

## **Surrey Police is bringing forward plans to develop Mount Browne.**

The redevelopment of Mount Browne is a key priority of the Surrey Estates Strategy, it is the enabler to unlocking a number of key estates initiatives across the County. The overarching Estates Strategy, and importantly this project, will not only contribute to the health, safety and wellbeing of staff, but also by providing the right facilities and tools to support our staff and officers it will help to attract, recruit and retain good people, ensuring that Surrey Police are a future focused Police Force, where people are proud to come to work every day to make a real difference in ensuring Surrey is the safest County it can be.

### **Surrey Police have the following aim:**

To provide modern, efficient and flexible working environments, reducing costs, promoting operational effectiveness, enhancing conditions for our staff and enabling more agile and collaborative ways of working supported by modern technology and a culture of trust.

**Through this our staff will be empowered to be the best they can be, acting with pride, professionalism, confidence and creativity to keep our communities safe and feeling safe.**



**CORE OPERATIONAL UNITS**



**STAFF AND OFFICER TRAINING**



**OLD HOUSE HERITAGE**



**PUBLIC ORDER TRAINING**



**PROJECT BRIEF**



**CONSOLIDATED PARKING**



**COLLABORATIVE SUPPORT FUNCTIONS**



**MEMORIAL GARDEN**

**FORENSICS**



**999 & 101**



**DOG SCHOOL**

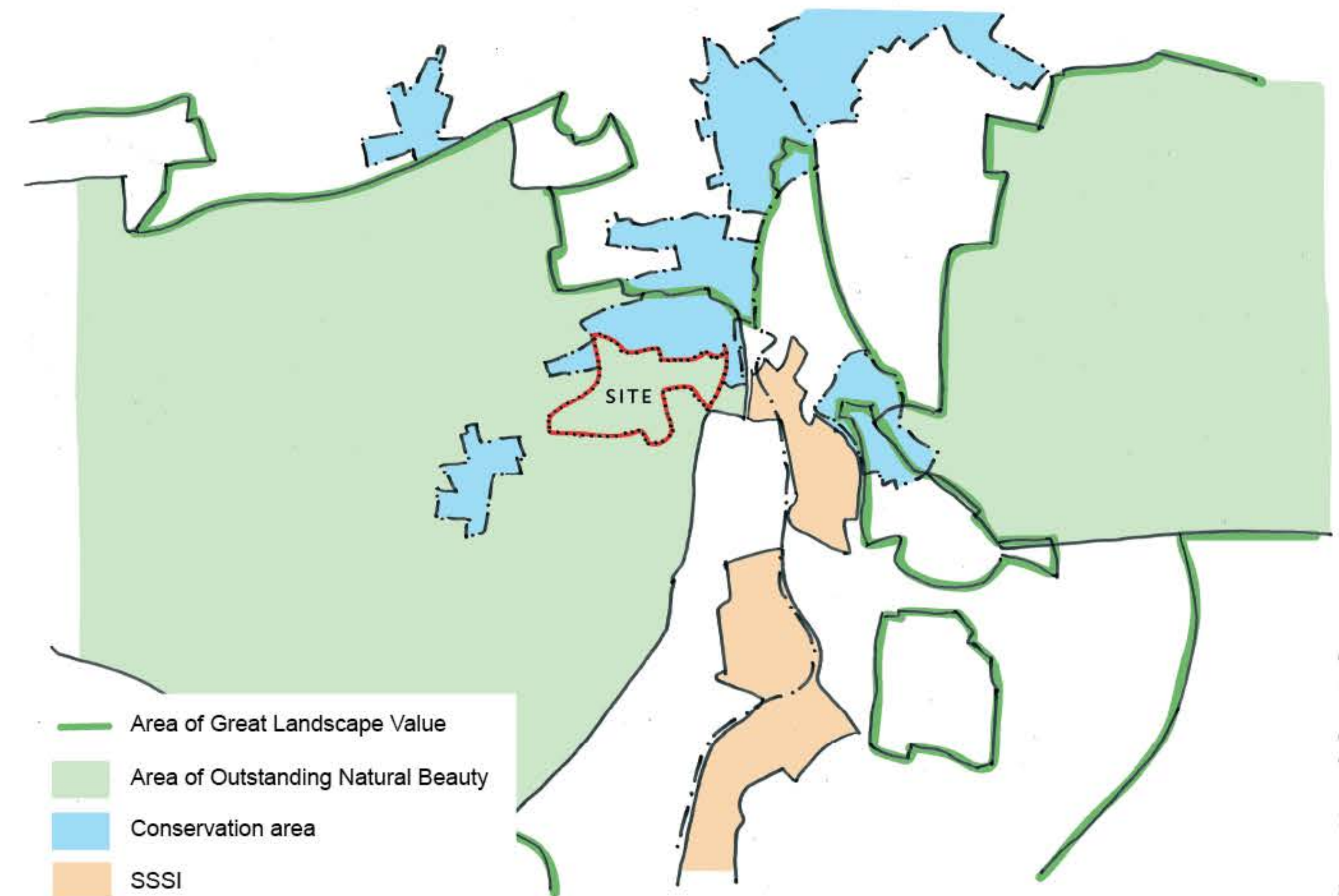
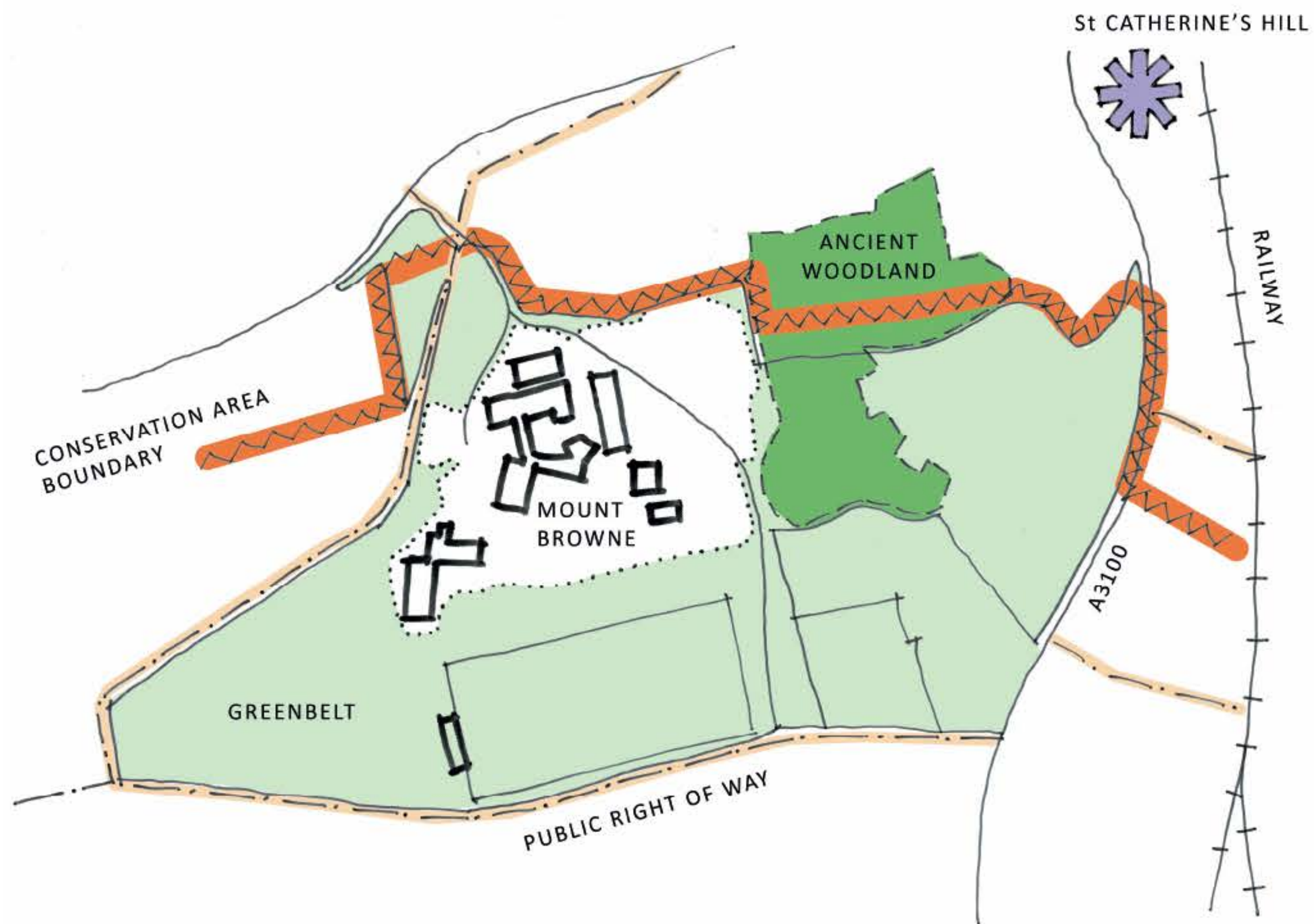


