

Planning

GROVE AIRFIELD

DEVELOPMENT FORUM MINUTES

Wednesday 02nd March 2022

MEETING DURATION: 10:00am – 11:30pm

LOCATION: Virtual, Microsoft Teams

ATTENDEES (22)

VOWHDC

- **Paula Fox** – Development Manager (Large Sites)
- **Penny Silverwood** – Principal Major Applications Officer
- **Mark Hewer** - Infrastructure & Development Team Leader

APPLICANT AND DEVELOPER TEAM (PERSIMMON)

- **Chris Minors** – Land & Planning Director
- **Barnaby Harris** - Planner
- **Wayne Jones** – Development Manager, Technical Matters
- **Julian Roper** – Managing Director

OXFORDSHIRE COUNTY COUNCIL

- **Ryan Moore** – Senior Engineer, Road Agreements
- **Ian Marshall** – Transport Development Control Principal Engineer
- **Shamira Nakimbawe** – S106 Planning Obligations
- **Noorjahan Shaikh** – S106 Planning Obligations

DEVELOPMENT FORUM MEMBERS

- **Cllr Ron Batstone**
- **Cllr Jenny Hannaby**
- **Cllr Andrew Crawford**
- **Cllr Jane Hanna**

- **June Stock** – Chair, Grove Parish Council
- **Frank Parnell** - Grove Parish Council
- **Anthony Harker** – Grove Parish Council
- **Graham Mundy** – Clerk, Grove Parish Council
- **Julie Mabberley** - Wantage and Grove Campaign Group
- **Hugh Rees** – Wantage Deanery (Oxford Diocese)
- **Guy Wilkin** - HarBUG Cycling UK Wantage

The following is a written summary of the topics discussed.

Development Update & Discussion
Action Tasks

Page 02
Page 14

PERSIMMON DEVELOPMENT UPDATE		
TOPIC	INITIALS	COMMENTS MADE
WELLINGTON GATE	BH	<p><i>Please also refer to slides.</i></p> <p>Occupations (as of Tuesday 01st March) 398 total occupations; 289 private occupations 109 affordable occupations</p> <p>400th occupation S106 trigger expected in the next 2-3 weeks, so notice will be served to the Council.</p> <p>Persimmon Phase I (191 units) – Approved and substantially completed.</p> <p>Persimmon Phase 2 (119 units) - Approved and under construction.</p> <p>Persimmon Phase 3a (33 units) - Approved and under construction.</p> <p>Charles Church Phase I (55 units) – Approved and substantially completed.</p> <p>Charles Church Phase 2 (23 units) – Approved, and under construction.</p> <p>Persimmon Phase 3b (c. 169 units) Approved and currently in the process of discharging conditions. Details of EV charging points due to be submitted shortly.</p> <p>Persimmon Phase 4 & CC4 (197 units) Application submitted in December 2022 and is currently under consultation.</p>

<p>SPORTS PITCHES AND FACILITIES (Development Obligation)</p>	<p>BH</p>	<p>Replacement Sports Pitch & Facilities Revised application for single replacement pitch and facilities (changing rooms, car parks and landscaping) currently pending consideration.</p> <p>Met on site with Penny Silverwood in January 2022 to carry out an inspection of the pitch. Revised management documentation was then submitted reflecting what was discussed on site. Now pending decision on this application.</p> <p>Once determined, the District Council have 60 days to inspect the pitches. If no remedial works required, a completion certificate can be issued. If remedial works are required, they will need to be undertaken and the pitch will need to be reinspected.</p>
	<p>BH</p>	<p>Additional New Sports Pitches Pitches will comprise of a training pitch, junior pitch, senior pitch and smaller pitch. Persimmon to seek pre-application advice on the northern tranche of sports pitches during April 2022. Hoping to submit an RM application in Q3 2022.</p>
	<p>FP</p>	<p>Completion / Handover Dates Do we know when the temporary pitch and facilities will be completed ready to hand over?</p>
	<p>WJ</p>	<p>The timings will be reliant on the signoff of the Management Agreement, which has recently been sent to Penny Silverwood.</p>
	<p>PS</p>	<p>Yes, this was received yesterday [01st March]. It will need to be reviewed by the sports pitch consultant. Once reviewed, I will be organising a meeting with the Parish Council and the Sports Club to make sure they are aware of their management responsibilities once the pitch has been transferred to them. This will take place prior to any decision being made on the application.</p> <p>The Deed of Variation to the S106 agreement also needs to be completed prior to determination. When we met Persimmon and the Sports Pitch consultant, he was satisfied that if the remedial works were carried, the sports pitch should be playable by June and certainly before the next football season.</p>

