



Leicestershire
Police



Leicestershire Police

S106 Contribution Request

Land South of Bosworth Academy,
Leicester Lane, Desford
Section 106 And CIL Regulation 122 Assessment



Contribution Request

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Leicester Lane, Desford
Section 106 And CIL Regulation 122 Assessment

Submission detail	Position
Development	Approximately 550 dwellings
Estimated population	1,331 residents
Forecast additional policing demand	178.9 additional incidents annually
Contribution requested	£169,255
Purpose	Growth – related police infrastructure
Date submitted	16 September 2026

Executive Summary

Following the outcome of recent appeal decisions and subsequent review of policing infrastructure contribution, Leicestershire Police has assessed the impact of the proposed development at Land South of Bosworth Academy, Leicester Lane, Desford comprising approximately 550 dwellings together with healthcare facilities, community facilities, sports infrastructure, public open space, recreational routes, and associated infrastructure.

Applying the established occupancy rate of 2.42 persons per dwelling, the development is expected to accommodate approximately **1,331 additional residents**.

Leicestershire Police operational data identifies approximately 150,669 incidents and recorded policing demand annually across a resident population of 1,121,240, equating to approximately 0.1344 incidents per resident. Applying this ratio indicates that the development is expected to generate approximately 178.9 additional policing incidents and recorded policing demand annually.

Additional population and demand of this scale will place pressure on:

- Operational vehicle infrastructure.
- Technology and surveillance infrastructure.
- Custody infrastructure.

The contribution sought is restricted solely to growth-related capital infrastructure required to maintain operational effectiveness, resilience, and service quality for both existing and future communities. It excludes police officer and staff salaries, routine maintenance, training, pensions, general operational expenditure, and the correction of historic funding deficits.

Infrastructure category	Contribution
Operational Vehicles Infrastructure	£22,847
Technology & surveillance Infrastructure	£79,858
Custody Suites	£66,550
Total Contribution Requested	£169,255

Policy and Context

This request has been prepared having regard to Regulation 122 of the Community Infrastructure Levy Regulations 2010, section 106 of the Town and Country Planning Act 1990, Section 17 of the Crime and Disorder Act 1998, the National Planning Policy Framework and National Planning Practice Guidance on planning obligations.



The assessment has also been informed by the Hinckley and Bosworth local plan and Infrastructure Capacity Study, Leicestershire Police Force Management Statement, Police and Crime Plan 2024-2029, Police Estate Strategy 2026 -2035, NPEG Leics Current estate v1.1 ISSUE and Force Digital Strategy 2024-2027.

Strategic Policing Context

The proposed development comprises approximately 550 dwellings together with community facilities, healthcare provision, sports infrastructure, public open space, and active travel connections, creating a substantial extension to Desford.

Applying the established occupancy rate of 2.42 persons per dwelling, the development is forecast to accommodate approximately 1,331 residents. As set out in the Development Impact Assessment, this growth is expected to generate measurable additional demand for policing services across neighbourhood policing, emergency response, safeguarding, investigations, road safety, and community engagement.

Leicestershire Police's strategic planning documents, including the Force Management Statement, Police and Crime Plan, Estates Strategy and Digital Strategy, identify population growth as a significant driver of future infrastructure requirements. The proposed development will therefore increase demand upon the operational infrastructure necessary to deliver policing services to both existing and future communities.

Development Impact Assessment

Population and demand

Using the established occupancy rate of 2.42 persons per dwelling, 550 dwellings will generate approximately 1,331 residents. Leicestershire Police operational data identifies 150,669 incidents and recorded policing demand across a Leicestershire population of 1,121,240 (2021 Census), producing a demand ratio of 0.1344 incidents per resident. The development is forecast to generate approximately 178.9 incidents annually.

Input	Calculation	Result
Dwellings	-	550
Occupancy	Average 2.42 persons per dwelling	2.42
Population	550×2.42	1,331 residents
Force Demand Rate	$150,669 \div 1,121,240$	0.1344 per resident
Development Demand	$1,331 \times 0.1344$	178.9 incidents annually

Growth apportionment

The proposed development will generate approximately 1,331 additional residents and an estimated 178.9 additional policing incidents annually. Applying the approved apportionment methodology, the development's proportionate share of identified growth-related policing infrastructure equates to £169,255, representing approximately £308 per dwelling.

