



OFFICE OF THE POLICE &
CRIME COMMISSIONER FOR
SURREY

Mr Muhammad Saleem
Guildford Borough Council
Milmead House
Milmead
Guildford
Surrey
GU2 4BB

Our ref: 25/GU/01521
Your ref: 25/P/01521

9th December 2025

Dear Mr Saleem,

25/P/01521 – Outline planning application with all matters except for the accesses from Guildford Road and Wyke Lane reserved, for subsequent approval for the demolition of the existing buildings and hardstanding and the erection of up to 200 residential dwellings including affordable housing and plots of self-build plots (Class C3); green and blue infrastructure and associated service and utility structures.

I write on behalf of the Office for the Police and Crime Commissioner (PCC) for Surrey concerning outline application 25/P/01521 with all matters except for the accesses from Guildford Road and Wyke Lane reserved, for subsequent approval for the demolition of the existing buildings and hardstanding and the erection of up to 200 residential dwellings including affordable housing and plots of self-build plots (Class C3); green and blue infrastructure and associated service and utility structures at Shortlands Farm, Guildford Road, Ash, Guildford, GU12 6DF.

Sussex & Surrey Police are an active member of the National Police Estates Group (NPEG) and now act as one on all infrastructure and town planning related matters across their combined geographical area. Our approach to Section 106 requests is in accordance with national best practice recommended by the National Police Chief's Council (NPCC). The approach now adopted has been tested at public inquiries nationally and found to be in accordance with the statutory Community Infrastructure Levy (CIL) tests.

The large numbers of housing being developed across Surrey and more specifically within Guildford Borough will place a significant additional demand upon our police service. These impacts will be demonstrated in this submission and the necessity of investment in additional policing services is a key planning consideration in determination of this planning application.

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This development will place permanent, on-going demands on Surrey Police which cannot be fully shouldered by direct taxation. Like many other public services, policing is not fully funded via public taxation. This request outlines several of the capital costs that will be incurred by Surrey Police to enable safe policing of this development.

All the infrastructure outlined in this funding request has been found compliant with Regulation 122 of the CIL and are considered directly related to the development in scale and kind and necessary to make the development acceptable in planning terms.

The application site contains some Previously Developed Land (PDL) with farm buildings and hardstanding. The greenfield element is divided into a number of field parcels, that has a negligible impact on policing. Once developed this site will create an additional demand upon the Police Service that does not currently exist. The police will need to recruit and equipment additional staff and officers. The development will also require the services of a police vehicle and investment into Automatic Number Plate Recognition (ANPR) infrastructure and speed control measures. Staff and officers will also need to be accommodated in a premises that will enable them to serve the development. This request is resulting directly from the development for those areas where the police do not have existing capacity. The request also explains how the police service is funded, outlines National Planning Policy support for policing contributions and references numerous appeal decisions where police requests for developer contributions have been upheld.

Police forces nationally, are not in a position to support major development of the scale now being proposed for many of the nation's town and cities without the support from the planning system. If we are obliged to do so using our own resources only, then it is reasonable to conclude that there will be a serious risk of service degradation as existing coverage is stretched to encompass the new development and associated population growth. This is already evident across Surrey due to the significant numbers of housing being developed and clearly shown by the increasing numbers of recorded crimes in Surrey over the last year. Our force must ensure that development growth is supported by the infrastructure necessary to guarantee the safety and security of the new communities.

It is the responsibility of the PCC to ensure our Chief Constable has sufficient financial support to deliver a high level of policing to the residents of Surrey. Our Office continues to actively seek financial contributions via Section 106 agreements and CIL funds to support our capital program. This will enable Surrey Police to deliver the highest possible service to ensure the protection of the communities that we serve. In line with many other police forces Sussex & Surrey Police have updated our methodology for infrastructure requests to ensure our representations are transparent and provide an up to date, accurate reflection of our current capacity in the borough.

Our new methodology has been developed through a joint partnership with Leicestershire, Thames Valley, West Mercia, Warwickshire and other active members of the National Police Estates Group (NPEG). This methodology was considered Community Infrastructure Levy REG122 compliant by Mr Justice Green in the case of *Jelson v SoSCLG and Hinckley and Bosworth Council* [2016] CO/2673/2016 (**Appendix 1**). In addition, there are a significant number of recent appeal decisions and High Court judgments supporting both the principle of Police contributions and our methodology (see attached appendices). The principle of developer contributions towards Sussex

and Surrey Police has recently (May 2024) been upheld by the Secretary of State in the allowed appeal relating to new 1,730 dwellings at Land at the former Wisley Airfield, Hatch Lane, Ockham, Surrey (Appeal ref: APP/Y3615/W/23/3320175 – **Appendix 2**).

I will go into further detail on the various items of infrastructure and provide evidence of their compliance with Regulation 122 tests.

1. Police funding and development growth

A primary issue for Surrey Police is to ensure that new development, like that proposed by application 25/P/01521 makes adequate provision for the future policing needs that it will generate. Like other public services, Surrey Police's primary funding is insufficient to be able to add capital infrastructures to support new development when and wherever this occurs. Furthermore, there are no bespoke capital funding regimes e.g. the Health Lift to provide capital either. The police therefore fund capital infrastructure by borrowing. However, in a service where most of the budget is staffing related, the Surrey Police capital programme can only be used to overcome pressing issues with existing facilities, or to re-provide essential facilities like vehicles once these can no longer be used.

Surrey Police endeavour to use our existing funds as far as they stretch to meet the demands of an expanding population and overwhelmingly for revenue purposes. However, it is the limit of these funds which necessitates the need to seek additional contributions via Section 106 requests and the CIL. This situation also prevails in other public services seeking contributions and there is nothing different here as far as policing is concerned. What is different is that the police do not enjoy capital income from the usual taxation sources. This evidences that the police do not make requests where other funds are available to meet their needs.

The reality of this financial situation is a major factor in our Forces planning and alignment with plans for growth in that whilst Surrey Police can plan using their revenue resources to meet their on-going, and to a limited extent, additional revenue costs these do not stretch to fund necessary additional investment in their infrastructures.

Surrey Police will continue to engage with Local Planning Authorities to ensure crime prevention is referenced within new local plan documents and provide crime prevention design advice to minimise the opportunities for crime within new development. Ensuring new development takes full consideration of crime prevention and the provision of adequate infrastructure to support policing is clearly outlined within the National Planning Policy Framework (NPPF, December 2024), relevant sections of the Planning Practice Guidance (PPG) and Section 17 of the Crime and Disorder Act 1998 (as amended).

Paragraph 20 ['Plan-Making'] of the NPPF states '*Strategic Policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for: infrastructure for transport, telecommunications, security...*'. In addition, paragraph 96 of the NPPF ['Promoting healthy and Safe Communities'] states that '*Planning policies and decisions should aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...*'.

Furthermore, paragraph 101 of the NPPF states ‘To ensure faster delivery of other public service infrastructure such as...blue light...local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted. Significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.’

Paragraph 102 states ‘Planning Policies and decisions should promote public safety and take into account wider security and defence requirements by, anticipating and addressing possible malicious threats and other hazards (whether natural or man-made, especially in locations where large numbers of people are expected to congregate. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature and potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security. The safety of children and other vulnerable users in proximity to open water, railways and other potential hazards should be considered in planning and assessing proposals for development.’