	FP	Also connected to this -at the end of the old Denchworth Road (now a cycle access off Newlands Drive) this is still fenced off. When will that be opened?
	JR	Whilst the works have been ongoing at the entrance to the pitches, and also the temporary lighting cables, it's just been a matter of time until that's brought together. We will take a look at that.
	FP	Talking of temporary cables, did you know that the one over the cycle lane came down in the winds and is still down?
	WJ	We will get someone to have a look at that.
ROADS AND DRAINAGE (Development Obligation)	BH	Road & Drainage Infrastructure Reserved matters application for road and drainage infrastructure currently pending consideration (ref. P21/V1041/RM).
SCHOOL PROVISION (Development Obligation)	BH	Primary School 1(PS1) Primary School to be located north of Parcel 1. Reserved Matters planning application submitted 13 th October 2021. Construction planned to commence in Q3 of 2022. Persimmon are on track for the school to be opened September 2023. We are waiting for the Deed of Variation to be signed on that basis.
	BH	Primary School 2 (PS2) To be delivered by 800 occupations within the S106 – however Persimmon are in discussion with OCC, who have suggested it may not be required at that stage.
	BH	Secondary School (SS) Persimmon obligated to provide the land. Currently in discussion as to when that will come forward.
	Cllr JHby	The Department for Education (DfE) are involved with the SS. On the primary schools, are any of them going to be Church of England schools?
	CM	No, they will likely be Academies.
	Cllr JHby	The numbers are going down with children so it doesn't surprise me that the County are considering delaying the delivery of PS2.

	HR	S106 Obligation for Youth Worker It sounds like the delivery of PS2 is about 3 or 4 years out. I am trying to pin down a S106 claim regarding a youth worker, which commences at 500 occupations.
	CM	We are not in position to give a definitive date as to when PS2 will be built and open. OCC wouldn't want the building to be built and void. In respect of the other S106 obligations, there is no intention to change these. If there is one in there for a youth worker at 500 occupations in terms of a financial contribution, that will remain.
LEAP (Development Obligation)	BH	Locally Equipped Area of Play (LEAP) First play area located west of Phase 2 has now been constructed. Opened to the public in February 2022. Persimmon awaiting signoff on this.
ALLOTMENTS (Development Obligation)	BH	Allotment Provision To be brought forward within Q3 of this year.
LOCAL CENTRE & COMMUNITY CENTRE (Development Obligation)	BH	Local Centre Development Brief The land is required to be marketed by the 500 th occupation. Persimmon are still on track for this and are finalising the brief to reflect OCC's requirements. Hoping to submit the completed brief in approximately 3 months.
	Cllr AC	Lack of Interest in Community Centre If there is no interest in the community centre, what will happen? Who will stand in and take it over and make it run? It's difficult to make money out of Community Centres, so we need to give thought to alternatives.
	MH	We would need to see what the S106 will allow, and we would need to do that early on to allow for any changes to proposals if required. I don't have a definitive answer at the moment, but should there be no interest, there is scope to review it and agree with Persimmon as well.
	CM	We need to distinguish between the Local Centre, and the community uses that sit within that local centre. The masterplan and the planning application provide for a local centre, which sits within the centre of the development.

