

Planning
GROVE AIRFIELD
DEVELOPMENT FORUM MINUTES
24 November 2022

MEETING DURATION: 13:30-15:30

LOCATION: Old Mill Hall, Grove, OX12 7LB

ATTENDEES (17)

VOWHDC

- **Paula Fox** – Development Manager (Large Sites)
- **Penny Silverwood** – Principal Major Applications Officer
- **Lauren Davies** – Assistant Planning Officer (minutes)
- **Anne Richardson** – Community Development Officer

APPLICANT AND DEVELOPER TEAM (PERSIMMON)

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

OXFORDSHIRE COUNTY COUNCIL

- **Ryan Moore** – Senior Engineer, Road Agreements

DEVELOPMENT FORUM MEMBERS

- **Cllr Andrew Crawford**
- **Graham Mundy** – Clerk, Grove Parish Council
- **June Stock** – Chair, Grove Parish Council
- **Frank Parnell** - 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**
- **Julie Perrin** - Infrastructure Implementation Officer

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
DEVELOPER UPDATE PROGRESS REPORT	BH	<p><i>Please also refer to Persimmon slides.</i></p> <p>Occupations (as of Thursday 24 November) 496 total occupations</p>
	BH	<p>The Runway LEAP has been completed from P3 to P4 (as shown on slides)</p> <p>Primary School 1 has been approved and currently being built out, with completion due in September 2023.</p> <p>Discharge of condition for Grove Local Centre Development Brief to be submitted to the council in January 2023, dependent upon feedback from consultation.</p> <p>The application for the remaining pitches will also combine the neighbourhood equipped area of play (NEAP), multi-use games area (MUGA) and adjoining open space, this will follow conclusion of the current pre-application advice for the pitches.</p> <p>Remedial works to the first pitch are complete and connections to the changing facilities are due imminently. Looking to serve the 60-day notice period in the new year for inspection of the pitch and facilities and then handover will follow.</p> <p>The allotment application is due to be submitted next week (w/c 28 November) – this will include 2 parcels of land totalling 0.9ha with a variety in plot sizes suitable for sub-division so the Parish can use how they wish. There will be raised beds for wheelchair access and use, and disabled parking spaces.</p>
OTHER MATTERS	BH	<p>The fence on Denchworth Road – will be erected once approval of current application.</p> <p>Public open space handover – POS3 due to be sufficiently planted and bedded in by the new</p>

		<p>year, with intention to transfer second half of 2023 to allow time for growth and inspection.</p> <p>POS2 will connect to pitches with NEAP.</p> <p>Intention to transfer all this open space together once complete so that responsibility for remedial work and maintenance remains with Persimmon, not the Parish. We can revisit these matters in the next forum meeting and happy to consider this on a rolling basis.</p>
UPDATE ON TARMACING – FOOTPATH TO THE NORTH OF LAYBY	WJ	Tarmac has been laid in accordance with the approved S278 plan and has been subject to a road safety audit.
	GM	On the ground, it encourages people to head to the right, not towards a crossing so is a potential safety issue. An easy fix would be to straighten the line of the fence
	JR	A common-sense approach is required, Persimmon will review and look at what remedial works can be done to improve the situation.
ROADWORKS AT AEROPLANE ROUNDABOUT	WJ	Tarmacking works should have been finished yesterday (23 November), temporary traffic lights gone, signage complete and there will be a final road safety audit on 29 November – the majority of the works are now complete but there may be minor snags required.
	FP	The 'keep left' signs from islands on Denchworth Road have gone
	JR	I believe these had been vandalised – the construction manager is looking to get them replaced, in which they will be firmly fixed in the ground. The knee rail has been replaced in the layby.
	SS (Wantage Deanery)	The quality of the cycle path on the left by layby is poor; it's a very bumpy surface which is unpleasant to cycle on
	RM	I will take a look at that during my visit on Tuesday 29 November
	JS	Recreation Lane opposite the bus stop has not been tarmacked yet

	SS (Persimmon Technical Director)	Thought it had been done, will take another look.
	JS	Temporary lights have gone, thank you
	JR	Permanent lighting has been installed
ROAD SAFETY AUDIT FOR NEWLANDS DRIVE CYCLE PATHS	GS	The RSA provided doesn't mention cycle lanes – there's a lot of detail about pedestrians paving etc but surprised it didn't mention cycle lanes specifically. There was a lot of detail about tactile paving and pedestrian crossing points but they haven't changed – what is the procedure from safety audit to implementation?
	RM	The safety audit will be sent to a designer which will accept or reject the auditor's recommendation – it is then sent to OCC, and we will begin remedial works – I believe this has now been done. Will ask auditor to review Newlands Drive cycle markings again to see if there are any recommendations Will also speak to the active travel engineer, provide measurements to him and follow up with discussions to improve the quality of the route.
DELIVERY OF INFRASTRUC- TURE	JM	By 500 occupations the allotments and pitches should have been provided and the open space transferred
	BH	We are working to meet the requirements of the S106 agreement as soon as possible and are trying to streamline the process in the future The allotments are going to be quicker to construct than the football pitches.
	BH	Have been preparing the soil for when the pitches are approved so that it can hopefully be a quicker construction period. We are looking to get ahead on other requirements e.g. the NEAP and MUGA and looking to rectify delays.

