650 – 66,395 homes (149,557 – 165,987 population increase) equates to 1,241 – 1,405 additional incidents per annum</p> <p>This equates to a 16.7% - 18.9% increase</p> <p>Application of the standard charges to new development identifies developer funding of £11,730,000 – £13,279,000 for residential development & £8,927,472 for commercial developments</p> <p>The terminology 'further discussion is required with CFRS to translate these forecasted costs into tangible projects and to consider options for funding & delivery' ought to be rephrased to recognise the wider definition of infrastructure/facilities employed by CFRS as increased operational efficiency & capacity is provided by investment in the full range of fire & rescue facilities identified in its evidence</p>	<p>Add an additional row to take account of the budgetary requirement for the provision of the wider range of fire & rescue infrastructure/ facilities in connection with all the strategic sites >250 dwellings outlined in CFRS evidence – the need for any specific estate provision to be advised at the pre-application stages</p> <p>The developer funded budgetary requirement is as follows;</p> <p>*£11,730,000 – £13,279,000 – in respect of residential development</p> <p>*£8,927,472 – in respect of commercial development</p> <p>CFRS 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 – Fire & Rescue Service has a total cost as follows;</p> <p>* £11,730,000 – £13,279,000 – in respect of residential development</p> <p>*£8,927,472 – in respect of commercial development</p> <p>The principal funding source would be developers</p>



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17. The updates requested to the North East Cambridge Area Action Plan IDP are outlined in a table format at **Table 4** below.

Table 4 – Updates to the North East Cambridge Area Action Plan IDP: Fire & Rescue Service

IDP Sections To Be Updated				
NEC AAP IDP – Social Infrastructure (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) Fire & Rescue Infrastructure/Facilities Cost Summary	Table 6.1 - Cost Summary for Identified Infrastructure	Table 6.3 Infrastructure Schedule for Identified Infrastructure
Fire & Rescue	Reference to be made to the evidence submitted by CFRS in August 2025 which provides information for each subheading above	<p>Insert information as follows</p> <p>*Project – Fire & rescue infrastructure/ facilities provision</p> <p>*Description - Fire & rescue infrastructure/ facilities provision *1 *2</p> <p>*Cost (£ million): 18,000 - 1,567,000 for residential development, 2,342,400 Use Class E(g) 199,836 industrial</p> <p>*Delivery partner(s) – CFRS/Developers</p> <p>*Prioritisation – Essential mitigation</p> <p>*Phasing – Across the plan period to 2045</p>	<p>Insert information as follows</p> <p>*Typology – Social Infrastructure/ Fire & Rescue</p> <p>*Total cost estimate (£million)</p> <ul style="list-style-type: none"> ▪ 18,000-1,567,000 – residential ▪ 2,342,400 – use class E(g) ▪ 199,836 – industrial <p>*Total Funding (£ million)</p> <ul style="list-style-type: none"> ▪ 0 – residential ▪ 0 – use class E(g) ▪ 0 - industrial <p>Total Residual Gap (£ Million)</p> <ul style="list-style-type: none"> ▪ 18,000-1,567,000 – residential ▪ 2,342,400 – use class E(g) ▪ 199,836 – industrial <p>** Table 6.2 – Residual Cost Schedule</p> <p>*Infrastructure Typology – Fire & Rescue</p> <p>*2025-2029/ 2030-2035/2036-2041 - £4,500 to</p>	<p>Insert information as follows</p> <p>*Typology – Social Infrastructure/ Fire & Rescue</p> <p>*Project Title – Fire & Rescue Infrastructure/Facilities</p> <p>*Cost (in £ million)</p> <ul style="list-style-type: none"> ▪ 18,000-1,567,000 – residential ▪ 2,342,400 – use class E(g) ▪ 199,836 – industrial <p>*Funding – unfunded</p> <p>*Source of Funding – S106</p> <p>*Residual Gap (in £ million)</p> <ul style="list-style-type: none"> ▪ 18,000-1,567,000 – residential ▪ 2,342,400 – use class E(g) ▪ 199,836 – industrial <p>*Lead Delivery Partner – CFRS/Developers</p> <p>*Prioritisation – Essential</p> <p>*Phasing – equally across each 5 yr period of the local plan commencing in 2025-2029 & after 2041</p>



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			<p>£391,750 each 5-yr period (residential)</p> <p>*Plan Period - £13,500-£1,175,250 (residential)</p> <p>*After 2041 - £4,500 to £391,750 (residential)</p> <p>*Total - 18,000-1,567,000 (residential)</p> <p>*2025-2029/ 2030-2035/2036-2041 - £585,600 each 5-yr period (Class E{G})</p> <p>*Plan Period -£1,756,800 (Class E{G})</p> <p>*After 2041 - £585,600 (Class E{G})</p> <p>*Total - £2,342,400 (Class E{G})</p> <p>*2025-2029/ 2030-2035/2036-2041 - £49,959 each 5-yr period (Industrial)</p> <p>Plan Period - £149,877 (Industrial)</p> <p>*After 2041 - £49,959 (Industrial)</p> <p>*Total - £199,836 (Industrial)</p>
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Notes

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- Additional or enhanced fire station floor space & facilities, including fit out, refurbishment & extension;
- Operational crew drop-down points;
- Fire service plant & equipment, including hydrants, specialist pump/ hose appliances, turntable ladder aerial appliances, cutters, spreaders, rams, stretchers, lifting air bags, toolbox, winch, ventilation fans, lighting appliances, thermal imaging cameras, dry suits, uniforms, breathing apparatus, defibrillators, first aid kit & personal protective equipment (PPE);
- Fire & rescue vehicles, inflatable boats, rescue sled, ice path, drones & electric vehicle (EV) charging points;
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*2 Applying the CFRS standard charge @ £7.32/ m2 floor space

