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

**Proposed Housing & Employment Growth
(48,840 Homes & 58,500 Jobs)**

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

**Cambridgeshire Fire & Rescue Service Evidence Base
August 2025**

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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. The GCLP strategy for employment development identifies a number of key employment locations, along with a range of smaller employment sites to meet employment needs (58,500 jobs) over the plan period and beyond.
7. The principal employment site locations are summarised below;



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- ❖ Rural business parks in South Cambridgeshire at Cambourne, Cottenham, Duxford, Great Abington, Landbeach, Linton, Meldreth, Over, Sawston, Swavesey & Waterbeach;
 - ❖ Clusters of knowledge driven, creative & high technology industries at 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;
8. This strategic level of growth would have a significant impact on the operational capacity of the Cambridge Fire & Rescue Service (CFRS) and would require developer funding for additional fire & rescue infrastructure/ facilities in order that planned growth is appropriately mitigated and managed.
 9. 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.
 10. The draft IDP identifies ‘emergency services’ (fire & rescue/police/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 fire & rescue) infrastructure and facilities, which is not considered to be appropriate in plan making terms.
 11. 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.
 12. The scope and level of developer funded fire & rescue infrastructure/ facilities required to deliver sustainable new communities and employment development 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

Fire & Rescue

Baseline

13. The **Crime and Disorder Act 1998 (Section 17)** requires local authorities to reduce crime and disorder, and consider community safety in the exercise of their duties and activities.
14. 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.
15. Cambridgeshire Fire & Rescue Service (CFRS) is an essential social infrastructure provider in this respect, who works closely with communities to undertake prevention, protection and response activities in line with the **CFRS Community Risk Management Plan 2024-2029** - to support the creation of safe, strong, healthy, resilient and vibrant new places.
16. The **CFRS Estates Strategy 2024-2029** outlines the approach and investment necessary for CFRS to maintain and develop a 'fit for purpose' estate, to ensure compliance with the **Health & Safety at Work Act 1974** (and related legislation and Codes of Practice) and to achieve its key purpose of improving community safety.
17. In the Greater Cambridge area, services are operated from fire stations at Parkside Place, Cambridge, High Street Cottenham, Balsham Road Linton, Mill Lane Sawston, Back Lane Cambourne and Stocks Lane Gamlingay.

Stakeholders

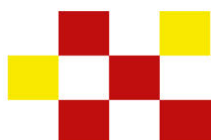
18. CFRS is responsible for providing fire & rescue services within the Greater Cambridge area, and works closely with its blue light and health partners, incorporating Cambridgeshire Constabulary and the East of England Ambulance Service NHS Trust.
19. Engagement and liaison with Local Planning Authorities (LPA's) particularly in the Greater Cambridge Area, is increasingly important to plan effectively and develop strategies to secure increased infrastructure and facilities provision/ funding - to mitigate and manage the high levels of committed and planned housing, population and employment growth in



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the Cambridge and South Cambridgeshire Local Plans, and GCLP, which are planning for 48,840 homes and 58,500 jobs over the period 2020-2041 and beyond to 2050.

Gap & Future Needs

20. 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.
21. The population increase has had a significant impact on fire & rescue services which are currently operating at capacity.
22. CFRS anticipate significant additional demand being placed on its operations by the 48,840 homes and 58,500 jobs, both partly committed and being planned for in the Greater Cambridge area.
23. The additional demand arises through an increase in the prevention, protection and response activities, including the increased number of incidents, increased attendance times and changes in the incident risk profile.
24. In addition, the population increase, including households with school aged children, would require further youth engagement in localities to establish risk awareness to help prevent fires and other incidents, including emergencies, which helps to build safer and more resilient communities.
25. The additional demand would require new developer funded fire & rescue infrastructure and facilities to increase service capacity and efficiency - and provide for an appropriate level of community safety, cohesion and engagement, including prevention and protection activities in line with the **CFRS Community Risk Management Plan**, and to achieve sustainable development.
26. The range of fire & rescue infrastructure/ facilities required to mitigate and manage the service impacts arising are outlined below.

Strategy & Priority Projects

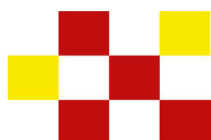
27. The additional demand and increased risk to CFRS would be mitigated and managed in line with the three strands of the service role as follows;
 - ❖ **Prevention** – Creating space within Fire stations or hubs to prioritise community safety work in conjunction with delivery at home & school visits, including



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locations to work with partner agencies to reduce fire & road traffic incidents;

- ❖ **Protection** – by carrying out fire risk assessments with a focus on education, providing advice & seminars;
- ❖ **Response** – by tasking highly trained personnel, including firefighters, into an area to deal with emergency & non-emergency incidents requiring a fire & rescue facility deployment;

28. The additional fire & rescue infrastructure/ facilities would be determined by CFRS and may take the following form;

- ❖ 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;

29. Applicants are advised to engage with CFRS at an early stage to determine the requirement for developer funded Fire & Rescue infrastructure/ facilities, particularly for residential led developments of 250 dwellings and above, and commercial developments of 1,000m² floor space and above.