**EXTERNAL ENVIRONMENT**



**ACCESS ROAD - NEIGHBOURHOOD RESPONSE**





#### SITE LOCATION

The site is located within and surrounded by the Surrey Hills Area of Outstanding Natural Beauty (AONB) and an Area of Great Landscape Value (AGLV).

The 19th century building at the heart of the complex was bought by the third Marquis of Sligo in 1891. It was originally called 'Oakdene' but re-named 'Mount Browne' by Lord Sligo in memory of his family home in Ireland. It was bought by Surrey Constabulary in 1947 and was officially opened as its Headquarters on 23 September 1949.

The existing central headquarters buildings are concentrated in the middle of the site towards the top of the hillside. This part of the existing site is inset from the Green Belt.

The southern area is located within the Green Belt. This area currently contains planning fields and training facilities associated with Surrey Police's existing site operations.

The site is adjacent to St. Catherine's Conservation Area. Whilst there are no statutory Listed Buildings on site, it does contain the 'Old House', a locally listed building, which is located on an area of high ground with long views southwards over the AONB.

A public right of way contains the development to the west and south and cuts across the site in the far north.



**SITE AND PLANNING POLICY CONTEXT**

There is a strong east/west tree belt which provides a green link through the site. Parts of the woodland and existing trees across the site have been identified as Ancient Woodland and a Biodiversity Action Plan (BAP) habitat. The woodland to the east has a Tree Preservation Order (TPO).

