



**Leicestershire Police
Leicester, Leicestershire, and Rutland**

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**THE OFFICE OF THE POLICE & CRIME COMMISSIONER FOR
LEICESTER, LEICESTERSHIRE & RUTLAND**

<i>Development</i>	Land South Of Sacheverell Way Groby Leicestershire
<i>Reference</i>	25/01213/OUT
<i>Detail</i>	Outline planning application for a residential development of up to 180 dwellings, alongside associated access via two junctions from Sacheverell Way, green and blue infrastructure (including drainage, landscaping and public open space), ancillary infrastructure, and enabling ground remodelling (All matters reserved except access)
<i>Date</i>	28/04/2026
<i>Local Authority</i>	Hinckley and Bosworth Borough Council
<i>Financial Contribution requested:</i>	£55,567.64
<i>Introduction</i>	Leicestershire Police welcome the opportunity to submit this response to this planning application. This statement sets out the justification for a Section 106 contribution toward policing infrastructure arising solely from the above development. The proposed residential development at Land South of Sacheverell Way, Groby comprises 180 dwellings, generating an estimated additional population of 435.6 residents. Based on Leicestershire Police demand modelling, this population increase is predicted to generate 48.66 additional crime and non-crime incidents per annum, resulting in a requirement for 1.21 additional police officers and staff, equating to approximately 2,508 hours of policing activity per year. Without mitigation, these additional demands would place unacceptable pressure on existing policing resources within Beat Area NH29, which already experiences an average of 1,975 recorded crimes and 1,772 non-crime incidents annually, equating to 0.112 incidents per person across the beat area.



Policy and Legal Context

As a statutory partner in the delivery of safe and sustainable communities, Leicestershire Police engage in the planning process to ensure that the impacts of major residential development on policing capacity are fully recognised and appropriately mitigated through proportionate infrastructure provision.

Population growth across Leicester, Leicestershire and Rutland is a key driver of increased demand on policing services, including neighbourhood policing, safeguarding, investigation, and public contact. New residential development contributes to this cumulative demand and places additional pressure on existing policing infrastructure.

This submission:

- Sets out the relevant legal and policy framework.
- Explains the policing demand generated by the proposed development; and
- provides an evidence-based justification for securing Section 106 developer contributions in accordance with the Community Infrastructure Levy (CIL) Regulations 2010.

Given the scale and strategic nature of the development, Leicestershire Police has considered the likely operational and infrastructure impacts on local policing services arising from both the construction and occupation phases. Leicestershire Police assess the impacts arising within the local policing area, ensuring that requests are proportionate and directly related to the development

Leicestershire Police is committed to working collaboratively with the Local Planning Authority, the applicant and other partners to ensure that community safety and policing infrastructure requirements are appropriately addressed. Any comments relating specifically to crime prevention and Secured by Design matters will be provided separately by the Police Designing Out Crime Officer (DOCO).

Leicestershire Police's approach is underpinned by key legislative and policy frameworks, including:

- **Crime and Disorder Act 1998 (Section 17)** which places a duty on local authorities and partners to consider crime and disorder reduction in all decisions.
- **National Planning Policy Framework (NPPF)** which requires planning policies and decisions to promote safe, inclusive, and accessible places where crime and fear of crime do not undermine quality of life. (Para 102)
- **Hinckley's adopted and Emerging Local Plan** sets clear expectations for comprehensive, well-serviced new communities. The development would increase demand on policing services in the Hinckley and Bosworth borough area.

A Section 106 contribution towards police infrastructure is therefore required in order to mitigate the impact of the development and to ensure the creation of a safe and sustainable community, and has been assessed against Policies SS01/SP01 (Sustainable Development), SP11 (Health and Well-being), and SP31 (Infrastructure and Delivery) of the emerging Hinckley & Bosworth Local Plan, which collectively require new development to be supported by appropriate infrastructure and to deliver safe and sustainable communities.

Where development gives rise to additional demand for community services, including policing, mitigation through Section 106 obligations is appropriate, subject to compliance with Regulation 122 of the Community Infrastructure Levy Regulations.



**Policing
Funding
Context and
Justification
for S106
Contributions**

The Police and Crime Commissioner for Leicester, Leicestershire and Rutland have confirmed the policing budget and council tax precept for 2026/27, supported by the Medium-Term Financial Plan (MTFP). This confirms that Leicestershire Police is operating within a high-risk medium-term financial environment, with limited capacity to absorb additional growth-related demand without mitigation.