In the support of this request the following information is provided as a detailed commentary on Surrey Police’s budget, which underpins the above statements:

National funding

Surrey Police receives 45% of its funding from central government and 55% from local taxation. Central government funding comprises of the Home Office Core Funding Settlement, the Department for Communities and Local Government (DCLG) Formula Funding, (together these are referred to as Central Government Grant or CGG for the purposes of this submission) and legacy Council Tax Grants (LCTG). LCTG are fixed and some elements of this are time limited, therefore, LCTG are not affected by variations in the funding formula.

The distribution of CGG is calculated by the Police Relative Needs Formula. This Police Funding Formula divides up how much money each police force receives from the overall central government funds. It considers a number of factors to assess demand in each area.

The first stage of the formula is to divide funds between the different activities that the police undertake. These activities, or workloads, can be broken down into five key areas (Crime, Incidents, Traffic, Fear of Crime, and Special Events).

A portion of total funding is also distributed according to population sparsity, to address the specific pressure created by the need to police rural areas.

The second stage is to divide funding for each of these workloads between the 43 local policing bodies of England and Wales. To do this, ‘workload indicators’ are calculated to estimate how much work each Police Force is expected to have in each of the key area compared to other forces. These estimates are calculated by socio-economic and demographic indicators that are correlated with

each workload. Indicators of workload are used rather than data recorded crime levels to account for known variations in recording practices, and the funding model has been designed to avoid creating any incentives for forces to manipulate figures.

The formula consists of a basic amount per resident and a basic amount for special events, and top ups for the five key areas, sparsity and area costs (which takes account for regional differences in costs).

The top-ups etc. are weighted and use specific categories of population, rather than a straightforward population figure, to determine grant allocations, for examples specific categories includes the population of various benefits, long-term unemployed, overcrowded households, hard pressed households, residents in terraced accommodation etc.

Whilst the funding formula is influenced through allocation of a basic amount per resident, this does not necessarily lead to an increase in CGG Grant to Surrey Police. Putting aside the time delays between recognising population growth and this being fed into the funding formula, the overall pot available to all forces the CGG is limited and in fact has declined over the last few years as part of the Government's fiscal policy. Therefore, changes in general population or the specific population do not increase the overall funding made available through CGG, rather they would affect the relative distribution of grant between forces.

For the 2023/2024 year there was an increase in the CGG despite the ongoing recruitment scheme known as 'Operation Uplift' across the UK. This funding was ring fenced for revenue expenditure on employing new police officers. However, it can be stated with certainty that even if there were further increases in central funding because of development growth, this funding would be fully utilised in contributing to additional salary, revenue and maintenance costs (i.e. not capital items and not what is claimed here). This funding, therefore, would not be available to fund the infrastructure costs that are essential to support the proposed development growth.

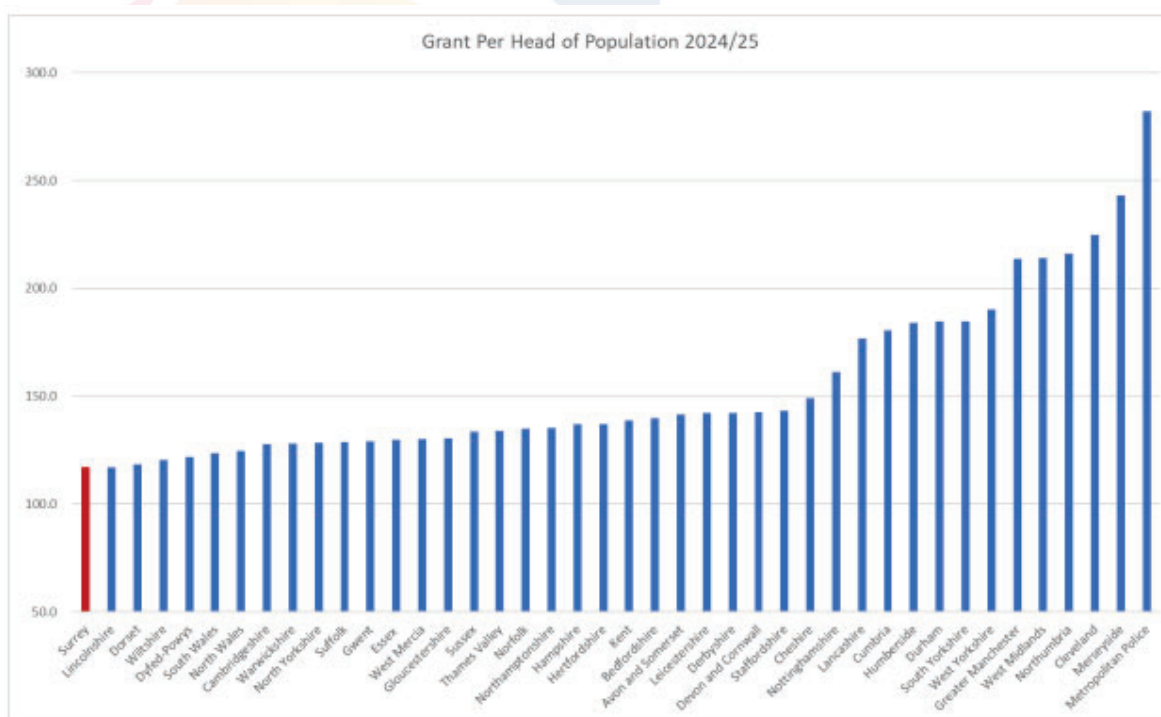
The time horizon of our financial planning should also not be determined by the time horizon of financial support from central government. In July 2024 the Chancellor of the Exchequer announced a multi-year spending review to conclude in spring 2025 (SR2025). They also announced changes to the Charter for Budget Responsibility to require spending reviews to be held every two calendar years, covering a spending period of at least three years, saying that this would ensure there will always be up to date medium-term departmental spending plans. The Chancellor indicated that the decision-making in SR2025 would reflect the government's 'mission-led' approach. She further announced that the government would establish a new Office for Value for Money (OVfM) to help it "put value for money at the heart of decision-making" and to recommend system reforms. Leading up to the SR2025 the government has issued a settlement for just the 2025/26 financial year.

The greater the uncertainty about future central government policy then the greater the need to demonstrate the PCC entity's long-term financial resilience, given the risks attached to its core funding.

Local funding

Surrey Police (precepting body) places a demand or precept on the district and borough councils in its area (billing authorities) for a sum of money to be raised through the council tax. The amount to be raised is divided by the Council Tax Base (CTB) or number of households to arrive at an average Band D council tax, from which all other bands of council tax are determined. The growth in the council tax or the amount each household pays is decided by the Police and Crime Commissioner (PCC), having regard to the DCLG rules concerning the need to hold a local referendum where the proposed spending increase in the precept is above a prescribed threshold, currently (2025/2026) £14 per Band D property to maintain real terms funding.

55% of the funds needed for Policing comes from the Precept – the highest in England, with the remaining 45% coming from Government through grants of one sort or another. This means that Surrey receives the lowest level of funding per head in England, as is shown in the graph below, and is therefore more dependent on precept than other forces. As a result, Surrey residents pay one of the highest rates of Council Tax in the country.