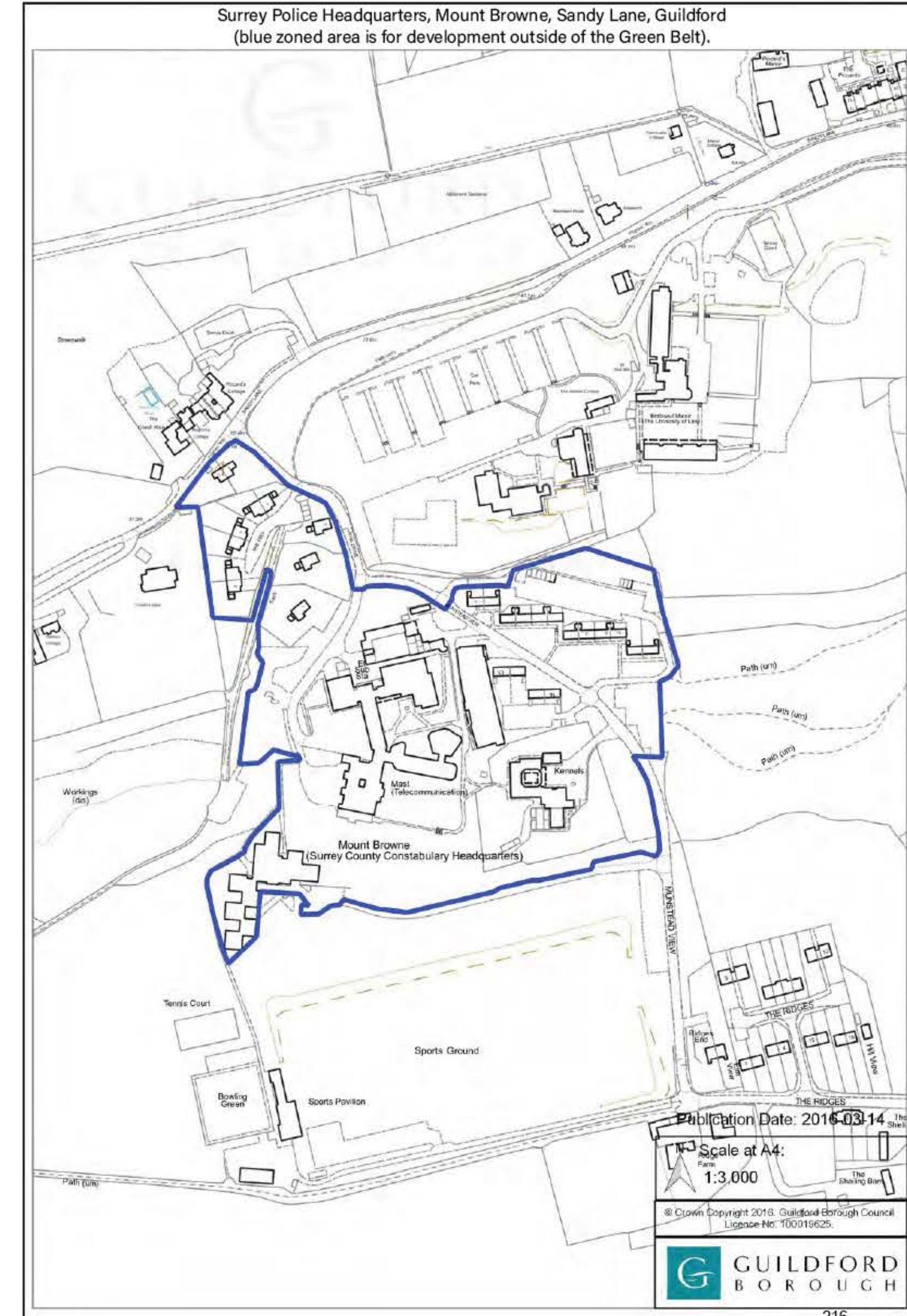
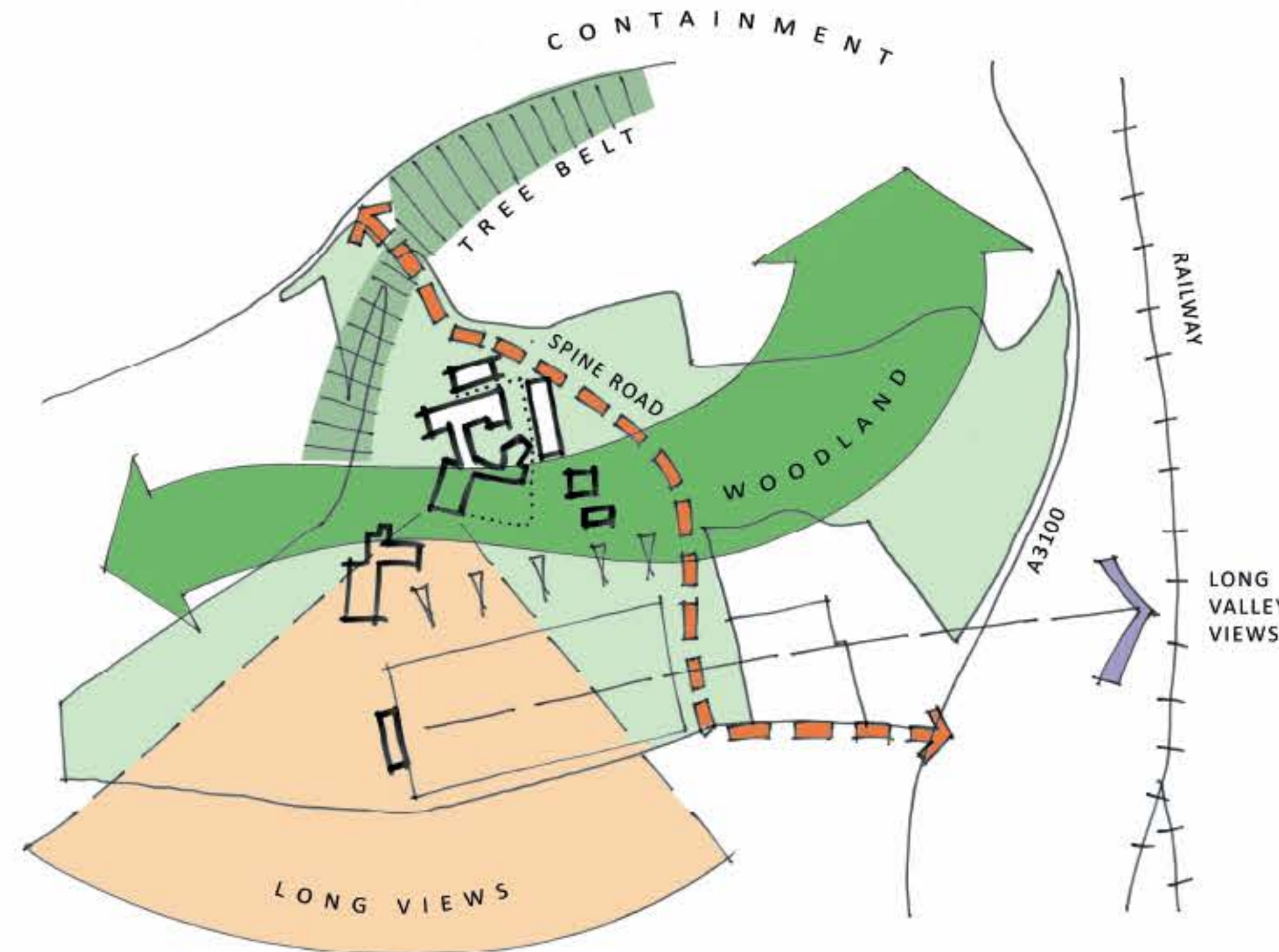
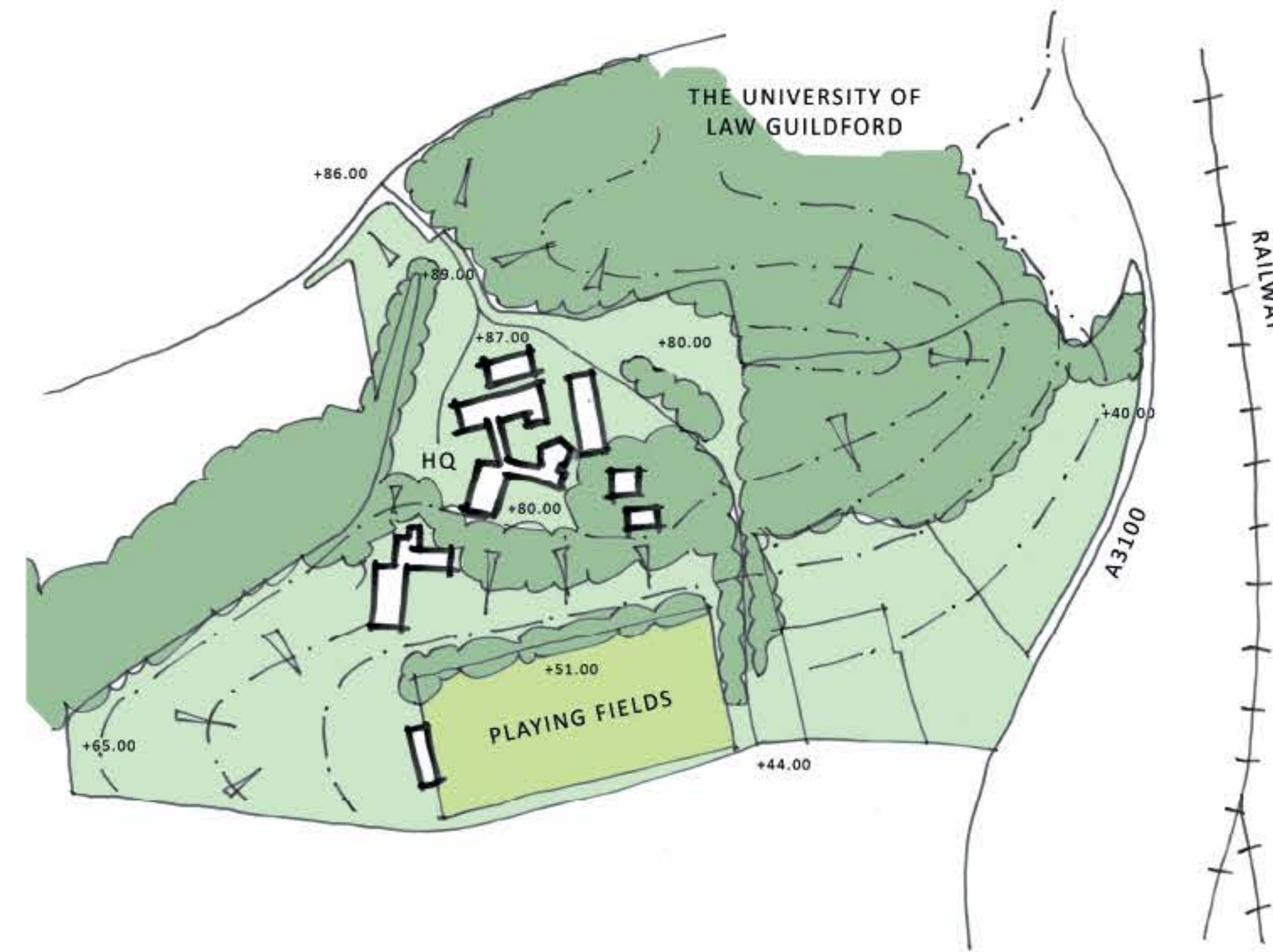
Topography is a key consideration for the project brief as the site slopes steeply from north to south with a level difference of 45m.

