

APPENDIX 2 South Oxhey Playing Fields

COMMUNITY INFRASTRUCTURE LEVY FUNDING REQUEST

Project Overview															
Project Title	South Oxhey Playing Fields														
Summary of the project proposal	The refurbishment of existing and installation of new facilities to South Oxhey Playing Fields to include works on Tennis Courts, Artificial Grass Pitch (AGP), Basketball Court, Skate Park/BMX track and Outdoor Gym. Additional works include enhanced pathways and improved entrances, new seating and biodiversity improvements.														
Estimated project cost (including breakdown of the overall cost and what the CIL funding requested will cover)	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Tennis Courts</td> <td style="text-align: right;">75,000</td> </tr> <tr> <td>AGP</td> <td style="text-align: right;">100,000</td> </tr> <tr> <td>Basketball Court</td> <td style="text-align: right;">50,000</td> </tr> <tr> <td>Skate/BMX Park</td> <td style="text-align: right;">100,000</td> </tr> <tr> <td>Outdoor Gym</td> <td style="text-align: right;">25,000</td> </tr> <tr> <td>Pathways/Other</td> <td style="text-align: right;">25,000</td> </tr> <tr> <td colspan="2">Total project cost approx. £375,000.</td> </tr> </table>	Tennis Courts	75,000	AGP	100,000	Basketball Court	50,000	Skate/BMX Park	100,000	Outdoor Gym	25,000	Pathways/Other	25,000	Total project cost approx. £375,000.	
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Full address of project location	South Oxhey Playing Fields, Green Lane, South Oxhey, WD19 4LT														
Project partner (if applicable)	Partners engaged with the project include South Oxhey Ward Councillors, Lead Member for Leisure, South Oxhey Sea Scouts, Pavilion Bowls Club, South Oxhey Boxing Club, Herts FA, Football Foundation, Oxhey Jets, Lawn Tennis Association (LTA), Skateboard England, British Cycling, Basketball England														
Strategic Case															
How does the project help address the demands of development in the area. What evidence is there to support this?	<p>The South Oxhey locality has seen exceptional growth in housing over the last 5 years through the South Oxhey Regeneration Project with 659 new homes and commercial space. A pre-app for further development of up to 120 dwellings has been submitted for land adjacent to the site.</p> <p>Supporting evidence is in the 2019 Three Rivers Playing Pitch Audit and Three Rivers Local Football Facility Plan which identify the facilities as of poor standard.</p>														

<p>Do you have planning permission in place to carry out the works? If so, please provide the application number</p>	<p>No. Planning permission will be required. We expect to submit a planning application from April 2022.</p>
<p>Why is CIL funding being sought and who are the likely beneficiaries of the project?</p>	<p>The facilities in South Oxhey Playing Fields are in a state of disrepair. The sport facilities are worn down, old and unsafe to continue running leisure activities on the sites. Fencing has multiple holes in, the AGP surface has hole in it and the Tennis Court surface is crumbling making it a slip hazard. Due to the overall poor condition of facilities on the site they receive limited community use.</p> <p>Redevelopment would provide a good opportunity for informal and recreational sport for the local community and provide opportunities for recreational programming from the Three Rivers Leisure Team.</p> <p>South Oxhey scores highest on the IMD charts for Three Rivers. New and improved facilities will help address some of the Health Inequalities experienced in the area.</p> <p>Beneficiaries include local residents (population 7,946), youth and adult football clubs (playing pitch hirers), South Oxhey Sea Scouts (existing site user), Pavilion Bowls Club (existing site user).</p>
<p>Would the community support the project?</p>	<p>Local ward councillors and lead member are supportive of the project. Community consultation will take place in Jan-Mar 2022 to gather feedback, support and shape delivery.</p>
<p>Would the project lead to any income generation?</p>	<p>Yes. Income will be generated from hire of the tennis courts, AGP, MUGA and Outdoor fitness zone to sports clubs, community groups and personal trainers/group exercise instructors.</p>

Financial information

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

	Amount	Detail										
<p>Please indicate total cost of project</p>	<p>£375,000</p>											
<p>Please provide a detailed breakdown of the costs for the project</p>	<table border="0"> <tr> <td>Tennis Courts</td> <td>75,000</td> </tr> <tr> <td>AGP</td> <td>100,000</td> </tr> <tr> <td>Basketball Court</td> <td>50,000</td> </tr> <tr> <td>Skate/BMX Park</td> <td>100,000</td> </tr> <tr> <td>Outdoor Gym</td> <td>25,000</td> </tr> </table>	Tennis Courts	75,000	AGP	100,000	Basketball Court	50,000	Skate/BMX Park	100,000	Outdoor Gym	25,000	
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	Pathways/Other 25,000	
Please provide a detailed summary of the total CIL funding required, including phasing	£375,000 is requested from CIL	Community consultation will take place between Jan-Mar 2022. This will inform the designs for planning permission to be submitted from April 2022. We hope work will commence on site from September 2022.
How much funding does the project currently have?	NIL	
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?	Maintenance is completed within existing grounds maintenance budgets.	

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
N/A				
Does the CIL funding help secure the release of additional funding?	Yes			
	No	No		

Delivery Timescales

What is the delivery timescale for the project? We aim to deliver this project during the 2022/23 financial year

Additional Information

Is there any additional information that may support the application?

Improved facilities will support the management plan of South Oxhey Playing Fields and its renewed application for Green Flag status. It will also contribute to biodiversity plans at the site through rewilding and planting in specific areas, significantly increasing the biodiversity net gain. New and enhanced facilities will also support and future proof against new developments expected in the locality with a pre-app submitted for development of up to 120 dwellings on land adjacent to the site. The development includes potential provision for a community building.

Officer Comments/Recommendation

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 South Oxhey Regeneration Scheme (which is the main development in the area) is accompanied by a S106 Agreement/s and not subject to CIL payments. The changes to the CIL regulations in 2019 means that S106 monies and CIL monies can be pooled to pay for infrastructure. It should also be noted that additional development is also planned for the area in the new Local Plan.

The most up to date Open Space Sport and Recreation Study (OSSR) 2018 identifies the tennis courts as of being Poor quality, the ARG pitch is classed as a small pitch so wasn't assessed in detail as part of the OSSR but the Three Rivers Local Football Facility Plan identifies the facility as of poor standard. The OSSR (2018) assessed the skateboard/basketball area as being of very poor quality so improvements to the basketball court, provision of the skate park, outdoor gym and associated pathways would also qualify for CIL funds.

Recommendation:

The total cost of the project is stated as being £375,000. The infrastructure meets the legal definition and new/improved facilities relate to the development of the area.

CIL monies of £375,000.00 can be used for the following

- Tennis Courts
- AGP
- Basketball Court
- Skate/BMX Park
- Outdoor Gym
- Pathways/Other