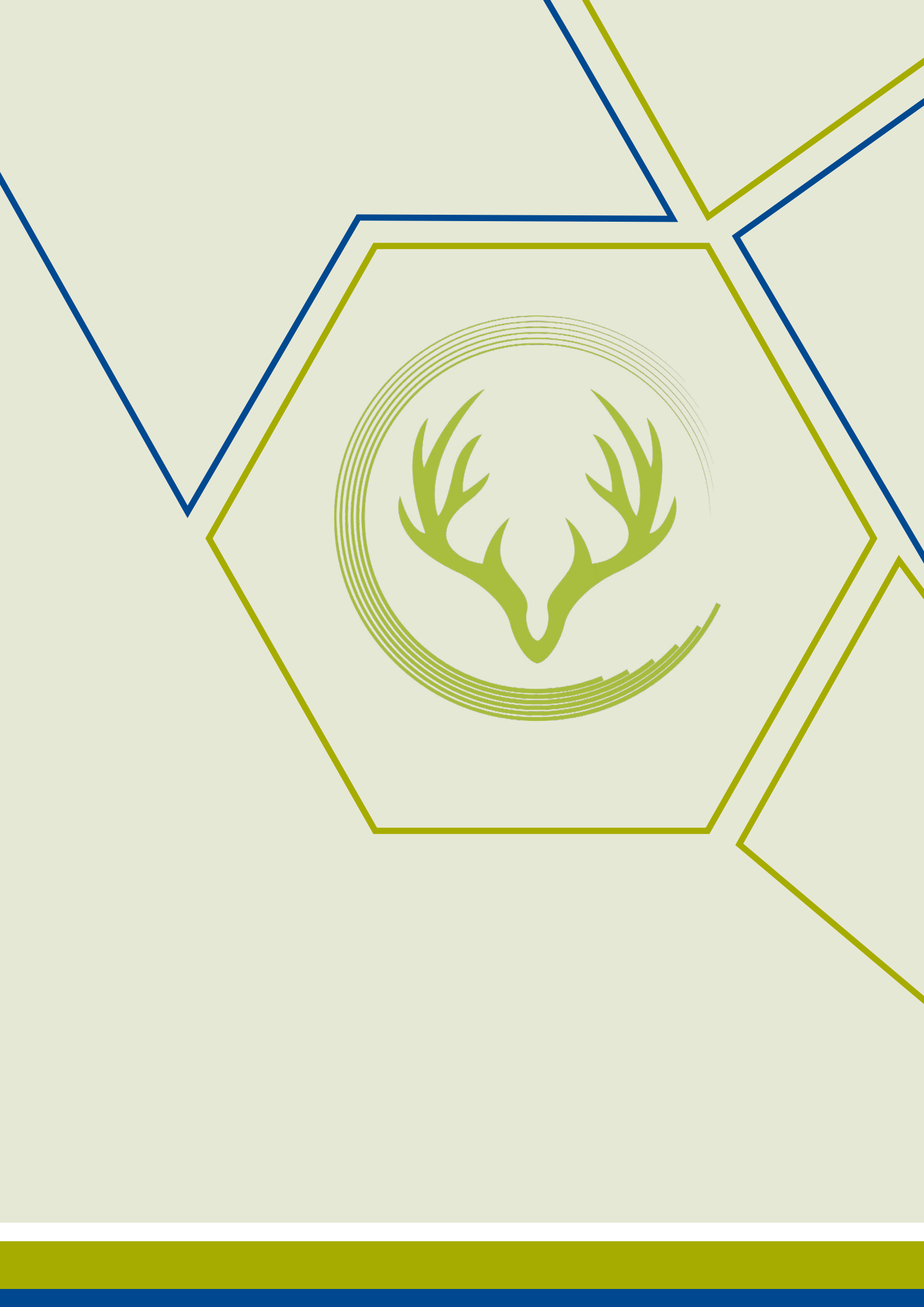




**Police & Crime
Commissioner**
FOR HERTFORDSHIRE

Developer contributions to support policing in Hertfordshire

Hertfordshire PCC Position Statement May 2025



This document outlines the Hertfordshire Police and Crime Commissioner's (PCC) intention to work collaboratively with Hertfordshire Local Planning Authorities with a goal to secure developer contributions towards policing infrastructure and mitigate the impacts of development on crime and anti-social behaviour. Set out below is the PCC's standard methodology for assessing the impact of development on policing infrastructure requirements and calculating the costs of enhancing policing infrastructure to meet the needs of development.

This methodology has been endorsed by the National Police Chiefs Council (NPCC) and is in accordance with paragraphs 96, 101 and 135 of the National Planning Policy Framework 2024 (as amended). The PCC will be using this standard methodology for seeking Section 106 and Community Infrastructure Levy contributions moving forwards.