The site is allocated within the Guildford Borough Local Plan under Policy A33 for approximately 116 homes within the area of the site which is inset from the Green Belt.

**PLANNING POLICY**

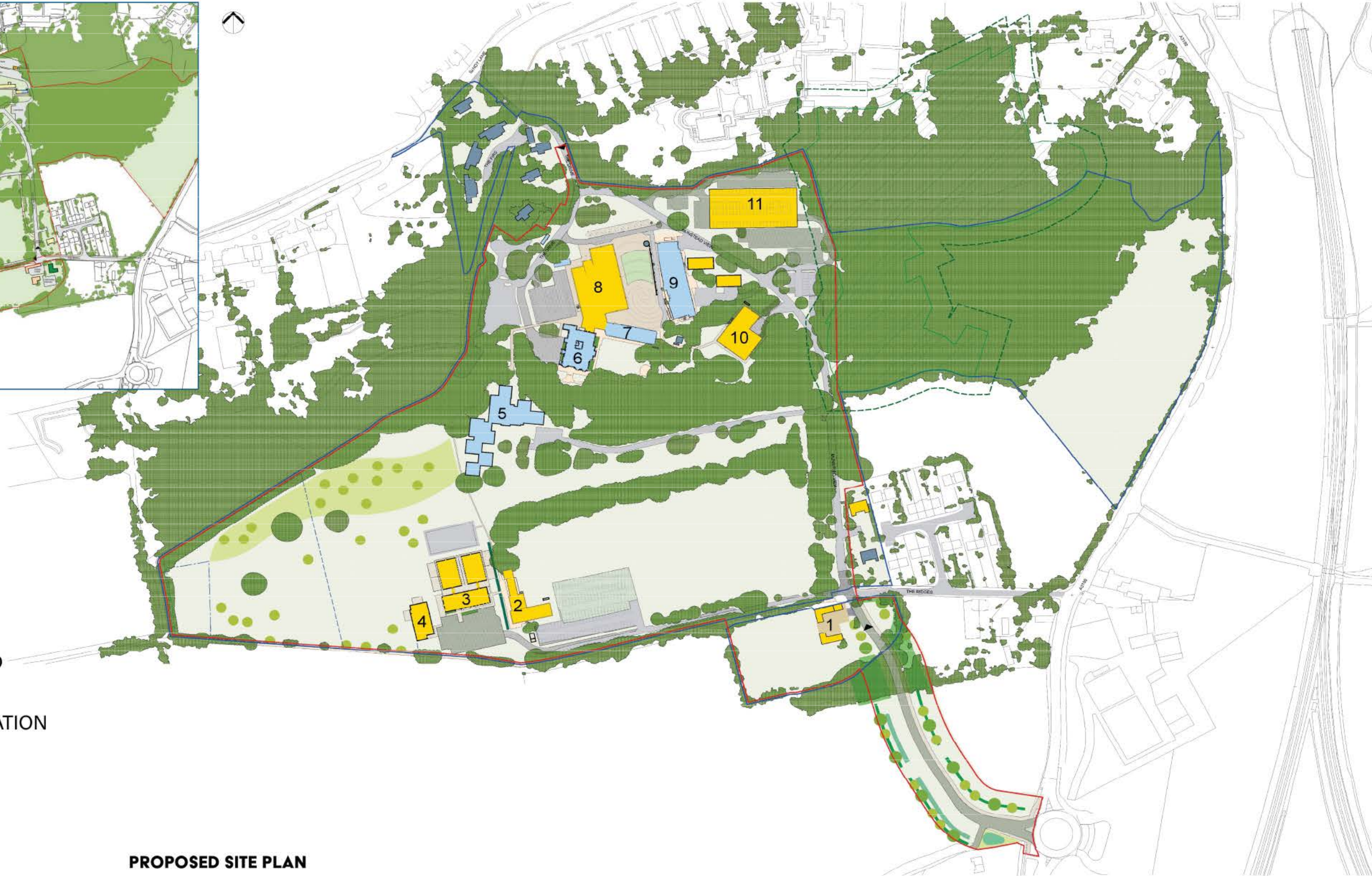
As part of the preparation of the latest designs, the project team have taken account of relevant national and local planning policies which have helped inform the proposals. These documents are as follows:

- National Planning Policy Framework 2021
- Guildford Borough Council Local Plan: Strategy and Sites 2015-2034
- Guildford Borough Council Local Plan: Development Management Policies 2023
- Guildford Borough Council Proposals Map
- Surrey Hills Area of Outstanding Natural Beauty Management Plan
- Climate Change, Sustainable Design, Construction and Energy SPD 2020
- Thames Basin Heaths Special Protection Area Avoidance Strategy SPD 2017
- Parking Standards for New Development SPD 2023





**EXISTING SITE PLAN**



**PROPOSED SITE PLAN**

**BUILDING KEY**

- 1. MAINTENANCE COMPOUND
- 2. SPORTS BUILDING
- 3. DOG SCHOOL
- 4. DOG SCHOOL ACCOMMODATION
- 5. TRAINING BUILDING
- 6. CAMPUS HEART
- 7. CAMPUS HEART
- 8. CAMPUS HEART
- 9. CAMPUS HEART
- 10. CONTACT CENTRE
- 11. DECKED CAR PARK



**CAMPUS HEART**



**CONTACT CENTRE**



**CAR PARK AREA**



**DOG SCHOOL & SPORTS FIELD VALLEY BOTTOM**





**OLD HOUSE / COURTYARD WING**



**MAIN BUILDING**



**FORMAL GARDEN**



**DOG SCHOOL**



**CONTACT CENTRE**



**SPORTS BUILDING**

**ECOLOGICAL**

The site comprises some 18.84 ha comprising areas of hard standing, buildings broadleaf woodland, scrub, ruderal vegetation and various types of grassland under different maintenance regimes.

