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**North East Cambridge Area Action Plan
Infrastructure Delivery Plan February 2024**

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

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

**Cambridgeshire Fire & Rescue Service 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 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.
5. The draft IDP currently omits any reference to, or requirement for fire & rescue 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 fire & rescue infrastructure/ facilities required, along with its justification is outlined in a format for inclusion within the draft IDP below.



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Proposed Text for Inclusion Within the Draft IDP

5.5 Social Infrastructure

5.5.3 Fire & Rescue

Baseline

8. 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.
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 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** - to support the creation of strong, healthy, resilient and vibrant new places.
11. There are no Fire & Rescue Service stations within the North East Cambridge (NEC) area.
12. 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

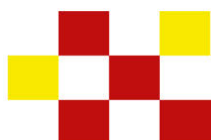
13. CFRS is responsible for providing fire & rescue services within the NEC area, and works closely with its blue light and health partners, incorporating Cambridgeshire Constabulary and the East of England Ambulance Service NHS Trust.
14. Engagement and liaison with Local Planning Authorities (LPA's) 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, population and employment growth in Policy 1 of the AAP, which identifies NEC for 8,350 homes and 15,000 jobs, 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 fire & rescue services which are currently operating at capacity.
17. CFRS anticipate significant additional demand being placed on its operations by the 8,350 dwellings (17, 135 population) and 15,000 jobs, both partly committed and being planned for in the NEC AAP.
18. 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.
19. 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 communities.
20. The additional demand would require new developer funded fire & rescue infrastructure and facilities, in order to achieve sustainable development 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**.
21. The range of fire & rescue infrastructure/ facilities are outlined below.

Strategy & Priority Projects

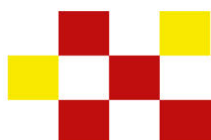
22. The additional demand and increased risk to CFRS would be mitigated and managed in line with the three strands of the service role as follows;
 - ❖ **Prevention** – Creating space within Fire stations or hubs to prioritise community safety work in conjunction with delivery at home & school visits,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



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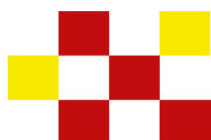
- ❖ **Response** – by tasking highly trained personnel, including firefighters, into an area to deal with emergency & non-emergency incidents requiring a fire & rescue facility deployment;
23. The additional fire & rescue infrastructure/ facilities would be determined by CFRS and may take the following 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;
24. 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.
25. A standard charge guideline of **£200/dwelling** and **£7.32/ m²** is applicable to residential led development and non-residential (commercial) floorspace respectively.
26. 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 though pre-application engagement with landowners and developers which is encouraged.



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Phasing, Costs & Funding

27. 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.
28. 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.
29. The CFRS 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

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

Summary

31. The requirement for fire & rescue infrastructure/ facilities is outlined against each Growth Scenario in **Table 1** (to be inserted as Table 5.11 in the IDP) below.



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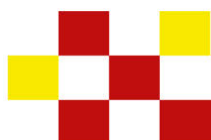


Table 1 (IDP Table 5.11 – Fire & Rescue Cost Summary

Scenario	Infrastructure / Facilities	Cost (£ million)	Delivery Partner	Prioritisation	Phasing
Draft NEC AAP (224,300m2 commercial + 8,350 residential units)	Fire & rescue infrastructure & facilities *1	1,641,876: commercial 1,670,000: residential	CFRS	Essential	Across the plan period
1: Draft NEC AAP & consented trajectory (671,536 commercial +7,835 residential units)	Fire & rescue infrastructure & facilities *1	4,915,643: commercial 1,567,000: residential	CFRS	Essential	Across the plan period
2: Draft NEC AAP & developer aspiration trajectory (1,396,614 commercial +7,395 residential units)	Fire & rescue infrastructure & facilities *1	10,223,214: commercial 1,479,000: residential	CFRS	Essential	Across the plan period
3: WWTP to remain in situ (1,365,709 commercial + 90 residential units)	Fire & rescue infrastructure & facilities *1	9,996,990: commercial 18,000 *2	CFRS	Essential	Across the plan period



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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;

*2 £18,000

6.1 Infrastructure Cost Summary

The IDP infrastructure cost summary is updated to include fire & rescue 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)
Fire & Rescue	4,915,643: commercial 1,567,000: residential	0	4,915,643: commercial 1,567,000: residential *1

Notes

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



The IDP residual cost schedule is updated to include fire & rescue 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) *1	-	425	985	1,975	3,385	4,450	7,835
Fire & Rescue	-	85,000 *2	112,000 *2	198,000 *2	282,000 *2	890,000 *2	1,567,000

Notes

*1 Residential unit costs only as no commercial sites trajectory is included in the IDP

*2 Calculated @ standard charge guidance rate (£200/dwelling)

6.2 Infrastructure Schedule

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

IDP Table 6.3-Infrastructure schedule for Identified Infrastructure

Insert ref 32 applicable to fire & rescue 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	Fire & Rescue	Fire & rescue infrastructure/ facilities	4,915,643: commercial 1,567,000: residential	Unfunded	S106	4,915,643: commercial 1,567,000: residential	CFRS	Essential	Across plan period



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