

Planning

GROVE AIRFIELD

DEVELOPMENT FORUM MINUTES

02nd September 2022

MEETING DURATION: 11:00-12:40

LOCATION: Old Mill Hall, Grove, OX12 7LB

ATTENDEES (22)

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
- **Chris Minors** - Land & Planning Director

OXFORDSHIRE COUNTY COUNCIL

- **Ryan Moore** – Senior Engineer, Road Agreements
- **Ian Marshall** – Transport Development Control Principal Engineer

DEVELOPMENT FORUM MEMBERS

- **Cllr Ron Batstone**
- **Cllr Paul Barrow**
- **Graham Mundy** – Clerk, Grove Parish Council
- **June Stock** – Chair, Grove Parish Council
- **Frank Parnell** - Grove Parish Council
- **Anthony Harker** – Grove Parish Council
- **Daniel Rolfe** – Grove Parish Council
- **Julie Maberley** – Wantage and Grove Campaign Group
- **Sarah Shackleton** – Wantage Deanery (Oxford Diocese)
- **Hugh Rees** – Wantage Deanery (Oxford Diocese)
- **Gareth Smith** – HarBUG, Cycling UK Wantage

APOLOGIES

- **Cllr Jenny Hannaby**

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
WELLINGTON GATE & HOUSING OCCUPATIONS	BH	<i>Please also refer to Persimmon slides.</i> Occupations (as of Friday 26 August) 467 total occupations 338 market housing 129 affordable homes
	GS	Do the houses sell quickly?
	JR	Yes, there is good demand, as this is a popular area. There appear to be many people moving within Grove, as we've seen with the First Homes initiative.
	JM	Will you be approving any further housing before the delivery of infrastructure?
	PS	We are in constant discussion with Persimmon. We cannot withhold permissions, there is no scope for this within the current remit of planning regulations. The developer has accepted that a better approach needs to be taken when it comes to delivering infrastructure alongside the housing, and we will work with them on this.
	JR	Agreed. The resources are there, the will is there – and we want to correct this as we move this development forward.
	JM	It is just not being demonstrated.
SCHOOL PROVISION (Development Obligation)	BH	Primary School 1 has received planning permission (P21/V2959/RM) and is now under construction. The school is due to be opened in September 2023, in line with the s106 and the associated Deed of Variation.
	JR	This has been fraught with contractor issues. We had to renegotiate with contractors as a result of the current economic environment, but this is now resolved.
LEAP / MUGA (Development Obligation)	BH	Currently working to bring forward the second Local Equipment Area for Play (LEAP) and Multi-Use Games Area (MUGA), ahead of the s106 trigger. Through Anne Richardson , residents have highlighted that it would better to have a larger playground open.

SPORTS PITCHES AND FACILITIES (Development Obligation)	BH	Replacement Sports Pitch & Facilities Replacement sports pitch has been granted planning permission (P20/V1014/RM). Remedial works are currently being done. With the weather looking good, it is now time to get the grass sown and bedded in. Once that is done, Persimmon will serve the 60 day notice for inspection.
	JS	If it's going to take a few weeks for the grass to bed in, and then a 60 day notice period - are we looking at December?
	JR	Potentially – for the pitch itself. However, we are pushing on with the power and drainage installation, so we expect the facilities and car parking to be open and usable by autumn.
	JM	There's no point in that if the pitch isn't ready.
	JR	The facilities could be used alongside the existing pitches over the road.
	FP	We all have concerns about children crossing that road to use the facilities. The road is not safe, particularly at busy times.
	CM	We understand that. However, we wanted to highlight that, should the Parish Council wish to take on these facilities earlier, that is an option.
	DR	So we're talking about the new year for the pitch.
	JR	It will be weather dependent of course, the pitch looked pristine last year, but currently looks a little distressed.
	JS	I though Sport England rejected the pitch?
	JR	Remedial works to the pitch have been carried out in line with Sport England requirements and following a visit from an agronomist.
	JM	Additional New Sports Pitches Now that all of the issues have been ironed out with this pitch, it should be quicker to build the new pitches, right? The new pitches should be delivered before the 500 th occupation. So do I understand that there will be no more occupations until those pitches have been delivered?
	JR	The pre-application for the pitches has been submitted.

