

## APPENDIX 1 Denham Way Play Area and Maple Cross Playing Fields COMMUNITY INFRASTRUCTURE LEVY FUNDING REQUEST

Project Overview																		
<b>Project Title</b>	Denham Way Playing Fields Refurbishment of Outdoor Leisure Facilities																	
<b>Summary of the project proposal</b>	<p>Denham Way Play Area is due for refurbishment. There have been a number of recent provision surveys such as the Open Space, Sport And Recreational Facilities Assessment, the Playing Pitch Strategy and Local Football Facility Plans that have all contributed to the provision requirements of the Local Plan.</p> <p>The annual RPII inspections of the existing Tennis Courts show that they are due to go end of life within 5 – 10 years so will need to be replaced. There is an onsite tennis club, Get Set Tennis, which is for people with a disability who have noted access issues to the site and courts.</p> <p>With this in mind, Officers are looking to refurbish the all the facilities at Denham Way Playing Fields to better suit the growing population, based on the provision surveys and public consultation, to accommodate the needs of the tennis club and to provide an income from the improved site facilities.</p> <p>Refurbishment works would include:</p> <ul style="list-style-type: none"> <li>• New play area</li> <li>• Community pavilion,</li> <li>• 3 floodlight tennis courts</li> <li>• Outdoor fitness zone</li> <li>• Multi-use games-area (MUGA)</li> <li>• Playing pitch improvements</li> <li>• Access pathways around the site</li> <li>• Seating around the site</li> <li>• Biodiversity work including a formal garden, rewilding, tree planting</li> </ul>																	
<b>Estimated project cost (including breakdown of the overall cost and what the CIL funding requested will cover)</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d3d3d3;"> <th style="width: 30%;">Phase Plan</th> <th style="width: 15%;">Phase</th> <th style="width: 15%;">Cost</th> </tr> </thead> <tbody> <tr> <td>Play Area</td> <td style="text-align: center;">1</td> <td style="text-align: right;">£100,000</td> </tr> <tr> <td>Tennis Courts</td> <td style="text-align: center;">1</td> <td style="text-align: right;">£135,000</td> </tr> <tr> <td>Gym</td> <td style="text-align: center;">1</td> <td style="text-align: right;">£27,000</td> </tr> <tr> <td>MUGA</td> <td style="text-align: center;">2</td> <td style="text-align: right;">£45,000</td> </tr> </tbody> </table>			Phase Plan	Phase	Cost	Play Area	1	£100,000	Tennis Courts	1	£135,000	Gym	1	£27,000	MUGA	2	£45,000
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	Walkways	2	£35,000				
	Pavilion	2	£75,000				
	Green						
	Spaces/Garden	2	£10,000				
	Car Parking	3	TBC				
	Estimated full cost is £427,000						
<b>Full address of project location</b>	Denham Way, Maple Cross, Rickmansworth WD3 9SP, United Kingdom						
<b>Project partner (if applicable)</b>	<p>Key stakeholders in this project are the TRDC Ward Councillors, County Councillor, Leader of the Council and the Lead Member for Leisure who are supportive of this approach to facility refurbishment.</p> <p>Onsite stakeholders are the existing tennis club - Get Set 4 Tennis.</p> <p>Funding and consultation partners are currently noted as Herts FA, Football Foundation, Sport England, Lawn Tennis Association (LTA) and Basketball England and funding advice has already been sought from the LTA and Herts FA and the Football Foundation. HS2 have been consulted as a funding partner through Groundworks and expressed keen interest in TRDC submitting a funding application due to the proximity of the HS2 South Portal site and its impact on the local community.</p>						
<b>Strategic Case</b>							
<b>How does the project help address the demands of development in the area. What evidence is there to support this?</b>	<p>As this area is a LSOA and previous plans note a lack of local leisure facilities, this project would look to readdress the balance health inequalities in line with the current and expected housing growth in the area.</p> <p>This will increase the accessibility to leisure facilities which match the current community need.</p>						
<b>Do you have planning permission in place to carry out the works? If so, please provide the application number</b>	No, will be required.						

