



COMMUNITY INFRASTRUCTURE LEVY FUNDING REQUEST

| Section A: Applicant Contact Information | |
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| Name and address of your organisation | Three Rivers District Council, three Rivers House, Northway, Rickmansworth, WD3 1RL |
| Name and position of main contact | Sports Development Officer |
| Applicant contact details (phone number, email and address) | Leisure and Landscapes Team, Three Rivers District Council |
| Type of organisation (If a charity, please provide registration number) | Local Government |
| Describe your organisation's main purpose and regular activities | Provision of leisure facilities and services |
| Is the organisation able to reclaim VAT? | Yes |

| Section B: Project Overview | | | | | | | | | | | | | |
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| Project Title | South Oxhey Playing Fields | | | | | | | | | | | | |
| Summary of the project proposal | <p>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.</p> <p>Project Update – October 2022 Following the recent approval of this funding grant, Officers are requesting a 25% uplift for this scheme. This is due to the increases in the supply chain for materials and labour since this funding request was made. This uplift is required in order to offset current shortfalls in these areas which are market force driven and reported to Officers from a number of suppliers in the leisure equipment industry, with another predicted price rise December 2022/January 2023. Officers are keen to secure the current costs for materials before these widely reported market price increases.</p> <p>This increase in a request for funds does not impact on the delivery timescales for the project. However, Officers advise that failure to meet the current market costs for materials, will result in this project requiring a reduced quality of materials and equipment which will not fulfil the community need for this equipment.</p> | | | | | | | | | | | | |
| 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: 60%;">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> </table> <p>Total project cost approx. £375,000. £375,000 is requested from CIL.</p> <p>Project Update October 2022 Officers advise that:</p> <p>Original Estimated CIL request was ££375,000. Requested 25% uplift for supply chain cost increase = £93,750</p> | Tennis Courts | 75,000 | AGP | 100,000 | Basketball Court | 50,000 | Skate/BMX Park | 100,000 | Outdoor Gym | 25,000 | Pathways/Other | 25,000 |
| Tennis Courts | 75,000 | | | | | | | | | | | | |
| AGP | 100,000 | | | | | | | | | | | | |
| Basketball Court | 50,000 | | | | | | | | | | | | |
| Skate/BMX Park | 100,000 | | | | | | | | | | | | |
| Outdoor Gym | 25,000 | | | | | | | | | | | | |
| Pathways/Other | 25,000 | | | | | | | | | | | | |
| Full address of project location | South Oxhey Playing Fields, Green Lane, South Oxhey, WD19 4LT | | | | | | | | | | | | |

| Section C: Strategic Case | |
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| 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> |
| Do you have planning permission in place to carry out the works? If so, please provide the application number | No. Planning permission will be required. We expect to submit a planning application from April 2022. |
| Why is CIL funding being sought and who are the likely beneficiaries of the project? | <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> |
| Would the community support the project? | 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. |
| Would the project lead to any income generation? | 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. |

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| Please provide details of any supporting policy from the Local Plan | |
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Section D: 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 |
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| Please indicate total cost of project | £375,000 | |
| Please provide a detailed breakdown of the costs for the project | Tennis Courts 75,000 AGP 100,000 Basketball Court 50,000 Skate/BMX Park 100,000 Outdoor Gym 25,000 Pathways/Other 25,000 | |
| Please provide a detailed summary of the total CIL funding required, including phasing | £375,000 is requested from CIL Project Update October 2022 Officers advise that: Original Estimated CIL request was £375,000. Requested 25% uplift for supply chain cost increase = £93,750 | 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? | £0 | |
| Are there any revenue costs (i.e. day-to-day running costs, maintenance cost) associated with the project and if so how will they be | Maintenance is completed within existing grounds maintenance budgets. | |

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| funded and has that funding been secured? | | |
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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 |
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| Does the CIL funding help secure the release of additional funding? | Yes | |
| | No | X |

| Section E: Delivery Timescales |
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| <p>What is the delivery timescale for the project?</p> <p>We aim to deliver this project during the 2022/23 financial year</p> |

| Section F: Additional Information |
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| <p>Is there any additional information that may support the application?</p> <p>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.</p> |

Section G: Declaration

When you have completed the application, please sign this declaration and submit the application form as directed

To the best of my knowledge the information I have provided on this application form is correct.

If Three Rivers District Council agrees to release funds for the specified project, these funds will be used exclusively for the purposes described. In such an event, I agree to inform the Council's Infrastructure Delivery Coordinator of any material changes to the proposals set out above. When requested, I agree to provide the Council with all necessary information required for the purposes of reporting on the progress or otherwise of the identified project. I recognise the Council's statutory rights as the designated CIL Charging Authority, which includes provisions to reclaim unspent or misappropriated funds.

Privacy Notice: By signing this form, the applicant agrees to Three Rivers District Council checking all supplied information for the purposes of informing decision making. The information on this form will be stored in the Council's Infrastructure Spending Board manual filling system and summarised in the Council's ICT system for the sole purpose of fund processing, analysis and accounting. Information about the project may be publicised on the Council website and in public material for publicity purposes. Personal data will not be disclosed without any prior agreement of those concerned, unless required by law. For further information on the Council's privacy policy, please see: <https://www.threerivers.gov.uk/egcl-page/privacy-notice>

Signed: _____

Organisation: __Three Rivers District Council – Leisure Team_____

Date: ___21.10.2022_____

Section H: 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 was 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. has already been approved and the £93,750. being the 25% uplift required can be used for the following:

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