30. A standard charge guideline of **£200/dwelling** and **£7.32/ m²** is applicable to residential led development and non-residential (commercial) floorspace respectively.



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31. Where a more ‘bespoke approach’ to the scope and level of infrastructure/ facilities may be required (for developments of 250+ dwellings & 1,000 m² + commercial floorspace) this would usually be determined through pre-application engagement with landowners and developers which is encouraged.

CFRS Attendance Time Analysis – Greater Cambridge Plan Area

32. CFRS has carried out ‘attendance time analysis’ to model 9-minute (serious incident) and 18 -minute (less serious incident) attendance times for operational personnel accessing incidents linked to the existing/ proposed growth areas from the nearest fire stations.

33. The following findings arise;

- ❖ Monday - Friday average daily traffic 0700-0900 hrs – only Cambourne West, Cambourne, Bourn Airfield, Stapleford & Sawston can be reached within 9 minutes;
- ❖ Monday – Friday average daily traffic 1200-1400 hrs – only Camborne West, Cambourne, Stapleford & Sawston can be reached within 9 minutes;
- ❖ Monday - Friday average daily traffic 1600-1900 hrs – only Cambourne West, Cambourne, Bourn Airfield, Stapleford & Sawston can be reached within 9 minutes;
- ❖ Monday – Friday average daily traffic 0700-0900, 1200-1400 & 1600-1900 hrs – all areas can be reached within 18 minutes apart from Waterbeach New Town/ Cambridge East/Melbourn (0700-0900) Melbourne/ Cambridge East (1200-1400) & Melbourn (1600-1900);

34. The findings indicate that CFRS require new ‘Operational Crew Drop Down Points’ within a number of the Growth Areas, to provide additional capacity to manage the increased service demand arising from growth, and to ensure that incident attendance times can be maintained.

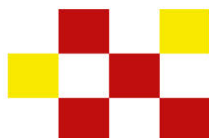
35. These facilities would be shared with Blue Light Partners, comprising Cambridgeshire Constabulary and the East of England Ambulance Service NHS Trust.



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Fire & Rescue Infrastructure – Operational Crew Drop Down Points

36. The service requirement is for Operational Crew Drop Down Points to be located in the Growth Areas at Cambridge Airport and North West Cambridge/ Eddington.

37. The 2 x Drop Down Points would each have the following outline specification and cost;

- ❖ 0.24 ha site area – to include single storey building (approximately 240m² floor space), operational vehicle & staff parking, EV Charging facilities & landscaped areas;
- ❖ Floor space – to include separate offices for fire/police/ambulance, reception, conference room, quiet room, gym, kitchen & wc facilities;
- ❖ £1.2 million budgetary cost for the facility – land to be made available by the developer(s) at no cost to CFRS;
- ❖ Each Drop Down Point to be delivered in the early part of the Plan Period 2025 – 2030;

38. The cost/ phasing of the Drop Down Points and all other fire & rescue infrastructure/facilities ought to be incorporated into the IDP Infrastructure Costing Table/Summary/Schedule information, which are outlined in draft below.

Phasing, Costs & Funding

39. The funding of additional fire & rescue infrastructure/ facilities needs to be aligned with the rate of housebuilding, employment development and related occupations, as this correlates with the increased demand for CFRS Prevention, Protection and Response activities.

40. The cost of new fire & rescue 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.

41. The CFRS standard charge guidelines provide an indication of the level of developer funding that may be required for fire & rescue infrastructure/ facilities across the 15-year plan period and beyond, where specific capital projects (such as the Drop Down Points) are not otherwise identified.



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42. The location and budgetary costings for the Drop Down Points are outlined in the tables below.

Prioritisation

43. Investment in fire & rescue infrastructure and facilities is regarded as 'Essential Infrastructure' to support the creation of safe, strong, healthy, resilient and vibrant new communities and places.

Summary

44. The budgetary requirement for fire & rescue infrastructure/ facilities arising from residential led growth is outlined in **Table 1** below.

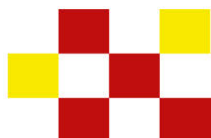


Table 1 – Fire & Rescue Cost Summary (Housing Growth Areas)

