



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

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

Development	Land To the East Of Ashby Road, Hinckley
Development Reference	25/01207/OUT
Development Detail	Outline application for up to 103 dwellings (All matters reserved except access)
Date request submitted:	05/02/2026
Local Authority	Hinckley and Bosworth Borough Council
Financial Contribution requested:	£31,218.32
The Need for Developer Contributions	<p>To maintain current levels of policing and ensure sustainable community safety, developer contributions toward capital infrastructure are essential. These contributions are a fundamental component of sound planning across districts and boroughs, ensuring that new developments do not place unsustainable pressure on existing police resources.</p> <p>Impact of Development on Policing</p> <p>New developments inevitably lead to population growth, which increases the demand for police services. Without appropriate infrastructure investment:</p> <ul style="list-style-type: none">• Response times to incidents and emergencies may be delayed.• Neighbourhood Policing Areas (NPAs) and force-wide operations may become overstretched.• The quality of service to both new and existing communities may decline.



	<p>Developments lacking essential policing infrastructure are unsustainable. While such developments may proceed without these provisions, doing so would be unacceptable from a public safety and service delivery perspective.</p>
Financial Overview	<p>Funding Challenges Leicestershire Police faces significant financial challenges in meeting the demands of a growing population, especially in terms of capital infrastructure needed to support new developments.</p> <p>Primary Funding Sources: Mostly revenue-based, with limited capital reserves.</p> <p>Capital Income: No direct capital funding from taxation; relies on small Home Office grants and borrowing.</p> <p>Borrowing: Used to fund essential infrastructure like vehicles and facilities; 2025/26 borrowing requirement is £5.3 million.</p> <p>Revenue Pressure: 80% of funding goes to staffing; £14 million in savings made over the last 3 years, with another £9.3 million needed in 2025.</p> <p>Population Growth Impact: Leicester, Leicestershire, and Rutland are among the fastest-growing areas in the UK. Funding per capita is £13, below the national average. Increased population leads to higher demand for policing services, which current funding cannot adequately support.</p> <p>Council Tax and Precept Police funding includes a precept on local councils. For 2025/26, the Police and Crime Commissioner approved a 4.89% increase, equivalent to £14 per year for a Band D property.</p> <p>Operational Demands (2024 Data) 197,445 emergency contacts handled. 95,563 crimes reported. 4,338 missing person reports. 68,900 emergency and priority incidents attended.</p> <p>Capital Programme: No bespoke capital funding regime.</p> <ul style="list-style-type: none">• Home Office capital grant ceased in 2022/23.• Capital investment now relies on reserves, revenue contributions, and borrowing.• Long-term financial implications extend up to 25 years. <p>Conclusion</p> <ul style="list-style-type: none">• There is a critical need for S106 or CIL contributions to fund policing infrastructure linked to new developments and subsequent increases in population.• Without these contributions, existing infrastructure will be overstretched,• compromising service quality.



	<ul style="list-style-type: none">• These contributions are necessary and justified to maintain service levels for both new and existing communities.
<p>Strategic Investment Areas (2025/2026 and beyond)</p>	<p>To meet operational and organisational needs, and to support the continued delivery of the Police and Crime Plan, the following areas require sustained or increased investment:</p> <ul style="list-style-type: none">• Set Up, Training and Leadership Development Ensuring compliance with Authorised Professional Practice, Health and Safety, and other legislation in equipping officers and staff to serve effectively.• Digital Forensics and Accreditation Meeting rising demand for digital evidence processing and achieving ISO accreditation across key forensic services, including the Digital Hub, Sexual Referral Centre, Forensic Collision Unit, CCTV recovery, and traditional forensics.• Estates Strategy and Contact Centre Development Supporting the delivery and futureproofing of Police facilities, in particular the Contact Centre, which plays a critical role in public engagement and emergency response.• Enhanced Contact Centre Resources Building on previous investments that have improved service levels and reduced call handling times.• Digital Resolution Technology Expanding the use of digital tools to improve service efficiency and public accessibility.• AI and Robotics Integration Leveraging emerging technologies to manage complexity, improve efficiency, and support transformation across policing services.• Crime Prevention and Demand Reduction Focusing on early intervention and prevention strategies, particularly around repeat offending, to reduce long-term demand on police services. <p>The evolving nature of crime, including cybercrime, child sexual exploitation, and terrorism, demands a modern, well-resourced police force. While national and local funding covers core operational costs, it is insufficient to meet the infrastructure needs generated by new developments.</p> <p>Therefore, securing Section 106 or Community Infrastructure Levy (CIL) contributions is both necessary and justified. These contributions ensure that new residents receive the same level of service as existing communities, without compromising frontline policing.</p>

**Estate
Strategy**

Our updated Estate strategy emphasises visibility through the estate reassures the public that safety and security are a clear priority. Well placed, modern and accessible police facilities, combined with officers who are routinely present within the community they serve, act as both a deterrent to crime and a visible demonstration of our commitment to protecting the public. Our buildings, contact points and offices must therefore project professionalism, openness, and a sense of safety.

Over the next 10 years, the Force will need to adapt to a number of strategic challenges. These include: a greater reliance on and investment in technology to respond to and investigate crime; changes to our workforce which is younger, has less years served, and has different expectations of how and where to work; expectations of the public,



▲ Police Buildings:
Loughborough
Oakham
Melton
Hinckley
Coalville Fire Station
Market Harborough
Wigston

● Police Offices:
Loughborough Police Station
Melton Police Station
Hinckley Police Station
Coalville Front Enquiry Office is located in NWLDC offices
Harborough and Wigston Police Stations

balancing high visibility of local policing with online services; population growth in areas of Leicester, Leicestershire and Rutland and our response times to those locations; current and potential economic pressures; working within an environment shaped by climate change and minimising our environmental impact where possible.

Annually these challenges are reviewed as part of the Force’s planning cycle, but this longer view is particularly relevant to our Estates Strategy.

- Increasing the visibility of our buildings so you know where we are and how to access us.
- A new, modern CMD is to be designed and commissioned to address the needs of Contact for the future including sufficiently resilient fall-back technology.
- An integrated custody environment which meets the needs of the most vulnerable.
- Ensuring that firearms facilities meet the safety standards require to continue to enable our teams to operate.
- Look at investing in renewable technology where it is cost effective to do.
- Periodic modernisation to increase capacity and improve functionality at Neighbourhood Policing Facilities.



**Policing
Infrastructure
Methodology
and
Justification
for Developer
Contributions**

Established and Endorsed Methodology

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

It has been reviewed and found sound by **Planning Inspectors, the Secretary of State, and the High Court**.

A summary of successful appeals including the most recent Blaby case is provided that fully demonstrates the methodology applied within this submission is justifiable.

How the Methodology Works

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

- Equipment for police officers and staff.
- Accommodation and premises services support.
- Police Fleet and operational equipment support.
- Transforming Policing Through Technology
- Crime reduction and victims of crime support.

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: **13,594 crimes**, including **5,165 incidents of violence** against the person and **4,306 theft offences**.

There were also **8,512 non-crime incidents** requiring police involvement and **399 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 **103 homes** is expected to house approximately **249 new residents**. Based on the current incident-to-population ratio of **0.10 incidents per person**, this development would generate an estimated **24.1 additional incidents per year**, requiring policing support.



	Dwelling numbers (including affordable housing)	Dwelling size	Occupancy (persons)	Proposed development population (persons)	Incidents (per person)	Predicted number of incidents from development	NPA support	Centralised support
	0	1 Bed	1.5	0	0.	0	0	0
	0	2 Bed	1.9	0	0	0	0	0
	103	3 Beds	2.42	103	0.10	24.1	0.2268	0.3717
	0	4 Bed	2.9	0	0	0	0	0
	0	5+ Bed	3.3	0	0	0	0	0
	103			103	0.10	24.1	0.2268	0.3717

CIL Compliance	<p>Proportional and Evidence-Based Contributions</p> <p>The contribution request is:</p> <ul style="list-style-type: none"> • Directly related to the additional demand created by the development. • Fair and proportionate, based on established incident ratios and infrastructure needs. • Consistent with national best practice and legal precedent <p>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.</p>
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Relevant policy and Planning Statements.	<p>Necessary to Make the Development Acceptable in Planning Terms</p> <p>The introduction of additional population and property to an area has an impact on policing, in the same way as it must on education and library services for example.</p> <p>The potential impact on policing is significant. A new development will not relate simply to increases in population but also the location and area of where that new population is arising and the impact which it will have on the present disposition of police resources.</p> <p>Adequate policing is fundamental to the concept of sustainable communities as described in the core planning principles of the NPPF framework. National Planning Guidance that firmly establishes crime and community safety as planning considerations and policing as relevant infrastructure and an important element in achieving safe, sustainable development.</p> <p>Our submission is in accordance with Regulation 122 of the CIL requirements in meeting the obligations of the three CIL tests and is line with the National Planning Policy Framework (NPPF) December 2024, in which various references is made to planning policies and decisions that promote safe communities.</p>
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96 (b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

101 To ensure faster delivery of other public service 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.**

102 (a) Planning policies and decisions should promote public safety and take into account wider security and defence requirements by: a) 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.

135 (f) create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; **and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.**

The importance of policing support is referenced in **Hinckley and Bosworth Council's Strategic Plans: The Core Strategy - Adopted (February 2009) & Local Plan 2006 - 2026** References 3.3 Crime variously affect parts of the urban area.

3.26 emphasise the importance of crime reduction and building stronger communities. The fear of crime aggravated by nuisance or anti-social behaviour-which puts crime at the top of people's concerns.

3.36 Vision covers the disparities in the quality of life apparent that will be addressed and the fear of crime and tensions between different groups will have reduced Spatial Objective 8: Stronger Safer Communities To develop strong and safe communities by designing out crime, sensitively locating development and encouraging community involvement and positive interaction, particularly in the areas experiencing multiple deprivation.

The Community Safety Partnership's priorities reinforce the key proposals put forward in this submission.

The Developers Planning and affordable Housing Statement prepared by **P&DG** makes a number of important references to highway safety but no reference to issues related to crime or community safety.

The Developers Design and Access Statement was not available to view at the time of submitting this request.

**Council -
Local Plans &
SPD &
Developers
Planning
Statement &
Design and
Access
Statement**



The Statement of Community Involvement (4.40) states - *A respondent suggests that new dwellings will result in increased crime. However, there is no automatic link between new housing and increased crime. The development will be designed with natural surveillance, well-lit public spaces and defensible boundaries, following Secured by Design principles. A well-integrated, inclusive development can help support community cohesion.*

While it is correct that there is no automatic or inevitable link between new housing and increased crime, it is important to recognise that population growth does have measurable impacts on police demand. These impacts relate not only to crime but also to non-crime incidents, safeguarding, vulnerability, road traffic incidents, and general calls for service.