Police funding is predominantly revenue-based, with approximately 80% committed to staffing, and offers very limited scope for capital investment. There is no direct capital funding from council tax, and core policing infrastructure such as vehicles, equipment, and technology is increasingly funded through borrowing, reserves, and external contributions. The Home Office capital grant ceased in 2022/23, further constraining capacity.

While council tax precept increases provide modest revenue support, they are insufficient to fund the capital infrastructure required to mitigate the impact of new development. Without appropriate Section 106 or CIL contributions, existing infrastructure will become overstretched, compromising service quality for both new and existing communities.

Accordingly, Section 106 contributions toward policing capital infrastructure are necessary and justified to ensure that new development is supported by adequate policing capacity and that service levels can be maintained in a sustainable manner.

Regulation 122(2)(a): Necessary to Make the Development Acceptable

The proposed development will result in population growth in an area currently supported by police resources operating at or near existing capacity. Evidence from local and force-wide incident data demonstrates that increased population leads to increased demand across crime, non-crime incidents, safeguarding activity, and public contact functions.

Accordingly, Section 106 contributions toward policing capital infrastructure are necessary and justified to ensure that new development is supported by adequate policing capacity and that service levels can be maintained in a sustainable manner.

Without appropriate capital mitigation, the additional demand generated by the development would place pressure on existing policing resources and reduce service effectiveness. The requested contribution is therefore necessary to make the development acceptable in planning terms.

Regulation 122(2)(b): Directly Related to the Development

The contribution is calculated using:

- The estimated population arising from the proposed dwellings
- Incident-to-population ratios derived from recent policing data
- Capital infrastructure required to respond to that demand

Each request element (equipment, fleet, technology) mitigates demand generated specifically by the development and will be deployed to serve the development and its locality.

The contribution does not fund unrelated policing activity or general revenue expenditure.

Hinckley and Bosworth Planning Policy

The Hinckley & Bosworth Local Plan requires development to deliver safe and sustainable communities supported by appropriate infrastructure. Policies relating to sustainable development, health and wellbeing, and infrastructure delivery confirm that where development places additional pressure on community services, mitigation through Section 106 obligations is appropriate.



*Local Plans
and
Infrastructure
development
Plans*

The Infrastructure Capacity Study identifies limited spare capacity across community infrastructure and supports the use of developer contributions to address development-related impacts. In this context, a Section 106 contribution towards police infrastructure is justified, proportionate, and compliant with Regulation 122 of the Community Infrastructure Levy Regulations.

Infrastructure Capacity Study

Planning Policy / Guidance	Key Objectives
Hinckley Local Plan	
Policy SP01 – Sustainable Development	Requires development to mitigate its direct impacts and to ensure that growth is supported by appropriate infrastructure and services. Where development results in a net increase in population, it is recognised that additional demand will be placed on community services, including policing, which must be addressed to ensure sustainable development.
Policy SP11 – Health and Well-being	Seeks to create healthy, safe and inclusive communities. Development should not undermine community safety and must ensure that services contributing to a safe environment, including policing, are able to operate effectively where demand arises as a result of development.
Policy SP31 – Infrastructure and Delivery	Requires new development to be supported by adequate physical, social and community infrastructure. Where existing infrastructure lacks capacity to accommodate the impacts of development, proportionate Section 106 contributions will be sought to mitigate those impacts. Contributions may be secured towards community infrastructure, including capital police infrastructure, where justified by evidence.
Infrastructure Capacity Study (ICS)	Identifies that infrastructure across the borough has limited spare capacity and is intended to inform development management decisions and negotiations on developer contributions. Community infrastructure, including services affected by population growth, is within its scope. Evidence from service providers is used to justify contributions where capacity constraints are identified.

The Infrastructure Capacity Study (ICS) is a key part of the evidence base supporting both development management decisions and the preparation of the Hinckley & Bosworth Local Plan. It provides a comprehensive, borough-wide assessment of existing infrastructure capacity and future infrastructure requirements arising from planned growth. The Study covers a range of physical, social and community infrastructure, including services essential to creating safe, sustainable communities.

The Study identifies that a number of infrastructure services, including community infrastructure, operate with limited spare capacity and that planned growth will generate additional demand that cannot be absorbed without appropriate mitigation.