<p><b>Why is CIL funding being sought and who are the likely beneficiaries of the project?</b></p>	<p>There have been a number of recent provision surveys such as the Open Space, Sport And Recreational Facilities Assessment, the Playing Pitch Strategy and Local Football Facility Plans that have all contributed to the provision requirements of the Local Plan.</p> <p>The annual RPII inspections of the existing Tennis Courts show that they are due to go end of life within 5 – 10 years so will need to be replaced. There is an onsite tennis club, Get Set Tennis, which is for people with a disability who have noted access issues to the site and courts.</p> <p>With this in mind, Officers are looking to refurbish the all the facilities at Denham Way Playing Fields to better suit the growing population, based on the provision surveys and public consultation, to accommodate the needs of the tennis club and to provide an income from the improved site facilities.</p> <p>CIL funding is being sought to support these infrastructure works and increase the provision of leisure facilities to support population growth according the growth noted in recent reports and to help address the needs of the local community as a LSOA with noted health inequalities by increasing access to facilities promoting physical activity.</p> <p>Aside from the local community being direct beneficiaries of this proposal, other direct beneficiaries of these works will be the Get Set 4 Tennis Club and members, local football clubs and personal trainers using the site for group exercise classes/instructors.</p> <p>The works will also mean that TRDC will be able to use the site to deliver more physical health and wellbeing sessions directly to the local community both outside and inside a community building, to again address health inequalities.</p>
<p><b>Would the community support the project?</b></p>	<p>Current public consultation results indicate that the public are supportive of the proposals and are engaged in the project. As mentioned above, this project also has support from Councillors, the onsite Get Set 4 Tennis Club, the LTA, Herts FA and HS2.</p>
<p><b>Would the project lead to any income generation?</b></p>	<p>It is anticipated that there would be income generation from both the inside and outside proposed leisure facilities refurbishments as:</p> <ul style="list-style-type: none"> <li>• Long-term lease of pavilion</li> <li>• Football pitch hire</li> <li>• Outdoor fitness zone hire (PTs)</li> <li>• Tennis court hire</li> </ul>

**Financial information**

<p>Please show in the table below the amount of CIL funding being sought and any other contributions that may have been allocated for this scheme</p>		
	<p style="text-align: center;"><b>Amount</b></p>	<p style="text-align: center;"><b>Detail</b></p>
<p>Please indicate total cost of project</p>	<p>£457,000</p>	

Please provide a detailed breakdown of the costs for the project	Denham Way Playing Fields - Phasing and cost plan			The details of the estimated costs of the proposed works have been worked on by obtaining quotes.  Car parking is noted a facility that could be explored in the future, but is not costed out as part of these proposals for CIL funding as further works would need to take place with the Senior Transport Planner and further public consultation.
	<b>Phase Plan</b>	<b>Phase</b>	<b>Cost</b>	
	Play Area	1	£100,000	
	Tennis Courts	1	£135,000	
	Gym	1	£27,000	
	MUGA	2	£45,000	
	Walkways	2	£35,000	
	Pavilion	2	£75,000	
	Green Spaces/Garden	2	£10,000	
	Car Parking	3	TBC	
PM fees/Planning app/Operator signs etc	pre works	£30,000		

Please provide a detailed summary of the total CIL funding required, including phasing	<b>£457,000.00</b>	<b>Total cost of works</b>	It is anticipated that the CIL funding would be required in phase one of the project to enable the works to start, prepare more detailed plans for phase two and used as leverage to secure the funding from other partners.
	£25,000.00	Herts FA to be agreed	
	£10,000.00	LTA to be agreed	
	£75,000.00	HS2 to be agreed	
	<b>£347,000.00</b>	<b>CIL requirement</b>	

How much funding does the project currently have?	Nil
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Are there any revenue costs ( i.e. day-today running costs, maintenance cost) associated with the project and if so how will they be funded and has that funding been secured?	Within grounds maintenance budget for both current and future maintenance.	No health and wellbeing activities are being run at this site currently, but a development plan will be put in place and this is funded from the Leisure Revenue budgets.
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**Please indicate in the table below the source of additional funding that has been secured/ is being sought.**

Source	Amount	Conditions Attached	Use by Date	Funding Confirmed
HS2	£75,000	None	None	No
Football Foundation	£25,000	None	None	No
LTA	£10,000	None	None	No

<b>Does the CIL funding help secure the release of additional funding?</b>	<b>Yes</b>	X
	<b>No</b>	

### Delivery Timescales

What is the delivery timescale for the project?  
 Delivery of the project is anticipated to be phased as per the below plan. It is anticipated that this project will commence works in April 2022. Pre works on planning application, obtaining a PM & PD to comply with CDM Regs, more detailed plans for the pavilion refurbishment and additional funding bids to be written.