National research, including the **College of Policing, HMICFRS, and ONS demand profiling**, consistently identifies that increases in households create additional service demand across all categories, regardless of how well a development is designed. Secured by Design principles are an essential baseline, but they do **not** remove the requirement for operational policing capacity, response resources or infrastructure to manage the additional population.

Good design reduces opportunity for crime, but it does not eliminate:

- Increased calls for service proportional to population growth
- Additional demand linked to vulnerable persons, domestic incidents, missing people, and ASB.
- More road-related incidents and neighbourhood disputes
- Requirements for police presence, community engagement, and problem-solving activity.
- Pressure on existing police facilities, fleet, equipment and staffing capacity

These forms of demand are routinely evidenced in local and national policing demand assessments.

Therefore, while Secured by Design is supported and welcomed, it cannot be relied upon as the sole mitigation for the policing impact of a development of this scale. The additional dwellings will generate measurable increases in incident volume which require appropriate resourcing. This is why contributions towards policing infrastructure, premises, fleet, equipment and technology, are necessary, proportionate and directly related to the development.

A well-integrated community is desirable, but it must be supported by a police service that has the capacity to meet the needs of the new population. Without appropriate mitigation, the cumulative impact falls on existing residents and existing policing resources



<p>Police contribution calculation, ensuring fair and reasonably related in scale and kind to the development identified.</p>	<p>This submission submitted on behalf of the Police and Crime Commissioner fully applies these principles in more detail that assists new development being safe and accessible and the fear of crime does not undermine the quality of life or community cohesion.</p> <p>In order to mitigate against the impact of this growth our office have calculated this planning application equates to £31,218.32 (£303.09) per new dwelling</p> <table border="1" data-bbox="381 562 1331 734"> <tr> <td>(i) Personal Equipment NPA and Centralised Support</td> <td>£1,345.42</td> </tr> <tr> <td>(ii) Infrastructure and Estate Support</td> <td>£17,036.41</td> </tr> <tr> <td>(iii) Fleet Vehicles</td> <td>£2,866.09</td> </tr> <tr> <td>(iv) Transforming Policing Through Technology</td> <td>£4,985.20</td> </tr> <tr> <td>(v) Crime Reduction Initiatives</td> <td>£4,985.20</td> </tr> </table> <p>These funds would be used for the future purchase of infrastructure to serve the proposed development and local area. This cost is broken down to show the Leicestershire Police capital infrastructure created by this new development.</p>	(i) Personal Equipment NPA and Centralised Support	£1,345.42	(ii) Infrastructure and Estate Support	£17,036.41	(iii) Fleet Vehicles	£2,866.09	(iv) Transforming Policing Through Technology	£4,985.20	(v) Crime Reduction Initiatives	£4,985.20
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<p>Supporting Safe and Resilient Communities</p> <p>Assessment and Request</p>	<p>(i) Initial set up cost for Personal Equipment for the Neighbourhood Policing Area and Centralised Support.</p> <p>Policing extends far beyond responding to crime. It encompasses community engagement, emergency response, crime prevention, and collaborative efforts to enhance public safety. These services are vital to the daily lives of residents across the Neighbourhood Policing Areas (NPA's) and Leicestershire as a whole.</p> <p><u>Directly related to the Development</u></p> <p>This funding request is proportionate to the scale of the proposed development and is intended to cover the initial capital costs associated with deploying new personnel. These costs include essential equipment such as:</p> <ul style="list-style-type: none"> • Protective gear • Workstations • Laptops • Communications tools • Body-worn cameras • Office and Information Technology equipment <p>Whilst some equipment can be reused when staff leave, there are practical limits to reallocation, especially when expanding capacity to meet new demand.</p> <p>Integrated Policing Model</p>										
	<p>Modern policing is delivered through a highly integrated model. Local police stations no longer operate in isolation. Instead, a wide range of specialist teams and support services, based at Police Headquarters at Enderby and other key locations, contribute to policing new developments. These include:</p>										

- Investigation and Intelligence Units
- Contact Management and Control Centre
- Operations Planning, Firearms, and Dog Units
- Forensics, Traffic Policing, and Tactical Support
- Safeguarding and Vulnerability Teams
- Organisational Support (HR, Finance, Estates, Training, IT, etc.)

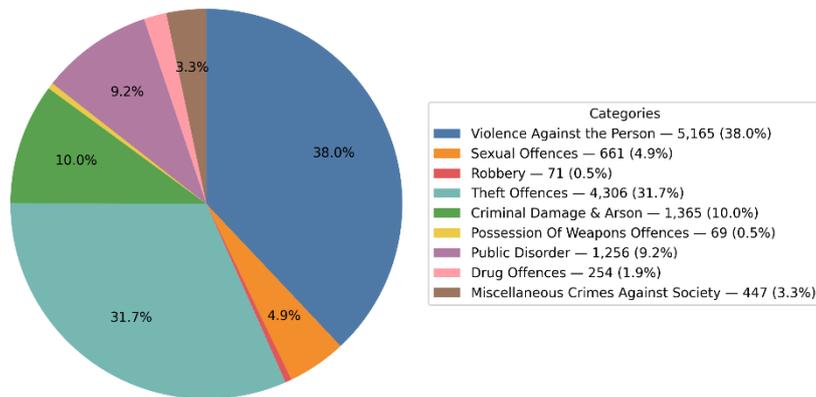
This integrated approach ensures that all necessary functions are available to support both new and existing communities.

Demand from the Proposed Development

- Hinckley and Blaby Neighbourhood Policing Area (NPA) covers Hinckley and Bosworth Borough Council and Blaby District Council. Hinckley and Blaby lie approximately 15 and 5 miles from Leicester centre respectively. The area offers a diverse demographic and houses sections of the M1 and M69 infrastructure.

Over the past year the NPA recorded:

- **13,594 crime incidents**
- **8,512 non-crime incidents and 399 Business processes**
- Serving a population of **216,540** across the NPA NH26 (2021 Census)



High-Level Crime Profile

- **Violence Against the Person (38%)** is the dominant crime type, which is typical in many areas where assault (especially common assault and ABH) inflates volumes.
- **Theft Offences (31.7%)** is the second largest contributor, also typical of areas with active retail centres, vehicle crime, or residential burglary patterns.

Low volume but high-harm categories

- **Possession of Weapons (69)** and **Robbery (71)** have low volumes but are high impact.
- These categories can still drive policing demand despite small numerical representation.

Public Disorder (9.2%)

A relatively high proportion, which can indicate:

- night-time economy issues
- neighbour disputes / antisocial behaviour
- street-based disorder

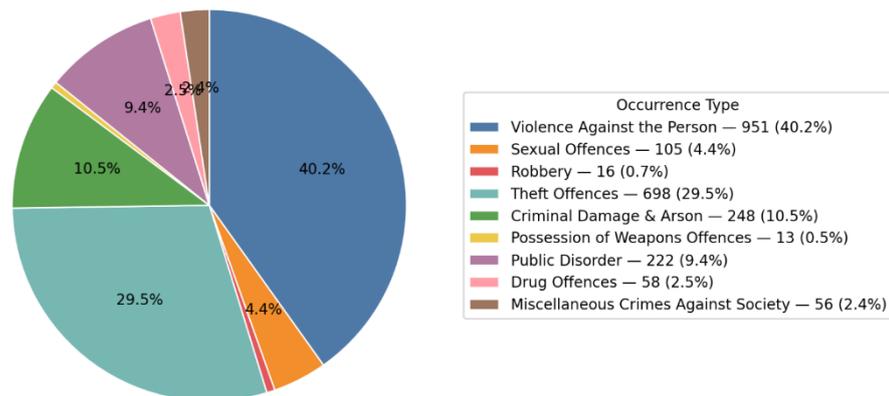
Sexual Offences (4.9%)

Sexual offences tend to be under-reported, so context is important.

Over the past year the NH26 Beat Area Serving a population of 51,552 (2021 Census) and covering this new development recorded:

- **2,367 crime incidents**
- **1,425 non-crime incidents**
- **87 business processes**

Occurrences Created by Type — Share of Total (n = 2367)



Insights

1. Violence Against the Person dominates the picture

- **951 occurrences**
- This accounts for **40%** of all recorded crime.



- It is by far the largest category and likely the primary driver of demand on policing resources.

2. Theft Offences are the second-largest category

- **698 occurrences (29% of all crime)**
- When combined with criminal damage and robbery, acquisitive crime represents a significant proportion of demand.

3. Public Disorder shows notable volume

- **222 occurrences**
- This is a meaningful contributor to neighbourhood-level demand, especially around hotspots like town centres, night-time economy, or community tension issues.

4. Criminal Damage & Arson remains a consistent burden

- **248 occurrences**
- Indicates persistent issues around vandalism, property damage, and community safety concerns.

The proposed development will add approximately **249 residents**. Based on current incident rates, this is expected to generate a proportional increase in demand for police services. **What This Likely Means for Policing Demand**

- **High response workload** due to violence and public disorder.
- **Investigative pressure** from serious harm crimes like sexual offences.
- **Persistent neighbourhood issues** linked to theft and criminal damage.

Fairly and reasonably related in scale and kind to the Development.

Staffing and Resource Impact

- Current support to the NPA involves approximately **322 personnel** across all functions.
- The additional population will require an estimated **0.22 FTE of additional uniformed support and 0.37 FTE of staffing support**.
- This equates to **472 NPA hours and 773 FHQ and Specialist Policing hours** annually.

Capital Equipment Requirements

New residents of the proposed development will rightly expect the same level of policing support and access as those in existing communities. To meet this expectation, it is essential to ensure that officers and staff assigned to the area are equipped with the necessary tools from the outset.



The Table below lists the initial startup capital equipment that will be needed to be procured to support officers and staff assisting the new development.

Set Up Costs	Supporting Development	Capital Equipment	Cost	Total
Police officers (NPA and Central)	0.23	Protective Equipment, Body worn cameras, Communication equipment, office and IT equipment	£10,250	£2,324.36
FHQ Based staff	0.37	Haemorrhage Kit, Rucksacks, Sleeve, Laptop.	£3,500	£1,301.12
	0.42			£3,625.49

This request is **proportionate to the scale of the development** and is directly linked to the additional demand it will place on police services. While some equipment is retained when staff leave, there are practical limitations to reusing existing resources, particularly when expanding capacity to serve a growing population.

The investment will ensure that officers are fully equipped to deliver effective, responsive, and visible policing from day one, helping to maintain community safety and confidence.

(ii) Infrastructure and Estate Support

Leicestershire Police **Corporate Estates Strategy 2022 - 2032** addresses the growing demands placed on its infrastructure due to population increases and new developments. This strategy aims to ensure that police facilities remain fit for purpose and capable of supporting both current and future operational needs.

Directly related to the Development

Impact of Development The proposed development will place additional pressure on both local Neighbourhood Policing Areas (NPAs) and centralised support services based at Enderby Police Headquarters. With limited capacity at existing sites, there is a clear need to expand and modernise facilities. The development will require an additional **5.34 square metres** of operational space to accommodate this.

Priority Estate Improvements (Covered in the existing strategy but will be now given a higher emphasis).

a. Neighbourhood Policing Facilities

Upgrades are needed to increase capacity and improve functionality. Modifying or increasing space to allow increased volume at neighbourhood police facilities is vital. Recent improvements supported by S106 funding has included improvements to front enquiry offices, reconfiguration of changing, toilet space and interview rooms. Interview rooms within the NPA's require modernisation with better furnishings and equipment would mean a more efficient and fit for purpose facilities.



b. Contact Management Directorate (CMD) Call Centre

Manages approximately **600,000 emergency and non-emergency calls annually across Leicestershire and Rutland** in 2024. Changing demands in contact management (i.e., how we respond to calls for service) will bring different challenges for our call centre at Force Headquarters.

The changing way communities will interact with policing digitally will need to be built into plans for modernising this facility. The changing nature of telephony platforms and use of Cloud connectivity will also reduce the dependency upon a fixed location enabling policing to potentially become more flexible around location. This may require investment in space and in technology to support these developing and new ways of working.

The CMD: Operates from one of the oldest buildings at Force H Q, now under consideration for replacement.

- Continued modernisation is essential to support evolving digital contact methods, including social media monitoring, video interaction, Single Online, Home platform etc.
- Investment in cloud-based telephony and flexible workspace design will enhance resilience and adaptability.

c. Custody Suites for all of Leicestershire and Rutland are located at:

- Euston Street (36 cells)
- Keyham Lane (17 cells)
- Beaumont Leys (14 cells)

These three custody suites support all destinations from the NPA. They require full modernisation to improve accessibility for detainees with disabilities.

- Increased capacity
- Upgrade toilet and shower facilities
- Ensure regulated air temperature.
- Integrate video technology and virtual court capabilities.
- Enhance victim support through bespoke investigation suite technology.

Expanding the number of Custody Suites is now essential.

d. Firearms

Armed police are deployed in specific, high-risk situations where there is an imminent threat to life or safety, such as when a person is in possession of or has immediate access to a firearm or other dangerous weapon. The deployment is a carefully considered decision by a commander to protect the public and other officers. Authorised Firearms Officers (AFOs) are highly trained to de-escalate and resolve these situations, and their primary goal is to confront the threat and ensure public safety.



Further work to the existing training facility will be essential in the future to ensure its fully compliant with all Health and Safety legislation and guidance. The training centre provides specialist officers with a purpose-built soundproofed facility that meets national standards and their current and future needs, offering firing range, training rooms and office space.

Fairly and reasonably related in scale and kind to the Development.

Leicestershire Police is seeking a proportionate developer contribution. Based on current construction cost guidelines as shown in the table below.

Cost per sqm including fit out costs.	£3,188	Support towards improvements to nearest neighbourhood policing premises, Contact Management Department (Emergency & non-Emergency Call Centre) and additional / redevelopment of custody suites.
Required floorspace/ employee (sqm)	8.93	
Per Officers / Staff	0.60	
Total Capital Costs	£17,036.41	

It should be noted though that as time scales can be lengthy in funding being secured, premises improvements and modifications may change over time.

(iii) Fleet Requirements for New Development

Vehicles are a fundamental component of policing infrastructure, enabling the delivery of community safety services and effective crime response, particularly at the neighbourhood level. The deployment of police fleet resources is directly aligned with the known and forecasted policing demands of comparable developments within the locality.

Directly related to the Development.

Leicestershire Police currently operates a multifaceted fleet of approximately 80 vehicles dedicated to servicing the Neighbourhood Policing Area. This fleet supports both emergency and non-emergency incident response across the existing population.

To maintain effective policing and community safety standards, it is essential that the development contributes to the provision of additional police vehicles. This will ensure that both existing and new residents receive equitable service levels, and that the operational integrity of the NPA is preserved.

Fairly and reasonably related in scale and kind to the Development.

The proposed development will generate **direct additional policing demand**. Without contributions to support fleet expansion, the existing vehicle resources will be stretched more thinly across a larger population. This would compromise the ability to maintain current levels of service and response times.



Residents of the new development will expect policing coverage equivalent to that of existing communities. However, without additional vehicles, delivering policing services directly to the development may not be feasible. The Table below details the methodology for vehicle support.

Police Vehicle Fleet	Towards (List is not exhaustive) Police vehicles of varying types and function cover existing patterns of development and community demand.	
Patrol vehicles (Average)	£32,000	£26,000 - Basic Patrol Car / general duty vans.
Total Vehicles	80	
Total	2,560.000	£35,000 - Electric Vehicle.
Households	92,000	£11,000 - Standard unmarked enquiry vehicle.
Cost per household	£27.83	£50,000 - SUV for use by Firearms.
Development dwellings	103	£42,000 - 4 X4 Vehicles.
Total Vehicle Costs	£2,866.09	£24,000 - Motor Bikes.

This contribution will be pooled with other contributions to mitigate the impact of this specific development and will be spent on additional vehicle procurement to serve it.

(iv) Transforming Policing Through Technology

Given the pace of technological and forensic advancements, the police estate will meet and, where possible, exceed the standards required to ensure we optimise the service's ability to bring offenders to justice, and provide victims and witnesses with a timely and efficient experience.

The rapid evolution of technology is reshaping modern policing, offering innovative tools to combat crime, enhance public safety, and manage increasing volumes of digital evidence, adopting advanced systems to improve efficiency, support complex investigations, and deliver better services to the public.

- Biometrics and Identification** Police now use a wide range of biometric technologies—including fingerprints, facial recognition, and DNA to identify suspects quickly and accurately. Modern systems can scan and match fingerprints within 60 seconds, significantly accelerating investigations.
- Digital Forensics** Digital forensic tools are essential for retrieving, analysing, and preserving electronic evidence. These tools can recover deleted files, analyse metadata, and extract information from emails, texts, and social media. Digital forensics also supports non-digital crimes by uncovering financial records and communication trails.
- Artificial Intelligence and Robotics** AI and machine learning are transforming data analysis, enabling predictive policing, crime mapping, and facial recognition. Robotics are increasingly used for surveillance, communication, and operations in hazardous environments, reducing risk to officers.



- **Surveillance and Communication** Mobile CCTV, Automatic Number Plate Recognition (ANPR), and satellite-linked systems enhance surveillance and communication across neighbourhoods, road networks, and remote areas. Our Officers now use mobile data terminals, reducing reliance on fixed workstations and increasing field efficiency.
- **Thermal Imaging** Thermal imaging cameras detect heat signatures, making them invaluable for search and rescue operations, suspect tracking in low-visibility conditions.
- **Community Surveillance Tools** Video doorbells and home surveillance systems, widely adopted by residents, are increasingly used by police to gather evidence, and enhance neighbourhood security.

Directly related to the Development

Development Funding will support the acquisition and deployment of

- Drones and robotic surveillance units
- Fixed, mobile, and handheld cameras
- AI-driven analytics platforms
- Centralised digital infrastructure
- Enhanced mobile communication systems.

Directly related to the anticipated demands of the development, these funds will enable flexible deployment of technology to areas of greatest need, including during the construction phase of new developments.

Fairly and reasonably related in scale and kind to the Development.

The funds requested of **£4,985.20** are **fair and proportionate** to the scale and nature of the development and **essential** for supporting infrastructure and ensuring public safety based **on £1,000 per fifty population** will allow purchase of specialised equipment such as drone, or fixed, mobile, and handheld cameras.

The equipment provides flexibility of use within the district to areas most needed and could, depending on trigger points, be deployed at the time of the development's construction. With the significant increase in the population within the NPA securing funds will improve our ANPR capability, this aligns with our 5-year strategic plan around road safety and county lines drug dealing which often involves the use of vehicles coming from outside of Leicestershire.

(v) Crime Reduction and Prevention Initiatives

The Community Safety Partnership's priorities **strongly support the case for Section 106 funding** especially as developments create a need for enhanced community safety infrastructure or services.



Examples of aligning the CSP themes with S106 justifications:

a. Evidence of Need - Priorities provide a **strategic evidence base** showing:

- Increased demand for services (e.g., domestic abuse support, youth outreach, crime prevention).
- Identified hotspot areas for crime or anti-social behaviour.
- The need for early intervention and trauma-informed services.

This supports the “**necessity**” test under S106 by showing that new developments may exacerbate existing pressures.

b. Targeted Mitigation - S106 contributions can be used to **mitigate the impact of development** by capital funding:

- **Youth diversionary programmes** in new or growing communities.
- **Community safety infrastructure** (e.g., CCTV, lighting, secure cycle storage).
- **Outreach services** for domestic abuse or serious violence in areas of new housing.
- **Community cohesion initiatives** to support integration in expanding neighbourhoods.

These align with CSP’s goals like reducing reoffending, tackling exploitation, and building resilient communities.

c. Partnership Delivery the CSP’s multi-agency approach supports **joined-up delivery**, which is attractive for S106 investment, supporting personal security with targeting hardening for physical security, anti-burglary cocooning packs and equipment for those that have been a victim of crime. For example:

Contributions could support **joint campaigns** or **community engagement events** in new developments.

Secure advice packs for future residents

- Anti-climb equipment, Personal attack alarms, Window and door security enhancements.
Target hardening for physical security.
- Shed alarms, Smart locks, Anti-burglary cocooning packs, Alarmed door wedges.

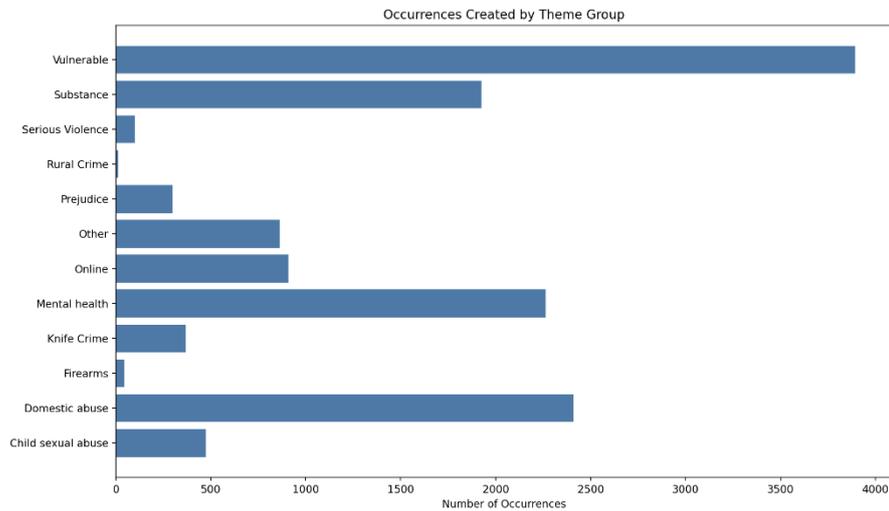
Directly related to the Development

Community safety is a vital consideration in planning new developments. Ensuring public access to policing services is essential for reducing crime, supporting victims, and maintaining a sense of security.

Overall crime within the Neighbourhood Policing Area had over 13,000 recorded incidents within the last year across the NPA area and **2,000** within the Beat Area.

This new development is expected to generate approximately **24.1** police-related incidents, **highlighting the need for a continued proactive crime prevention and response measures for the new development and surrounding areas.**

Neighbourhood Policing Area - Overall crime by occurrence



Insights Key Assessment Insights from Theme-Based Occurrence Data

Vulnerable Persons Dominate Overall Demand

- **3,894 occurrences** — the largest theme by a wide margin.
- This accounts for **28.6%** of all thematic occurrences.
- Strong indication of **significant safeguarding workload**
- Likely includes missing persons, exploitation risks, and various vulnerability markers.
- Directly drives demand for frontline response *and* specialist safeguarding units.

Domestic Abuse Remains a Major Operational Pressure

- **2,408 occurrences**
- Represents **17.7%** of all thematic occurrences.
- Domestic abuse cases typically require:
 - High-risk grading
 - Repeat attendance.
 - Intensive investigation and safety planning
- Strongly correlates with broader vulnerability and mental-health-linked demand.

Mental Health-Related Incidents Are Very High

- **2,264 occurrences**
- **16.7%** of all records
- Reflects substantial non-crime demand



- These incidents often involve:
 - Concern for welfare calls
 - Suicidal persons
 - Complex safeguarding situations
- Mental health demand often absorbs officer time that would otherwise go to crime response.

4. Substance-Related Incidents Also Significant

- **1,927 occurrences**
- **14.2%** of all thematic occurrences
- Includes alcohol-related issues, drugs, intoxication-related public safety matters.

5. Online-Related Harm Rising

- **909 occurrences** This is a substantial category given the complexity of online crime investigations:
 - Fraud
 - Online harassment
 - Child sexual exploitation online
- These cases carry **heavy investigative workload** despite lower frontline visibility.

6. Prejudice-Related Incidents

- **298 occurrences** Captures hate crime and prejudice-motivated incidents.
- These cases typically require enhanced victim care and community reassurance.
- While lower in volume, **risk and vulnerability** are often higher.

7. Knife Crime & Serious Violence

- Knife Crime: **367 occurrences**
- Serious Violence: **101 occurrences**
- Combined: **468 occurrences**
- These are high-harm, high-impact cases that draw significant investigative and community safety resources.
- Knife crime volume is notably higher than serious violence records, indicating that possession-type incidents may be more frequent than serious injury events.

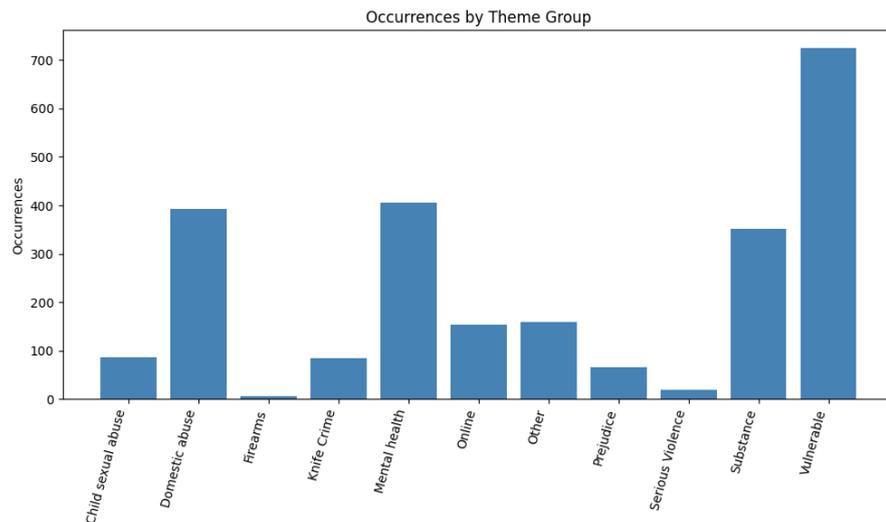
8. Firearms-Related Incidents Are Low but High-Risk

- **47 occurrences** Even low-volume firearms-related demand requires
 - Specialist units
 - Risk-assessed tactical responses.
 - Intensive investigative work.

Beat Area NH26 - Overall crime by occurrence.

Assessment & Key Insights on Occurrence Themes

Total recorded occurrences: 2,367



The dataset shows a breakdown of incidents by thematic category. Below is a structured interpretation to help you understand trends, risks, and potential operational implications.

Summary of Thematic Occurrence Demand

Analysis of **2,367 recorded occurrences** shows that demand continues to be driven predominantly by incidents involving **vulnerability, mental health, and domestic abuse**, alongside a range of high-harm thematic categories that, while lower in volume, carry significant safeguarding and risk implications.

The largest proportion of incidents relate to **Vulnerable Person** reports (725 occurrences; 31%). These cases commonly require substantial police involvement due to the need for immediate safeguarding, multi-agency coordination, and often repeat contact. This is closely followed by **Mental Health-related occurrences** (405 occurrences; 17%), which continue to place sustained demand on frontline resources as officers respond to crisis situations, welfare concerns, or individuals requiring specialist health intervention.

Domestic Abuse remains a major contributor to policing demand, accounting for 393 occurrences (17%). These incidents typically involve complex investigations, ongoing risk management, and repeated contact with both victims and perpetrators. Taken together, vulnerability, mental health, and domestic abuse represent a significant proportion of



overall demand and highlight the continued reliance on policing where wider system capacity is limited.

Substance-related occurrences (352; 15%) also feature prominently, often linked to disorder, violence, and night-time economy pressures. These incidents frequently require immediate frontline deployment and can escalate rapidly, generating additional workload.

Mid-level categories include **Online-related incidents** (154) and **Other thematic reports** (160). Although smaller in comparison, they reflect growing digital-related harm and emerging patterns that will require ongoing monitoring.

Lower-volume categories—including **Knife Crime** (85), **Child Sexual Abuse** (86), **Prejudice/Hate incidents** (66), **Serious Violence** (19), and **Firearms** (6)—represent some of the highest-harm incident types. Their comparatively modest numbers mask the intensive investigative, safeguarding, and risk-management resources they demand. These categories remain strategically significant due to their strong correlation with serious harm, vulnerability, and public confidence.

Overall, the data shows that more than half of all thematic demand arises from vulnerability, domestic abuse, and mental health incidents, all of which require complex, time-intensive responses. At the same time, high-harm but lower-volume themes continue to draw specialist capability and investigative focus. This distribution of demand reinforces the need for sustained investment in safeguarding, early intervention, partnership working, and capacity within both frontline and protective services.

Whilst the development will incorporate anti-crime design principles in consultation with the **Designing Out Crime Officer**, additional support will be necessary to maintain a safe and secure environment. The deployment of crime prevention equipment will be flexible and responsive to emerging needs.

The deployment of this equipment would be required as and when the need arises and will be a valuable tool in ensuring the development is maintained as a safe community environment.

Fairly and reasonably related in scale and kind to the Development.

To support the safety of this development and locality within the first 2-3 years, funding towards equipment by proposed purchase and distribution of crime prevention tools, particularly for residents who have been victims of crime. Examples of initiatives i.e.

Protecting and Supporting People

- Support for victims of domestic abuse - towards domestic abuse safe spaces in communities
- Tackling exploitation – Awareness campaigns, community hubs



	<ul style="list-style-type: none">• Youth education in schools – towards school-based programmes / youth work• Scam and online crime prevention - Digital safety workshops or community IT hubs• Community cohesion work - Integration programmes <p>Reducing Offending and Re-offending</p> <ul style="list-style-type: none">• Tackle anti-social behaviour - youth diversionary activities, community safety CCTV infrastructure.• ASB prevention with young people – equipment - Youth clubs, sports facilities, or mobile outreach services• Tackle rural crime - Rural watch schemes, mobile police hubs.• Reduce burglary and vehicle crime - Secure cycle storage, gated alleyways, or home security packs for new residents.• Promote crime prevention - Secure by design measures (lighting, fencing, CCTV). <p>Preventing and Reducing Serious Violence</p> <ul style="list-style-type: none">• Serious Violence Duty delivery – funding support local serious violence strategy implementation• Youth-informed strategy - Consultation event equipment in new developments• Trauma-informed practice – trauma equipment towards training.• Prevention in schools - School-based violence prevention programmes• Outreach, sports, mentoring – Towards Commissioned youth or sports equipment in new communities.• Hotspot interventions - Targeted CCTV, lighting, or patrols in high-risk areas near new developments• Night-time economy safety - safe spaces, or lighting in town centres affected by development. <p>Cross Cutting Themes</p> <ul style="list-style-type: none">• Clear service messaging - Community noticeboards, digital platforms, or welcome packs for new residents• Communication and engagement - Community newsletters, events, or digital engagement tools• Tackling substance misuse and mental health – Support equipment for local treatment services or community wellbeing hubs. <p>Proposed contribution: £1000 per 50 residents Estimated population: 249 Total funding request: £4,985.20</p>
<p>Summary</p>	<p>Policing Infrastructure Contribution Statement</p> <p>Leicestershire Police has refreshed its approach to securing infrastructure contributions, ensuring alignment with the current needs of neighbourhood policing teams and community safety advisory partnerships. This proactive stance reflects the evolving demands placed on policing services and counters any assumptions that there is surplus capacity within the existing infrastructure.</p>



- Provide a written narrative of which elements of the CIL test they take issue with and why?

Leicestershire Police request that:

- **Trigger points for developer occupancy** be carefully considered. Contributions preferably be **released prior to first occupation** of the development.
- The Legal Team be allowed to review the S106 agreement **before signing**.
- A **10-year spending deadline** from the date of final completion.

Re-consultation Clause: If planning permission (with a signed S106 agreement) is not granted within 12 months of the initial response, the Local Planning Authority (LPA) is expected to re-consult Leicestershire Police to determine if any material changes have occurred that would affect the required contributions

S106 Leicestershire Police Contributions Methodology				Type	Leics & Rutland	NPA	Beat Area NH26	
Development				Land To The East Of Ashby Road Ashby Road Hinckley	Crime	90,116	13,594	2,367
Local Authority Planning Reference				25/01207/OUT	Violence Against the Person	33,399	5,165	951
Current policing requirement:					Sexual Offences	3,814	661	105
Predicted development incidents:					Robbery	871	71	16
	NPA	Beat	Average		Theft Offences	27,471	4,306	698
Total Crime over past 12 months	13,594	2,367	7,981		Criminal Damage & Arson	9,214	1,365	248
Total non-crime incidents attended for Leicestershire over past 12 months	8,512	1,425	4,969		Possession Of Weapons Offences	691	69	13
Total business processes	0	87	44		Public Disorder	9,529	1,256	222
Total	22,106	3,879	12,993		Drug Offences	2,899	254	58
Population - 2021 census	216,540	51,662	134,101		Miscellaneous Crimes Against Society	2,228	447	56
Incidents per person	0.10	0.08	0.10		Non-Crime	56,701	8,512	1,425
-					Non-Crime: Incident	35,308	5,421	882
					Non-Crime: Other	21,393	3,091	543
					Business Processes	4,238	399	87
Predicted incidents as result of population increase:	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
Proposed development population:								
Dwelling numbers (including affordable housing)								
Where total number of unit types are known:								
0	1 Beds	1.5	0	0.10	0.0	0.0000	0.0000	0.0000
0	2 Beds	1.9	0	0.10	0.0	0.0000	0.0000	0.0000
103	3 Beds	2.42	249	0.10	24.1	0.2268	0.3717	0.5985
0	4 Beds	2.9	0	0.10	0.0	0.0000	0.0000	0.0000
0	5+ Beds	3.3	0	0.10	0.0	0.0000	0.0000	0.0000
103			249		24.1	0.2268	0.3717	0.5985
Total Hours per annum						472	773	1,245
Summary : S106 Contribution Requested:								
1. Equipment for Police Officers, PCSO's, Specials, Staff)						£4,898.41	Per dwelling	
2. Infrastructure and Estate Support						£17,036.41		
3. Fleet Requirements for New Development						£2,866.09		
4. Transforming Policing Through Technology						£4,985.20	£337.59	
5. Crime Reduction and Prevention Initiatives						£4,985.20		
Total Contributions						£34,771.31		

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	0.23	0.37	Body Worn Cameras	£750.00	
Police & Staff equipment costs (capital)			Tasers, Cartridges & Docks £6,028.04	£6,500.00	
Uniformed officer	<u>£10,250.00</u>	<u>£3,500.00</u>		£10,250.00	£3,500.00
Total towards capital set up costs	£2,493.90	£2,404.51			

2. Infrastructure and Estate Support		Towards (List is not exhaustive)	Sqm Required
Cost per sqm including fit out costs.	£3,188	Support towards Contact Management Department (Emergency & Non-Emergency Call Centre) redevelopment	
Required floorspace/ employee (sqm)	8.93	Firearms Upgrade	
Per Officers / Staff	<u>0.60</u>	Neighbourhood policing premises.	5.34
Total Capital Costs	£17,036.41	Custody Suite Expansion / Replacement / Improvements.	

3. Fleet Requirements for New Development		Towards (List is not exhaustive)	
Patrol vehicles	£32,000	Basic Patrol Car / general duty vans	£26,000
Total Vehicles	80	Electric Vehicle	35,000
Total	£2,560,000	Standard unmarked enquiry vehicle	£15,000
Households	92,000	SUV for use by Firearms etc	£50,000
Cost per household	£27.83	4 X 4 Vehicles.	£42,000
Development dwellings	<u>103</u>	Motor Bikes	£24,000
Total Vehicle Costs	£2,866.09	Total (Average)	£32,000

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		<u>249</u>	ANPR Camera in Vehicles £9k	13000
Cost per 50 population	£1,000	£4,985.20	CCTV Cameras Static £2k	

5. Crime Reduction and Prevention Initiatives			Towards (List is not exhaustive)		
New dwelling estimated population		<u>249.26</u>	Anti Climb Equipment	Personal attack alarms.	Alarmed door wedge
Cost per 50 population	£1,000	£4,985.20	Window and door security	Target Hardening for Physical Security	Anti-Burglary Cocooning Packs
			Shed alarms	Smart locks	

Total Leicestershire households (2021 census)					
<u>Census 2021 Results for Leicestershire (leicestershirecommunities.org.uk)</u>	Households	Population	Beat Area Population	NH26	
Hinckley and Bosworth	49,400	113,640			
Rutland	16,700	41,000		Hinckley	51,662
Leicester	127,400	368,000			
Northwest Leicestershire	45,000	104,700			
Charnwood	73,600	183,900			
Melton	22,600	51,800			
Blaby	42,600	102,900			
Oadby and Wigston	22,600	57,700			
Market Harborough	40,400	97,625			
Total	440,300	1,121,265		Total population	51,662

EXAMPLES OF APPEAL DECISIONS SUPPORTING POLICE S106'S

Below is a brief summary of planning application appeals and narrative where Planning Inspectorate has supported Police S106's.

Planning Application	24/0527/OUT Land off Oak Road, Littlethorpe, Leicestershire	The development proposed is up to 155no. residential dwellings (including affordable housing) with public open space, landscaping, sustainable drainage system (SuDS) and vehicular access point."
Background Detail	Blaby District Council / Leicestershire Police Appeal Decision: Allowed 3 rd November 2025	Conditions and planning obligation 38. There is broad agreement ¹⁷ between the parties in respect of the need for planning obligations towards local infrastructure and services to mitigate the effects of the proposed scheme. Nonetheless there was some dispute with particular regards to the contribution to Leicestershire Police. The council's CIL compliance statements sets out the detailed background and justification for each of the obligations.
Appellants:	Gladman Developments Ltd	41. In terms of the Police, the obligation includes provision for a sum of £7,750.55, being £5,813.05 towards additional police vehicles and £1,937.50 towards identification technology, the need for which arises from the Development, to be used within the locality of the development.
Appeal Reference	APP/T2405/W/25/3365777 – Public Enquiry Reference: APP/T2405/W/25/3365777	I consider that the detailed breakdown of the costs and their purpose provided by the Police, while lacking some detail is nonetheless sufficient to demonstrate compliance with the regulations in this instance. 42. Overall, on the basis of the evidence before me I am satisfied that the planning obligations are related to requirements of development plan policies and are all necessary to make the development acceptable in planning terms. They are all 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 where appropriate. The planning obligations therefore comply with the tests set out in the Framework, the advice in the National Planning Practice Guidance and with Regulation 122 of the CIL Regulations 2010 (CIL). As a result, I have taken the obligations into account as part of my overall conclusion that the appeal should be allowed.

Planning Application	P0584/23/OUT Public Inquiry 02 January 2025	The development proposed is a mixed-use development comprising the following individual, severable and self-contained elements: Up to 375 residential dwellings, form entry primary school including nursery. Employment area.
Background Detail and Relevant information	Forest of Dean District Council / Gloucestershire Police Public Inquiry 02 January 2025	CIL compliance statements have been submitted by the Council and GCC. Additional information was also submitted by the Council after the close of the Inquiry in relation to the police and health contributions. The information provided sets out the detailed background and justification for each of the obligations.
Appellants:	Robert Hitchens Limited	I am satisfied from the evidence before me that the obligations are necessary, directly related to the proposal and fair and reasonable in scale and kind to the appeal scheme. As a result, I have taken the obligations into account as part of my overall conclusion that the appeal should be allowed. (See relevant copy report also enclosed.)
Appeal Ref and Procedure	APP/P1614/W/24/3348402. Reference: APP/P1615/W/24/3348402	
Planning Application	22/P/01175 Land at the former Wisley Airfield, Hatch Lane, Ockham, Surrey	Up to 1,730 dwellings (Class C3 use), 8 gypsy and travellers pitches, up to 100 units of housing for older people (Class C2 use)
Background Detail	Guildford Borough Council / Surrey Police Appeal Decision: Allowed – 24 May 2024	473. There is a financial contribution of £339,798 for staffing and equipment cost and other infrastructure relating to policing. There would also be an on-site office space of at least 24m2 plus dedicated WC facilities within the community building along with associated parking for the use of Surrey Police.
Appellants:	Taylor Wimpey UK Limited	This would comply with the Infrastructure Schedule and policy ID1 in the LPSS. An extremely detailed letter was submitted to the inquiry on behalf of the Police and Crime Commissioner for Surrey.
Appeal Reference	APP/Y3615/W/23/3320175 – Public Inquiry Reference: APP/Y3615/W/23/3320175	This made clear the demands that a new development of this size would make on police resources and that these demands could not all be met by public funding.

Planning Application	Application: R17/1089 – Rugby Borough Council Land North of Coventry Road, Long Lawford, CV23 9BT	The development proposed was originally described as ‘development of 153 residential dwellings with associated landscaping, public open space and infrastructure, including an amended junction between the A428 Coventry Road and Back Lane.
Background Detail	Rugby Borough Council / Warwickshire Police Public Inquiry 01 September 2021	52. Contributions would also go towards the staffing, equipment, premises and vehicle requirements of Warwickshire Police and improvements to the library facilities at Rugby library. The contributions would address the impacts of the occupiers relying on these services. Both contributions are based on established methodologies within the borough and reflect the number of new occupiers. They meet the tests for planning obligations. Similarly, a contribution to address identified shortfalls in education provision also satisfies the tests.
Appellants:	Bloor Homes Limited	
Appeal Reference	APP/E3715/W/21/3268629 Reference: APP/E3715/W/21/3268629	
Planning Application	W/20/0617 – Warwick District Council Land south of Chesterton Gardens, Leamington Spa	The development proposed is an outline planning application for a residential development of up to 200 dwellings with associated access, landscaping and public open space (all matters reserved apart from access).
Background Detail	12 August 2021 Warwick District Council / Warwickshire Police	Police Contribution: £33,645 towards the recruitment and equipping of police staff, the provision of police vehicles and the provision of police office accommodation... 54. The tables in section 6 of the CIL Compliance Statement explain how the above planning obligations comply with the tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulation 2010 (as amended) and paragraph 57 of the NPPF. 56. In my view, all of the obligations in the s106 Agreement are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. Therefore, they all meet the tests within Regulation 122 (2) of
Appellants:	A. C. Lloyd (Homes) Ltd	
Appeal Ref and Procedure	APP/T3725/W/21/3270663 – Public Inquiry	

	Reference: APP/T3725/W/21/3270663	the CIL Regulations and should be taken into account in the decision. The development makes adequate provision for any additional infrastructure and services that are necessary, including affordable housing, arising from the development.
Planning Application	Application: 036050 North Warwickshire & South Leicestershire College, Hinckley Road, Nuneaton, CV11 6LS	The development proposed is the development of up to 195 dwellings together with the provision of a 3G sports pitch, associated public open space, and other green infrastructure, and landscaping.
Background Detail	09 November 2020 Nuneaton & Bedworth Borough Council Public Hearing	40. I have considered the legal agreement against advice in the Framework and the tests in Regulation 122 of The Community Infrastructure Levy Regulations 2010, as well as the requirements of the development plan.
Appellants:	Raj Joshi	41. In the light of Borough Plan Policies H1, H2, HS1 and HS5, and having regard to the evidence before me, I have no grounds to find the intended affordable housing, and contributions to education, healthcare, primary care and policing would not be necessary, related to the development or proportionate. Using the agreement to secure the provision and management of the sustainable drainage scheme and the public open space is also appropriate.
Appeal Reference	APP/W3710/W/20/3251042 – Reference: APP/W3710/W/20/3251042	
Planning Application	PAP/2018/0762 Land East of Islington Farm, Tamworth Road, Wood End, Warwickshire	The development proposed is residential development (Class C3) with associated access, landscaping, open space and drainage infrastructure, with all matters reserved save access.
Background Detail	30 April 2020 Public Hearing North_Warwickshire Borough Council / Warwickshire Police	3. A signed and dated S106 agreement was produced at the hearing. This includes an obligation to provide up to 50% affordable housing. It also requires the developer to make financial contributions towards the provision of sustainable travel packs, improvements to public rights of way and a bus stop, police services, youth provision, off-site leisure and healthcare. I shall return to this matter below.
Appellants:	Summix IFW Developments Ltd	
Appeal Reference	APP/R3705/W/19/3234056 Reference: APP/R3705/W/19/3234056	37. I have considered the S106 Agreement in line with Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 and paragraph 56 of the Framework. These state that planning obligations must only be sought where they are necessary to make development acceptable in planning terms, are directly related to the development and are fairly and reasonably related in scale and kind to the development.

		<p>39. Detailed correspondence outlining the requirements from the increased population for healthcare and policing was submitted by the relevant bodies in relation to the original application...</p> <p>42. I conclude that the terms of the S106 agreement meet the tests set out above and thus I will take them all into account as material considerations. Nevertheless, all obligations other than that relating to affordable housing provide mitigation for the impacts of development, rather than any specific benefits.</p>
Planning Application	PAP/2017/0602 Land to the south of Tamworth Road and to the west of the M42, Tamworth, B78 1HU	The development proposed is described as residential development of up to 150 dwellings, open space, landscaping, drainage features and associated infrastructure, with full approval of the principal means of access and all other matters reserved.
Background Detail	01 April 2019 North Warwickshire Borough Council / Warwickshire Police	<p>46. I also accept that the other obligations of that UU, involving financial contributions to mitigate impacts on hospital, healthcare and police services would be policy and legally compliant.</p> <p>48. I conclude that with the exception of the proposed biodiversity offsetting obligation, the proposal would provide adequate justified mitigation for the effects of development on local infrastructure.</p>
Appellants:	Taylor Wimpey UK Ltd	
Appeal Reference	APP/R3705/W/18/3196890 – Public Hearing Written Representations <u>Reference: APP/R3705/W/18/3196890</u>	
Planning Application	CM/1/17/OUT Land west of Church Lane and south of Horsemere Green Lane, Climping, West Sussex, BN17 5RY	The development is described on the application form as “outline application for the erection of up to 300 dwellings and ancillary development comprising open space, a building within use class D1 of up to 875 sqm (net),

Background Detail	<u>Arun District Council / Sussex Police</u> Appeal Decision: Allowed – 28 September 2018	<p>28. A planning obligation was completed on 3 September 2018. The obligation secures the provision of affordable housing at a rate of 30%. It also secures the following for the Council: an NHS contribution; a police contribution; sports facilities contributions (including towards sports pitches, sports hall and swimming pool). It also secures a community building and the provision of public open space (including play areas), and a travel welcome pack to occupiers of the dwellings on first occupation (to include a cycle voucher or bus travel season ticket). In terms of provisions in favour of WSCC, the obligation safeguards land for future highway works, as well as contributions to highway improvement works. It also secures the provision of fire hydrants, and suitable access for fire brigade vehicles and equipment, contributions to fire and rescue services, library facilities, and education (primary, secondary and sixth form).</p> <p>29. I have no reason to believe that the formulae and charges used by the Council and WSCC to calculate the various contributions are other than soundly based. Both the Council and WSCC have produced Compliance Statements which demonstrate how the obligations meet various Council policies and the Community Infrastructure Levy Regulations. The development would enlarge the local population with a consequent effect on local services and facilities. I am satisfied that the provisions of the obligation are necessary to make the development acceptable in planning terms, that they directly relate in scale and kind to the development, thereby meeting the relevant tests in the Revised Framework and the Community Infrastructure Levy Regulations.</p>
Appellants:	Mulgrave Properties LLP	
Appeal Reference	APP/C3810/W/17/3187601 – Public Inquiry Reference: APP/C3810/W/17/3187601	
Planning Application	W/2015/2395 - Waverley Borough Council Dunsfold Park, Stovolds Hill, Cranleigh, Surrey, GU6 8TB	The development proposed is a hybrid planning application; part Outline proposal for a new settlement with a residential development comprising 1800 units
Background Detail	Secretary of State Decision: Allowed – 29 March 2018	<p>33. Having had regard to the Inspector’s analysis at IR308-316, the planning obligation dated 1 August 2017, paragraphs 203-205 of the Framework, the Guidance and the Community Infrastructure Levy Regulations 2010, as amended, the Secretary of State agrees with the Inspector’s conclusion for the reasons given in IR317 that the obligation complies with Regulation 122 of the CIL Regulations and the tests at paragraph 204 of the Framework.</p> <p>263. The development would place undue pressure on existing infrastructure. This includes schools, health facilities and sewerage. The Fire Service has been known to ‘run out’ of appliances and there are plans to close existing stations. In addition, the service has lost many firefighter posts since</p>
Appellants:	Dunsfold Airport Limited (DAL) and Rutland (DAL) Limited	
Appeal Reference	APP/R3650/V/17/3171287 – Public Inquiry	

	<p>Reference: APP/R3650/V/17/3171287</p>	<p>2010. Waverley is one of the worst areas for ambulance services and beds in hospitals are scarce. This proposal would also add to the burden upon the police.</p> <p>312. A number of contributions are included in the Obligation. These are for such matters as the Cranleigh Leisure Centre replacement, provision for Surrey premises on site, and police equipment, as well as contributions to the improvements in public rights of way nearby, education facilities, and transport improvements. Given the increase in local population which would result from this development all of these facilities and services would be put under increased pressure and would need to provide extra and improved services. The development is directly related to them, and the contributions are reasonable in scale and kind and where necessary would provide mitigation for the impacts of the development. There are no contributions which would fall foul of pooling restrictions and they therefore meet the tests of the CIL Regulations.</p> <p>317. Taken overall I am satisfied that the S106 Agreement meets the tests of the CIL Regulations and PPG and can be taken into account in determining this application.</p>
<p>Planning Application</p>	<p>16/0550/OUTL – Land off The Lakes Road, Bewdley, Worcestershire, DY12 2BP</p> <p>Wyre Forest District Council</p>	<p>The development is described as “outline planning permission for up to 195 residential dwellings (including up to 30% affordable housing.</p>
<p>Background Detail</p>	<p><u>Wyre Forest District Council / West Mercia Police</u></p> <p>14 March 2018</p>	<p>33. I have no reason to believe that the formulae and charges used by the Council to calculate the various contributions are other than soundly based. In this regard, the Council has produced a detailed Compliance Statement which demonstrates how the obligations meet the relevant tests in the Framework and the Community Infrastructure Levy Regulations... It also explains the necessity for the police contribution and how monies would be spent.</p>
<p>Appellants:</p>	<p>Gladman Developments Limited</p>	
<p>Appeal Reference</p>	<p>APP/R1845/W/17/3173741 – Public Inquiry</p> <p>West Mercia Police – Written Representations</p> <p>Reference: APP/R1845/W/17/3173741</p>	<p>64. The development would enlarge the local population with a consequent effect on local services and facilities.</p> <p>I am satisfied that the provisions of both the obligations... are necessary to make the development acceptable in planning terms, that they directly relate to the development, and fairly and reasonably relate in scale and kind to the development, thereby meeting the relevant tests in the Framework and the Community Infrastructure Regulations... Overall, I am satisfied that the planning obligations... accord with the Framework and relevant regulations, and I have taken them into account in my deliberations.</p>

Extract from Wrye Forest District Council Planning Committee report

Ref [WF.763/97](#)

3.20 Place Partnership – The proposed development will increase the overnight population at the application site by 442. It is therefore a fact that 195 additional homes will bring additional policing demand; particularly as there is no policing demand from what are open fields.

There is no reason to doubt that there will be a corresponding increase in crime and demand (comparable with existing rates in the District) from new residents for policing services across a wide spectrum of support and intervention as they go about their daily lives at the site and across the wider policing sub-region.

Whether they are victims of crime or witnesses to it, involved in car accidents for example, or require the police for some other reason, an increased population means increased demand.

Agenda Item No. 5 16/0550/OUTL Based on existing crime patterns and policing demand and deployment from nearby areas, which from experience, we would anticipate new development nearby would adopt, there would be direct and additional impacts of the development on local policing that will be manifested in demand and responses in the following areas:

- Additional calls and responses per year via the police's control centre.
- Attendance to additional emergency events within the development and locality each year.
- Additional non-emergency events to follow up with public contact each year.
- Additional recorded crimes in the development and locality.
- Additional anti-social behaviour incidents each year within the new development and locality.
- Demand for increased patrol cover.
- Additional vehicle use.
- Additional calls on the police's Airwaves system.
- Additional use of the Police National Database (PND) systems to process and store crime records and intelligence. • Additional demand for deployment of Mobile CCTV technologies.
- Additional demand for use of ANPR technologies • Additional demand for local access to beat staff from local neighbourhood teams.

		<ul style="list-style-type: none"> Additional policing cover and interventions in all the areas described when considering staffing and functions above and for additional accommodation from which to deliver these. <p>Therefore Section 106 contributions to policing as a direct result of the development is considered to be reasonable and justified.</p>
Planning Application	15/01326/OUT White Post Road, Banbury (Grid Ref. Easting: 445726 and Grid Ref. Northing: 238365) Cherwell District Council	The development proposed is 'up to 280 residential dwellings (including up to 30% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area
Background Detail	Appeal Decision: Allowed - 20 December 2017 Cherwell District Council / Thames Valley Police	54. Policing: Thames Valley Police is seeking a financial contribution, based on a formulaic approach, towards the provision of additional resources to mitigate the impact of the proposed development. The Unilateral Undertaking includes a financial contribution of £40,303 towards the infrastructure of Thames Valley Police, including ANPR cameras, new premises, patrol vehicles and staff set up costs. Given the scale and nature of the proposed development, I am satisfied that the increase in population would lead to an increase in demand on police resources. As such, I am satisfied that this obligation would pass the statutory tests.
Appellants:	Gladman Developments Limited	
Appeal Reference	APP/C3105/W/17/3172731 – Public Hearing Thames Valley Police – Written Representations Reference: APP/C3105/W/17/3172731	
Planning Application	14/01675/OUT	The development proposed is the erection of up to 53,000sq.m of floor space to be for B1, B2 and B8 (use classes) employment provision within two employment zones covering an area of 9.45ha; parking and service areas to serve the employment zones;

	<p>Land off Howes Lane and Middleton Stoney Road, Bicester, Oxfordshire</p> <p>Cherwell District Council</p>	
Background Detail	<p>Appeal Decision: Allowed - 28 November 2017</p> <p>Cherwell District Council / Thames Valley Police</p>	<p>9. The proposal is accompanied by a signed and dated Unilateral Undertaking. In addition to the usual procedural, administrative and interpretative matters, the Unilateral Undertaking provides for...</p> <ul style="list-style-type: none"> • A Police contribution of £151.30 per dwelling up to a maximum of £22,693.96 paid in two instalments towards the increase in capital costs of providing neighbourhood policing... <p>38. ...The appellant believes that a test of these obligations against the CIL regulations would reduce the burden. To put this concern into context, the total financial contributions for a typical 3-bedroomed house may be summed as follows...</p> <ul style="list-style-type: none"> • Police £151.30
Appellants:	Albion Land Ltd	
Appeal Reference	<p>APP/C3105/W/16/3163551 – Public Inquiry</p> <p>Reference: APP/C3105/W/16/3163551</p>	<p>44. Thames Valley Police has assessed that the development of the North-West Bicester eco-town, of which the development is part will generate: (i) a requirement for 15 new members of staff to police the additional population generated by the development; (ii) to be accommodated by an extension to and adaption of the existing Bicester Police Station; (iii) a control room/police network database at their Kidlington district headquarters; (iv) 4.5 additional patrol vehicles, 4.5 PCSO vehicles and 6 bicycles; (v) two additional Automatic Number Plate Recognition cameras; (iv) mobile IT kit for each police officer; and (vii) an increase in radio coverage.</p> <p>45. Proposals are included in the Council’s Infrastructure Delivery Plan. Each element would be delivered in phases. The first phase of additional personnel would be delivered by the 2000th dwelling (probably around the year 2028 according to the trajectory described in the Council’s Infrastructure Delivery Plan), the second phase by the 3,500th dwelling (circa 2033) and the third phase by the 5,500th (out of 6,000) dwellings (circa 2043).</p> <p>47.The accommodation would be provided towards the end of the eco-town’s build-out period (design work on Bicester Police Station to commence by the 4,900th dwelling, circa 2039). The building work would be started by the time of the 5,260th dwelling (circa 2042) and be completed by the time of the 5,500th dwelling (circa 2043).</p> <p>48. The first phase of the control room would be rolled out by the 2,500th dwelling (circa 2029), the second phase circa 2043 by the time of the 5,500th dwelling. Phase 1 of the vehicle fleet would be</p>

		<p>delivered by the time of the 2,000th dwelling (circa 2028), the second phase by about the 3,500th dwelling (circa 2033) and the final phase by the 5,500th dwelling (circa 2043).</p> <p>49. The two ANPR cameras would be installed by the time of the 2,000th dwelling (circa 2028). Phase 1 of the mobile IT equipment roll-out would be completed at the same time, Phase 2 by the 3,500th dwelling (circa 2033) and Phase 3 by the 5,500th dwelling (circa 2043). Phase 1 of the increased radio coverage would be completed by the 2,500th dwelling (circa 2029) and the second phase by the time of the 5,500th dwelling (circa 2043).</p> <p>50. Because the obligation contained in Schedule 2 of the Unilateral Undertaking includes a payback requirement if the contribution is not spent or committed with 15 years of the final payment of the contribution (probably circa 2035), it is likely that the obligation would in fact only contribute to the ANPR cameras, the first phase of the control room, the first two phases of the IT equipment roll-out and the first phase of the increased radio coverage.</p> <p>In so far as that would be fairly and reasonably related in scale and kind to the development and is directly related to the development, I accept that the obligation contained in Schedule 2 of the Unilateral Undertaking complies with the CIL regulations and I have taken it into account in making my decision</p>
Planning Application	<p>WA/22/15/OUT</p> <p>Land east of Fontwell Avenue, Fontwell, West Sussex, BN18 0SB</p> <p>Arun District Council</p>	The development proposed is up to 400 new dwellings, up to 500sq.m of non-residential floor space (A1, A2, A3, D1 and/or D2), 5,000sq.m of light industrial floorspace (B1 (b)/(c) and associated works.
Background Detail	<p>Arun District Council / Sussex Police</p> <p>Secretary of State Decision: Allowed - 13 July 2017</p>	<p>9.23 ...Other responses included... Sussex Police – sought financial contribution towards the provision, maintenance and operation of Police infrastructure.</p> <p>10.15 The payment of:</p> <ul style="list-style-type: none"> £70,000 towards the provision of mobile IT kit, speed awareness kits and towards the reprovision of Littlehampton Police Station. CD 55 Appendix A
Appellants:	Fontwell Estates Limited & Global Technology Racing	

Appeal Reference	APP/C3810/V/16/3143095 – Public Inquiry <u>Reference:</u> APP/C3810/V/16/3143095	<p>1.7 provides a detailed justification by Sussex Police for the principal of the contribution. Whilst the Sussex Police request was originally for £109,714 the sum subsequently agreed is £70,000 (LPA 3);</p> <p>11.61. All the obligations, bar the NHS contribution which has not been substantiated and fails the CIL tests, are necessary to make the development acceptable in planning terms, directly related to the development and fair and reasonably related in scale and kind to the development. Accordingly, the S106 Agreement is consistent with the guidance at Framework paragraph 204 and Regulations 122/123 of the CIL Regulations and where appropriate, I have attached weight to it in coming to my conclusion.</p>
Planning Application	R13/2102 - Rugby Borough Council Land at Ashlawn Road West, Rugby, Warwickshire, CV22 5RZ	The development proposed is the demolition of existing buildings, erection of up to 860 dwellings, land for potential primary school,
Background Detail	Secretary of State Decision: Allowed - 10 July 2017 Rugby Borough Council / Warwickshire Police	<p>30. Having had regard to the Inspector’s analysis at IR158-166, the planning obligation dated 17 February 2017, paragraphs 203-205 of the Framework, the Guidance and the Community Infrastructure Levy Regulations 2010 as amended, the Secretary of State agrees with the Inspector’s conclusion for the reasons given in IR166 that the obligation complies with Regulation 122 of the CIL Regulations and the tests at paragraph 204 of the Framework and is necessary to make the development acceptable in planning terms, is directly related to the development, and is fairly and reasonably related in scale and kind to the development.</p>
Appellants:	David Wilson Homes (East Midlands) and Gallagher Estates Ltd	<p>156. Warwickshire Police (WP) requested a sum of £185,278 towards police infrastructure that would mitigate the impact of the proposed development. This contribution has not been disputed and should be secured in a S106 planning obligation. It reflects the precise need that would arise from the development of up 860 new homes on the appeal site based on WP’s experience policing development in the area. The contribution would be used to mitigate the impact on infrastructure where there is no spare capacity and would accord with Core Strategy Policy CS10. Appendix 3 of the Core Strategy includes police as one of the critical infrastructure requirements to ensure delivery and mitigation, which are expected to be included in a S106 Agreement.</p>
Appeal Reference	APP/E3715/W/16/3147448 – Public Inquiry <u>Reference:</u> APP/E3715/W/16/3147448	<p>It reflects the precise need that would arise from the development of up 860 new homes on the appeal site based on WP’s experience policing development in the area. The contribution would be used to mitigate the impact on infrastructure where there is no spare capacity and would accord with Core Strategy Policy CS10. Appendix 3 of the Core Strategy includes police as one of the critical infrastructure requirements to ensure delivery and mitigation, which are expected to be included in a S106 Agreement.</p>

Planning Application	TWC/2015/1003 - Land east of Kestrel Close/Beechfields Way, Newport, Shropshire, TF10 8QE Telford & Wrekin Council	The development proposed is an outline application to include access for residential development for up to 170 dwellings with open space following demolition of 14 and 15 Kestrel Close, Newport, Shropshire, TF10 8QE
Background Detail	Telford & Wrekin Council / West Mercia Police Appeal Decision: Dismissed - 21 March 2017	<p>Application:</p> <p>157. The planning obligation concluded after the close of the inquiry provides for... a contribution towards police premises, recruiting and equipping new officers and staff to serve the development and vehicles.</p> <p>163. The current development plan is silent on police contributions although it is matter addressed in the emerging Telford and Wrekin Local Plan and the related Infrastructure Delivery Plan. The premises contribution is not controversial.</p> <p>164. The legitimacy of contributions towards training new officers and the provision of equipment and vehicles is less clear cut in so far as it would, in effect, amount to a tariff payment with no exclusivity for the proposed development. Nonetheless, the sums sought are fully quantified against the policing requirement, which existing resources cannot meet, for the proposed development.</p> <p>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 decisions 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.</p>
Appellants:	Redrow Homes Limited	
Appeal Reference	APP/C3240/W/16/3144445 – Public Inquiry Reference: APP/C3240/W/16/3144445	
Planning Application	14/00475/OUT – Land off Sherborne Road, Burbage, Leicestershire, LE10 2BE	The development proposed is residential development and associated infrastructure (73 dwellings).

	Hinckley and Bosworth Borough Council	
Background Detail	Appeal Decision: Dismissed - 04 May 2016 Hinckley and Bosworth Borough Council / Leicestershire Police	44. Leicestershire Police (LP) has demonstrated adequately that the sums requested 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. <i>It would be necessary, therefore, 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 and services to meet local needs.</i>
Appellants:	Jelsons	
Appeal reference	APP/K2420/W/15/3004910 – Public Inquiry Force and Method of Appeal Representation: Leicestershire Police – Rule 6 Party Application: Link to appeal decision	45. In respect of compliance with CIL Regulation 123(3) the proposed spending has been apportioned to individual projects and procurement, such as property adaptation and a contribution towards a vehicle, in order to ensure no need for the pooling of contributions. In addition, a clause of the undertaking which, in requiring written confirmation prior to payment that it would only be spent where there were no more than four other contributions, would provide a legal mechanism for ensuring full compliance with Reg. 123(3). 46. Evidence was submitted in the form of two maps with types of criminal incidents plotted on them. The first of these shows that there were several burglaries and thefts in the housing area adjacent to the appeal site during the year up to July 2014. The second map covers a larger area, this time in Blaby, and indicates a steady rate of incidents, mainly forms of stealing, in all types of residential area. I have no reason to believe that levels of crime differ significantly between Hinckley/Burbage and Blaby. 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. 51. My overall conclusion on planning contributions is that those requested by LP and by LCC for the civic amenity site would be necessary to make the development acceptable in planning terms and would meet the other tests set out in the Framework. In those respects the submitted planning obligation carries significant weight. The contribution sought for Burbage library would not.

		<p><u>S106 Detail</u></p> <p>£346.29 per dwelling = £25,279</p> <ul style="list-style-type: none"> a) Startup equipment £2,704. b) Vehicles £1,597. c) Additional call capacity d) PND Additions £80 e) Additional call handling £176 f) ANPR £345 g) Mobile CCTV £375 h) Additional Premises £17,993 i) Hub Equipment £146 <p>S106 agreement View Document</p>
Planning Application	P/14/0777/2 - Land rear of 62 Iveshead Road, Shepshed, LE12 9ER	The development proposed is the erection of up to 77 dwellings following demolition of 62 Iveshead Road
Background Detail	Charnwood Borough Council / Leicestershire Police	19. Planning obligation. The necessity for contributions towards affordable housing, on site open space, policing, healthcare, travel plan, transport, education and civic amenity have been justified by comprehensive evidence from the local and County Council, and the Police Authority. There is no dispute that the provisions of the legal agreement would meet the Council's policy requirements, the tests set out in paragraph 204 of the National Planning Policy Framework (NPPF) and the CIL Regulations 122 and 123 relating to pooled contributions. I am satisfied that this is the case and am taking them into account.
Appellants:	Rosconn Group	
Appeal Reference	APP/X2410/W/15/3007980 – Public Inquiry Appeal Decision: Allowed - 08 February 2016	
Planning Application	P/13/1751/2 Land at Tickow Lane, Shepshed, Loughborough, LE12 9LY	The development proposed is 180 dwellings.
Background Detail	Appeal Decision: Allowed - 23 January 2015	15. The planning obligation makes provision for a financial contribution to policing costs in the form of whichever of three alternatives (if any) is determined to meet the tests for planning

	Charnwood Borough Council / Leicestershire Police	obligations set out in regulation 122 of the CIL Regulations. A further provision of the obligation allows for the exclusion of any component of the obligation if this Decision concludes that it does not meet those same tests.
Appellants:	Gladman Developments Ltd	
Appeal Reference	APP/X2410/A/14/2222358 – Public Hearing	<p>16. From the many other planning appeals which were presented to me, I draw the following precepts. Policing is a statutory service which is funded at public expense but so too are many other services which are the subject of planning obligations to offset the impact of a development upon those services; that consideration alone does not cause a planning obligation to fail the CIL tests.</p> <p>17. It is commonly accepted that the day to day running costs of a servicing a development would be covered by revenues to the service provider, such as Council Tax. On the other hand, capital expenditure arising directly from the needs of a development might not be provided in time or at all within the priorities of a public service provider and, if not provided, the development would have an unacceptable impact. If the investment would be necessary to make the development acceptable in planning terms, then it would satisfy one of the CIL tests. In this case, the evidence which the police provided concerning their capital financing made clear the difficulties they would face in funding capital expenditure and the consequential unacceptable impact in the form of a dilution of their services over a more extensive area.</p> <p>18. Applying this precept to the itemised entries in option (c) of the “Police Contribution” as defined in the obligation, I do not find anything other than the references to training in item (i) which would not fall within a reasonable definition of capital expenditure. Training however, is not a necessary adjunct to the creation of new posts; they could (and some would say should) be filled with already qualified and trained personnel. Moreover, whereas the other items would be retained by the police force in the event of a recruit leaving the service, any training would not. I doubt even the most creative accountant could convincingly define that as capital expenditure.</p> <p>19. Although it is correct to say that the spatial impact of a development upon policing cannot be precisely quantified because nothing can be known for certain in advance about the crime rates EXAMPLES OF APPEAL DECISIONS SUPPORTING THE POLICE 37 likely to occur, the same is true of impacts on other services; impacts on traffic generation can only be estimates based on measurements of similar development elsewhere; likewise, impacts on the provision of schools</p>

		<p>can only be based on estimates of the child population likely to arise derived from analyses of similar developments elsewhere. Yet such estimates are commonly accepted and, in the current case, those put forward by the police were not discredited. Nor were alternative ways of apportionment suggested. For these reasons I have no difficulty with the basis on which the police have estimated the impact on their services likely to arise from this proposed development. I am satisfied that the outcome is fairly and reasonably related in scale to the development.</p> <p>20. It is fair to say that the police have gone into far greater detail in analysing the impact of the development on their capital expenditure than is normal amongst service providers. In consequence, the closer scrutiny which that invites may make it appear that it should not be “necessary” for such petty amounts to be recouped from a developer through a planning obligation and that the small adverse impacts upon police capital expenditure should be tolerated in light of the wider benefits of the development as a whole.</p> <p>21. But each is a building block to a larger sum and there are parallels with the way some other services calculate the impacts of developments on their services, as set out in the Council’s S106 Developer Contributions Supplementary Planning Document. In addition, I recall paragraph 61 of Mr Foskett’s judgement which was brought to my attention; 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. Therefore, I do not doubt their necessity.</p> <p>22. I conclude that the provisions made in option (c) of the “Police Contribution” entry of the obligation, adjusted to remove the second sentence of paragraph (i) would comply with the CIL regulations. With that obligation in place, the development would have an acceptable effect on policing, in compliance with section (xviii) of Local Plan policy ST/1 which requires developments to provide for public services and with policy ST/3 which requires development to provide for infrastructure if lacking.</p>
Planning Application	13/00529/OUT Land surrounding Sketchley House, Watling Street, Burbage, Leicestershire	The development proposed is described as an outline application for the ‘demolition of Nos.11 and 13 Welbeck Avenue to create vehicular and pedestrian access and redevelopment of the site to provide up to 135 dwellings, public and private open space together with landscaping and associated infrastructure (all matters reserved except for the point of access).’

	Hinckley and Bosworth Borough Council	
Background Detail	Hinckley and Bosworth Borough Council / Leicestershire Police	<p>27. The Secretary of State has considered the terms of the planning obligation submitted at the inquiry and considered by the Inspector at IR11.54-11.57; and he agrees with him at IR11.57 that these contributions meet the Framework test and comply with CIL regulations.</p> <p>8.1 Policing is a service that is always available and responds to demand on an ‘equal access’ basis; the level and efficiency of that response depends on the facilities available. Calls and deployments are monitored and give an indication of the level of services delivered to the 45,400 households in the Borough or the 6393 houses in Burbage. In 2011 there were 83,315 calls from the Borough, 9,386 of which required emergency attendance and 5,314 entailing some ‘follow up’. In Burbage there were 11,664 calls, 314 emergencies and 744 attendances; last year there were 419 recorded incidents. Those incidents largely entail burglary, car related crime and theft and there are geographical concentrations at the commercial units around Hinckley Island and the town centre. Some 372 incidents of anti-social behaviour are recorded in Burbage and regular patrolling and local community contact maintained by the Neighbourhood Policing team, located at Hinckley Local Policing Unit.</p> <p>8.2 The integrated nature of policing means that many different operational units are involved in responding to recorded incidents. Staff at the Local Police Unit, the hub at Braunston, the Basic Command Unit at Loughborough, the Force HQ at Enderby, tactical support, road safety, communications and regional crime can all be involved. Some 270 staff are employed to deliver policing in the Borough and about 80% of their time is devoted to such activities. The minimum number of staff is deployed to meet existing levels of demand, which means that there is little additional capacity to extend staffing to cover additional development. The aim is to deploy additional staffing and additional infrastructure to cover the demand from new development at the same level as the policing delivered to existing households.</p> <p>Hence, additional development would generate a requirement for additional staff and additional personal equipment (workstations, radios, protective clothing, uniforms and bespoke training), police vehicles of varying types and functions, radio cover (additional base stations and investment in hardware, signal strengthening and re direction), national database availability and interrogation, control</p> <p>EXAMPLES OF APPEAL DECISIONS SUPPORTING THE</p>
Appellants:	Rainier Properties Limited	
Appeal Reference	APP/K2420/A/13/2208318 – Public Inquiry	

		<p>POLICE 41 room telephony, CCTV technologies, mobile units, 'beat drop in hubs', premises and the like. Yet, the prognosis is that 'It is sensible to assume that most of the capital requirements incurred by growth will not be covered by existing mainstream central and local funding'. Hence, the necessity to seek developer contributions to ensure that existing levels of service can be maintained as growth continues.</p> <p>8.3 The proposed development is expected to increase the overnight population of this settlement by at least 307 people and a net addition of 133 new houses must bring additional policing demands. Extrapolating from existing empirical data indicates that the scheme would generate annual additions of some 239 calls and responses, 28 emergency events, 16 non-emergency events, 9 additional recorded crimes and 8 recorded anti-social behaviour incidents. In turn those events would require additional vehicle use, more radio calls, greater use of the PND systems to process and store crime records and intelligence, further deployment of mobile CCTV technologies and additional access for beat staff in a local Hub, not to mention consequences for support and HQ staff.</p> <p>8.4 The Framework supports the provision of the facilities and services needed in a community. This is one of the 'core principles' and SPDs are indicated to be an appropriate means to assist applicants in understanding the obligations that proposals might generate. The Framework advocates the creation of healthy and inclusive environments where crime and disorder and the fear of crime do not undermine the quality of life. Policy IMP1 of the Local Plan reflects that advice and provides an over-arching justification for the contributions sought. And, the Leicestershire County Council Statement of Requirements sets out the provisions that should be made towards the need for additional policing that might be due to new development.</p> <p>8.5 The contribution requested amounts to £44,711 to mitigate the additional impacts estimated to accrue directly from the proposed development. These contributions are required to upgrade the capacity of existing infrastructure, which would not otherwise be sufficient to meet the likely demand from the scheme. It is anticipated that staff salaries and day to day routine additional costs would be met by rate revenues. A programme to procure the additional facilities required would be agreed as a clause in a legal agreement. The contributions sought would be directly related in scale and kind to the development, so that the completion of some infrastructures would require funding from elsewhere. But, the contribution would be used wholly to meet the direct impacts of this development and wholly</p>
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		<p>in delivering the policing to it. On the basis of advice, the level of contributions sought are not based on a formula but derived solely from the direct impact of the scheme on policing. This has elicited support at appeal. A detailed explanation of the methods used to calculate each element of the total contribution is offered together with the justification for it derived from the advice in the Framework. It is shown that the contributions sought are directly related to the development, fairly and reasonably related in scale and kind to the scheme and necessary to make the development acceptable in planning terms. There would thus be CIL compliant.</p> <p>11.57 The Contributions towards... additional policing... are directly related to the development, proportionate to the scheme and necessary to make the proposal acceptable in planning terms. Hence, I consider that the contributions sought can be considered to be CIL compliant.</p>