		<p>Within that there are a number of uses which potentially can come forward, some of which are clearly defined in the S106 – of which a number of those are community uses. Persimmon have obligations to both; deliver those and; pass some of those to the Parish Council.</p> <p>The community uses don't need to run through a marketing exercise, it's more the commercial aspects, which might be – the small convenience store and/or other retail space and we would see what the market brings forward. We're looking to plan for that Local Centre in a holistic way. If the market cannot bring forward suitable commercial uses, we'll look to alternative uses. I anticipate that we will have interest.</p>
<p>S278 WORKS & OTHER ROAD WORKS (Development Obligation)</p>	<p>Cllr JHby</p>	<p>Road Alignment I have asked about the windy road. I asked the Highway Design Officer, and he said the road has been designed as agreed, and that it was a measure to slow traffic speeds.</p>
	<p>RM (OCC)</p>	<p>Our inspector has been out and checked the road widths along Denchworth Road. The widths are correct, but we do have some concerns about the alignment of the road, which is what Jenny is referring to. We are getting a survey carried out just to ensure it has been constructed in accordance with the drawings.</p>
	<p>Cllr JHby</p>	<p>But that is what we've been asking Ryan? Now you are telling me something different which is confusing. Could you keep us updated on that. We brought this up a long time ago.</p>
	<p>RM (OCC)</p>	<p>Unfortunately, we haven't had a response back from the surveyors M V Kelly, as they are adamant that it is correct. But we are pushing for that so we can make sure it is correct.</p>
	<p>WJ</p>	<p>This has come to my attention, and I have been informed by M V Kelly that the survey will be carried out this week.</p>

	<p>GM</p>	<p>Roundabout Works The roundabout works, where the aeroplane used to be, were supposed to start on the 22nd February 2022 and run through to April. My concern is, we had 4 way traffic lights set up there and then they were dismantled within 48 hours.</p> <p>If the works are going to be delayed, please can you set out the new schedule, as we have Sports Clubs that are going to want to use the entrance from that roundabout into Wasbrough Field for summer competitions.</p>
	<p>WJ</p>	<p>The OCC Highways Traffic Management team wouldn't allow us the road space to start these works, citing that it is a busy roundabout, with up to 12,000 movements a day. Now agreed that the works will be postponed until July to tie in with school holiday. The roads are perceived to be quieter then.</p>
	<p>JR</p>	<p>We need to work with Highways, but we are flexible with this and can commence the works earlier if needed.</p>
	<p>IM (OCC)</p>	<p>We have been in discussion with colleagues about this issue. We are surprised about the alleged levels of traffic along this section of road. We are in discussion with colleagues about getting some traffic counts undertaken along there, as that will be the definitive view, rather than hearsay. We will get back to you on this.</p>
	<p>JM</p>	<p>The more notice we can have of any changes the better. I am a governor at Fitzwarren School and most of our children use that route. We need to know if the works are going to hinder access to the school within term times.</p>
<p>CYCLE INFRA-STRUCTURE</p>	<p>BH</p>	<p>White Line Markings (Liberator Lane) Contractors now due to remark the cycle lanes in March 2022 as part of resurfacing works. Delays due to weather. Resurfacing will go up to Junction.</p>