The ICS is intended to inform development management decisions and to support the use of Section 106 obligations where development would place additional pressure on infrastructure. In this case, evidence submitted by Leicestershire Police demonstrates that the proposed development would result in increased demand for policing infrastructure, consistent with the type of infrastructure pressures identified by the ICS. A Section 106 contribution is therefore justified, proportionate, and compliant with Regulation 122 of the Community Infrastructure Levy Regulations.



Development Planning and Design Statements

The submitted Planning Statement and Design and Access Statement set out the proposed development of up to 180 dwellings, together with associated access, green and blue infrastructure, public open space and ancillary infrastructure. Draft Heads of Terms for a future Section 106 Agreement are included; however, it is noted that no reference is made to policing, crime prevention or community safety infrastructure.

Residential development of this scale will result in an increased resident population and, by extension, a measurable increase in demand for policing services, including emergency and non-emergency response, neighbourhood policing, safeguarding activity and crime prevention functions. National and local planning policy emphasises the importance of creating places that are safe, inclusive and well managed, and recognises that infrastructure necessary to support growth should be planned for and, where justified, secured through developer contributions.

At the outline stage, it is not expected that precise police mitigation measures are defined in detail. However, it would be reasonable and proportionate for the Draft Heads of Terms to explicitly acknowledge policing and community safety as potential infrastructure impacts arising from the development, particularly where the Section 106 framework is intended to remain flexible and responsive to consultee input during determination.

The absence of any reference to policing or community safety risks prematurely excluding a category of infrastructure that may be necessary to ensure that the development is acceptable in planning terms. This is especially relevant given the site's role as an extension to the existing settlement, where safeguarding community cohesion, public reassurance and crime prevention are integral to successful placemaking. Accordingly, it is requested that the Draft Heads of Terms be revised to acknowledge policing and community safety infrastructure as potential impacts of the proposed development of up to 180 dwellings.

This approach would ensure that the proposed Section 106 Agreement supports the delivery of a safe, well-designed and sustainable residential neighbourhood, consistent with the objectives of the Planning Statement and the principles set out in the Design and Access Statement.

Police Infrastructure Contribution

The contribution has been calculated using the Leicestershire Police developer contribution methodology, which establishes a transparent and proportionate relationship between residential development, population uplift and infrastructure demand and is directed solely towards capital infrastructure provision, not revenue expenditure. The proposed obligation is therefore consistent with the ICS and meets the tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended).

The proposed development will result in a net increase in population within the Hinckley and Bosworth Borough area, which will generate additional demand on policing infrastructure and capacity. Existing police facilities and resources serving the area do not have sufficient spare capacity to accommodate this increased demand without mitigation.

Crime and Disorder Act 1998 – Section 17

Section 17 places a duty on local authorities and their partners to have due regard to the need to prevent crime and disorder in the exercise of their functions. Policing and community safety are therefore material considerations in the determination of planning applications.



*Existing
Policing
Demand*

National Planning Policy Framework (NPPF, December 2024)

The NPPF makes clear that planning decisions should promote safe, inclusive and accessible places, including:

- **Paragraphs 56–58** – planning obligations must be necessary, directly related to the development, and fairly and reasonably related in scale and kind.
- **Paragraph 96(b)** – development should ensure that crime and fear of crime do not undermine quality of life or community cohesion.
- **Paragraphs 101 and 135(f)** – high quality design should minimise opportunities for crime and disorder.

Existing Policing Demand

Leicestershire Police has assessed current policing demand using recorded crime, non-crime incidents and business process data from the most recent 12-month period for the relevant policing geography.

Key baseline figures for NPA include:

• Total recorded crime:	• 13,355 incidents
• Non-crime incidents attended	• 8,477
• Business processes:	• 355
• Total annual demand	• 13,355
• Resident population (Census 2021)	• 216,540

Key baseline figures for Beat Area NH29 include:

• Total recorded crime:	• 1,975 incidents
• Non-crime incidents attended	• 1,772
• Business processes:	• 53
• Total annual demand	• 3,800
• Resident population (Census 2021)	• 31,422

These figures equate to an established incident-to-population ratio of approximately 0.11 incidents per person, which forms the basis for forecasting development-related policing demand.

Population Increase

Based on the proposed dwelling numbers and anticipated unit mix, the development is expected to generate a population increase of approximately 436 residents.

Predicted Additional Demand

Applying the established incident-to-population ratio to the population uplift, the development is forecast to generate:

Approximately 48.7 additional police-related incidents per annum.