What is the issue we are seeking to address?

This system of planning obligations was created from Section 106 of the Town and Country Planning Act 1990. In the years it has operated, the system has raised many (£) billions towards covering the cost of infrastructure delivery associated with new development.

However, the emergency services have received developer contributions only in a small minority of local authority areas in England and even then, have received a fraction of what other infrastructure types (such as education and public open space) have obtained.

Hertfordshire Police has a legal duty to respond to all recorded incidents and have a finite level of resources. New development places a strain on police resources. Central Government funding for policing and the council tax precept are insufficient to provide the infrastructure necessary to support development growth.

What is emergency services infrastructure?

In an emergency services context infrastructure includes but is not limited to the following items:

- Premises: capacity improvements to existing buildings, new police stations, new police/satellite hubs.
- Vehicles of varying types and functions as needed to cover the development in question e.g. deployment for emergency response, patrol or follow-up for incidents.
- Personal equipment for officers and staff e.g. workstations, radios, protective equipment, uniforms, bicycles, one-off training & recruitment costs;
- Radio cover e.g. base stations, hardware and signal strengthening equipment;
- CCTV and Automatic Number Plate Recognition (ANPR) cameras;
- Mobile IT technologies e.g. body worn cameras and smart tablet computers.

What developments would typically be liable?

There are a wide range of schemes where developer contributions have been secured to support policing. These typically concern residential developments and other development where a demonstrable impact on policing can be shown. Appendix 1 includes a current database of positive appeal decisions supporting the principle of developer contributions towards policing.

Standard Methodology

Predicted impact of proposed development on Policing within a Local Authority area

The 'policing impact' of new development is calculated by assessing the number of police incidents recorded within a local authority area and predicting the number of incidents which are likely to occur because of new development. This methodology enables the identification of the number of new personnel that will be required to maintain the existing ratio of deployment in the local authority area following creation of the new development.

Each individual development has different impacts, however based on existing crime patterns and policing demand / deployment from nearby areas, there would be direct and additional impacts of new development on local policing.

We would expect a uplift in demand, and increased responses in the following areas:

- Calls and responses through the Police control centre;
- Attendance to additional emergency events within the development and locality each year;
- Non- emergency events to follow up with the public contact each year;
- Recorded crimes in the development and locality;
- Anti-social behaviour incidents within the development and locality;
- Demand for increased patrol cover;
- Vehicle use;
- Calls of the police's Airwaves system;
- Demand for the deployment of Mobile CCTV technologies;
- Demand for the use of ANPR technologies;
- Demand for local access to beat staff for local neighbourhood teams;
- Policing cover and interventions in all areas described when considering staffing and functions above and for additional accommodation from which to deliver these.

Assessment of the number of police incidents occurring per Local Authority

Local Authority	Population (2021 census)	Recorded incidents per LPA	Incidents per person (pp)
Broxbourne	99,007	22,934	0.23 incidents
Dacorum	155,081	36,422	0.23 incidents
Hertsmere	107,827	25,752	0.24 incidents
North Hertfordshire	133,210	25,269	0.19 incidents
Three Rivers	93,771	16,387	0.17 incidents
Watford	102,246	29,572	0.29 incidents
St Albans	148,167	28,546	0.19 incidents
Welwyn Hatfield	119,837	46,607	0.39 incidents
East Hertfordshire	150,158	28,923	0.19 incidents
Stevenage	89,495	26,154	0.29 incidents



Predicted population (proposed development)

A calculation of the proposed population is required to understand the implications of new development on predicted police incidents. The PCC utilises Hertfordshire County Council average household figures as calculated using 2021 ONS figures. Where the details of unit types are known, the assumed occupancy will reflect the above and the contribution will be calculated accordingly. If a breakdown on units is not shown a figure of 2.5 persons per dwelling will be used. This will apply to development in outline format, where 'up to' a certain number of units is specified in the application description.

Dwelling size	Occupancy (persons)
1 bed	1.3
2 bed	2.0
3 bed	2.6
4+ bed	3.2

Calculating contributions

Calculations are based upon total current officer / staffing levels and the requirement for new officers to maintain the existing staffing level. Therefore, resulting in the same coverage as prior to the development occurring.

Example – St Albans

118 (dedicated officers) and 103 (force wide officers) are required to attend 28,546 incidents per year. This is a ratio of 129 incidents per officer, per year. A development of 100 units in St Albans (no units specified) would have a population of 250 persons and would generate 47.5 incidents or approximately 37% of one officers' workload. A contribution would therefore be sought for training and equipping one new officers to support this development.