Surrey PCC MTFS – page 10

Surrey Police also had the highest officers and staff costs per FTE in 2017/18 reflective of the high cost of living in Surrey according to the 2017/2018 HMICFRS Value for Money Profiles. Central funding is also the lowest in the country, however with a conversely higher precept. The levels of funding from government are the lowest in the country per head of population.

There remains potential for the council tax yield to increase simply through a growth in the CTB. However, it should be noted that the CTB is reduced for discounts and exemptions provided under

the Local Council Tax Benefit Scheme (LCTBS) and may also be affected by collection rates. Therefore, a growth in households might not lead to a growth in council tax yield where those households benefit under the LCTBS.

The additional funding generated by council tax in recent years reduced the severity of the Forces previous savings target. The savings target represents a funding gap between our existing budget requirements and current funding sources. Looking forward the financial challenges do not look to be getting any easier with savings of at least £15.7m required to 2026/2027.

Most importantly, the higher council tax precept will allow our PCC to retain and invest in our workforce and continue supporting our 'Police and Crime Priorities'. Key considerations driving the precept increase decision included:

- Public demand on police services is increasing exponentially;
- Criminal investigations are becoming increasingly complicated, with huge amounts of digital material to identify, secure and analyse, against an exacting threshold for prosecution;
- The public want to see investment in more visible, local policing, focusing on crimes like burglary and anti-social behaviour and they rightly want to feel safe on the roads, in public spaces and at night-time;
- The public also want to see improvements in the force's approach to public contact and more support to the 101 service;
- HMICFRS (Her Majesty's Inspectorate of Constabulary, Fire and Rescue Services) has recently acknowledged the public's concerns about changes to neighbourhood policing, and stressed the importance of community intelligence;
- And the PCC's consultations and correspondence with the public show that most Surrey residents are prepared to support their police service through increased precept contributions.

Savings

Since 2010/11 we have seen reductions to the grant funding provided by the Government to Policing Bodies in England and Wales. For the planning period 2024/25 to 2027/28 savings of £18.2m are required with 3.8m needed in 2024/2025.

The savings plan developed by the Force will assist it to meet the continued challenges facing policing, meeting financial constraints, improve efficiency and maintain the capacity to meet the new crime threats in public protection; which includes domestic abuse, child sexual exploitation and vulnerable adults. Investment will also enable opportunities within the digital ways of working, and the threat from the exponential growth in digital crime.

The Force recognised early that the financial position would alter drastically after what was the best financial settlement in the last ten years as public finances have been stained in support of the pandemic. To assist in the development of a robust achievable saving plan for 2021/22 CIPFA

Associates were engaged who worked with the Force and budget holders to identify savings that would amount to £6.4m. Following on from the work CIPFA completed assisting the Force to develop robust and achievable savings the Force identified a savings 2024/25 to achieve a balanced budget.

It is recognised that this alone will not achieve all the forecast saving requirement over the medium term and so a number of initiatives will be needed to meet this challenge. The future efficiency savings plan required ongoing review and development as it is estimated that £14.4m of additional savings will be required by from 2025/26 to 2026/27 inclusive.

Capital funding

The Government stopped providing an annual grant to support the capital and investment programme from 2022/23. However, specific capital grants may be issued for specific capital investment, for example, the Emergency Services Network.

For many years Surrey PCC has benefitted from substantial capital reserves, supported by capital receipts from the sale of operational buildings and assets or from revenue reserves assigned to capital investment. Most of these resources have now been utilised and as we move forward through the next 4 years and beyond, there is the necessity to fund through either Direct Revenue Funding (DRF) and external borrowing for specific projects. The capital financing approach remains to maximise the use of Capital Receipts to support the capital programme whilst maximising the overall benefit in underpinning the Revenue budget.

Local Authorities, including the PCC, can set their own borrowing levels based on their capital needs and their ability to pay for the borrowing. The levels will be set by using the indicators and factors set out in the Prudential Code. The borrowing costs are not supported by the Government so Surrey Police need to ensure they can fund the repayment costs. The Minimum Revenue Provision Statement sets out a prudent approach to the amount set aside for the repayment of debt. Borrowing is to be used to cover long life assets only.

Since there is no support from Government with Capital Grant, low reserve and as the pool of assets available for sale declines the financial support from these receipts diminishes, any local capital investment creates an additional financial burden on Surrey Police which will need to be funded through borrowing. With diminishing reserves and the implications of borrowing such as high interest rate, both alternative funding mechanisms are inadvisable.

Conclusions on funding

Like many other public sector organisations, Surrey Police have seen a real terms reduction in grant funding in recent years, which has necessitated changes to the policing model. At the same time the demands placed on the police service increase, whilst the service must deal with the changing nature of crime at both the national and local level, for example, cybercrime, child sexual exploitation and terrorism are areas of particular concern. Additional funding granted towards policing will support and sustain local policing services to Surrey residents.

In conclusion it remains necessary to secure Section 106 contributions or direct CIL funding for policing infrastructure, due to the direct link between the demand for policing services and the changes in the operational environment beyond Surrey Police's control i.e. housing growth and the subsequent and permanent impact it has upon policing.

Securing modest contributions means that the same level of service can be provided to residents of new development as it is to existing residents and without compromising frontline services. The consequence of no funding is that existing infrastructure will eventually become stretch to breaking point, and none of the communities we serve will receive adequate policing.

Whilst national and local funding must continue to cover salary and maintenance costs, there would be insufficient funding to provide the infrastructure required for officers to carry out their jobs effectively, Surrey Police consider that these infrastructure costs arising directly as a result of the development proposed and that funding for the police under S106 or CIL is both necessary and justified.

2. Assessment and request

Our Office have undertaken an assessment of the implications of growth and the delivery of housing upon the policing of Guildford and in particular the areas of this borough where new development is being directed towards. We have established that in order to maintain the current level of policing, developer contributions towards the provision of capital infrastructure will be required. This information is disclosed to secure essential developer contributions and is a fundamental requirement to the sound planning of the borough. In the absence of developer contributions towards the provision of essential policing infrastructure the additional strain placed on our resources would have a negative impact on policing of both the development and force-wide policing implications within the borough.

This submission will provide the most recent annual statistics for crime/incidents in Guildford which will be compared to the number of existing households. This provides an incident per existing household (or person) within Guildford which can then be used as the background to the various items of infrastructure outlined in this funding request.

Nationally, the Police Force ensure that we take regular legal advice and guidance from industry professionals on the applicability of NPPF tests relating to the application of Regulation 122 on our funding requests for S106 agreements and Infrastructure Development Plans. This included advice as to what is infrastructure which can be summarised as follows:

- The first point to note is that '*infrastructure*' is not a narrowly defined term. Section 216 of the Planning Act 2008 provides a list of "*infrastructure*" but is clear that that list is non-exhaustive. That fact is demonstrated by the use of the word "*includes*" prior to the list being set out.
- There is no difficulty in the proposition that contributions towards Police infrastructure can be within the definition of infrastructure for the purposes of the 2008 Act. In policy terms

this is reinforced by the reference to security infrastructure in paragraph 20 of the National Planning Policy Framework (December 2024).

