

Planning

GROVE AIRFIELD

DEVELOPMENT FORUM MINUTES

17 February 2023

MEETING DURATION: 10:00 – 11:00

LOCATION: Old Mill Hall, Grove, OX12 7LB

ATTENDEES (17)

VOWHDC

- **Paula Fox** – Development Manager (Large Sites)
- **Penny Silverwood** – Principal Major Applications Officer
- **Nathalie Power** – Planning Officer (minutes)
- **Anne Richardson** – Community Development Officer
- **Julie Perrin** - Infrastructure Implementation Officer

APPLICANT AND DEVELOPER TEAM (PERSIMMON)

- **Barnaby Harris** - Planner
- **Julian Roper** – Managing Director
- **Seb Spiller** – Technical Director
- **Wayne Jones** – Development Manager

OXFORDSHIRE COUNTY COUNCIL

- **Ian Marshall** – Transport Development Control Principal Engineer

DEVELOPMENT FORUM MEMBERS

- **Cllr Ron Batstone**
- **Cllr Jenny Hannaby**
- **June Stock** – Chair, Grove Parish Council
- **Karaan Rowland** – Grove Parish Council
- **Julie Maberley** – Wantage and Grove Campaign Group
- **Hugh Rees** – Wantage Deanery (Oxford Diocese)
- **Gareth Smith** – HarBUG, Cycling UK Wantage

APOLOGIES

- **Dan Rolfe** – Grove Parish Council
- **Graham Mundy** – Clerk, Grove Parish Council
- **Frank Parnell** – Grove Parish Council
- **Sarah Shackleton** – Wantage Deanery (Oxford Diocese)

The following is a written summary of the topics discussed.

Development Update & Discussion
Action Tasks

Page 02
Page 07

PERSIMMON DEVELOPMENT UPDATE		
TOPIC	INITIALS	COMMENTS MADE
WELLINGTON GATE & HOUSING OCCUPATIONS	BH	<i>Please also refer to Persimmon slides.</i> Occupations (as of 17 February) 508 total occupations Occupations have noticeably slowed.
	JR	There has been a slowdown in sales rates. With soaring interesting rates, first time buyers in particular are struggling to get on the market.
	JM	And which phase is currently being built out?
	SS	Parcel 4
PRIMARY SCHOOL PROVISION (Development Obligation)	BH	Primary School 1 Has been approved and is on course for opening in September 2023.
	JS	Understand that there is a “topping out” ceremony happening for the school roof, invite from Roxy Boulter from the Vale Academy Trust which I can forward on to others interested in attending
	JS	We’ve previously talked about the number of S106 obligations that had to be met by 500 occupations – what’s being done? Have those targets been met?
	BH	We are bringing forward the allotments, which can be implemented quickly once permission is granted. Application for remaining pitches due to be submitted shortly and the soil is being prepared and filtered ready for when permission is granted
	JR	Primary School 2 (PS2) Looking forward, ideally we would like the design of PS2 to be progressing by the time PS1 is delivered if required. Looking to check the triggers in the S106 with OCC to ensure the 800 occupations trigger is still appropriate or whether this will be too early.
	PS	I will check the S106 figures as to when it should be offered to OCC and put Julian in touch with relevant OCC education officers.

<p>LOCAL CENTRE DEVELOPMENT BRIEF (Planning Condition)</p>	<p>BH</p>	<p>Local Centre Development Brief is currently being amended in light of comments received to the draft. Awaiting formal response from OCC with regards to the Health and Wellbeing Resource Centre. Persimmon have sought to incorporate the changes previously suggested, including reconsidering the location of the community centre, and providing a setback from car parking to allow for open space/ outdoor café space.</p>
<p>SPORTS PITCHES AND FACILITIES (Development Obligation)</p>	<p>BH</p>	<p>Additional Sports Pitches Persimmon have received the pre-application feedback on the outstanding pitches and are working to submit the full application for the remaining pitches shortly.</p>
	<p>BH</p>	<p>Replacement Pitch Working towards transfer of the constructed football pitch. The pitches should be ready for full use, subject to final inspection.</p>
	<p>KR</p>	<p>Is the pitch ready for purpose? They have still got grit ridges running through them. I would not say the pitches are fit to play on. Have Sport England signed it off? It needs to be perfect before it is transferred to the Parish Council.</p>
	<p>BH</p>	<p>The main pitch will be playable at transfer – this is subject to the final inspection.</p>
	<p>JR</p>	<p>I will check this with the contractor, but when I visited the pitch – yes you can see the lines, but this is no more than normal preparation for a pitch</p>
	<p>WJ</p>	<p>Those ridges have been created for drainage purposes, but then the seed takes you will not notice them, getting into the growing season now.</p>
	<p>PS</p>	<p>The purpose of the upcoming inspection of the pitch is to ensure that it is fit for purpose before being transferred to the Parish Council.</p>
<p>ALLOTMENTS (Development Obligation)</p>	<p>BH</p>	<p>Progress on Allotments One application submitted for two parcels. Statutory consultation has finished on the application, we are awaiting final comments. 16 large size allotments are proposed, allowing freedom to divide these. There will be wheelchair accessible plots. The site will be enclosed with hedging.</p>

FENCE ALONG DENCHWORTH ROAD	BH	The application for a fence of increased height (up to 1.8 metres) along Denchworth Road, was submitted and approved (ref P22/V1729/FUL).
		A car has gone through a section of the existing fence, and it is to be repaired in the next week. The new fence will be installed once the pre-commencement condition has been discharged.
	KR	That car went through that fence at 17:50 in the afternoon. It was lucky there was no children playing on the field. A crash barrier here is clearly needed.
	JR	The crash barrier does not form part of the approved design of the road. We thrashed out the design of the road with OCC and it was decided that the crash barrier was not needed. The road is designed to slow drivers down.
	KR	The Parish Council want the barrier reinstalled.
	IM	A crash barrier is not required on this type of road. The geometry and 30mph speed limit down this road are designed to result in slower driving.
	Cllr JHby	Have questioned the design of the road.
	IM	The road is designed to national and local standards and safety audits have been carried out. The design of this road seeks to address safety and speed through its geometry and lowered speed limit. Police reports could be monitored to understand the circumstances of incidents.
	JS	The road is not wide enough, Buses have to crawl past each other to get down it.
	IM	The tracking has been checked and it is to standard.
SS	We also have to bear in mind that that road was a 50mph road before changes were implemented by Persimmon to 30mph road. Perhaps greater education is needed.	
Cllr JHby	We will soon have 20mph speeds implemented across Grove.	