Different infrastructure categories require different approaches to apportionment. Operational vehicle infrastructure can be assessed using an established asset-to-population provision ratio because fleet capacity is directly measurable against the population served. Technology and custody infrastructure operate as strategic assets serving wider operational functions across Leicester, Leicestershire and Rutland and are therefore apportioned using the strategic growth population identified within the relevant capital programmes and supporting planning evidence.

In each case, the contribution reflects only the development's proportionate share of additional growth-related infrastructure capacity and excludes operational expenditure, salaries, maintenance, subscriptions, ordinary replacement and historic liabilities.

Measure	Development
Development Dwellings	550
Development Population	1,331
Additional Demand	178.9 incidents
Vehicle Infrastructure Contribution	£22,847

Infrastructure Need

The relevant planning consideration is whether development-generated demand can be accommodated without reducing the operational capacity and resilience available to existing communities.

Leicestershire Police has identified a requirement for growth-related investment in:

- Operational vehicle infrastructure.
- Technology and surveillance infrastructure; and
- Custody infrastructure.

The contribution sought is restricted solely to capital infrastructure required to accommodate additional demand generated by residential growth.

Eligible expenditure must:

- Create additional operational capacity.
- Provide a functional benefit to future residents.
- Be supported by approved projects, capital programmes, or cost evidence.
- Avoid duplication with other funding sources; and
- Comply with the funding principles set out in this submission.

Operational Vehicle Infrastructure

Need and Purpose

Police vehicles are essential operational infrastructure supporting emergency response, neighbourhood policing, safeguarding activity, investigations, and community engagement.

Population growth generated by the proposed development will increase operational deployment requirements across the Hinckley and Blaby Neighbourhood Policing Area. Future residents will rely upon the same vehicle infrastructure used to deliver policing services to existing communities.

Fleet Capacity Assessment

Leicestershire Police currently maintains approximately 550 operational vehicles serving a resident population of approximately 1,121,240. This equates to approximately one operational vehicle per 2,039 residents.

Applying this established provision ratio to the forecast development population of 1,331 residents identifies a requirement equivalent to approximately 0.65 additional operational vehicles. Using an average capital cost of £35,000 per operational vehicle produces a proportionate fleet infrastructure contribution of £22,847.

Measure	Quantity
Additional Population	1,331
Residents Per Vehicle	2,039
Additional Vehicle Requirements	0.65
Capital Cost Per Vehicle	£35,000
Vehicle Contribution	£22,847

Regulation 122 Assessment

Test	Assessment
Necessary	Additional residential growth increases fleet deployment requirements and places pressure on existing operational vehicle assets. Additional capacity is therefore required to maintain operational resilience.
Directly Related	Future residents will generate additional deployment activity and rely upon vehicle infrastructure serving the policing area within which the development is situated.
Fairly and Reasonably Related in Scale and Kind	The contribution reflects only the development's proportionate share of growth-related fleet capacity derived from an established population-based provision ratio.

Local Technology & Surveillance Infrastructure

Growth-Related Need and Purpose

Modern policing relies upon technology infrastructure to support crime prevention, investigations, safeguarding, intelligence gathering, incident response and operational deployment.

Residential growth generates additional operational demand across these systems through increased incident volumes, digital evidence, communications activity, and investigative workloads. Leicestershire Police has therefore identified a growth-related technology programme designed to provide additional operational capacity across the policing area.

The technology programme therefore represents investment in additional operational capacity necessary to accommodate forecast growth in:

- ANPR infrastructure.
- CCTV systems.
- Digital investigation capability.
- Communications infrastructure.
- Aerial surveillance technology.
- Thermal imaging equipment; and
- Other operational surveillance assets.

These systems form an integral part of frontline operational policing and enable efficient deployment of resources allocated to providing additional operational capacity for the Hinckley and Blaby NPA. The requested contribution will support investment in operational technology infrastructure necessary to accommodate population growth and maintain service effectiveness.