	JR	The open space is open to be used, but Persimmon have maintained liability in case of remedial works required
	GS	In the last meeting we discussed the highway improvements to the crossing of Brewerton Drive and shared path along Mably Way?
	RM	Yes so, we have since received some additional information and fees have been calculated. We are just awaiting Persimmon to make payment and then this will be allocated.
	WJ	Don't think we've had the fee request? Ryan Moore to check and re-send emails to Persimmon
	GS	Querying if S278 plans are made public on Vale website
	PS	No they aren't
	RM	The proposed crossings will be subject to public consultation via OCC website, so members of the public will have the opportunity to have a look and comment and will also be published in the Herald newspaper. Ryan to let Penny know when a consultation is live, and Penny will circulate to the Forum.
	PS	Ryan is there a notification or mailing list option for OCC?
	RM	Unsure as it's a different team who deal with it but will ask and find out.
DRAFT LOCAL CENTRE DEVELOPMENT BRIEF	WJ	The development brief has been circulated to everybody – the document highlights the vision of local centre for a high-quality development providing range of uses. Designed to integrate Grove and wider context therefore providing local facilities. Document objectives – the intention is it will be used by designers and planners to ensure that the scheme has met quality thresholds, high quality development, and provide continuity, consistency and quality of the site. The local centre is shown in northeast corner (shown on plan). Development parameters – it identifies what is intended within the local centre – to the southeast corner is the extra care facility which

		at present includes the Health and Wellbeing Centre integrated into the building as required by the S106.
		We have been approached by OCC as to whether the centre could be provided as a standalone building instead of sharing facilities. We had a look and with the space we've got we're unable to provide a standalone building with garden area and parking – it is proving too much of a challenge to find a location which would allow extra care facility and a separate resource centre.
	JR	WJ done a lot of work to try and get it to work but couldn't pull it together to get two separate buildings
	WJ	We are content that the building size accommodated would provide 80 units, but we are trying to engage with OCC for response on parking but no further updates on that at present on what they require
	PS	I have forwarded this consultation onto OCC property team and am awaiting comments, hopefully prior to submission of the condition discharge application.
	WJ	We will submit on the basis that it's still incorporated and can review if OCC's position changes.
	AC	Querying OCC parking requirements for care homes
	RM	We do have a new parking policy but I am unable to comment as it is not my remit
	PS	Yes, there are new parking standards for extra care facilities. New parking standards to be circulated with the minutes.
	AC	Can I ask what the health and wellbeing centre is, what does it house?
	PS	It is required by the S106 as a drop-in day centre where you can get support in all areas of wellbeing - for adults with disabilities for example
	JM	It may have social prescribers and people who are employed by Age Concern on behalf of OCC to provide advice to the general public
	AC	Will this include any involvement from the NHS or just OCC social services?

	PS	Just OCC social services I think but not 100% on that - the requirement has come in from the OCC social services team
	WJ	Parking for the community hub will be shared with the local centre but with some dedicated to the community hub as per S106 requirements.
	SS (Wantage Deanery)	A central parking area as shown is opposed to because it will create a high traffic unattractive central area
	WJ	<p>Could have parking off of the main street but were trying to create a green square in front of the community hub to create a nice vista as you move along the road.</p> <p>There is an option to flip the green space in front of shops with parking closer to the road</p>
	SS (Wantage Deanery)	Pedestrianisation of Wantage market place is being considered to create a better atmosphere, the same concept should be considered here. Instead of green space could have a pedestrianised area so that cafes can spill out and it can be a flexible usable space.
	JM	Keen to see a layout which facilitates café culture
	WJ	Welcome comments to be reviewed and considered
	WJ	<p>The local centre buildings will be marketed for use classes as set out in the outline permission: A1 A2 A3 A4 A5 B1 C2 D1 D2.</p> <p>The marketing is an 18-month period – if there is no interest in 12 months then we will discuss with the council about other uses and change the use if required. If after 18 months there is no success with marketing, then will have discussions on the requirement of the S106.</p> <p>We will hopefully get a local shop like Tesco express for example which will then bring further uses into the centre</p>
	JM	What's the difference between the two retail areas on map?
	WJ	There is no difference – the blue retail area indicates the main store which will attract others i.e. Tesco or Co-op
	FP	How many parking spaces will be provided?
	SS (Persimmon)	This has not been confirmed at present – but we will provide appropriate parking for the area, based on OCC standards