- The Emergency and Rescue Service are recognised as '*infrastructure*' (including facilities and equipment) in the Levelling Up and Regeneration Act 2023 (Schedule 12, Section 204N, para 3 (h)).
- Infrastructure is not limited to buildings and could include equipment such as vehicles, communications technology, and surveillance infrastructure such as CCTV and ANPR. Infrastructure could also include speed cameras/metres or Speed Indication Devices (SIDs) which are a mobile education tool for deployment by Neighbourhood Policing Teams at the roadside, displaying warning messages or speed to drivers.

The submission set out below is based on the same methodology previously found sound by Planning Inspectors, the Secretary of State and the High Court and has been found sound. The costs included in this submission are sites specific costs which are envisaged to be secured via a Section 106 agreement. The significant costs relating to revenue will be met by local and national taxation.

3. Current policing requirements in the borough of Guildford

Surrey Police's existing estate

At present, local policing (Neighbourhood Policing Teams (NPT)/Safer Neighbourhood Teams (SNT)) in Guildford borough is delivered from Guildford Police Station, the major policing base within the town.

To ensure that we can continue to have fit for purpose facilities to house our staff & officers, investment will need to be made in the estate to accommodate the uplift in staff & officer numbers required to support the development

Surrey Police's current policing requirements and projections

For the last financial year (2024/2025) Surrey Police recorded 29,227 (an increase of 887 from 2023/2024) incidents in the borough of Guildford.

To determine the current policing requirements per household or individual person an approximate estimation of the number of households and population of the borough is required. The 2021 census listed 55,760 households and 143,649 persons in the borough of Guildford with an average household size of 2.58 persons. Taking into account the number of recorded incidents and current number of households this results in 0.52 incidents per household (29,227 / 55,760) and 0.20 incidents per person (29,227 / 143,649) that require police attendance in Guildford Borough each year.

Surrey Police have a duty to respond to all incidents and many of these incidents are not recorded as crimes. We deliver crime prevention and presence, attendance and service lead at emergencies e.g. RTAs or flooding, counter terrorism and community policing, attend and input to community

safety and crime partnerships, and provide referral responses when there are expressed concerns about the safety of children, the elderly and those with special needs.

4. Breakdown of predicted incidents as a result of population increase in Guildford

The proposed development of up to 200 residential units would have an estimated population of 516 (based on average occupancy). Applying the current ratio of 'incidents' to households then the development would generate an additional 104 incidents per year for Surrey Police to attend (0.52 x 200).

These incidents are likely to result in 31 additional recorded crimes per year attributed to this neighbourhood.

5. Current breakdown of policing delivered in Guildford

Current statistics show that Surrey Police employs 2,321 officers (not including Special Constables) in active duty delivering policing to the residents of Surrey. These roles can be categorised into dedicated policing teams delivering neighbourhood and response policing; divisional policing delivering specialist services such as investigations; and Force Wide policing teams delivering specialist policing services across the county such as Firearms, Major Crime and Counter Terrorism.

Surrey Police operate by delivering either dedicated policing at Borough level, Divisional (East, West and North divisions) or Force-Wide policing teams. The East Division covers the local authorities of Epsom & Ewell, Reigate & Banstead, Mole Valley and Tandridge. The West division covers Guildford, Waverly, Woking and Surrey Heath. The North Division covers Spelthorne, Elmbridge and Runnymede. There are approximately 894 active officers in Force-Wide roles delivering to the whole of the county. For the purposes of this request we have only used those departments of 10 or larger personnel where the demands on services show a clear link to housing / population increase, which removes specialist officer roles which are not clearly directly tied to population growth (e.g. Chief Inspectors, specialist management functions).

Police Officers

Dedicated	Divisional	Force-wide
Neighbourhood Policing Team (NPT)	NPT West, East, North	Joint Transport Service
Borough Safer Neighbourhood Team (SNT)	SIU (Special Investigations Unit)	Public Protection
Police Community Support Officers (PCSO)	Community Safety Teams	Specialist Crime
	Operations	Criminal Justice & Custody
	Quality Assurance	DCC Portfolio
	Local Proactive Unit	Major Crime
	CCTV	Professional Standards Department

Police Staff

Surrey Police support staff operate in divisional and force-wide roles. There are 1,724 staff members in the departments of Corporate Communications, Criminal Justice & Custody, Operation, Probationers, Public Protection and Specialist Crime. All these departments deliver force wide support staff roles.

Divisional	Force-wide
CCTV	Contact (switchboard, contact centre, operators)
Community safety team	DCC Portfolio
Special Investigations	Finance
Divisional Area Policing Team	ICT
Quality Assurance	Operations
Reactive Investigations	People services
	Public protection
	Specialist crime

Divisional and force-wide policing roles are essential to deliver policing to the residents of Surrey. This includes the many force-wide support staff listed above which provide essential services to support policing in Surrey.

There were 29,227 incidents recorded in Guildford last financial year which account for 41% of incidents in the Western Division and 16% of the incidents in the whole of Surrey. Therefore, divisional and force-wide policing can be pro-rated to estimate staffing requirements for each individual borough.

Existing Officers / Support Staff serving the borough of Guildford

Dedicated officers	92
Divisional officers (including NPT West Surrey Team)	157
Forcewide officers	125
Total number of officers	374
Dedicated staff	12
Divisional support staff	22
Forcewide support Staff	241
Total number of staff	275

Currently 29,227 incidents are attended by 374 officers per year in Guildford which is a ratio of 78 incidents per officer, per year. To retain this current ratio of 78 per officer, per year, an additional 31 incidents per year would require 0.40 additional officers.

In addition to the significant impacts this development would place on our policing teams this development would also require significant investment in our support staff capacity. As we have shown, approximately 275 police staff are required to support policing to the 55,760 households in Guildford. This is a ratio of 203 households per staff member. Therefore, an additional 200 households would require 0.99 additional support staff to retain this existing ratio.

Additional Officers/Staff required as a result of 200 additional homes

Total Additional Officers Required	0.40	31 (expected No. incidents arising from development) / 78 (No. incidents attended per year by an officer) (200 / 203)
Total Additional Support Staff (Local/Central)	0.99	(no. of new households / Existing no of support staff per household)

6. Costs

In order to mitigate against the impact of growth our office have calculated that the capital 'cost' of policing new growth as a result of this major planning application equates to **£62,720.58**.

These funds would be used for the future purchase of infrastructure to serve the proposed development. This cost will now be broken down clearly to show the capital infrastructure required to support these new officers.

The contribution requested will fund, in part, the following items of essential infrastructure and is broken down as follows;

Officer and staff set-up

OFFICER	Capital cost	Number required for new officer	Total
Start-up equipment (radio, workstation, body worn camera, IT equipment)	£4,307.33	0.40	£1,722.93
Start-up recruitment and training cost	£5,460	0.40	£2,184
TOTAL COST	£9,767.33	0.40	£3,906.93

SUPPORT STAFF	Capital cost	Number required for new staff	Total
Start-up equipment (workstation, IT equipment)	£2,086	0.99	£2,065.14
Start-up recruitment cost	£1,060	0.99	£1,049.40
TOTAL COST	£3,146	0.99	£3,114.54

Surrey Police would utilise the contribution in the following manner;

- **£3,906.93** towards 1no. additional dedicated officers in the Ash Vale and Ash Wharf NPT to be based at Guildford Police Station to deliver policing to the site and surrounding area.
- **£3,114.54** towards 1no. additional support staff to be based at Guildford Police Station.