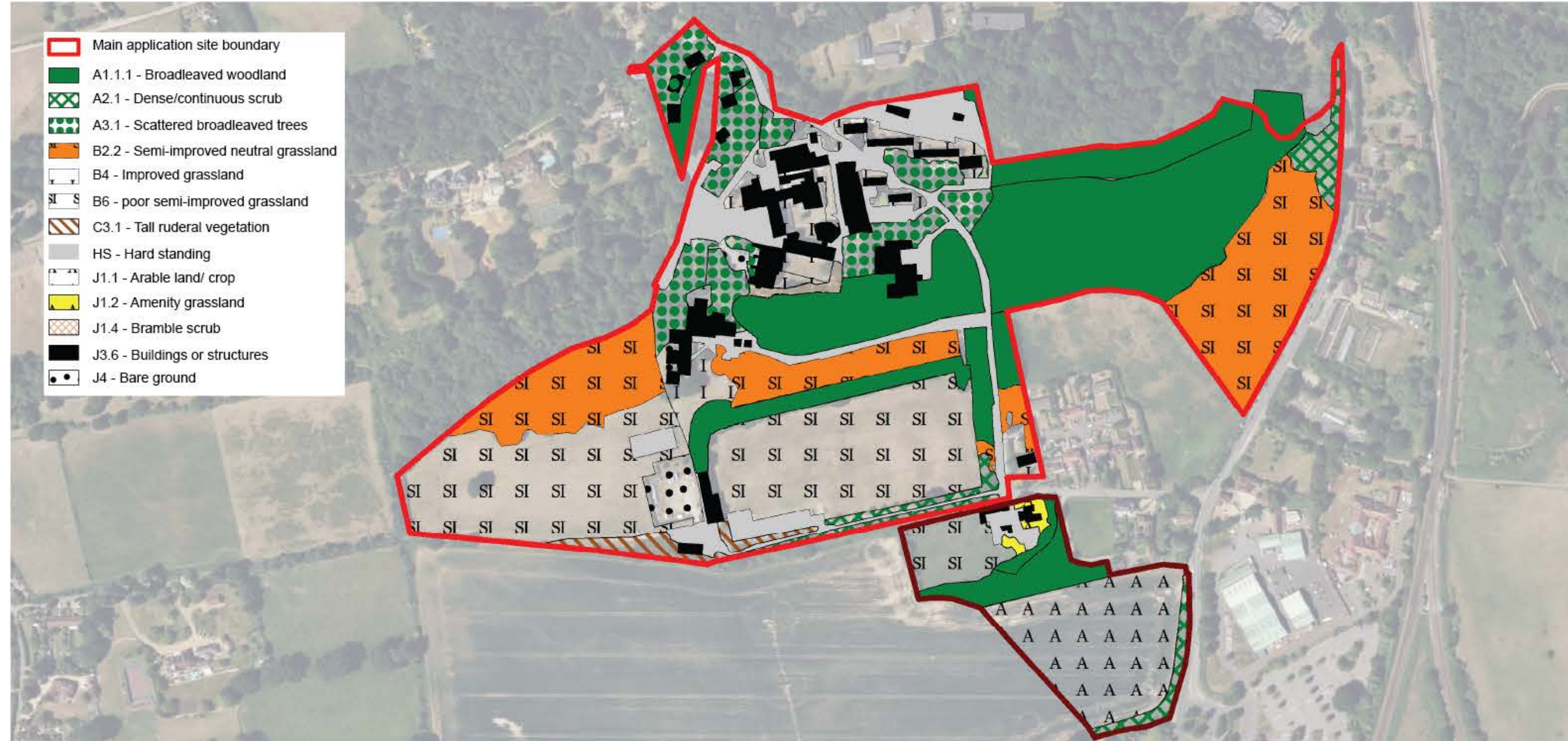
The woodland, scattered trees, scrub, buildings and ruderal vegetation offers suitable habitat for breeding birds and a large number of the buildings have the potential to support roosting bats.

The site contains suitable habitat to support common species of reptiles within the semi improved tussocky grassland and great crested newts within the terrestrial life. The hedgerows, woodland and scrub on site are well connected within the wide rural landscape and offer suitable habitat to support dormice.

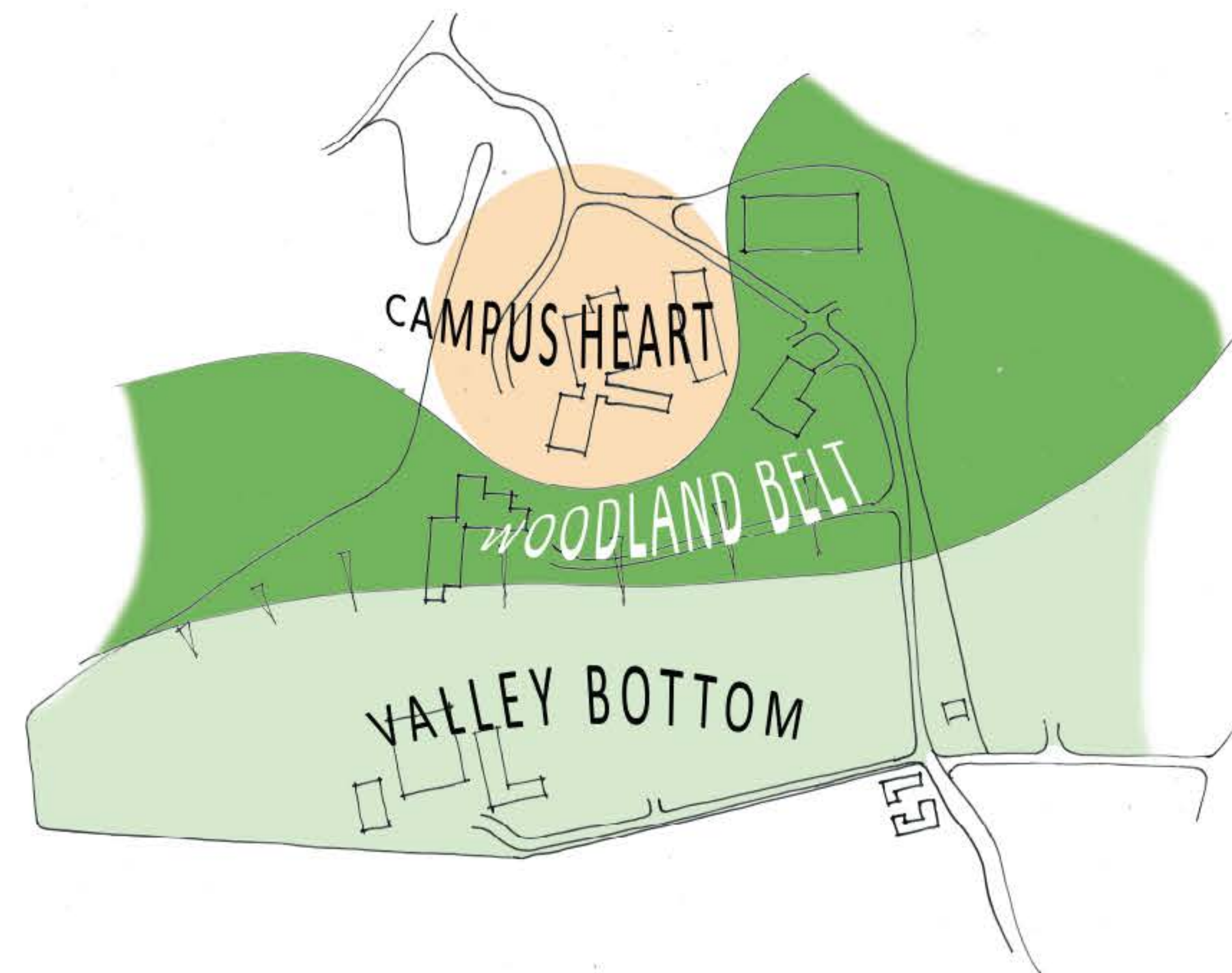
**WHAT IS BIODIVERSITY NET GAIN?**

Biodiversity Net Gain is the name given to a process of biodiversity offsetting whereby any habitat loss caused by a new development is mitigated to ensure an overall increase in biodiversity post-development.

