

Appendix 2

Darsham Village Hall – Playground project

Minutes from meeting on 30th May 2023.

This part of the meeting was started with MH presenting the latest quotations we have received from two interested contractors as below:-

DARSHAM VILLAGE HALL

Playground groundworks quotations

Company	Survey conducted	Scheme	Cost inc VAT
COX Construction and Groundworks	yes	98m2 play area, with rubber pour all areas	£53,702.40
JDMA	yes	98m2 play area, with rubber pour all areas	did not quote
COX Construction and Groundworks	yes	98m2 play area, with meadow grass laid to outer	£26,176.80
JDMA	yes	98m2 play area, with meadow grass laid to outer	£40,260.00
COX Construction and Groundworks	yes	170m2 play area, with rubber pour all areas	£54,436.80
JDMA	yes	170m2 play area, with rubber pour all areas	£64,200.00
COX Construction and Groundworks	yes	170m2 play area, with meadow grass laid to outer	£33,813.60
JDMA	yes	170m2 play area, with meadow grass laid to outer	£51,000.00

JDMA also quoted (not requested) for preparing the whole site and laying wild meadow seed, but no playground area £25,200

Additional notes from JDMA

"as discussed during our chat on the phone, I feel the best long term solution is to resurface the whole area (playground and surrounds) in rubber crumb soft play surfacing." "This will help with keeping the maintenance of the area very easy, also will help with

directing the surface water to the drainage trench also the new surfacing is permeable so can deal with light rain fall on its own.

All round it will make a much tidier job to all be one surface"

Some notes to the Contractors

JDMA - are well know to many villagers as have completed a number of jobs in Darsham to a high standard and come highly recommended.

They have also previously completed a number of playgrounds so are used to working to the required standards with these materials

COX Construction - again are well known to Darsham villagers and have recently completed some works to the Village Hall.

They have not worked with Rubber Pour previously but have again achieved high standards of finish to jobs completed locally.

This provided a clear illustration that using Rubber Pour across the whole area dramatically added a large cost to the overall plan. However on the day of the meeting, Cox Construction advised us that they have some improved pricing on their submitted quotations. (and subsequently submitted these on the 5th June). This is only the costing for the playground area and does not yet include the cost of apparatus.

Further to the above, John and Heather Meggison submitted a letter to the DVH committee passing on their views on the project as per the below:-

"We don't want to be accused of having only the interests of Cheyney Green residents at heart but we do feel that the VHC could be voting tonight to change the original plans without having canvassed the residents for their opinion.

We believe this would not put the VHC in a good light if a subsequent objection was made against any planning application that we submitted to increase the size of the play area and go against the original plans.

The 98sqm size is that which the residents of Cheyney Green took into account when they made a decision to buy their houses. We feel that some of the current VHC has not taken sufficient notice of this fact.

The original planning application went in over 10 years ago and the permission granted was for 98sqm only – this was not contested at the time and no-one has sought in the intervening years, prior to the houses being built, to increase the size. The plans quite clearly show the whole Cheyney Green development with a play area of 98sqm, labelled as a Local Area for Play. To increase the size now, after the houses have been built we believe is just wrong.

Whether the VHC likes it or not, it is a fact that the original 98sqm was intended only for the Cheyney Green development. That has been re-enforced by the local Planning Dept in their response to our pre-application planning advice. We accept, however, that the whole of the village will use the play area. We have said before we are not opposed to a play area and want a play area but believe it should be as it was originally planned."

Kind regards

John Meggison

Taking the above into account, a vote was taken with the attending and representative committee members to establish the feeling of the committee. The result of this is that 5 members expressed a preference for the "98sqm with meadow grass" and 4 members voted for "170sqm with full rubber surround". This of course precludes a village wide consultation of which the DVHMC will have to take into account.

Cost of the scheme was a large consideration. The following was also provided to illustrate our current finance position and the requirements that we have yet to fulfil regarding section S106 and the required community consultation. The details of which are found in the two documents totalling 27 pages "Play and Sport funding document" and "Outdoor Playing Space fund" from which the extract below is taken.

*There is currently £36,148 in the **Play** pot which is solely to be spent within Darsham.*

Of this:

- £10,273 needs to be spent by July 2024*
- £17,613 needs to be spent by Jan 2030 - this amount does have a stipulation to be spent on facilities near to the village hall.*
- £8,262 – to be spent within Darsham, no time restrictions*

There is a time restraint on the funding, and if it's not spent by that deadline then it can be clawed back by the developer.

We can access money from the 'Play' pot but not the 'Sports' pot.

The Sports Pot money - We are very unlikely to be able to use this money for the play area. We might be able to use some of it for a football goal, for example, but The Sports Pot money is for items such as trim trails, outdoor gyms, multi-use games areas, football/basketball goals, climbing walls or parkour type activities.

The following is from the Sec 106 Funding Application:

1. ELIGIBLE COSTS:

Applications can be made for any aspect of the implementation process, for improving existing or providing new play or sports facilities including:

- Planning application fees.
- Land purchase costs.
- Professional fees, in certain circumstances, including surveyors, engineers and landscape architects.
- Drainage works and ground works.
- Pitching out of sports areas.
- Provision of non-pitched sports areas such as tennis courts, bowling greens and sports training areas.
- Supply and installation of:
 - Children's and teenagers play equipment
 - Permanent sports equipment (not football goals)
 - Impact absorbing safety surfacing
 - Site furniture and fencing
 - Accessibility arrangements to and within the site in relation to footways and cycle paths, facility safe and easy access
 - Tree and shrub planting
 - Car parking arrangements
 - Changing accommodation

It is clear that whilst we have a majority feeling within the DVHMC about which direction we should be heading, we still have a number of hoops through which to jump before a firm decision can be made such ie:-

- Final quotations for the contract
- Investigation and quotations for equipment required
- Completion of "Play and Sport funding document" and "Outdoor Playing Space fund" documentation
- Village wide consultation/communication of the project