To support this level of additional demand, the following policing uplift is required:

Uniformed officer support: 0.45 FTE

Police staff / specialist central support: 0.75 FTE

Total additional policing capacity: 1.2 FTE equivalent

This additional demand will be experienced across:



Forecast
Policing
Impact of the
Development

- Emergency and priority response.
- Neighbourhood policing and visibility.
- Safeguarding and vulnerability.
- Investigation and specialist support functions.
- Contact management and call handling services

Policing is delivered through an integrated operating model that includes neighbourhood teams, response officers, investigation units and a wide range of centralised specialist functions based at Force Headquarters.

New residents of the proposed development will reasonably expect the same level of policing service as existing communities within Harborough District. Without proportionate developer-funded infrastructure, the increased population would dilute current policing capacity, resulting in longer response times and reduced neighbourhood presence. This would be contrary to national and local planning policy objectives.

Requested Contributions

Leicestershire Police therefore request a Section 106 contribution of **£55,567.64**, limited strictly to capital policing infrastructure, in order to mitigate the impact of the development and ensure that existing service levels can be maintained for both new and existing communities.

Without essential policing infrastructure, developments risk becoming unsustainable from a public safety and service-delivery perspective, doing so would be unacceptable from a public safety and service delivery perspective.

Land South Of Sacheverell Way Groby Leicestershire		
Police Infrastructure	Description	Budget (£)
1. Officer/PCSO Set Up Costs	Uniform, ICT / Communication Equipment for additional local policing officers/PCSOs required due to population uplift.	£7,303.86
2. Accommodation / policing estate capacity	Floorspace required for additional officers (office, lockers, equipment store, ICT/comms space)	£34,321.34
3. Fleet Requirements for New Development	Scaled requirement of 0.225 vehicles for additional officers over a 20-year period.	£5,230.43
4. Transforming Policing Through Technology	Mobile and fixed CCTV capability, ANPR technology, digital investigation and mobile data systems.	£4,356.00
5. Crime Reduction and Prevention Initiatives	Toward capital crime prevention measures and associated equipment required	£4,356.00

Regulation 122(2)(b): Directly Related to the Development

The contribution is calculated using:

The estimated population arising from the proposed dwellings

Incident-to-population ratios derived from recent policing data

Capital infrastructure required to respond to that demand

Each request element (equipment, fleet, technology) mitigates demand generated specifically by the development and will be deployed to serve the development and its locality.

The contribution does not fund unrelated policing activity or general revenue expenditure.

Policing as
Essential

Regulation 122(2)(c): Fairly and Reasonably Related in Scale and Kind



Social
Infrastructure

The total contribution of approximately £55,567.64

- Reflects the scale of the development
- Is proportionate to predicted incident generation
- Relates solely to capital items retained by the police service

Established and Endorsed Methodology

The methodology avoids estate expansion, ongoing staffing costs, or preventative initiatives, ensuring that the contribution remains tightly defined and proportionate.

This submission is based on a robust and nationally recognised methodology developed in partnership with Sussex Police, Surrey Police, Essex Police, Thames Valley, West Mercia, Warwickshire, and other members of the National Police Estates Group (NPEG).

A summary of recently successful appeals is included

How the Methodology Works

The methodology uses a matrix to assess support and the projected increase in demand necessitates:

- Equipment for police officers and staff.
- Accommodation / policing estate capacity
- Police Fleet and operational equipment support.
- Transforming Policing Through Technology
- Crime Reduction and Prevention Initiatives

This matrix is informed by actual crime and incident data, providing a clear picture of the infrastructure required to maintain effective policing in growing communities.

Local Crime and Incident Data

In the past year, the Neighbourhood Policing Area (NPA) recorded: **13,355 crimes**, including **5,135 incidents of violence** against the person and **4,148 theft offences**.

There were also **8,477 non-crime incidents** requiring police involvement and **355 business processes** (property, court orders, licensing etc)

This data is used to calculate an **incident-to-population ratio**, which forms the basis for estimating the impact and additional demand generated by new developments.

Impact of the Proposed Development

The proposed development of **180 homes** is expected to house approximately **436 new residents**. Based on the current incident-to-population ratio of **0.11 incidents per person**, this development would generate an estimated **48.7 additional incidents per year**, requiring policing support.

Proportional and Evidence-Based Contributions

The contribution request is:

This submission provides a transparent, data-driven rationale for securing developer contributions toward policing infrastructure. It ensures that new developments are supported by the necessary resources to maintain public safety and service standards, without compromising existing communities

CIL Regulation
122
Compliance
Statement



*Established
and Endorsed
Methodology*

*Assessment
and Request*

Good design does not remove the need for operational policing capacity, and affordable housing generates equivalent demand to market housing. In the absence of spare policing capacity, a proportionate Section 106 contribution toward policing infrastructure is necessary to mitigate the impact of the development and is supported by both local and national planning policy.

A financial contribution of **£55,567.64** ("the Police Contribution"), is calculated in accordance with the agreed Police S106 methodology, to mitigate the impact of the Development on policing services. The Police Contribution has been calculated based on:

- **180 dwellings**
- An estimated development population of **436 residents**, derived from an average occupancy of **2.42 persons per dwelling**
- The demand generated within the **NH29 Beat Area and wider Neighbourhood Policing Area**, as set out in the Police methodology spreadsheet that is included in this statement.
-

Purpose of the Police Contribution

The Police Contribution shall be applied solely toward capital policing infrastructure required to mitigate the additional demand arising from the Development and to maintain existing levels of service. The contribution shall be allocated as follows.

1. Initial Set-Up Costs – Police Personal Equipment £7,303.86

2.

Population growth generated by the development will result in increased policing demand across response, neighbourhood, investigation, safeguarding and contact management functions. To maintain existing service levels, additional police officers and police staff capacity is required to support the forecast incident uplift attributable to the development.

Each additional officer and member of police staff requires an essential baseline of operational equipment to perform their duties safely and effectively. This includes personal safety equipment, uniforms, body-worn video cameras, mobile devices, secure IT hardware, radios and associated communication systems. These items are capital in nature and are mandatory to enable officers to respond to incidents, gather evidence, protect themselves and the public, and meet national operational standards.

The requested contribution reflects a proportionate share of these unavoidable capital costs arising directly from the additional demand generated by the development. Without this provision, existing equipment capacity would be diluted, compromising operational effectiveness and resilience for both new and existing communities.

3. Accommodation and Estate Support £34,321.34

Policing is delivered through an integrated operating model reliant on adequate estate capacity, including office accommodation, briefing space, lockers, equipment storage, secure IT facilities and welfare provision. Forecast policing uplift arising from the development requires additional floorspace within the existing policing estate to support both frontline officers and police staff.

Leicestershire Police's estate currently operates at or near capacity, with limited flexibility to absorb growth-related demand. Additional officers supporting the development will require compliant workspace to enable effective deployment, intelligence management, safeguarding activity and investigative functions. Capital investment is therefore required to ensure that appropriate accommodation is available within local and force-wide facilities serving the development area.



Assessment
and Request

The contribution sought is calculated using an established per-employee floorspace methodology and reflects only the proportionate increase required as a direct result of the development. It does not fund estate expansion beyond the needs generated by the proposal and is necessary to maintain operational standards and service delivery.

The contribution does not seek to remedy existing deficits and is strictly limited to growth-related demand.

4. Police Fleet Provision £5,230.43

Police vehicles are a fundamental component of emergency response, neighbourhood patrol, safeguarding activity and investigative work. Additional population inevitably leads to increased demand for attended incidents, welfare checks, visible patrols and time-critical responses, all of which require access to appropriately equipped police vehicles. Vehicle requirements increase non-linearly due to peak-time demand and response resilience.

The development will generate additional incidents across the local policing area, requiring increased utilisation of the police fleet. Existing fleet capacity does not contain sufficient spare resilience to absorb this growth without impacting response times and availability. The requested contribution represents a proportionate share towards the provision, replacement and equipping of police vehicles required to maintain operational response capacity.

This contribution supports capital fleet costs only and does not include revenue items such as fuel or staffing. It is calculated on a transparent per-household basis and ensures that policing services can respond effectively to incidents arising from the development without detriment to existing communities.

5. Transforming Policing Through Technology £4,356.00

Modern policing is increasingly reliant on technology to enhance efficiency, visibility, crime detection and safeguarding. Population growth places added pressure on digital systems, surveillance capability and data handling infrastructure required to manage increased levels of demand.

The contribution towards policing technology will support capital investment in assets such as deployable and fixed CCTV, Automatic Number Plate Recognition (ANPR), digital investigation tools and mobile data solutions. These technologies play a critical role in preventing crime, identifying offenders, reducing investigative time and enabling officers to remain visible and accessible within communities.

Investment in technology supports national priorities for more efficient, intelligence-led policing and ensures that the additional demand generated by the development can be managed without disproportionate reliance on existing systems. The requested contribution is proportionate, population-led and directly related to mitigating development impacts.

6. Crime Reduction and Prevention Initiatives £4,356.00

Early intervention and targeted crime prevention measures are essential to supporting the creation of safe and sustainable communities, particularly during the initial occupation phase of large residential developments. New developments can experience increased vulnerability to opportunistic crime until communities become established.

The requested contribution will support capital crime prevention measures and equipment designed to reduce crime, demand and fear of crime associated with the development. This may include target-hardening initiatives, security equipment, deployable prevention resources and other physical measures used to mitigate identified risks.



*Assessment
and Request*

These initiatives align with Section 17 of the Crime and Disorder Act 1998 and national planning policy objectives to design out crime and reduce long-term policing demand. Investment at this stage reduces future resource pressures, supports community confidence and ensures the development contributes to a safer environment for residents from the outset.

Conclusion

The Police Section 106 contribution fully satisfies **all three statutory tests** under Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) and should be given full weight as a material planning consideration.

The Police Contribution may be pooled with other policing contributions secured within the locality and wider policing area and shall be spent on projects serving the Development and its surrounding area. The contribution shall not be applied to revenue costs, including police salaries.

The Police Section 106 contribution is necessary to mitigate the additional policing demand generated by the estimated 436 residents arising from the development.

*Leicestershire
Police
Specific
Requirements*

It is directly related to the development, having been calculated using dwelling numbers, population uplift, and evidenced policing demand within the NH29 Beat Area, and is fairly and reasonably related in scale and kind, being limited to proportionate capital infrastructure required to maintain service levels. The contribution therefore complies fully with Regulation 122 of the Community Infrastructure Levy Regulations and Policy and the Hinckley & Bosworth Local Plan



Examples of Appeal Decisions Supporting Police Section 106 Contributions

This appendix summarises a representative body of Planning Inspectorate appeal decisions which have consistently confirmed that Section 106 contributions toward policing infrastructure are:

- Necessary to make residential development acceptable in planning terms
- Directly related to population growth arising from development
- Fairly and reasonably related in scale and kind, where based on transparent methodologies

The cases below are not exhaustive, but are widely cited, inspector-endorsed precedents that establish the lawfulness and planning weight of Police Section 106 contributions.

The Planning Inspectorate has consistently confirmed that Police Section 106 contributions are lawful, necessary and policy-compliant, where they are supported by evidence and relate to population growth arising from development.

A substantial body of appeal decisions has confirmed that Police Section 106 contributions are lawful and policy-compliant where they are supported by evidence, relate to population growth, and mitigate the impact of development on policing services. Inspectors have consistently accepted that increased residential development generates increased policing demand, that capital infrastructure cannot always be met through public funding, and that proportionate contributions toward police equipment, vehicles, technology and accommodation are necessary, directly related, and fairly related in scale and kind, in accordance with Regulation 122 of the Community Infrastructure Levy Regulations.

The following appeal decisions provide clear support for this position.

Key Appeal Decisions (Summary)

1. Land off Oak Road, Littlethorpe, Leicestershire

Application Ref: 24/0527/OUT

Appeal Ref: APP/T2405/W/25/3365777

Outcome: Allowed – 3 November 2025

Authority: Blaby District Council / Leicestershire Police

- Police S106 contribution of £7,750.55 secured for vehicles and identification technology.
- Inspector accepted that, although the Police breakdown “lacked some detail”, it was sufficient to demonstrate compliance with Regulation 122.
- The obligations were found to be necessary, directly related and fairly and reasonably related in scale and kind.

Confirms that Police infrastructure mitigation can lawfully be secured even where disputed.



2. Mixed-Use Development, Forest of Dean

Application Ref: P0584/23/OUT

Appeal Ref: APP/P1614/W/24/3348402

Outcome: Allowed – 2 January 2025 (Public Inquiry)

Authority: Forest of Dean District Council / Gloucestershire Police

- Inspector accepted Police S106 contributions following late submission of further Police evidence.
- The sum of £50,539. Recruitment and equipping of officers and staff £42,077. Police Vehicles £5,562, Equipping Community Hub, £3,000.
- Police obligations explicitly found to meet all Regulation 122 tests.

Confirms that Police evidence can be accepted at inquiry stage where properly justified.

3. Former Wisley Airfield, Surrey

Application Ref: 22/P/01175

Appeal Ref: APP/Y3615/W/23/3320175

Outcome: Allowed – 24 May 2024 (Public Inquiry)

Authority: Guildford Borough Council / Surrey Police

- Police contribution of £339,798 to be applied towards Officer / Staff, alternations/Improvements to Guildford Police Station, the provision of 2 new vehicles, Automatic Number Plate Recognition (ANPR) and police specific infrastructure required such as additional secure IT and access control.
- Inspector accepted detailed Police evidence demonstrating that public funding alone could not meet demand.

Confirms that large-scale and strategic Police infrastructure is capable of being secured through S106.

4. Long Lawford, Warwickshire

Application Ref: R17/1089

Appeal Ref: APP/E3715/W/21/3268629

Outcome: Allowed – 1 September 2021 (Public Inquiry)

Authority: Rugby Borough Council / Warwickshire Police

- Police contributions toward staffing, equipment, premises and vehicles were upheld.
- Inspector confirmed the contributions were based on established methodologies and population-led demand.

Demonstrates acceptance of pro-rata, methodology-based Police calculations.



5. Land South of Chesterton Gardens, Leamington Spa

Appeal Ref: APP/T3725/W/21/3270663

Outcome: Allowed – 12 August 2021

Authority: Warwick District Council / Warwickshire Police

- Police S106 contribution of £33,645 secured for staffing, vehicles and accommodation.
- Inspector explicitly confirmed compliance with Regulation 122 and NPPF paragraph 57.

Reinforces that Police S106 obligations should be given full weight once compliance is established.

6. Burbage, Leicestershire

Appeal Ref: APP/K2420/W/15/3004910

Outcome: Allowed – 4 May 2016

Authority: Hinckley & Bosworth BC / Leicestershire Police

- Extensive Inspector analysis accepted Police evidence on:
 - Additional calls,
 - Crime rates,
 - Vehicle demand,
 - Technology and capital infrastructure.
- Confirmed that population-based crime modelling is as valid as education forecasting.
- One of the strongest and most frequently cited precedents supporting Police S106s.

Core Principles Established by Appeals

Across these and numerous other decisions, Inspectors have consistently confirmed that:

- 1. Policing is Essential Community Infrastructure**
Police services are a statutory service and form part of the infrastructure required to make development acceptable in planning terms.
- 2. Population Growth = Policing Demand**
Even where crime rates cannot be predicted with certainty, an increase in population inevitably results in increased policing demand.
- 3. Capital Costs Are Legitimate S106 Items**
Equipment, vehicles, technology, accommodation and infrastructure may lawfully be funded through Section 106, where revenue funding cannot meet growth-related demand.
- 4. Methodology-Based Contributions Are Lawful**
Pro-rata, per-dwelling or population-led methodologies have repeatedly been upheld where transparently applied.
- 5. Police Contributions Are Not 'Double Funding'**
The existence of council tax or central funding does not invalidate S106 contributions for growth-related capital infrastructure.

S106 Leicestershire Police Contributions Methodology				Type		Leics & Rutland	NPA	Beat Area NH29
<u>Development</u> <u>Local Authority Planning Reference</u> <u>Current policing requirement:</u> Predicted development incidents: Total Crime over past 12 months Total non-crime incidents attended for Leicestershire over past 12 months Total business processes Total Population - 2021 census Incidents per person -	Land South Of Sacheverell Way Groby Leicestershire 25/01213/OUT			Crime		88,471	13,355	1,975
				Violence Against the Person		32,641	5,135	807
				Sexual Offences		3,877	683	103
				Robbery		868	79	3
				Theft Offences		26,496	4,148	535
				Criminal Damage & Arson		9,372	1,356	239
				Possession Of Weapons Offences		740	68	9
				Public Disorder		9,326	1,183	186
				Drug Offences		2,975	268	31
				Miscellaneous Crimes Against Society		2,176	435	62
				Non-Crime		57,282	8,477	1,772
				Non-Crime: Incident		37,126	5,409	969
				Non-Crime: Other		20,156	3,068	803
				Business Processes		4,135	355	53
Predicted incidents as result of population increase: Proposed development population: Dwelling numbers (including affordable housing) Where total number of unit types are known:	Dwelling size	Occupancy (persons)	Proposed dev population (persons)	Incidents (per person)	Predicted number of incidents from development	Required uniformed officer support	Required staff support	Combined
0	1 Beds	1.5	0	0.11	0.0	0.0000	0.0000	0.0000
0	2 Beds	1.9	0	0.11	0.0	0.0000	0.0000	0.0000
180	3 Beds	2.42	436	0.112	48.7	0.4568	0.7489	1.2058
0	4 Beds	2.9	0	0.11	0.0	0.0000	0.0000	0.0000
0	5+ Beds	3.3	0	0.11	0.0	0.0000	0.0000	0.0000
180			436		48.7	0.4568	0.7489	1.2058
Total Hours per annum						950	1,558	2,508
Summary : S106 Contribution Requested:								
1. Set up costs Equipment for Police Officers, PCSO's, Specials, Staff)					£7,303.86	Per dwelling		
2. Accommodation and Estate Support					£34,321.34			
3. Fleet Requirements for New Development					£5,230.43			
4. Transforming Policing Through Technology					£4,356.00	£308.71		
5. Crime Reduction and Prevention Initiatives					£4,356.00			
Total Contributions					£55,567.64			