	JM	The initial pitch should have been delivered by 50 occupations, so Persimmon are not delivering this infrastructure in accordance with the occupation triggers.
	JR	Our intention is to deliver the facilities as quickly as possible, through the due process. The money is there, and we are looking to spend it to deliver the pitches as soon as we can. This is part of the reason we're bringing the LEAP and MUGA forward earlier.
ALLOTMENTS (Development Obligation)	BH	Progress on First Allotment Parcel Submission to be within Q3 of this year. The first allotment will be located near the access of Denchworth Road (0.9ha in size). The access will be west of the new alignment.
	JM	Weren't the allotments due by 500 occupations?
	BH	Yes
	JR	However, the allotments will involve a short construction time- subject to planning
PUBLIC OPEN SPACE (POS) (Development Obligation)	BH	The transfer of the open space parcels POS1 and POS2 is now up for discussion. Persimmon are happy to continue maintenance for now, and once it is less like a building site, there can be a handover.
	JR	POS3 is becoming more established with hard and soft landscaping laid out.
	FP	From a Parish Council perspective, it seems sensible to leave the POS with you until its finished
FIRST HOMES INITIATIVE	BH	On top of the provision of affordable housing, there are an additional 11 units (provided within parcel 3B), which form part of the Home England, First Homes Initiative. The units will have a 30% discount against market value, which will be applicable throughout the lifetime of the property. We now have 6 of these plots that have been reserved.

FENCE ALONG DENCHWORTH ROAD	BH	An application for a fence of increased height, along Denchworth Road, has been submitted (ref P22/V1729/FUL).
	GM	Is the stile that was previously removed along this stretch of the road going to be reinstalled?
	BH	The application involves the installation of a pedestrian gate.
	GM	Okay, please make sure that the kerb stone is lowered to accommodate the pedestrian gate, as there is a significant level difference from the tarmac.
ARCO BARRIER	JR	A small section of the ARCO barrier has been reinstalled, from the noticeboard on the corner, across the length of the lay by
	JM	Okay, but it needs to be installed the full length of the fence?
	JR	There has been no indication that the ARCO barrier is to be reinstalled along the whole fence. Following the realignment, a sizeable kerb has now been installed as part of the works
	FP	We've had difficulty in the past with joy riders, but appreciate that the kerb may dissuade people
	JM	Does Persimmon have the remaining ARCO barrier? It should be returned to the Parish Council.
	JR	The ARCO crash barrier has been retained and is currently in storage.
ACTIVE TRAVEL	BH	The Travel Plan Co-ordinator (Ben Maliphant) couldn't attend today, if there are any specific issues, please let us know and will pass these on to be actioned.
	Cllr RB	Wayfinding & Connectivity As part of active travel, I think it will be important to have signposting, for example to Old Mill Hall for events.

	DR	This is a really good point. If we're trying to improve connectivity and encourage active travel, wayfinding plays a key part in that. Perhaps we could have public art marking out key points/venues along the route. We should really discuss this altogether, rather than trying to address similar issues from a several different directions.
	JM	Yes signage would be good, for example having a sign or map up at a public event, or at the Sales Offices highlighting where you are relative to the local shops. It would be good to publicise walking routes and all of the local facilities we already have.
	AR	These are very good ideas.
	HR	We could have larger signs across the development saying "you are here" – similar to the ones on Crab Hill which show the cycle route between Drayton and Sutton Courtenay. There are also great examples showing the cycle routes from Abingdon to South Oxford along the Hanson Way.
	JM	This is definitely worth exploring as part of an active travel plan.
	JR	I'm certain we would be happy to support that – we would need some help with the graphics, but I'm sure we could do something similar.
	DR	We could work together to create some that may be artier, and others more functional.
S278 WORKS & OTHER ROAD WORKS (Development Obligation)	GS	Seeking clarity on what off-site works are to be delivered by 500 occupations as stated in the Travel Plan.
	SS (Per)	Works have been submitted to OCC. We will check this against the travel plan, but we also know that we need to submit a noise survey.
	RM (OCC)	Seb and Ryan to discuss.
	JS	Roundabout Works When are the Mably Road/Roundabout works due to finish? There have been real problems with the traffic lights. They seem to be timed but not to demand.

