

## Planning

### GROVE AIRFIELD

#### DEVELOPMENT FORUM MINUTES

19 May 2023

**MEETING DURATION:** 14:30 – 15:30

**LOCATION:** Old Mill Hall, Grove, OX12 7LB

#### ATTENDEES (17)

##### VOWHDC

- **Paula Fox** – Development Manager (Large Sites)
- **Penny Beale** – Principal Major Applications Officer
- **Josh Sharp** – Planning Officer (minutes)
- **Julie Perrin** - Infrastructure Implementation Officer

##### APPLICANT AND DEVELOPER TEAM (PERSIMMON)

- **Barnaby Harris** - Planner
- **Julian Roper** – Managing Director
- **Wayne Jones** – Development Manager
- **Flora Newman** - Graduate

##### DEVELOPMENT FORUM MEMBERS

- **Cllr Ron Batstone**
- **Cllr Keira Bentley**
- **June Stock** – Chair, Grove Parish Council
- **Graham Mundy** – Clerk, Grove Parish Council
- **Frank Parnell** – Grove Parish Council
- **Dan Rolfe** – Grove Parish Council
- **Karaan Rowland** – Grove Parish Council
- **Hugh Rees** – Wantage Deanery (Oxford Diocese)
- **Gareth Smith** – HarBUG, Cycling UK Wantage

*The following is a written summary of the topics discussed.*

**Development Update & Discussion**  
**Action Tasks**

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PERSIMMON DEVELOPMENT UPDATE		
TOPIC	INITIALS	COMMENTS MADE
<b>WELLINGTON GATE &amp; HOUSING OCCUPATIONS</b>	<b>BH</b>	<i>Please also refer to Persimmon slides.</i>  <b>Occupations (as of 19 May)</b> 535 total occupations



<b>INFRASTRUCTURE PROVISION</b>	<b>BH</b>	<b>Runway Park and LEAP</b> Runway Park and LEAP completed and bedding in, looking at handover later this year. The LEAP will be handed over in advance of the surrounding runway park as it has already been inspected. Persimmon are currently reviewing which areas of the Runway Park can be transferred to the parish for their management this year and <b>will discuss further with the parish.</b>
	<b>BH</b>	<b>Phase 2 Infrastructure application</b> P21/V1841/RM is nearing conclusion. <i>[post meeting note: this application was approved on 22 June 2023.]</i>
	<b>BH</b>	<b>Local Centre Development Brief</b> Application P23/V0801/DIS is under consultation and review. Once approved the marketing exercise will commence and the <b>Forum will be informed of where it is being marketed.</b> <i>[post meeting note: this application was refused on 3 July 2023 as officers did not consider that details fully complied with the requirements of the condition].</i>
	<b>BH</b>	Wellington Gate website is currently being updated.
	<b>BH</b>	<b>Additional Sports Pitches</b> Following pre-app Persimmon have had lengthy discussions with Sport England on the usability and longevity of the proposed pitches. Persimmon also have an agronomist on board. <b>Hoping to discuss future management with Parish in coming weeks</b> and application will follow this.
	<b>KR</b>	Is there an update on when the overhead lines above the pitches are to be moved?
	<b>WJ</b>	The on-site project manager is in discussion with SSE on this, there is no fixed date but likely later in the summer.
	<b>FP</b>	Need to consider appropriate boundary treatments for the new pitches, for example fencing with mesh to stop balls being kicked over
	<b>GM</b>	On inspection were advised that the whole area is to be fenced.

	<b>BH</b>	Persimmon will discuss with the Parish in coming weeks appropriate fencing options
	<b>KR</b>	Concerned about balls running into drainage areas
	<b>JR</b>	The banks of the basins are designed with gentle slopes to be safe to egress to RoSPA standards but agree consideration of balls is needed
	<b>PB</b>	This issue was raised during pre-app so suggest fencing needs to be considered in plans
	<b>GM</b>	It was agreed during the site inspection that wheeled goalposts would be provided instead of fixed to allow pitch rotation.
	<b>BH</b>	<b>Inspection of replacement pitch and temporary facilities</b> The inspection went well with only a few minor snagging issues to be resolved before transfer to the parish.
	<b>BH</b>	<b>Allotments</b> Amendments to allotment application due to be submitted in coming weeks. Installation will take around 4-6 weeks and will then need to be inspected. Will be in discussion with parish during this time as to how they want them divided etc.
<b>SCHOOLS</b>	<b>BH</b>	<b>Primary School 1</b> Primary School 1 is still on course for opening in September 2023.
	<b>BH</b>	<b>Secondary School</b> Persimmon are assisting DfE with their application to bring the secondary school forward.
	<b>HR</b>	Is there an update on the date of completion and opening of the school?
	<b>PB</b>	The council is currently working with the DfE on pre-app for the school, but there has been no indication of timeframe for application submission etc although understand they would like to work quickly to secure permission. [ <i>post meeting note: officers understand a public consultation event took place on 23 June 2023</i> ].