1. Equipment for Police Officers, PCSO's, Specials, Staff)	Uniformed Officer	Staff	Start-up Equipment Costs:-	Uniformed Officer	Staff
			(Excluding uniform £812.40)		
Total number of police officers (NPA and Central)	122	-	Haemorrhage Kit, Rucksacks, Sleeve, Laptop.	£1,500.00	£3,500.00
Total number of support staff	-	200	Communication Equipment	£1,500.00	
Number supporting Development	0.46	0.75	Body Worn Cameras	£750.00	
Police & Staff equipment costs (capital)			Tasers, Cartridges & Docks £6,028.04	£6,500.00	
Uniformed officer	£10,250.00	£3,500.00		£10,250.00	£3,500.00
Total towards capital set up costs	£4,682.64	£2,621.23			

2. Infrastructure and Estate Support		Towards current Estate Strategy priorities Neighbourhood policing premises. Custody Suite replacement / Improvements. Support towards Contact Management Department (Emergency & non Emergency Call Centre) redevelopment
Cost per sqm including fit out costs.	£3,188	
Required floorspace/ employee (sqm)	8.93	
Sqm required	10.77	
Per Officers / Staff	1.21	
Total Capital Costs	£34,321.34	

3. Fleet Requirements for New Development	Approximate Cost Towards (List is not exhaustive)		
Patrol vehicles	£33,417	Basic Patrol Car Equipped and Livery	£30,000
Total Vehicles supporting NPA	80	Electric Vehicle	35,000
Total	£2,673,333	Standard unmarked enquiry vehicle	£18,000
Households	92,000	SUV for use by Firearms etc	£50,000
Cost per household	£29.06	4 X 4 Vehicles.	£42,500
Development dwellings	180	Motor Bikes	£25,000
Total Vehicle Costs	£5,230.43	Total (Average)	£33,417
4. Transforming Policing Through Technology	Towards (List is not exhaustive)		
			CCTV Cameras Deployable £2k
		ANPR Cameras Fixed or Drone £4,500k	
New development estimated population	436	ANPR Camera in Vehicles £9k	
Cost per 100 population	£1,000	CCTV Cameras Static £2k	
	£4,356.00		

5. Crime Reduction and Prevention Initiatives			Towards (List is not exhaustive)		
New dwelling estimated population		436	Anti Climb Equipment	Personal attack alarms.	Alarmed door wedge
Cost per 100 population	£1,000	£4,356.00	Window and door security Shed alarms	Target Hardening for Physical Security Smart locks	Anti-Burglary Cocooning Packs

Total Leicestershire households (2021 census)			NH29 Beat Area. Population and households		
<u>Census 2021 Results for Leicestershire (leicestershirecommunities.org.uk)</u>	Households	Population		Households	Population
Hinckley and Bosworth	49,400	113,640	Groby	2895	7,383
Rutland	16,700	41,000	Ratby	1992	4,579
Leicester	127,400	368,000	Markfield	2508	4,759
Northwest Leicestershire	45,000	104,700	Newbold Verdon	1402	3,254
Charnwood	73,600	183,900	Desford	1840	4,248
Melton	22,600	51,800	Barlestone	1058	2,438
Blaby	42,600	102,900	Kirkby Mallory	289	390
Oadby and Wigston	22,600	57,700	Stanton under Bardon	367	907
Market Harborough	40,400	97,625	Twycross	329	812
			Sheepy Magna	387	922
			Witherley	700	1,366
			Carlton	160	364
Total	440,300	1,121,265		13,927	31,422