Where an asset supports a wider geography, only the documented proportion providing additional capacity for Hinckley and Bosworth Borough may be funded. Routine licences, subscriptions, maintenance, and ordinary replacement are excluded.

Measure	Programme cost
Technology programme	£1,200,000
Growth Related Element (50%)	£600,000
Strategic Growth Population	100,000
Development Population	1,331
Development Share	1.331%
Technology Contribution	£79,858

To ensure a proportionate approach, only 50% of the identified programme cost has been attributed to forecast population growth.

The proposed development represents approximately 1.331% of the strategic growth population of 100,000 residents identified within the force's growth planning evidence, resulting in a contribution of £79,858.

Regulation 122 Assessment

Test	Assessment
Necessary	Additional population growth generates increased operational demand across surveillance, communications, and investigative systems. Additional infrastructure capacity is therefore required.
Directly Related	Future residents will rely upon the same technology infrastructure used to provide policing services throughout the policing area.
Fairly and Reasonably Related in Scale and Kind	The contribution represents only the development's proportionate share of the identified growth-related technology programme after application of a 50% growth reduction.



Custody Infrastructure

Growth Related Need and Purpose

The Police Estate Strategy 2026-2035 identifies a strategic programme to deliver an integrated custody environment capable of meeting future operational requirements and accommodating forecast population growth across Leicester, Leicestershire, and Rutland.

The programme has an estimated capital value of £20 million and identifies developer contributions as a potential source of funding.

Recognising that not all investment relates directly to growth, only 25% of the programme cost has been attributed to future population growth.

Custody infrastructure forms an essential component of modern policing and supports detainee processing, investigation, safeguarding, interviewing, and criminal justice functions.

Future residents of the development will generate additional policing demand and will rely upon the same custody infrastructure as existing residents throughout Leicester, Leicestershire, and Rutland.

Custody Programme Apportionment

Measure	Figure
Custody Programme	£20,000,000
Growth Related Element	£5,000,000
Development Share	1.331%
Custody Contribution	£66,550

Regulation 122 Assessment

Measure	Figure
Necessary	Additional population growth generates increased operational demand requiring access to custody facilities and associated operational infrastructure
Directly Related	Future residents will rely upon custody services available throughout Leicester, Leicestershire and Rutland.

Measure	Figure
Fairly and Reasonably Related in Scale and Kind	The contribution represents only the development's proportionate share of identified growth-related custody infrastructure after application of the 25% growth attribution contained within the Estates Strategy programme.

Consolidated Regulation 122 Assessment

The individual vehicle, technology and custody assessments set out within this submission demonstrate that each element of the requested contribution satisfies Regulation 122 of the Community Infrastructure Levy Regulations 2010.

Necessary to mitigate the additional policing demand generated by the development;

Directly Related to infrastructure that will provide policing services to future residents; and

Fairly and Reasonably Related in Scale and Kind because the contribution reflects only the development's proportionate share of evidenced growth-related capital infrastructure requirements.

Accordingly, Leicestershire Police considers that the overall contribution request satisfies all statutory tests required by Regulation 122.

Section 106 Requirements

The contribution should be secured through the associated section 106 agreement and include:

- A Police Infrastructure Contribution of £169,255 indexed from an agreed base date.
- A defined capital purpose covering operational vehicle, technology, surveillance, and custody infrastructure.
- Payment triggers linked to commencement or occupation of the development.
- An agreed expenditure period, with repayment of any unspent balance in accordance with the agreement.

- Express exclusions for salaries, pensions, routine maintenance, subscriptions, fuel, general operational expenditure, ordinary replacement, and historic deficits.
- Controls preventing double funding and requiring an auditable record of expenditure.

Conclusion

The proposed development will generate additional population and policing demand requiring investment in operational vehicle infrastructure, technology and surveillance systems, and custody infrastructure. Leicestershire Police has demonstrated a clear relationship between the development, the demand generated and the infrastructure required to mitigate its impacts.