	SS (Per)	16 September 2022
	GM	There is due to be overnight closure along Denchworth Road 7-10 September for resurfacing in two parts: Canal Court to Roundabout and Mably Way Roundabout to the junction at Recreation Lane.
	GM	Lighting Columns along Denchworth Road Why is there still a lot of visible orange cabling coming out from the lighting columns along the realigned Denchworth Road?
	JR	The current supply to the lights is temporary, once the roundabout works are completed, they will be connected properly.
CYCLE INFRA-STRUCTURE	RM (OCC)	Cycle Lane Widths (Newlands Drive) The Road Safety Audit (carried out independently for Persimmon) did not raise any issues. Ryan to discuss options with Persimmon and the active travel lead from OCC. Will explore whether we are better off without any cycle lanes rather than the current narrow paths or if there are any other options. I am currently in discussion with Seb Spiller and Wayne Jones to see what can be done
	RM (OCC)	Initially, no cycle lane provision was planned (roughly 5 years ago). Persimmon then put the lines in. The cycle lanes should have measured 1.5 metres in width, but due to an error in the topographical survey, the lanes measure 1.2 metres in width. What has been implemented has been classed as safe but appreciate that it is not practical. We will explore what can be done, for example; <ul style="list-style-type: none"> ▪ removing the cycle lanes ▪ removing the centre lane ▪ cycle signs/stamps in the centre of the road
		The Road Safety Audit – including the audit brief and drawings were undertaken by an independent assessor employed by Persimmon. The cycle lanes were surveyed over the course of the day and night and have been deemed safe.
	GS	Can we see the Road Safety Audit please?
	RM (OCC)	Permission will be needed from Persimmon to release the document as it not owned by us. With

		their permission, I can send round the Road Safety Audit.
	JR	Parking on Cycle Lanes We did do a mail drop to the neighbourhood, raising awareness about the cycle lanes, and not parking on them.
	PS	Has there been a noticeable difference?
	JR	There appears to have been an improvement when we've done spot checks during the day – although perhaps 17:30 would be the better time to do these.
COMMUNITY DEVELOPMENT	AR	Community development is something that takes years in the making. I collate the queries and concerns that are brought to me by the community, and I relay these to Persimmon, seeking solutions.
	BH	For example, Anne received a lot of queries about the play parks across the site, so we have sought to bring forward the second LEAP and the MUGA ahead of the S106 trigger.
	AR	Yes, it was good that Persimmon reacted to that. Another main concern was speeding along the main road. So, we are looking to install 20 MPH speed signage.
		We have arranged a Meet and Mingle next Friday (9 September 2022) [<i>unfortunately this was cancelled due to the national period of mourning. This has been rearranged to Friday 18 November</i>], where we've invited local people and local organisations to come along and find out what's happening in the area. This includes Persimmon who will have a stall with boards to engage the community.
	Another point of concern is litter – specifically dog poo. Residents have nicknamed one particular path "poo alley". We are looking into whether Persimmon could install a bin here, or whether we could secure a community bin here.	
	For information, other queries I have received surround the allotments, the installation of an outdoor library, and whether the development could have a Community Safety Officer to address anti-social behaviour. I am also looking to follow up on some ideas;	