JR	The construction team have discussed the [white line markings] with me. There was a good point raised previously about lack of awareness of the cycle route. The next section of the boulevard in March will be resurfaced and all of the lines will be refreshed - and that will be done all the way back to the swale/LEAP. We thought that that would be a good time to do a letter drop to engage with residents.
RM (OCC)	When the lines are refreshed, can I check that that includes the solid white line and the cycle symbols?
JR	Yes, it will.
GW	Newlands Drive Cycle Lanes I've seen the messages about how the painted width was arrive at. Because the cycle lane is so narrow, cars are parking cyclists closer than they should do. This is an example of whether poor cycle infrastructure is worse than no infrastructure. Can something be done about it?
RM (OCC)	<p>The approved plans did show 1.50 metres, with sufficient running lanes. When the works were being carried out, the contractor put in the lane at 1.20 metres to allow a sufficient running lane. They have done what they thought was correct at the time. The absolute minimum cycling guidance did allow for 1.20 metre wide cycle lanes. It is not preferred, but we had to consider whether this was acceptable.</p> <p>The alternative would be to completely change the characteristics of that road, which was not considered feasible when discussed at length with Manager, Jason Sherwood. It was agreed that what has been constructed, is sufficient.</p> <p>The works along Newlands Drive needs an independent survey review. I will pick this up with Wayne, as the works need to be signed off and adopted. It will be reviewed again by an independent safety expert, and any recommendations will need to be actioned.</p>
GM	I understand the process, but the outcome is considered dangerous. We would recommend that the lanes are just removed.
RM (OCC)	Okay, thank you. I will discuss this with Wayne Jones.

	Cllr JHby	OCC have policies about active travel. One of those is about cycle widths, and safe cycling. I want to back up Guy's comments, who has worked tirelessly to get this across. 1.20 metres is not good enough. Grove and Wantage deserve better. Look at Oxford – two cyclists killed. We need the best. I will take it up with Jason Sherwood .
	Cllr JH	I second Cllr Jenny Hannaby's comments.
TRANSFER OF S106 MONIES	GM	S106 Money Transfer Money due for temporary sports facilities, community hub etc. from the S106 is due to be going to the District Council first. Would it be possible to transfer the money directly to the Parish Council? - to cut out the bureaucracy of the S106 application.
	PS	We have been working on this. Our solicitors are looking at whether it can be combined into the Deed of Variation, which would also cover the changes to the pitches and now the primary school. There was some discussion about whether there needed to be amendments to the supplemental agreement that was made with the Parish Council. Will check with the solicitor where we are with that.
FENCING GAPS ALONG DENCHWORTH ROAD	BH	Fencing Along Denchworth Road Persimmon are looking into this with our land manager.
	JR	We would like to work with OCC Highways, to improve the visual aspect there, but we would like to get everything completed as much as we can. We will come back to you on this.
	Cllr JHby	We should take into consideration that a lot has happened on that playground area in the past. We do need secure fencing. I know we want it to look great, but if it's not secure enough then the hedging is not right for that area.
	GM	Public opinion is that the fence is not adequate. There was a 6ft chain link fence that went all the way down and wrapped around the skate park - and a highway grade crash barrier- to prevent vehicles crashing into the sports pitches. There are concerns over children and dogs wandering through the gaps. If the gaps could be filled in the interim that would be greatly appreciated.

	FP	The ARCO highway crash barrier that was along Denchworth road was acquired by the Parish Council to stop joyriders churning up Wasbrough field. Presumably we owned it. It's been removed and we've lost that. So we need to be paid for it, or it needs to be replaced.
	WJ	The crash barrier has been retained as per the S278 agreement and is currently stored on the MV Kelly compound. The note on the S278 plans was for the barrier to be returned to the Parish for them to do with it what they wanted. I will check this with MV Kelly.
	GM	Thank you for your comments on the ARCO barrier. The Parish Council would like that barrier reinstalled.
	WJ	The 278 drawings highlight that it was just to be handed back to the Parish, but this can be discussed with Julian Roper .
	JR	This will be discussed with OCC Highways
	JS	Commenting back on the fencing – the fencing is all along the road, but then doesn't meet up with the entrance gates! Kids and dogs run around that area and they could run straight on to the road. Something urgently needs to be done to block up that gap on to the road.
	WJ	Whilst discussions are ongoing about the fencing, we can erect some temporary HERAS fencing in those gaps and get it closed off.
A.O.B SITE COMPOUND LOCATION	GM	It looks like Persimmon are moving the compound adjacent to Newlands Drive where the school will be – where is it going?
	JR	We've got a second satellite compound, which is facilitating the build of P3B. It would shorten the travel distance. We're not intending to remove the compound from its current position, we're effectively mothballing it. As the development progresses, it will be needed for the Local Centre area. It is CCTV monitored and will be kept in good order.

<p>A.O.B RANSOM STRIPS AND DESIGN OF FOOTPATH</p>	<p>FP</p>	<p>Footpath Crossing Over Denchworth Road Following the last Forum Meeting, we were waiting for clarification on why the cycle lane and footpath along Denchworth road crosses the road and does not continue along the Recreation ground side.</p> <p>I know the design has all been done, and ransom strips have previously been mentioned but we would just like to know the reasons why. Is there any possibility of doing that in the future?</p>
	<p>PF</p>	<p>Unfortunately, we are in a situation where we can't revisit these issues because they are essentially historic now. Decisions were made at the time with good intentions, but we cannot revisit the design.</p>
	<p>PS</p>	<p>Jason Sherwood has responded to me – it was required to cross due to the land ownership issues at the time.</p>
	<p>FP</p>	<p>I didn't think there were any issues on the Recreation Ground side? I know there were issues on the other side - but what the land ownership issue was on the Recreation Ground side. I know we can't do anything about it now, but it would be nice to know why, to be able to explain to people.</p>
	<p>CM</p>	<p>We don't own the land.</p>
	<p>FP</p>	<p>But I thought that that whole strip along the recreation ground side was either owned by the County or Mr Wasbrough.</p>
	<p>CM</p>	<p>It's not owned by Persimmon.</p>
	<p>GM</p>	<p>But you had options on the land along the recreation ground, which was owned by Mr Wasbrough all the way along to the layby.</p>
	<p>CM</p>	<p>Perhaps we could have a meeting and bring up some plans. I would need to understand exactly what area you are making reference to.</p>
	<p>PF</p>	<p>Thank you, Chris, for agreeing to talk to Frank in more detail about this. In summary, we are not going to change this situation, but an understanding of the situation might be helpful.</p>
	<p>FP</p>	<p>Thank you. There may be future possibilities for the Parish Council here.</p>

A.O.B NEXT MEETING IN PERSON	PF	We are getting feedback from most parties that they would like the next meeting to be in person. I would like to ask if anyone feels strongly against that and would like to continue with the virtual meetings?
	JR	It's been two years since our last in person meeting, and I feel the dialogue flows better without the technological issues, so I would second this.
	PF	We will discuss the logistics with Graham.
	PS	Our numbers have increased, and can reach 20 quite regularly, so we may not fit in the room used previously at the Old Mill. So perhaps we can talk about other rooms available and making sure we've got the facilities in place and have booked the rooms in advance.
	GM	The only other room is the Main Hall. If you could send me some dates, I can contact others to ask if they wouldn't mind rearranging their meetings to accommodate us.
	PS	We've arranged dates for the next meetings, which are quite far in advance. But we can discuss this separately.
A.O.B FORUM SITE VISIT	PS	Julian suggested at the start of the meeting that we have a walk-round of the site in June. We would hopefully have better weather. Is there appetite for that?
	JR	I'd happily do that but would just be conscious of numbers. A group of 10 would be more manageable.
	PS	Perhaps we could have one representative from each group doing a walk around before the next forum.
	JR	3 to 4 weeks' notice would be good. I would be happy to chair that.
A.O.B FIRST HOMES TRIAL	JR	Homes England 'First Homes' Trial We've successfully achieved a First Homes very early trial, so we've got 11 properties which will have a 30% in perpetuity reduction on their open market value. An additional Deed of Variation is required.