We could not have officers attending this development with less than adequate equipment with unnecessary risk to themselves and occupiers served.

Premises

Guildford Police Station is a large police building which accommodates the NPT policing teams which would serve this development. To ensure that we can continue to have fit for purpose facilities to house our staff & officers investment will need to be made in the estate to accommodate the uplift in staff & officer numbers required to support the development. A financial contribution equivalent to the scale of the development is therefore sought from this development.

Surrey Police are required to maintain a high capacity of accommodation for staff and officers, with any additional capacity delivered via new works to provide floor space. Taking an average of the floor space provision over our sites in Surrey which deliver neighbourhood policing we have determined that each new officer/member of staff should be allocated approximately 7.93sqm of office floor space. We are also required to provide a minimum of 1sqm for officers/staff for storage (locker room etc.) This brings the total space requirement to 8.93sqm. The 05/10/2024 issue of the RICS BCIS costs (Appendix 5) which lists the median cost for adaptations/conversion of police stations at £1,820 (Median) which would be considered the minimum cost appropriate to support the additional officers/staff.

The increased number of officers / staff numbers are directly attributable to the result of policing needs arising from this development.

The cost of accommodating a minimum of 1.39 additional officers/staff (which are required to police this development) would therefore be $8.93 \times £1,820 \times 1.39 = \textbf{£22,591.11}$.

Vehicles

A vital part of providing effective policing to the residents of Guildford is maintaining the large fleet of vehicles. These vehicles range from General Response Vehicle (GRVs or patrol cars), unmarked general support vehicles, Public Service Unit vans and minibuses, scientific (e.g. Scene of Crime Officers) vehicles, pursuit vehicles – 4 x 4 and high speed, motorcycles. Current fleet deployment in Guildford administrative area (serving 55,760 households) currently consists of 87 dedicated neighbourhood policing vehicles. Maintaining our dedicated and force-wide fleet capacity is essential to the success of Surrey Police and important to enable the force to efficiently combat cross border crime. There is currently no capacity to meet the additional policing needs this development at present, therefore investment towards increasing fleet capacity is sought from this development.

	Department	Number of vehicles
Divisional	Crime management, Local command, Local investigations, Neighbourhood Policing Teams, Neighbourhood Response Teams, Response investigations	87

The average capital cost of a new vehicle is £17,000 (not including fuel and maintenance). Our guideline for the majority of marked vehicles is to replace every four years or £125,000 miles. The condition of vehicles at the end of their police life varies however Surrey Police forecast that they will redeem, on average 5% of a vehicles value on disposal.

New housing and the increased demand on our fleet capacity will require investment far exceeding 4 years, therefore Surrey Police would require at least an 8 year life of provision. This contribution is justified because there is insufficient funding within the police's revenue income to take on the capital cost after just four years, without diverting money from elsewhere. Surrey Police estimate that the 4 year lifetime cost per vehicle is approximately £42,240 including running costs and capital charges.

Existing number of households in Guildford (55,760) = £26.52 per household ($£1,479,000 / 55,760$)
 $\times 200 \text{ Households} \times 2 = \textbf{£10,608}$ to give 8-year life of provision.

- **£10,608** towards the cost of five additional vehicles in the Ash Vale and Ash Wharf NPT to deliver policing to the site and surrounding area and be based at Guildford Police Station. Additional secured contributions in the Ash Vale and Ash Wharf NPT would be put towards the replacement of this vehicle after 4 years at a cost of £17,000 per vehicle.

It is vital to ensure fleet deployment is maintained in line with the existing population of Guildford and therefore a financial contribution towards fleet capacity is essential to make this development acceptable in planning terms.

Vehicles are fundamental capital policing infrastructure to deliver community safety and address crime especially at neighbourhood level. Fleet deployment is related to the known policing demands of comparable developments in the locality. The direct demand from the new development can be accurately forecast and delivering policing direct to this development will not be possible without additional vehicles to do so. Levels of demand and mitigations have been determined by the scale of the development and demonstrate only a proportion of a vehicle's time will be spent policing this development.

The same methodology has been used to calculate our fleet requirement as the Warwickshire police representation which has been supported in the recent appeal decision concerned contributions towards policing (**Appendices 2 and 6** - APP/R1845/W/17/3173741) issued on the 14th March 2018. Surrey Police consider this would be the most appropriate methodology to use in this and all future section 106 requests.

ANPR (Automatic Number Plate Recognition) and Closed-Circuit Television (CCTV) Cameras

Surrey Police are currently promoting a roll out of Automatic Number Plate Recognition (ANPR) Cameras throughout Surrey. The number and location of cameras is driven by the scale and location of new development and the road network in the area. Cross border crime is a growing issue in Surrey with criminals travelling from London and the surrounding Home Counties into Surrey to commit offences.

An assessment based on the development of 'Shortlands Farm' has been undertaken and recommends additional camera sites to be installed in the surrounding area. Our ANPR Manager actively monitors new development and existing ANPR camera coverage to mitigate against the impacts of development growth. Each camera is costed below, and requirements are assessed on the basis of the scale, location and proximity to the road network of the housing growth proposed over the development plan period. Surrey Police have identified approximate locations which require additional ANPR coverage which can be confidently shared with the Local Authority in due course.

ANPR cameras are used in three keyways by police forces: 1) to identify vehicles known to be used by criminals and disrupt their activity; 2) to gather intelligence and 3) to investigate crime. There are many benefits of ANPR cameras which can be used overtly or covertly and are regulated by the Regulation of Investigatory Powers Act 2000 (RIPA). Using cameras at either fixed locations or portable locations, images are captured and recorded along with the vehicle registration mark (VRM) or number plate, time and location of the vehicle, which can then be instantly checked against database records of vehicle of interest. The instant search of database records of vehicles of interest can confirm whether a vehicle associates with a known criminal has been in the area at the time of a crime. Importantly, ANPR can be used in real time. This means that police officers can intercept and stop the vehicle, check it for evidence and make arrests if necessary. The use of ANPR in this way has proved important in the detection and prosecution of many cases of major crime.

Three principal benefits of using ANPR are: 1) Increase the information and intelligence available to identify criminals; 2) Enable the police to deploy resources to respond to criminals of interest in real time; 3) Improve investigations after crimes have been committed. In addition to the benefits of ANPR coverage for the residents of this development the camera would also serve to identify any crimes occurring on the development site during the build process such as the theft of machinery or building materials. ANPR also serves as an effective preventative security measure for the development.

Surrey Police can provide further information (e.g. local crime statistics) to further justify the requirement for ANPR infrastructure in the identified locations below, if this is considered necessary.

It is noted that another application has been submitted concurrently (24/P/01158 refers) for the construction of 53 new dwellings with associated vehicular and pedestrian access from Ash Green Road, parking and secure cycle storage, on site open space, landscape and ecology management and servicing. Surrey Police have also requested developer contributions for the same 3no. ANPR cameras listed below in relation to application 24/P/01158. In the event both applications receive planning permission, Surrey Police would advise that application 24/P/01158 could secure 1no. ANPR camera and that application 25/P/01521 secures the remaining 2no. ANPR cameras.