<b>FENCE ALONG DENCHWORTH ROAD</b>	<b>FP</b>	When will the fence be heightened and the gaps be enclosed?
	<b>BH</b>	Awaiting discharge of condition to be approved by council, application recently submitted.
	<b>PB</b>	I will see if this application can be prioritised. <i>[post meeting note: Discharge of condition application approved on 31 May 2023].</i>
	<b>GM</b>	Shared photos of the height of the fence and gaps in fencing and advised that this resulted in a traveller incursion onto the recreation ground, and it cost the Parish £3000 to evict them. Will Persimmon reimburse the Parish for this?
	<b>JR</b>	The gaps were left as a result of works being suspended when it was raised with Persimmon that planning permission was needed for the works to take place. Persimmon will consider the request for reimbursement but are conscious of not setting a precedent.
	<b>KR</b>	On behalf of Grove Challengers FC and Grove Rugby Club – members are disappointed with lack of progress on the fence being completed and having lots of complaints about Persimmon
	<b>JR</b>	Persimmon can provide temporary blocks for gaps as a temporary measure to prevent trespassing.
	<b>JS</b>	There should be a gate in the fence at the point of the pedestrian island in the road.
	<b>BH</b>	The gate forms part of the application and will be installed.
<b>A.O.B SURFACE WATER FLOODING</b>	<b>JS</b>	<b>Aeroplane Roundabout</b> Has anything been done to address the issue thought to be caused by the balancing ponds by pitches?
	<b>JR</b>	We have investigated and understand that they are not quite completed, a temporary arrangement has been installed to ensure that there is no further flooding until they are complete.

<b>A.O.B Persimmon Corporate responsibilities and staff volunteering</b>	<b>KB</b>	Couldn't find anything about Persimmon's Corporate responsibilities on the website
	<b>JR</b>	<b>Will find the relevant section on the main website and share.</b> Persimmon have helped to fund Anne's Community Development Officer post and she is very proactive.
	<b>KB</b>	Do Persimmon staff have time off allowed for volunteering?
	<b>JR</b>	Not formally
	<b>KB</b>	Could be an opportunity with the local Letcombe Brook project
<b>A.O.B COMMUNITY DEVELOPMENT OFFICER UPDATE</b>	<b>JP</b>	On behalf of Anne Richardson: First Wellington Gate residents newsletter produced, and delivered to all homes (with help of volunteers). Very positive feedback received, next edition due out in the summer
	<b>JP</b>	Chairing of the newly formed Wellington Gate Community Collaboration Group (WGCCG), with two meetings held so far including site walk, next one for June. Group aims to: encourage coordinated working from all interested parties in community engagement and activities at Wellington Gate.
	<b>JP</b>	Several successful events were held with residents including: a Family Spring Nature Walk with trained walk leaders from the district council, around 35 people attended. Community Walk with trained leader, around 10 people attended. Community drop in with Letcombe Brook Project, around 10 people attended. Coronation street party on Maguire Close.
	<b>JP</b>	Progress made with Grove Parish Council to finalise the Community Facilities Fund information and application form, ready to support the launch of the fund to the community when monies are released to GPC.
	<b>JP</b>	Events and activities I'll be supporting over the coming months: district council led community walks, resident led buggy group, resident led book club, stall at Wantage & Grove Extravaganza, resident drop ins, WCCG meetings,

	<b>BH</b>	Have been working closely with Anne and will be publishing details of the events on the Wellington Gate website.
<b>NEXT FORUM DATES 2023</b>	<b>PB</b>	<b>17 AUGUST 2023, 13:30 to 15:00</b> <b>16 NOVEMBER 2023, 13:30 to 15:00</b>

<b>ACTION ITEMS</b>		
<b>INITIALS</b>	<b>TOPIC / TASK(S)</b>	<b>TARGET DATE</b>
<b>GENERAL</b>		
<b>PB, BH</b>	PowerPoint slides to be circulated, with minutes	DONE
<b>SUBMISSION OF PRE-APP &amp; APPLICATIONS</b>		
<b>BH, CM</b>	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
<b>RUNWAY PARK TRANSFER</b>		
<b>BH</b>	To liaise with Parish regarding transfer of parts of Runway Park this year	17 August
<b>LOCAL CENTRE</b>		
<b>BH</b>	To inform Forum of marketing exercise when it commences	Ongoing
<b>ADDITIONAL SPORTS PITCHES</b>		
<b>BH</b>	To discuss application and management of pitches with Parish before submission of application	Update to be provided at next Forum 17 August 2023
<b>PERSIMMON CORPORATE RESPONSIBILITIES</b>		
<b>JR</b>	To share Persimmon's Corporate Responsibilities with Cllr Bentley	17 August
<b>NEXT YEAR'S FORUM DATES</b>		
<b>PS/ GM</b>	To arrange next year's meeting dates and hall availability	17 August