A.O.B FORUM MEMBERSHIP; INCLUSION OF RESIDENTS	Cllr RB	Occupant of the Site It would be good to have a resident of the site as a member of this forum. Is there a resident's group that could have a representative on this forum?
	CM	Just to refresh the terms of reference of the group – in terms of the attendees – this is a developer's forum. There were concerns raised previously that the forum didn't turn into a resident's site forum. I would need to check the terms of reference to remind myself of the make-up of this group.
	PS	The Community Development Officer , previously Sophie Milton, would be the best go-between between a resident's group and this forum. Mark Hewer is currently recruiting to this role.
	MH	We have had interest in the post. We should be shortlisting next week and we would hope to have someone in the role by April. <i>[Anne Richardson is the new Community Development Officer, starting in post from 18th April. She will hopefully be able to attend future Forum].</i>
	Cllr JHby	I hope Persimmon will do as has been done on Kingsgrove and initiate a resident's forum. It's useful for people to integrate and get to know each other.
NEXT FORUM DATES 2022	PS	Thursday 9th June 2022 Friday 2nd September 2022 Thursday 24th November 2022

ACTION ITEMS		
INITIALS	TOPIC / TASK(S)	TARGET DATE
	GENERAL	
PS, CM, 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
	SPORTS PITCHES AND FACILITIES	
WJ, JR	To look at the fencing still erected at the end of the old Denchworth Road, and any temporary cabling that may still be down, following queries raised by FP .	Ideally by 30 th April 2022
	LOCAL CENTRE DEVELOPMENT BRIEF	
BH, CM	To compile details of Local Centre Development Brief for GADF members to provide feedback on. Ideally, Parish and Campaign Group to be notified of this and plans made public on the public Wellington Gate website. Co-ordination may be needed with new Community Development Officer . <i>[Anne Richardson is the new Community Development Officer, starting in post from 18th April. She will hopefully be able to attend future Forum].</i>	Ideally by 30 th April 2022
	S278 AGREEMENTS WORKS/ REALIGNMENT OF DENCHWORTH RD	
RM (OCC), WJ	To feedback to GDF Members, the results of the MV Kelly survey carried out in March, regarding the alignment of the road.	30 th April 2022
IM (OCC), WJ	To clarify to GDF Members (and public) the timings of the road works previously due to start in February, following concerns raised by GM and JM about how the works will impact schools and sports clubs.	Ideally by 30 th April 2022

JR, WJ, OCC	To discuss how the previous highway ARCO barrier, owned by the Parish Council and currently stored by MV Kelly, is to be reinstalled along a section of Denchworth Road, following GM and FPs queries.	Ideally by 30 th April 2022
FENCING GAPS ALONG DENCHWORTH ROAD		
JR, BH, CM, WJ, OCC	To confirm to GDF members what has been decided in respect of the public safety concerns raised by GM, Cllr JHby, FP and JR , surrounding the chosen boundary treatment along Denchworth Road and the gaps through to the busy main road.	Ideally by 30 th April 2022
WJ	In the interim, to erect temporary HETAS fencing in the gaps by the entrance gates, referred to by JR - whilst the above is discussed.	Ideally by 30 th April 2022
ACTIVE TRAVEL; CYCLE INFRASTRUCTURE		
BH, CM, JR, RM (OCC)	To confirm to GDF Members that the works Persimmon have agreed to do to the cycle lane(s) along Liberator Lane (e.g. increased cycle path markings, a solid white line), have been completed.	Ongoing
RM (OCC), WJ	To confirm to GDF Members; (a) the results of the independent safety audit undertaken of the 1.2m Newlands Drive cycle lanes; (b) whether any remedial works are proposed, or; (c) whether the cycle lanes will be removed, following the concerns raised by GW and previously, GS	Ideally 30 th April 2022
RANSOM STRIPS AND INFRASTRUCTURE PROVISION		
CM, FP	CM to meet with FP to discuss and clarify the reason(s) why the cycle lane and footpath along Denchworth road crosses over the road and does not continue along the Recreation ground side, following FPs observations that the cycle lane did not touch the ransom strip.	Ideally by 10 th June 2022
A.O.B FUTURE FORUM MEETINGS & SITE VISIT		
PS, GM	PS to contact GM to arrange potential date and time for next GDF meeting in person for members. This will be subject to other users of the Hall.	DONE
JR, PS	PS and JR to arrange site visit with representatives from each GDF group. Likely a group of 10.	Ongoing