The cost of a fixed ANPR camera is shown below:

- 1) A234 Pirbright Road, 1 additional camera = **£7,500**



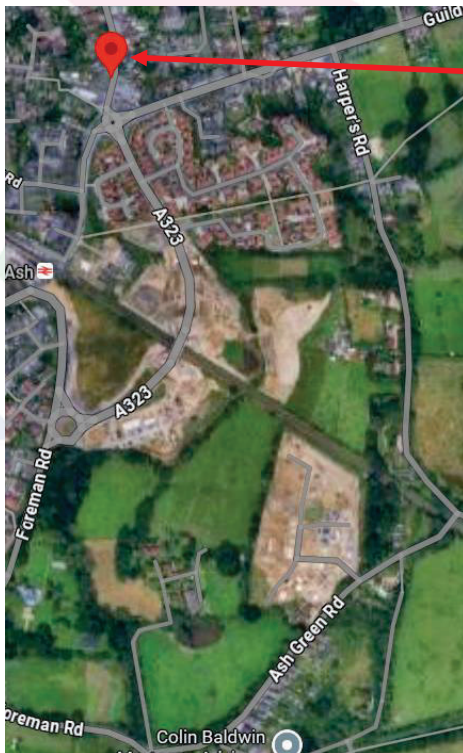
1) Additional ANPR location

2) A322 Guildford Road – 1 additional camera = **£7,500**



2) Additional ANPR location

3) B3411 Ash Hill Road, 1 additional camera = **£7,500**



3) Additional ANPR location

CCTV

Surrey Police will not be requesting contributions for on-site CCTV in this instance.

7. Compliance with National Policy and CIL Regulations

Following the abolition of CIL regulation 123 the funding of infrastructure is no longer restricted to 5 separate developer contributions. Within Guildford the majority of policing is carried out by the NPT teams, therefore our office would recommend funds received from Section 106 agreements should be spent directly on supporting these teams. Therefore, when contributions from new housing development are pooled it is sensible to do this based on NPT areas which in this case of this development is the Ash Vale and Ash Wharf NPT.

The assessment for these infrastructure contributions is outlined in CIL Regulation 122, which requires each item to meet the following three tests. From the numerous appeal / Secretary of State decisions and High Court judgements there is significant evidence that all the items listed in this request comply with CIL Regulation 122.

The costs of training officers have been included in this request and have been found sound (and compliant with Regulation 122) in numerous appeal decisions included as **Appendix 2**. In the respect of training in particular, the Sketcheley house decision (page 19 of **Appendix 2**) makes specific reference to 'protective clothing, uniforms and bespoke training' and were endorsed by the Inspector in his report at paragraph 11.57 and by the Secretary of State at paragraph DL22.

It is therefore plain that the Secretary of State and numerous Planning Inspectors consider that National Planning Policy and legislation is capable of encompassing these types of infrastructures.

1. Necessary to make the proposed development acceptable in planning terms

The creation of safe and accessible environments where crime and disorder, and the fear of crime do not undermine the quality of life or community cohesion is fundamental to planning for sustainable development as confirmed in the National Planning Policy Framework (NPPF, December 2024).

Guidance notes 4.6.2 of the adopted Local Plan advises that Infrastructure is a very broad term: *'The Planning Act 2008 as amended defined infrastructure as roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities and open spaces. Guidance on the CIL advises that infrastructure also includes cultural and sports facilities, district heating schemes, police infrastructure and other community safety features.'*

Policy D1 (Place Shaping) states that all new development will be designed to reduce opportunities for crime and antisocial behaviour. In addition to the overarching need for the contributions to make the development acceptable, it is also considered that, given that this contribution secures the benefit of a safe and secure environment, the contributions benefit from local plan policy support.

Police contributions are, in principle, within the lawful ambit of the policy regime which requires financial contributions from developments to help defray the external costs of the proposals which would otherwise fall on general taxation.

The Secretary of State has recognised that it is not a rigid requirement to have express reference to policing within local planning policy because the overarching principle of ensuring safe communities is recognised in the NPPF. The Planning Inspector in the case of North-west Leicester District Council vs Money Hill Consortium (**Appendix 4**) stated:

'62. The obligations of the Undertaking, other than that to support Police operations, are all related to requirement of development plan policies and are all necessary to make the development acceptable in planning terms. They are all furthermore, directly related to the development, are fairly and reasonably related in scale and kind to the development, and are in place to mitigate the effects of the development. The Legal Agreement, setting aside the Police contributions, therefore complies with Regulation 122 of the CIL Regulations 2010. Furthermore, taking into account the submissions of NWLDP, LCC and LP, the Agreement complies with Regulation 123 of the CIL Regulations 2010.'

63. The contributions of £219,029 towards Police infrastructure is not related to requirement of development plan policies. The figure has been arrived at following a close and careful analysis of the current levels of policing demand and deployment in Ashby. The proposed development, in terms of population increase, would have a quantifiable and demonstrable effect on the ability of the Police to carry out their statutory duties in the town. LP has not sought any contribution to some aspects of policing, such as firearms and forensics, but only for those where there is no additional capacity. The contribution is necessary because the new housing that would be created would place a demonstrable additional demand on Police resources in Ashby. The financial contributions to Police operations thus satisfies Regulation 122 of the Community Infrastructure Levy Regulations 2010 and a provision of the Undertaking would ensure that the contribution also satisfies Regulation 123 of the Community Infrastructure Levy Regulations 2010.'

The importance of policing contributions is importantly recognised in recent court judgments and considered an essential core principle of the NPPF. The judgment of Mr Justice Green 01/11/2016 (**Appendix 1**) with regard to the High Court challenge of Jelson Limited vs Secretary of State for Community and Local Government (1) Hinkley and Bosworth District Council stated:

'The gist of the Inspectors reasons are adequately set out in paragraphs [44]-[47] (see above). She records that LP has adequately demonstrated that the sums would be spent on equipment and services which arose "...Directly from the new households occupying the proposed development". Accordingly she concluded, in terms of causality, that there was a proper nexus between the expenditure and the new development. She also records that the proposed spending was properly attributed between individual projects and procurement such as property adaption and contributions towards a vehicle in order to prevent a need for pooling contributions.'

'Mr Lambert cited empirical data based upon existing crime patterns and policing demand and deployment from nearby residential areas which established the direct and additional impacts of the development upon local policing. That data established that there would be an incremental demand in relation to such matters as calls and responses per year via the police control centre; an increase

in annual emergency events within the proposed development; additional local non-emergency events which trigger follow-up with the public; additional recorded crimes in the locality based upon beat crime and household data and a proportionate increase in anti-social behaviour incidents an increase in demand of patrol cover; and, an increase in the use of vehicles equating to 12% of an additional vehicle over a six year period.'