As part of initial development plans, developers are increasingly required to demonstrate that biodiversity loss is mitigated. To establish the best way to protect the habitats on-site, a metric is used. To achieve biodiversity net gain, a development must show evidence that a development will increase the biodiversity value of a site. The target for Guildford Borough Council is 20% and above. This statistic is presented in the value of a biodiversity net gain metric called 'biodiversity units.'







**EXISTING TREES**

A tree survey was carried out to assess the amenity value of the existing tree stock to help inform the master planning process with particular references to the protection of those trees of greatest value.

The tree survey is completed in accordance with BS5837: 2012 'Trees in Relation to Design, Demolition and Construction to Construction - Recommendations' with classifications of trees being:

- Grade A - Trees of high quality
- Grade B - Trees of moderate quality
- Grade C - Trees of Low quality

There are areas of mature woodland to the north east and north west of the site which are designated as Ancient Woodland. Further areas of woodland are protected by a Tree Preservation Order (TPO) immediately to the east of the site.

**LANDSCAPE PROPOSALS**

The site has three clearly defined character areas:

- **Campus Heart** - a cluster of built development largely dating from the 1960's onwards, centred around the old House and gardens at the top of the ridge. The Campus Heart is the centre of operational and clerical activities.
- **Woodland Belt** - a east west belt of mature trees running across the valley sides, connecting to the east to the Ancient Woodland. The area has been eroded by built development in recent years but still provides enclosure to existing development with the opportunity to provide more sympathetic interventions including rationalising areas of parking.

- **Valley Bottom** - an area of largely flat land at the base of the valley contained by a public right of way and open countryside to the south, housing sporting and training facilities.

It is intended to capitalise on the sites existing mature landscape framework, providing new development sympathetically sited. The treatment of landscape and built form will seek to compliment and reinforce the individual character areas of the site, set within an holistic campus environment.

Surrey Police are very proud of the existing landscape setting and wish to continue to enhance this for the future.

### NEW ACCESS ROAD

The development of the Mount Browne Estate is underpinned by the need for a new access/egress to the Estate to:

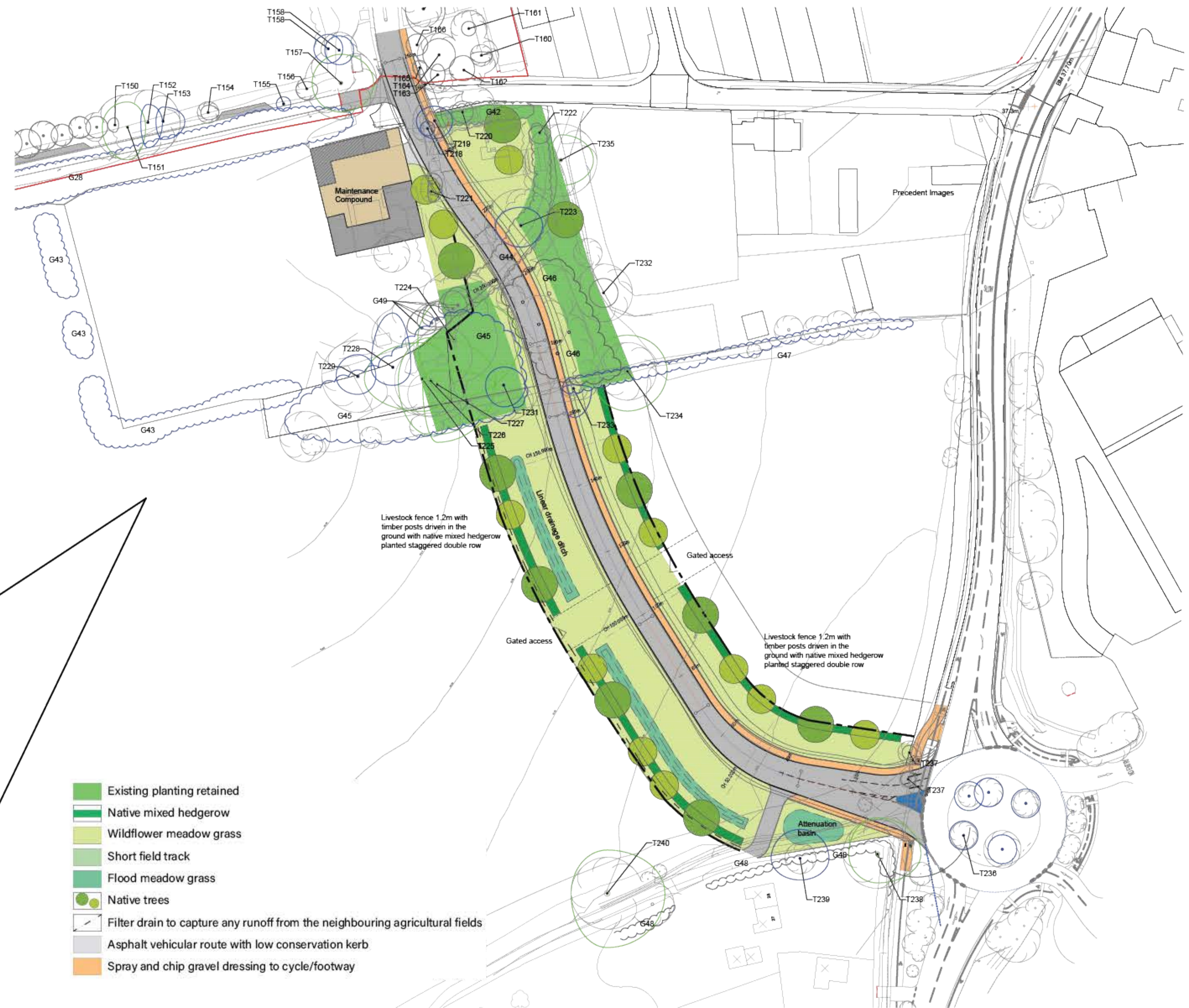
- Support the introduction of enhanced response policing to the site avoiding the challenges of The Ridges and Sandy Lane
- Provide access/egress that is fit for purpose for an operational 24/7, 365-day modern response policing base