	Technical Director)	
	AR	Just a suggestion - is there any way some of that area of land (where community hub is proposed) can be a central meeting place in the meantime?
	JR	This wouldn't be available for a long time, definitely not by next summer as it is part of the construction site at the moment
	JM	So the school will be in middle of a construction area for a while?
	JR	Yes in the first couple of years of its life it will be
	GM	Who will manage the central parking area, the parish or a management company?
	JR	Generally, we put the management of hard standing car parks with the building use tenants but this can be discussed further with the Parish
	WJ	Parking area to the rear of retail units is for residential units above the shops
	WJ	The main retail store would be serviced from the rear with its own yard – the remaining areas depend on what uses go in which is dependent upon the marketing exercise. Small retail units like this are usually serviced from the front and offices wouldn't need servicing. We may have to have discussion about the layout of that but can't until marketing of the units takes place
	GM	The current small Tesco express (in Grove) deliveries are dangerous and blocking the road
	JS	Is there the possibility of one of those being a pub? If so this will require access for barrels and bulky deliveries
	PS	A pub is a potential use as set out in the outline permission; this current document is quite generalised until the marketing exercise confirms uses. Reserved matters applications will provide full details on servicing for uses.
	JM	What size are the retail units roughly?
	WJ	Generally, a minimum of 100sqm for a small shop, maximum 500sqm for larger store but these can be split depending on required uses.
BUS ROUTE	WJ	The bus route is along the main spine road to the west with bus stops allowing users to walk through to local centre

	PS	The bus route was fixed at outline stage to serve both the local centre and the wider residential site – having it located along the spine road serves both of these adequately
	JM	Could have the community hub at the other end of the local centre to be closer to the nearest bus stop. Should be encouraging people to use buses more as well as facilitating those with limited mobility
	GS	I find it surprising that this area isn't right by the bus service – this is encouraging traffic in front of the primary school
	SS (Persimmon Technical Director)	The spine sits in the middle of the site
	JM	That's why I expect the community hub to be closer to the middle of the site
	PS	These comments can feed in to the consultation so make sure you get your responses in to be considered – anything more detailed or specific should be written in
	WJ	Please provide written comments and feedback by next week
	FP	I'd like to know the timetable for the local centre
	PS	That depends on a lot of factors – the wording of the S106 in terms of the local centre is reliant upon the marketing exercise. The land is required to be marketed before 500 occupations which is very soon.
	WJ	Following consultation on the draft we can consider comments ahead of making submission in January and once approved can start the marketing exercise.
	FP	How long will the application take?
	PS	A discharge of conditions application is 8 weeks and approval is subject to consultation comments and potential amendments
	FP	So looking at after Easter for approval perhaps and the marketing will follow this?
	WJ	Yes, we will start the 18-month marketing period in April/May all being well – the commercial marketing agents will make local shops aware of the opportunity
	PS	There is a requirement in the S106 for Persimmon to keep us updated on the marketing progress

	SS (Wantage Deanery)	Is the community hub part of discussion with the application?
	JR	No its separate - once the general arrangement is confirmed that's when we can work on a detailed application for the community hub
	AR	Is there an opportunity in the spring to involve the community a bit more? Especially for the local centre element. I would like to put forward the idea to engage residents, clubs, councils etc
	WJ	Spring might be a bit short – the community hub wouldn't be implemented for 5/6 years yet
	AR	I just want to make sure I'm representing the views of the community
	PS	<p>People can comment on the DIS application for the local centre development brief once submitted, even though there is no formal statutory consultation</p> <p>We only consult technical officers as there is no requirement to consult the parish or neighbours, but anyone can comment if they want to</p>
	AR	Can we encourage people to comment and be aware of the proposals?
	PS	Opportunity to highlight the consultation on the draft development brief now via Facebook and the Wellington Gate website
	GM	The minutes of this Forum will go on our website for people to comment
	BH	A deadline for comments 12 th December would be acceptable
	AR	Is there a comment box on the website page?
	BH	I can take a look at that to try and get one put on there – I'm happy to have a sit down with AR to look at all comments
REPORT ON MEET AND MINGLE SESSION	AR	<p>A couple dozen groups came and had really good feedback and ideas. Some feedback that everyone is keen to have more communication i.e. a newsletter to keep people informed.</p> <p>There are still issues with the swing at play park which has been broken since the summer</p>
	JR	We will get that sorted
	AR	There are a lot of cats on the site – the RSPCA area manager wants to hold an event to spay cats.

		A cat was sadly run over recently by a JCB truck so people are concerned about the speed of trucks sticking to the speed limit
	JR	We will remind the workforce of appropriate speeds around the area
	FP	I have noticed mud on the road is currently getting worse – don't know how well the road sweeping works?
	JR	We have spot checked today and they seem to be immaculate – it is hard at this time of year to keep on top of it. The preparation for the sports pitches is now finished so there will not be as many plant movements in and out of the site
NEXT FORUM DATES 2023	PS	Friday 17 February 10am Thursday 25 May 1.30pm Thursday 17 August 1.30pm Thursday 16 November 1.30pm

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: Friday 17 February 10am Thursday 25 May 1.30pm Thursday 17 August 1.30pm Thursday 16 November 1.30pm	DONE
	S278 highway improvements along Mably Way	
RM	To re-send emails to Persimmon regarding S278 fee and additional information for highway improvements along Mably Way and crossing of Brewerton Drive	9 January
	OCC Public Consultations	
RM	To investigate whether there is a mailing list to be notified of consultations in the local area	9 January
	OCC Parking standards	
PS	To circulate new parking standards with minutes	DONE