Moreover, the wider principles of sustainable development within the NPPF also require consideration of all necessary infrastructure requirements, as observed by Foskett J in *R. (Police and Crime Commissioner for Leicestershire) v Blaby DC and others* (**Appendix 3**). This judgment stated:

'11. It is obvious that a development of the nature described would place additional burdens on local health, education and other services including the police force. The focus in this case is upon the effect upon the local police force. If it sought to shoulder those additional and increased burdens without necessary equipment (including vehicles and radio transmitters/receivers for emergency communications) and premises, it would plainly not be in the public interest and would not be consistent with a policy that encourages "sustainable development": see for example, paragraphs 17 of 79 of the National Planning Policy Framework (NPPF). It is that that leads to the Claimants interest in the matters.'

As shown in Section 1, there is no dedicated Government funding to comprehensively cover the capital costs associated with policing new housing development. Unless contributions from new developments are secured then Surrey Police would be unable to maintain the current levels of policing with resources diverted and stretched, inevitably leading to increased incidents of crime and disorder within the local area. Surrey Police strive to reduce the level of crime in the County however due to the significant numbers of new housing being brought forward the need for more front-line staff and associated infrastructure has never been more relevant as a fundamental planning policy consideration.

Appeal decision APP/C3240/W/16/3144445 (**Appendix 2**) issued on the 21st March 2017 provides further support for developer contributions towards the capital costs of additional policing infrastructure arising from new development. The Planning Inspector stated:

'165: There is no doubt that the proposed development would generate a need for policing and that need would require additional resources which have been calculated on a pro-rata dwelling basis. The Framework identifies a need for safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. In addition, an extensive array of appeal decision supports the principle of police contributions. Overall, the balance of the evidence before me points to the obligation (based on the underlying pro-rata calculation) being necessary and proportionate mitigation for the development.'

We would also bring to attention dicta from the High Court judgment by Mr Justice Foskett in *Police and Crime Commissioner for Leicestershire vs Blaby Council* (**Appendix 3**). Paragraph 61 and 62 of the judgment state:

'61. I do not, with respect, agree that the challenge mounted by the Claimant in this case can be characterised as a quibble of a minor factor. Those who, in due course, purchase properties on this

development, who bring up children there and who wish to go about their daily life in a safe environment, will want to know that the police service can operate efficiently and effectively in the area. That would want to know that the police service can operate efficiently and effectively in the area. That would plainly be “consumer view” of the issue. The providers of the service (namely, the Claimant) have statutory responsibilities to carry out and, as the witness statement of the Chief Constable makes clear, that itself can be a difficult objective to achieve in these financially difficult times. Although the sums at stake for the police contributions will be small in comparison to the huge sums that will be required to complete the development, the sums are large from the point of view of the police.

62. I am inclined to the view that if a survey of local opinion was taken, concerns would be expressed if it were thought that the developers were not going to provide police with sufficient contribution to its funding requirements to meet the demands of policing the new area: lawlessness in one area can have effects in another nearby area. Miss Wigley, in my judgment, makes some entirely fair points about the actual terms of the section 106 Agreement so far as they affect the Claimant.’

Appeal decision APP/K2420/W/15/3004910 (**Appendix 2**) provides further evidence for developer contributions towards necessary policing infrastructure required to enable effective policing of new housing development. The Planning Inspector supported the methodology used for this calculation and compliance with the specific capital infrastructure items detailed in our request.

‘44. Leicestershire Police (LP) have demonstrated adequately that the sums request would be spent on a variety of essential equipment and services, the need for which would arise directly from the new households occupying the proposed development. It would be necessary, there, in order to provide on-site and off-site infrastructure and facilities to serve the development commensurate with its scale and nature consistent with LP Policy IMP1. The planning contribution would also enable the proposed development to comply with the Framework’s core planning principle of supporting local strategies to improve health, social and cultural wellbeing and delivering sufficient community facilities to meet local needs.’

In respect of the methodology used for this request the same Planning Inspector stated ‘47 – I consider this to be a no less realistic and robust method of demonstrating the criminal incidents likely to arise in a specific area than the analysis of population data which is normally used to calculate the future demand for school places. The evidence gives credence to the additional calls and demands on the police service predicted by LP’.

A financial contribution towards essential policing infrastructure is clearly essential to make new housing development acceptable in planning terms. The policing infrastructure items outlined in this request are essential to help support new officers required due to population growth and most importantly keep existing and future residents of Guildford safe.

2. Directly related to the proposed development

There is a functional link between new development and the contributions requested. Put simply without new development taking place and the subsequent population growth there would be no requirement for the additional infrastructure. The additional population growth will lead to an

increase in incidents, which will require a Police response. The infrastructure outlined in this request has been specifically identified by the NPT teams policing the areas of Guildford as necessary to deal with the likely form, scale and intensity of incidents this new housing development will generate.

3. Fairly and reasonably related in scale and kind to the proposed development.

Securing proportionate developer contributions towards necessary capital expenditure is essential to help meet a proportionate increase in police infrastructure costs and to enable Surrey Police to maintain its current level of service in the borough. This infrastructure has been identified by Surrey Police as necessary to provide an appropriate level of policing to serve the proposed development and maintain the existing high level of community safety.

A clear numerical, evidence-based approach has been demonstrated which is supported by case law and recent appeal decisions by the Planning Inspectorate. The various items of capital expenditure and infrastructure requested are considered CIL compliant and are necessary to enable new officers to undertake their role to meet the policing needs of the development and mitigate impacts to existing resources. A reasonable and proportionate approach has been adopted.

We would also highlight two recent appeal decisions in Leicestershire (APP/F2415/A/12/2179844 & APP/X2410/A12/2173673, **Appendix 2**). In assessing the request from Leicestershire police for developer contributions towards infrastructure the Inspector commented at para 29 of decision 2179844;

'The written evidence submitted by Leicestershire Police detailed the impact the proposed development would have on policing, forecasting the number of potential incidents and the anticipated effect this would have on staffing, accommodation, vehicles and equipment. In view of the requirement of national planning policy to create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life, it is considered that, on the evidence before me, a contribution towards policing is necessary to make the development acceptable in planning terms.'

Furthermore, with regard to appeal decision 2173673, the Inspector is unequivocal in highlighting the acceptability of police contributions being recipients of developer's contributions;

'Adequate policing is so fundamental to the concept of sustainable communities that I can see no reason, in principle, why it should be excluded from the purview of S106 financial contributions, subject to the relevant tests applicable to other public services. There is no reason, it seems to me why police equipment and other items of capital expenditure necessitated by additional development should not be so funded, alongside, for example, additional classrooms and stock and equipment for libraries.' [Para 292]

These appeal decisions confirm that the approach of Surrey Police in assessing the impact of development, having regard to an assessment of the potential number of incidents generated by growth is appropriate, and fundamentally it confirms that police infrastructure should be subject to developer contributions as the provision of adequate policing is fundamental to the provision of sustainable development.

Furthermore, the requirement to ensure that crime and the fear of crime is addressed through the planning process runs through the revised NPPF (December 2024);

Paragraph 20(b) retains reference to ‘security’ infrastructure and advises that strategic policies should set out an overall strategy for the pattern, scale, design and quality of development, and make sufficient provision for:

b) Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat).

Paragraph 96(b) advises that planning policies should aim to achieve healthy, inclusive and safe places which:

‘are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of beautiful, well-designed, clear and legible pedestrian routes and cycle routes, and high quality public space, which encourage the active and continual use of public areas.’

Paragraph 101 states that:

‘To ensure faster delivery of other public infrastructure such as health, blue light, library, adult education, university and criminal justice facilities, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted. Significant weight should be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.’

Paragraph 102 outlines the importance of engaging with the security services to inform planning policy decision and promote public safety and defence requirements. This will be achieved by:

- a) Anticipating and addressing possible malicious threats and natural hazards (whether natural or man-made), especially in locations where large numbers of people are expected to congregate. Policies for relevant area (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security. The safety of children and other vulnerable users in proximity to open water, railways and other potential hazards should be considered in planning and assessing proposals for development; and
- b) Recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.

The Glossary to the current NPPF (December 2024) includes an entry entitled '*Essential Local Worker*'. It states '*these are public sector employees who provide frontline services in areas including health, education and community safety – such as NHS Staff, teachers, police, firefighters and military personnel, social care and childcare workers*'. This recognises the emergency services as essential for the public, alongside education and health.

I trust this sets out sufficiently our Office's request for infrastructure contributions relating to this development at Shortlands Farm, Guildford Road, Ash, Guildford, GU12 6DF. In the absence of developer contributions towards the provision of essential policing infrastructure, Surrey Police would raise **objection**, as the additional strain placed on our resources would have a negative impact on policing of both the development and force-wide policing implications within the borough. I am more than happy to discuss the content of this submission with yourselves and support with any further evidence if considered necessary.

Yours sincerely

Jane Thatcher

Jane Thatcher

BA (Hons), MSc, MRTPI

Joint Commercial Planning Manager

Sussex and Surrey Police

Part A

'What', 'where' and 'when' of infrastructure requirements relevant to application reference to 25/P/01521

TOPIC	INFRASTRUCTURE REQUIREMENT	AREA	COST PER ITEM	QTY	TOTAL COST	TIMING OF DELIVERY (Occupations)
Policing	Officer start-up equipment cost	Ash Vale and Ash Wharf NPT	£4,307.33	0.40	£1,722.93	TBC
Policing	Officer start-up recruitment and training	Ash Vale and Ash Wharf NPT	£5,460	0.40	£2,184	TBC
Policing	Staff start-up equipment cost	Guildford	£2,086	0.99	£2,065.14	TBC
Policing	Staff start-up recruitment and training	Guildford	£1,060	0.99	£1,049.40	TBC
Policing	Premises	Guildford	£22,591.11	1	£22,591.11	TBC
Policing	Fleet	Ash Vale and Ash Wharf NPT	£10,608	1	£10,608	TBC
Policing	ANPR	A234 Pirbright Road	£7,500	1	£7,500	TBC
Policing	ANPR	A322 Guildford Road	£7,500	1	£7,500	TBC
Policing	ANPR	B3411 Ash Hill Road	£7,500	1	£7,500	TBC
Total					£62,720.58	

ENC.

Appendix 1 – Jelson Ltd vs Secretary of State and Local Government (1) Hinkley and Bowsoth District Council (2) – 22/11/2016 (paragraphs 71-81)

Appendix 2 – Examples of appeal decisions supporting police contributions

- APP/Y3615/W/23/3320175 – Land at the Former Wisley Airfield, Hatch Lane, Ockham, Surrey
- APP/E3715/W/21/3268629 – Land North of Coventry Road, Long Lawford, CV23 9BT
- APP/T3725/W/21/3270663 – Land South of Chesterton Gardens, Leamington Spa
- APP/W3710/W/20/3251042 - North Warwickshire and South Leicestershire College, Hinckley Road, Nuneaton, CV11 6LS
- APP/Y0435/W/20/3251121 - Land at Brickhill Street, South Caldecotte, Milton Keynes, MK17 9FE
- APP/R3705/W/19/3234056 - Land East pf Islington Farm, Tamworth Road, Wood End, Warwickshire
- APP/R3705/W/18/3196890 – Land to the south of Tamworth Road and to the west of the M42, Tamworth, B78 1HU
- APP/C3810/W/17/3187601 – Land west of Church Lane and south of Horsemere Green Lane, Climping, West Sussex, BN17 5RY
- APP/R3650/V/17/3171287 – Dunsfold Park, Stovolds Hill, Cranleigh, Surrey, GU6 8TB
- APP/R1845/W/17/3173741 – Land off The Lakes Road, Bewley, Worcestershire, DY12 2BP
- APP/C3105/W/17/3172731 – White Post Road, Banbury.
- APP/C3105/W/16/3163551 – Land off Howes Lane and Middleton Stoney Road, Bicester, Oxfordshire
- APP/C3810/V/16/3143095 – Land east of Fontwell Avenue, Fontwell, West Sussex, BN18 0SB
- APP/E3715/W/16/3147448 – Land at Ashlawn Road West, Rugby, Warwickshire
- APP/C3240/W/16/314445 – Land east of Kestrel Close / Beechfields Way, Newport, Shropshire
- APP/K2420/W/15/30004910 – Land off Sherbourne Road, Burbage, Leicestershire
- APP/G2435/A/14/2228806 – Money Hill, Land North of Wood Street, Ashby-de-la-Zouch, Leicestershire
- APP/X241-/W/15/3007980 – Land rear of 62 Iveshead Road, Shepshed, LE12 9ER
- APP/T3725/A/14/2221613 – Land at the Asps, bound by Europa Way (A452) to the east and Banbury Road (A425) to the west
- APP/T3725/A/14/2229398 – Land South of Gallowes Hill / West of Europa Way, Heathcote, Warwick
- APP/G2435/W/15/3005052 – Land South of Greenhill Road, Coalville, Leicestershire
- APP/Q3115/A/14/2222595 – Land north of Littleworth Road, Benson
- APP/A2470/A/14/2222210 – Greetham Garden Centre, Oakham Road, Greetham, Oakham
- APP/A2470/A/14/2227672 – Land to the rear of North Brook Close, Greetham, Rutland
- APP/L2440/A/14/2216085 – Land at Cootage Farm, Glen Road, Oadby, Leicestershire
- APP/Y2430/A/14/2224790 - Land to the east of Nottingham Road, Melton Mowbray, Leicestershire
- APP/2460/A/14/2213689 – Land rear of 44-78 Ashby Road, Hinkley, Leicestershire
- APP/K2420/A/13/2208318 – Land surrounding Sketchley House, Watling Street, Burbage, Leicestershire
- APP/F2415/A/14/2217536 – Land off Fairway Meadows, Ullesthorpe, Leicestershire
- APP/K2420/A/13/2202658 & APP/A/13/2210904 – Land off (to the south of Spinney Drive and land off (to the east of) Brookside, Barlestone, Leicestershire
- APP/H1840/A/13/2199085 & APP/H1840/A/13/2199426 – Land off Pulley Lane, Newland Road and Primsland Way, Droitwich Spa

Appendix 3 – The Queen (on the application of The Police and Crime Commissioner for Leicestershire) vs Blaby Council and Hallam Land (and other developers).

Appendix 4 - North-west Leicester District Council vs Money Hill Consortium – Money Hill, Land North of Wood Street, Ashby-De-La-Zouch (paragraphs 61-63)

Appendix 5 – BCIS Index Average Prices Results

Appendix 6 - APR1845W173173741 – Land of Lakes Road – Worcestershire

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