The new road has many benefits to the Force and the communities we serve:

- It provides two clear lanes with no obstructions allowing safe egress from Mount Browne directly out onto the A3100
- The junction between the proposed routing onto the A3100 is optimum for response policing
- The new route would significantly lessen the impact from emergency vehicles on the neighbouring community
- The new road removes operational traffic from The Ridges, but also importantly from Sandy Lane, significantly reducing impact on the conservation area
- By reducing traffic and noise in these areas, we will also improve noise and air quality for residents of both Sandy Lane and The Ridges.
- The new road provides both pedestrian and cycle access, supporting sustainable travel

Introduction of the new access road early in the redevelopment programme will also:

- Facilitate the development of the site
- Reduce the impact of construction on our neighbours; and
- Reduce operational disruption whilst the project is on site, maintaining our commitment to safety for the communities we serve.



**Surrey Police are committed to continuous improvement to reduce the organisations' detrimental impact on the local environment and will promote environmental best practice and initiatives to reduce our carbon emissions and help ensure we reach our net zero targets.**

We will promote the introduction of a Force-wide sustainable travel policy.

In addition, we will provide:

- Electric vehicle charging for operational and staff/visitor vehicles
- Large cycle parking provision with showers and changing facilities:
  - Enhancement of measures to encourage sustainable travel and reduce car use: Travel discounts
  - Improved links to local transport interchanges
  - Staff shuttle bus
  - Car share scheme
  - Local recruitment
- Develop a site-specific Travel Plan

We will promote environmental best practice and initiatives to reduce our carbon emissions to help ensure we reach our net zero targets.

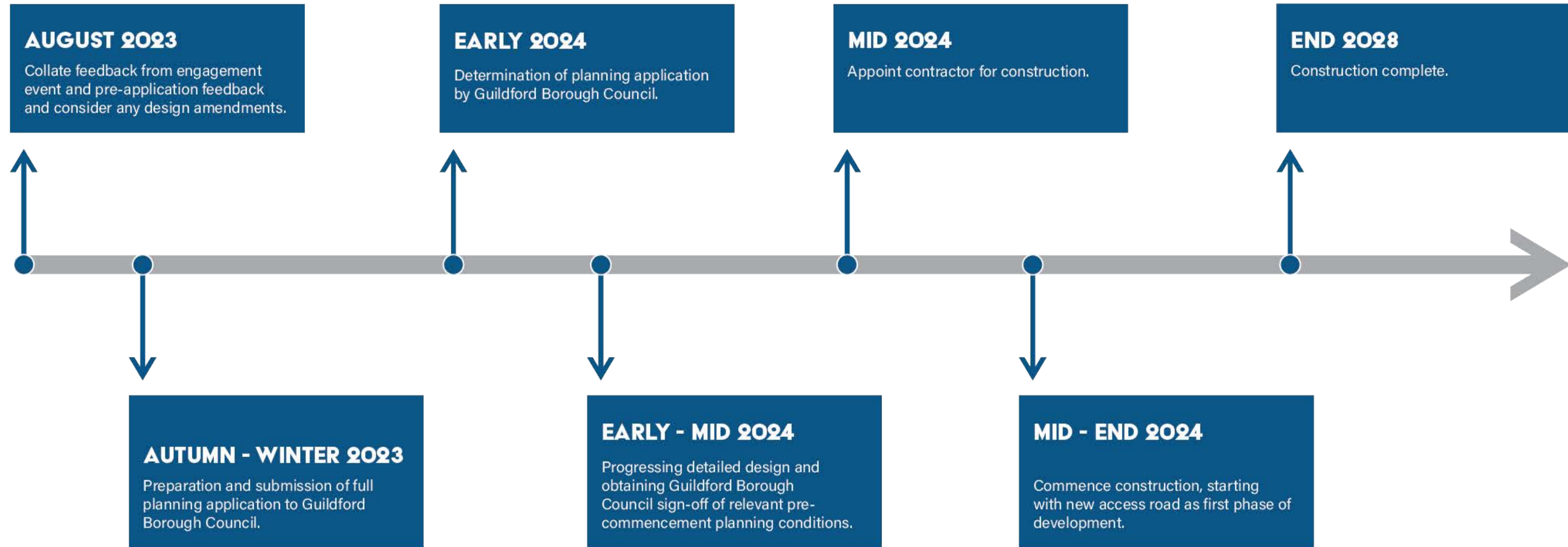
We are taking a holistic approach to design which will include:

- photovoltaic panels
- green roofs
- grey water recycling

We aspire to meet excellent environmental and sustainability standards and create a workplace which will be compliant in both design and construction and achieving British Research Establishment Environmental Assessment Model (BREEAM) excellent certification, which will assist with long-term cost in-use savings, contributing to a sustainable financial future for the Force.

**BREEAM<sup>®</sup>**  
**EXCELLENT**





We would kindly request that you complete a feedback form as provided, or alternatively access via the QR code to provide digitally. It will also be possible to visit Surrey Police website to do this.

Going forwards we will review the feedback received, and consider comments with feedback and an update provided ahead of the formal Planning Submission.

Thank you for your interest.

YOU CAN GIVE YOUR  
FEEDBACK BY SCANNING  
THE QR CODE BELOW:

