

through inclement weather and availability of pitches for many sports is reduced. Sports artificial surface pitches may have an advantage as they can support more intensive use and there is an upward trend in participation in sports such as indoor bowls, tennis and cricket. The Council's strategy is to promote a network of local sports centres together with one large facility serving the Borough.

Policy DMCI 6: Indoor Sports and Leisure Facilities

Indoor sports and leisure facilities will be protected and enhanced and the Council will promote a network of accessible local sports halls and centres throughout the Borough. Accordingly it will regard proposals in developed areas of the Borough for indoor sports and leisure and entertainment facilities as acceptable in principle provided:

- i) they are of a scale and type intended to cater for local demands and needs of people living within a 1.6 km radius of the site; or**
- ii) they are intended to serve a wider public and are located in town centres or other areas where they are accessible by public transport for all potential users; and**
- iii) they are not detrimental to the amenity of the surrounding area.**

Developer Contributions to Community Infrastructure

7.33 While new development can make provision for new homes, employment and leisure facilities and can improve the environment through use of renewable energy and improved landscaping, it can also place additional pressure on social and physical infrastructure and general amenity, and may require measures to be taken to remedy or mitigate such impacts.

7.34 The purpose of CIL is to provide infrastructure to support the development of an area; however, the Government has specified that there may still be site specific impact mitigation requirements without which a development should not be granted planning permission. These requirements should be dealt with by planning obligations.

7.35 The Council will require planning obligations where the CIL levy does not sufficiently mitigate the infrastructure impacts of new development. This may include situations in which site-specific requirements have been identified that will not be funded by CIL, or where there is floorspace that results in an intensification of use but is not CIL chargeable. In such circumstances on-site obligations or financial contributions may be sought to address site-specific impacts. CIL payments will also be collected towards the cost of Crossrail on behalf of the Mayor. The Mayor's CIL Charging Schedule

specifies a rate within Hillingdon of £35 per square metre of net increase in floorspace. Further detail is contained in the Council's Planning Obligations SPD and its CIL Charging Schedule.

Policy DMCI 7: Planning Obligations and Community Infrastructure Levy

A) To ensure development is sustainable, planning permission will only be granted for development that clearly demonstrates there will be sufficient infrastructure of all types to support it. Infrastructure requirements will be predominantly addressed through the Council's Community Infrastructure Levy (CIL).

B) Planning obligations will be sought on a scheme-by-scheme basis:

- i) to secure the provision of affordable housing in relation to residential development schemes;
- ii) where a development has infrastructure needs that are not addressed through CIL; and
- iii) to ensure that development proposals provide or fund improvements to mitigate site specific impacts made necessary by the proposal.

C) Applications that fail to secure an appropriate Planning Obligation to make the proposal acceptable will be refused.