Local Plan 2024-2045: Infrastructure Delivery Plan - Modifications Sought *

Cambridgeshire Fire & Rescue service (CFRS) and its Blue Light Partners (Cambridgeshire Constabulary and the East of England Ambulance Service NHS Trust) are **Essential Social Infrastructure Providers**, who require developer funded Infrastructure/ facilities to mitigate and manage the impacts arising on service capacity from planned housing/ population growth, and in the case of CFRS, also in respect of strategic commercial development.

It is therefore important that the Infrastructure Delivery Plan (IDP) reflects the fire & rescue infrastructure/ facilities required to address the increased operational demand - arising from the planned growth proposed by the Greater Cambridge Local Plan Regulation 19 Consultation Document August – September 2026 (GCLP).

This is required to ensure that CFRS has additional capacity to mitigate and manage the impacts arising from the housing/population growth, and strategic commercial development, and is able to contribute to the creation of safe, cohesive, strong, healthy, vibrant and resilient new communities within the plan area to 2045.

CFRS has undertaken a comprehensive level of stakeholder engagement in the Greater Cambridge Local Plan, Area Action Plan and IDP processes to date.

It submitted evidence-based representations to the Local Plan Regulation 18 stage in January 2026, the North East Cambridge Area Action Plan – Infrastructure Delivery Plan in April 2025, the Local Plan IDP stakeholder consultation stages in August 2025, January 2026 and June 2026, and the Greater Cambridge Planning Obligations SPD in January 2025 and April 2025.

Whilst the GCLP IDP does incorporate a number of CFRS 'priority projects', it does not identify the likely timeline for phasing of the new fire stations, and omits to fully consider the wider need for developer funded fire & rescue facilities across the plan area. It is therefore **incomplete** and does not represent a fully robust strategy for infrastructure planning within the plan area.

The draft local plan policies which cite reliance on the IDP to deliver sustainable communities are therefore currently considered to be **Unsound**.

CFRS is operating at capacity, and the planned housing (48,069 homes) and 124,979 population growth (population increase based on a combined average household size of 2.6 ONS 2024) and strategic commercial development, would lead to a **substantial impact** on the CFRS estate, vehicle fleet and staff operational assets and resources.

The **Modifications** sought to the IDP are made within this context below.

Greater Cambridge Local Plan – Infrastructure Delivery Plan (July 2026)

Chapter 14 – Emergency Services

Section 14.2 – Future Needs: Fire & Rescue

Representation 1 – Para 5 (p.122)

In line 2 after the text - *investment in the wider* - omit 'police' and insert **"Fire & Rescue"**

Representation 2 – Para 5 (p.122)

In line 3 after the text – *the region of* - omit '£7.3m' and insert **"£4.1m (residential use impact) and £8.6m (commercial use impact)"**

Section 14.3 – Priority Projects

Representation 3 – Table 14.1 – Summary of Emergency Services Infrastructure Projects (p.124-125)

In respect of the 'fire & rescue projects' update the table as below;

Table 14.1 – Summary of Emergency Services Infrastructure Projects (Fire & Rescue Extract)

Project	Description	Cost (£ million)	Delivery Partner(s)	Prioritisation	Phasing	Location
Fire North West Cambridge Fire Station	Single storey building & associated operational & staff parking/ EV charging at North West Cambridge	2.75	CFRS/Developers	Essential	2030-2035	Eddington (North West Cambridge)
Fire Cambridge East Fire Station	Single storey building & associated operational & staff parking/ EV charging at Cambridge East	2.75	CFRS/Developers	Essential	2035-2040	Cambridge East
Fire New Fire Appliances	Provision of two new fire appliances to provide additional capacity to manage planned growth	0.75	CFRS/Developers	Essential	2030 – 2035 & 2035-2040	Eddington (North West Cambridge) & Cambridge East
Total		6.25				

Section 18 – Infrastructure Delivery

Section 18.2 - Infrastructure Cost Summary

Representation 4 – Table 18.1 – Cost Summary for identified infrastructure projects (p.163)

Insert sub – typologies for **police, fire & rescue & ambulance** under the 'emergency services' typology (as is the case with transport/utilities) & update as follows for the 'fire & rescue' sub typology;

Table 18.1 – Cost Summary for identified infrastructure projects (fire & rescue extract)

Typology	Total Cost Estimate (£ million)	Total Funding (£ million)	Total Residual Gap	Expected cost for developers (million)
Emergency Services	48.83	40.5	8.33	8.33
Fire & Rescue *1	6.25	0	6.25	6.25

Footnote

***1 There is a wider need for approximately £4.1m of developer funded fire & rescue infrastructure/ facilities arising from residential/ population growth, & £8.6m of developer funded fire & rescue infrastructure/ facilities arising from strategic commercial development (>25,000 m2 floorspace) across the plan area to 2045 & beyond – this is required to provide additional capacity to mitigate & manage planned & windfall housing/ population growth arising, based on standard charge guidance of £200/dwelling x 20,806 homes & £7.32/m2 floorspace x 1,186,000 m2 floorspace**

Section 18.3 – Infrastructure Delivery Schedule

Apportioning Residual Costs

Table 18.2 – Infrastructure Delivery Schedule

Representation 5 – Table 18.2 – Infrastructure Delivery Schedule: (p.177-178)

In respect of the 'fire & rescue projects' update the table as below;

Table 18.2 – Infrastructure Delivery Schedule (Fire & Rescue Extract)

Infrastructure Sub Typology	Project Title	Description	Est Cost (£m)	Funded/Partly funded/Unfunded	Residual Gap (£m)	Anticipated Funding Source	Expected cost for developers (£m)	Lead Delivery Partner(s)	Prioritisation	Phasing
Emergency Services										
Fire	North West Cambridge Fire Station	Single storey building & associated operational & staff parking/ EV charging at North West Cambridge	2.75	Unfunded	2.75	Developers	2.75	CFRS/Developers	Essential	2030-2035
Fire	Cambridge East Fire Station	Single storey building & associated operational & staff parking/ EV charging at Cambridge East	2.75	Unfunded	2.75	Developers	2.75	CFRS/Developers	Essential	2035-2040
Fire	New fire appliances	Provision of two new fire appliances to provide additional capacity to manage planned growth	0.75	Unfunded	0.75	Developers	0.75	CFRS/Developers	Essential	2030-2035 & 2035-2040