	GS	It is down to driver behaviour, if driven at the speed limit it is fine. From a cycling point of view, I have noticed that there is a tendency for people to go on the wrong side of the bollards to overtake.
	KR	If we can't change the road, then how can we make it safer for our children? Children congregate in that layby. Can we put sign ups? e.g. "Slow, children". They've got to cross that road to get back to Wantage.
	IM	At implementation, the signage was in compliance with standards. We have to consider that too much signage could be detrimental. Driver education here will be more important than just more signage.
	KR	Could the clubs put up any signage / information to make people aware?
	IM	Potentially, but any new signage would likely need to come through OCC to be assessed / approved prior to its installation.
A.O.B SURFACE WATER FLOODING	JS	Aeroplane Roundabout With the rain we've had, there has been flooding on the pitches and across the aeroplane roundabout.
	KR	It was noticed that the water at the balancing pond was right up at the top, which could be related to the flooding of the roundabout.
	JR	There could be a blockage, we'll get that checked and cleared if so.
	IM	Mably roundabout has been adopted but I'm not certain if the recent works have been signed off.
	SS	We are aware that there are some remedial works to do still so the works have not been signed off yet
	Cllr JHby	Local Drainage Issues I have seen on Facebook that some local residents are experiencing slow drainage and backflow with their drains. What do you know of this?
	JR	This has not been brought to my attention. The pump stations are working well at the moment, the main lines are good.
	AR	No one has come to see me about this either.

	JR	It may occur from time to time – it could be an individual plot issue which I can check with our customer services department, but there is a 24 hour call out number for emergencies.
A.O.B DOG WASTE BINS	AR	A number of residents have continued to raise the issue of dog poo. I have spoken to the Environmental Health team who have agreed that more signs could be placed up. We will be seeking feedback from residents on where they think the key locations for signs should be. The Parish Council have also mentioned that there could be capacity to add more bins.
	JR	No objections from our perspective, we may want to look again at the dog poo bins around the play area.
	AR	Thank you, we will pursue that.
	Cllr JHby	The dog poo bins should just be removed from around the play areas. Dog walkers can just use the black bins.
	JM	What type of bins are they, the black bins? They should be covered, and not open topped bins
	AR	Yes it has a cover over it. Black bins are often used by the dog walkers anyway. It wouldn't be advisable to remove any of the bins completely, but I will pursue getting the bins emptied more regularly.
	Cllr JHby	If not removed, then the location of the bins around the play areas needs to be reconsidered. The bins could be moved.
	JR	Yes, any bins could be moved out of the play areas, keeping the same design though.
A.O.B DROP IN SESSIONS FOR RESIDENTS	AR	I am also running a series of drop in sessions for residents. The next one will be on the 28 February 2023; 17:30 to 19:30. The idea is to get some activities going and also, for example, have a map about where residents want to have more bins.
	SS	We can send you two A1 maps. If you email BH, we can get those printed and sent to you for the drop in session.

A.O.B RESIDENT NEWSLETTERS	AR	We are pursuing the newsletter for the residents, working with the Persimmon Customer Service team. The newsletter will be going through letter boxes.
	JM	I think this is good idea. It should include active travel, information about the Letcombe brook project, the locations of churches; what else is happening on the site
	Cllr RB	- and information on local bus routes (for example the no. 36) and contact details for, for example, local councillors, relevant departments at the Vale of White Horse, waste pick up etc.
NEXT FORUM DATES 2023	PS	19 MAY 2023, 14:30 to 16:00 17 AUGUST 2023, 13:30 to 15:00 16 NOVEMBER 2023, 13:30 to 15:00

ACTION ITEMS		
INITIALS	TOPIC / TASK(S)	TARGET DATE
GENERAL		
PS, BH	PowerPoint slides to be circulated, with minutes	DONE
SUBMISSION OF PRE-APP & APPLICATIONS		
BH, CM	Persimmon to review the timings of application submissions in respect of projected application determination and subsequent delivery of remaining infrastructure across the site, to ensure that triggers are more closely met going forwards.	Ongoing
PRIMARY SCHOOL PROVISION		
PS, JR	To check S106 triggers for PS2. VOWHDC and Persimmon to engage with OCC regarding timing for PS2	Communication ongoing
SPORTS PITCHES		
JR, JP	To provide update on final inspection of sports pitches and progress of transfer to Parish Council	Update to be provided at next Forum 19 May 2023
FENCING ALONG DENCHWORTH ROAD		
BH	To provide update on progress of works to repair fence and progress on installation of approved fence	Update to be provided at next Forum 19 May 2023

SURFACE WATER FLOODING AT ROUNDABOUT		
JR	To provide update on investigation of balancing pond and any clearance works undertaken to address identified overflow issues	Update to be provided at next Forum 19 May 2023
DOG POO BINS		
AR, JR	To explore requests from residents for more, better placed bins, and relocate (dog poo) bins from play areas	Update to be provided at next Forum 19 May 2023