Denham Way Playing Fields - Phasing and cost plan

Phase Plan	Phase	Cost
Play Area	1	£100,000
Tennis Courts	1	£135,000
Gym	1	£27,000
MUGA	2	£45,000
Walkways	2	£35,000
Pavilion	2	£75,000
Green Spaces/Garden	2	£10,000
Car Parking	3	TBC
PM fees/Planning app/Operator signs etc	pre works	£30,000

### Additional Information

Is there any additional information that may support the application?

- Local plan details
- Open Space, Sport And Recreational Facilities Assessment
- Playing Pitch Strategy and Local Football Facility Plans
- Background to works
- Consultation with members
- Contributing to biodiversity plans

Improved facilities will support the outputs of the above plans and it is planned to submit this area for Green Flag status using the improved facilities and rewilding as a basis for a much improved open space for the local community. Improved access paths around the site will increase accessibility for those who use mobility aids and provide a much need safe space for children and young people to learn to ride their bikes/scooters.

It will also offset the disruption caused to the local community from the very close HS2 South Portal site development works.

These plans will actively contribute to biodiversity plans through rewilding and planting in specific areas, significantly increasing the biodiversity net gain.

The new and enhanced facilities will also support and future proof against new developments expected in the locality.

The development includes potential provision for a community building which will greatly increase accessibility to health and wellbeing activities.

### Officer Comments/Recommendation December 2021

Regulation 59 (1) of the CIL Regulations state that CIL can be spent on the provision, improvement, replacement, operation or maintenance of infrastructure/ to increase the capacity of existing infrastructure or to repair failing infrastructure if that is necessary to support development.

The Regulation 123 List (which was approved by Council following the independent examination of the CIL Charging Schedule) sets out the types of infrastructure that CIL will be spent on and includes open spaces and play areas. Although the Regulation 123 List was superseded (in 2020) by the Infrastructure Funding Statement it still provides the Council's approach.

The most up to date Open Space Sport and Recreation Study (OSSR) 2018 identifies Denham Way Play Area (which is within the Maple Cross Playing Fields) as an area that needs improving. The relevant section of the OSSR states at Table 7.2 that Denham Way play area's quality score was 61.5% which was below the quality thresholds. The low quality score can be attributed to a lack of ancillary features, equipment or improvements being required. The OSSR (2018) is part of the evidence for the Local Plan which identifies areas for improvement/provision to support development in the District.

The OSSR (2018) also identified the Maple Cross Playing Fields as being just above the low quality threshold, the playing pitches as being poor quality and the tennis courts as Good Quality (with the acknowledgement that they would likely need replacing within 5 – 10 years (so refurbishment at an early stage will prolong the life). The previous OSSR (2011) that supports the current Local Plan recommended Access improvements to existing open spaces throughout the District and therefore any improvements to accessibility would also qualify.

The Regulation 123 List (although now superseded) indicates that CIL monies can be spent on public accessible leisure facilities (which can include pavilions) as long as there is a need resulting from development in the area. It is recognised that substantial development is planned for Maple Cross/Mill End area so this also qualifies.

**Recommendation:**

The total cost of the project is stated as being £457,000 but includes £30,000 for PM fees/Planning app/Operator signs etc which are not eligible for CIL funding. There are other funding streams that will contribute to the overall costs and CIL monies will be required to be used as leverage, to secure the funding from other partners. The infrastructure meets the legal definition and new/improved facilities relate to the development of the area.

CIL monies of £347,000.00 can be used for the following

- New play area
- Community pavilion,
- 3 floodlight tennis courts
- Outdoor fitness zone
- Multi-use games-area (MUGA)
- Playing pitch improvements
- Access pathways around the site
- Seating around the site
- Biodiversity work including a formal garden, rewilding, tree planting