| Growth (Homes) | Area | Location | Infrastructure/ Facilities | Cost (£) | Delivery Partner | Prioritisation | Phasing |
|--|---|----------|--|------------------|------------------|----------------|------------------------|
| | Cambridge Urban Area – North East Cambridge (3,900 homes) | | Fire & rescue infrastructure & facilities *1 | 780,000 | CFRS | Essential | Across the plan period |
| | Cambridge Urban Area – St Matthews Street/ Blue Moon PH (12 homes) | | Fire & rescue infrastructure & facilities *1 | 2,400 | CFRS | Essential | Across the plan period |
| | Edge of Cambridge – Cambridge Airport (2,850 homes) | | Drop Down Point *2 | 1,200,000 | CFRS | Essential | 2025-2030 |
| | Edge of Cambridge – NW Cambridge/ Eddington (1,000 homes) | | Drop Down Point *2 | 1,200,000 | CFRS | Essential | 2025-2030 |
| | New Settlements - Northstowe (750 homes) | | Fire & rescue infrastructure & facilities *1 | 150,000 | CFRS | Essential | Across the plan period |
| | New Settlements – Waterbeach New Town (750 homes) | | Fire & rescue infrastructure & facilities *1 | 150,000 | CFRS | Essential | Across the plan period |
| | New Settlements – Cambourne (1,950 homes) | | Fire & rescue infrastructure & facilities *1 | 390,000 | CFRS | Essential | Across the plan period |
| | Rural Southern Cluster - Maarnford Farm, Hunts Rd, Duxford (60 homes) | | Fire & rescue infrastructure & facilities *1 | 12,000 | CFRS | Essential | Across the plan period |
| | Rural Southern Cluster – Hinton Way/Mingle Lane, Great Shelford (100 homes) | | Fire & rescue infrastructure & facilities *1 | 20,000 | CFRS | Essential | Across the plan period |
| | Rest of the Rural Area – Moor Lane, Melbourn (20 homes) | | Fire & rescue infrastructure & facilities *1 | 4,000 | CFRS | Essential | Across the plan period |
| | Rest of the Rural Area – Highfields (phase 2) Caldecote (64 homes) | | Fire & rescue infrastructure & facilities *1 | 12,600 | CFRS | Essential | Across the plan period |
| | Rest of the Rural Area – Mansel Farm, Station Rd, Oakington (20 homes) | | Fire & rescue infrastructure & facilities *1 | 4,000 | CFRS | Essential | Across the plan period |
| | Rest of the Rural Area – Land W of Cambridge Rd, Melbourn (120 homes) | | Fire & rescue infrastructure & facilities *1 | 24,000 | CFRS | Essential | Across the plan period |
| All Locations - 11,596 Homes *3 | | | Total | 3,949,000 | | | |

Notes

*1 Fire & rescue facilities are comprised as follows;



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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;
- ❖ 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 2 Drop Down Points required @ Cambridge Airport & NW Cambridge/ Eddington

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

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



Table 2 – Fire & Rescue Cost Summary (Employment Development)

| Employment Location (416,400 m2 floorspace) | Growth | Infrastructure / Facilities | Cost (£) | Delivery Partner | Prioritisation | Phasing |
|---|--------|--|-----------|------------------|----------------|------------------------|
| <p>Rural business parks in South Cambridgeshire- Cambourne, Cottenham, Duxford, Great Abington, Landbeach, Linton, Meldreth, Over, Sawston, Swavesey & Waterbeach;</p> <p>Clusters of knowledge driven, creative & high technology industries - North East Cambridge, West Cambridge, North WQest Cambridge, Cambridge Biomedical Campus, Welcome Trust Genome Campus, Granta Park, Babraham Research Campus;</p> <p>Employment sites linked to the New Towns at Northstowe & Waterbeach;</p> | | Fire & rescue infrastructure & facilities *1 | 3,048,048 | CFRS | Essential | Across the plan period |

Notes

*1 Fire & rescue 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;



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Infrastructure Cost Summary

The IDP infrastructure cost summary for fire & rescue infrastructure/ facilities is outlined below.

IDP Table AA - Cost Summary for Identified Infrastructure

| Typology | Total Cost Estimate (£) *1 | Total Funding (£ million) | Total Residual Gap (£) |
|---------------|---|---------------------------|---|
| Fire & Rescue | 3,949,000: residential 3,048,048: commercial | 0 | 3,949,000: residential 3,048,048: commercial |

Notes

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

The IDP residual cost schedule will be updated to include fire & rescue 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 |
| Fire & Rescue | - | 2,400,000 *1 | 774,500 *2 | 774,500 *2 | 3,949,000 *2 | Tbc | 3,949,000 *3 |

Notes

*1 Budgetary costs for 2 x Fire & Rescue Operational Crew Drop Down Points, excluding land

*2 Residual costs for fire & rescue infrastructure/facilities (3,949,000-2,400,000 = £1,549,000) apportioned evenly across each 5-year period 2030-2041, to be updated when housing trajectory information is published

*3 Total for residential unit costs only - as no commercial sites trajectory is envisaged in the draft IDP



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Infrastructure Schedule

The IDP infrastructure schedule for identified infrastructure related to fire & rescue infrastructure/ facilities is outlined below.

IDP Table CC- Infrastructure schedule for Identified Fire & Rescue Service Infrastructure

| Ref | Infrastructure Typology | Project Title | Cost (£) | Funding | Source of Funding | Residual Gap (£million) | Lead Delivery Partner | Prioritisation | Phasing |
|-----------------------|-------------------------|--|---|----------|-------------------|---|-----------------------|----------------|------------------------------|
| Social Infrastructure | | | | | | | | | |
| Tbc | Fire & Rescue | Fire & rescue infrastructure/ facilities | 3,949,000: residential 3,048,048: commercial | Unfunded | S106 | 3,949,000: residential 3,048,048: commercial | CFRS | Essential | Across plan period 2025-2041 |