Infrastructure Category	Contribution
Operational Vehicle Infrastructure	£22,847
Technology & Surveillance Infrastructure	£79,858
Custody Infrastructure	£66,550
Total Police Infrastructure Contribution	£169,255

The requested contribution is restricted solely to growth-related capital infrastructure and is supported by operational evidence, strategic planning documents, capital programme requirements and recent appeal decisions. The contribution satisfies the requirements of Regulation 122 of the Community Infrastructure Levy Regulations 2010 and is therefore considered an appropriate planning obligation.

Relevant Recent Appeals

Whilst each development proposal must be assessed on its own merits, recent appeal decisions within Leicestershire demonstrate that policing infrastructure contributions can satisfy the tests set out in Regulation 122.

Blaby Golf Range Appeal Ref: APP/T2405/W/25/3364284)

This appeal concerned a proposal for up to 200 dwellings at Blaby Golf Range, Lutterworth Road, Blaby **24/0574/OUT**. The appeal was allowed on 13 July 2026 following a public inquiry.

The Inspector accepted that appropriately evidenced infrastructure contributions can represent a legitimate and necessary means of mitigating the impacts arising from residential development. The decision confirms that planning obligations may be supported where a clear evidential relationship exists between:

- The development proposed;
- The additional demand generated; and
- The infrastructure required to mitigate that demand.

Oak Road, Littlethorpe Appeal Ref: APP/T2405/W/25/3365777

This appeal provides particularly relevant support for police infrastructure contributions. The Inspector specifically accepted contributions towards:

- Police vehicle infrastructure; and
- Police technology infrastructure.

In doing so, the Inspector concluded that the obligations were supported by sufficient evidence and satisfied the statutory tests contained within Regulation 122 of the Community Infrastructure Levy Regulations 2010.

Relevance to this Submission

Together, these decisions demonstrate a consistent planning approach whereby growth-related policing infrastructure can form an appropriate and lawful component of a Section 106 agreement where:

- The contribution is necessary to mitigate development impacts;
- The infrastructure will serve future residents of the development; and
- The contribution is fairly and reasonably related in scale and kind to the impacts arising from the proposal.

Accordingly, these recent appeal decisions provide support for the principle that appropriately evidenced contributions towards police vehicle, technology and associated operational infrastructure may satisfy the requirements of Regulation 122 and be secured through a Section 106 agreement.

References

Community Infrastructure Levy Regulations 2010, Regulation 122:

<https://www.legislation.gov.uk/uksi/2010/948/regulation/122>

National Planning Policy Framework:

<https://www.gov.uk/government/publications/national-planning-policyframework--2>

Planning Practice Guidance - Planning obligations:

<https://www.gov.uk/guidance/planning-obligations>

Planning Inspectorate - Planning obligations good practice advice:

<https://www.gov.uk/government/publications/planning-obligations-good-practice-advice/planning-obligationsgood-practice-advice>

Hinckley & Bosworth Borough Council Emerging Local Plan 2024–2045

Local plan review 2024 to 2045 | Hinckley & Bosworth Borough Council

Hinckley & Bosworth Infrastructure Capacity Study (ICS) Phase 3 Final Report 2026

Infrastructure Capacity Study | Hinckley & Bosworth Borough Council

Leicestershire Police and Crime Plan:

<https://www.leics.pcc.police.uk/police-and-crime-plan/police-and-crime-plan-2024-2029/>

Leicestershire Police and Crime Commissioner Estates Strategy 2026 – 2035:

https://www.leics.pcc.police.uk/SysSiteAssets/documents/finance-and-transparency/public-information/publications/estates_strategy_accessible.pdf

Leicestershire Police and Crime Commissioner Prevention Strategy:

<https://www.leics.pcc.police.uk/SysSiteAssets/documents/finance-and-transparency/public-information/publications/prevention-strategy-2025-2029.pdf>

Force Management Statement 2025 - Strategic Overview:

https://www.leics.police.uk/SysSiteAssets/foi-media/leicestershire/who_we_are_and_what_we_do/force-management-statement-strategic-overview-2025

Leicestershire County Council Community Safety Strategy 2022-2026:

<https://resources.leicestershire.gov.uk/sites/resource/files/2023-02/LCC-Community-Safety-Strategy-2022-26.pdf>

Leicestershire Digital Strategy 2024 – 2027

Census Data Census:

<https://www.ons.gov.uk/census>