Cost of equipping and initial training of officers

Officer equipment	Cost (£)
Laptop	815
Smartphone	340
Bodyworn video	590
Tazer	2,323
Airwave	746
Initial start-up training and recruitment	5,544.34
Total	10,358.34

Cost of equipping and initial training of staff

A contribution towards the impacts of new development on staffing will also be sought from new development where necessary. Support staff play a critical role in supporting frontline policing and new households increase the demands upon these services.

Staff equipment	Cost (£)
Office equipment	1,791.83
Recruitment	£3,390.00
Total	£5,181.83

Example – St Albans

There are 148 dedicated and force-wide support staff required to support 221 frontline officers which is a ratio of 1.5 officers per staff member. The example development of 100 homes requires training and equipping of 0.37 new officers, therefore 0.24 staff members would be required to maintain the current staffing to support the uplift in officers required.

Dedicated roles (district-based roles)

Officer	Staff
Intervention / response team	Police Community Support Officer (PCSO)
Local Crime Unit	Facilities officers
Neighbourhood Policing Team	Police enquiry officer
Local Crime Unit	
Scorpion Team	

Force wide roles (delivering county-wide policing services)

Officer	Staff
Operations	Special crime support
Safeguarding	Custody
Firearms	Operations
Major Crime	HR / Training
Specialist Crime	Communications
Custody	Joint Transport Service
Professional standards / training	

Cost associated with expanding fleet (vehicle capacity)

Maintaining our force wide fleet is essential to the success of Hertfordshire Police and critical to enable the force to efficiently combat cross-border crime. There is limited capacity to provide additional vehicles in line with development, at present contributions towards additional police vehicles have commonly been sought by police forces nationally via developer contributions to meet the increased demands on our service because of development growth.

The average capital cost of a new vehicle is £23,974 (not including fuel and maintenance). Our guideline for the majority of marked vehicles is to replace every four years or 125,000 miles. New development will require fleet investment far exceeding 4 years, therefore Hertfordshire Police would require at least an 8-year life of provision.

Example – St Albans

There are 25 dedicated vehicles within the St Albans based fleet and 5 vehicles within the force-wide fleet required to deliver policing to this district. Therefore, the capital cost of the fleet is calculated as £719,238 (or £12.19 per household). A development of 100 homes would therefore require a contribution of £1,219 for 4-year life provision or £2,438 over an 8-year life provision. Smaller S106 contributions can legally be pooled with other contributions and combined with other contributions to purchase new vehicles to support local policing and the development in question.



Cost associated with new/improved estate provision

A vital part of policing is ensuring that Forces have facilities / office provision in the right places, with capacity to increase and meet the demands of development. In specific cases this will require increased capacity to be provided at existing police stations through adaption/extension of the buildings. Other examples may require a new facility where it can be demonstrated that this is required due to the inability to enlarge an existing site or new development being significantly isolated from the nearest police presence (ie: new urban extensions / garden villages). The Force will adopt BCIS cost index cost data for extension / refurbishment projects (May 2025-£2,632 sqm). Following an assessment of recently undertaken new build facilities on the estate a benchmark of £4,000 / sqm will be used for new build facilities.

Hertfordshire Police are required to maintain an appropriate level of premises for staff and officers. Taking an average of the floor space provision over force sites in Hertfordshire which deliver neighbourhood policing, we have determined that each new officer/member of staff should be allocated approximately 7.59sqm of 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 8.59sqm.

Example – St Albans

The 100-home development example required an uplift of 0.37 officers and 0.24 staff members which would need to be accommodated within a new facility or through extension/adaption of an existing site. The cost sought would therefore be 0.61 (uplift in staff/officers) x 8.59 x £2,632 (or £4,000 for new build) = £13,791.

There are a number of large new isolated settlements / garden villages under construction across the country. These developments have supported dedicated blue light facilities within community hubs due to the sites proximity from a nearest police presence. Developments of this magnitude should be considered on a case-by-case basis, and supported by evidence in an LPA's Infrastructure Delivery Plan (IDP). New satellite hubs would enable police officers to work from the centre of these developments and show visible policing to new residents. These facilities can be used for statement taking, report writing and welfare purposes by officers. A key consideration for these sites would be having a dedicated workspace for officers, allocated parking and sufficient access to welfare facilities.



Other infrastructure

Hertfordshire Police are currently promoting a roll out of Automatic Number Plate Recognition (ANPR) Cameras throughout Hertfordshire. 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 Hertfordshire with criminals travelling from London and the surrounding counties into Hertfordshire to commit offences.

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, the cameras 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 this major development.

Example

A major new development proposes numerous arterial routes into a site with limited existing ANPR coverage nearby to the site. The Force's ANPR manager would be consulted on major development and would recommend where additional cameras could be positioned to ensure effective coverage of the development is provided. ANPR is a low-cost security measure which can utilise existing infrastructure (lampposts etc) and has low on-going running / revenue costs.