		<p>(a) Food Van - getting a food van to visit the development regularly, which might be nice for residents and construction workers on site. Appreciate that a separate licence may be needed. Would planning permission be needed?</p>
	PF	That would depend on frequency and location of the van, for example whether the van would be set in one place. If it became a regular pitch, planning permission might be required.
	JS	“The Munchie Van” does this already. I think they do a round from about 10ish, which is helpful for lunchtime.
	AR	Perhaps another van in the evenings may work
	JM	I’m sure the Fish & Chip van still stops in Charlton, and there is also the kebab van that stops in the layby by the football pitches.
	AR	Okay, thank you for letting me know about these, this is helpful. Other ideas involve;
		<p>(b) A Partner’s Network A smaller group (maybe 6 to 8 individuals), meeting monthly to discuss day-to-day issues. This concept is working well on the Kingsgrove site. I can represent the residents, so it would be good to involve representatives from key stakeholder groups such as; Grove PC; Persimmon; Local Schools; Local Church. The meetings could also involve a guest speaker to discuss particular issues – I believe that this would add momentum, as these [Grove Development Forum] meetings are only held a few times a year.</p>
		<p>(c) Launch of Commuted Sum in lieu of Temporary Community Facility We’re currently figuring out administration and how it’s going to be used, and by whom. For example, toddler’s groups / Resident’s meetings/ non-profit organisation events. We are aiming to hold a soft launch next week, and this has been discussed with Graham Mundy.</p>
		<p>(d) Resident’s Association We are starting the process of working out how we set this up and run it. Having the space to meet is really key.</p>
A.O.B SECTION OF TARMAC	FP	Sorry I’m not sure the minutes captured this properly last time. Where Denchworth Road meets Recreation Lane – near where the bus stop is being installed, there still appears to be a lot of

ALONG REC. LANE		gravel on the floor, with a top surfacing of tarmac missing. Could this be looked into please.
	BH	Yes.
NEXT FORUM DATES 2022	PS	Thursday 24 November 2022 (13:30) at The Old Mill Hall

ACTION ITEMS		
INITIALS	TOPIC / TASK(S)	TARGET DATE
	GENERAL	
PS, CM, BH	PowerPoint slides to be circulated, with minutes	DONE
PS	To confirm dates and timings for next GDF forums [2023 dates TBC, hopefully confirmed at November's Forum]	24 November
	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
	ACTIVE TRAVEL	
AR, JR, DR, JS	To explore the creation and installation of maps and/or public art pieces which aid wayfinding around/across the development and publicise walking/ cycling routes and local facilities	Ideally to provide update by 24 November 2022
	ACTIVE TRAVEL; CYCLE INFRASTRUCTURE	
BH, JR, RM (OCC)	Persimmon to confirm in writing that they are happy for the Road Safety Audit (RSA) to be circulated to members. [Awaiting confirmation from Persimmon for circulation of RSA]	24 November 2022
RM (OCC), WJ, SS (Per)	To confirm to GDF Members what remedial works are proposed to the Newlands Drive cycle lanes and/or road to improve practical use, or whether the cycle lanes will be removed, following the concerns raised by GS and DR	Ideally to provide update by 24 November 2022
	S278 AGREEMENTS WORKS/ REALIGNMENT OF DENCHWORTH RD	
RM (OCC), SS (Per)	To provide update on off-site highway works being undertaken in relation to 500 th occupation trigger, in relation to comments raised by GS , referencing the contents of the travel plan	Ideally to provide update by 24 November 2022

GRAVELLED / UNTARMACKED AREA. RECREATION LANE		
BH, WJ, JR	To investigate area of gravel left untarmacked near junction of Denchworth Road and Recreation Lane. To confirm to GDF members that this has been resolved, following concerns raised by FP	Ideally to provide update by 24 November 2022
LOCAL CENTRE DEVELOPMENT BRIEF		
BH, JR, AR	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.	Ideally to provide update by 24 November 2022