

Planning

GROVE AIRFIELD

DEVELOPMENT FORUM MINUTES

Friday 26th February 2021

MEETING DURATION: 10:00am – 11:00am

LOCATION: Virtual, Microsoft Teams

ATTENDEES (20)

VOWHDC

- **Paula Fox** – Development Manager (Large Sites)
- **Penny Silverwood** – Principal Planning Officer (Majors)
- **Katherine Canavan** – Senior Planning Officer (Majors)
- **Sophie Milton** - Community Development Officer (Wantage & Grove)

APPLICANT AND DEVELOPER TEAM (PERSIMMON)

- **Samuel Garland** - Planner
- **James Proyer** – Senior Planner

OXFORDSHIRE COUNTY COUNCIL

- **Sarah Steere-Smith** – Strategic Planner (on behalf of Road Agreements)
- **Shamira Nakimbawe** – Planning Obligations Officer

DEVELOPMENT FORUM MEMBERS

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

***This virtual meeting was recorded, with the permission of all attendees.
The following is a written summary of the topics discussed.***

TOPIC	INITIALS	COMMENTS MADE
<p>PERSIMMON PROGRESS OVERVIEW</p> <p>WELLINGTON GATE</p>	<p>SG</p>	<p><i>Please also refer to slides.</i></p> <p>Occupations (to date) 234 total occupations; 177 private occupations 57 affordable occupations</p> <p>Persimmon Phase I (191 units) – Approved and substantially completed.</p> <p>Persimmon Phase 2 (119 units) - Approved and under construction.</p> <p>Charles Church I (55 units) – Approved and substantially completed.</p> <p>Charles Church 2 (23 units) – Approved, and under construction.</p> <p>Persimmon Phase 3a (33 units) - Approved permission ref. P19/V2567/RM. Set to commence in the near future in terms of ground works and site clearance.</p> <p>Persimmon Phase 3b (169 units) Application ref. P20/V2994/RM. A mix of Charles Church and Persimmon properties. This parcel is adjacent to Primary School 2 and will incorporate public open space part of the runway corridor. Have received the first round of public consultation on this.</p> <p>Future Application: New Charles Church Working on a new phase of CC, which will sit above Primary School 1. This won't be a large site, approx. 20-30 dwellings. We are looking to submit an application in the summer.</p>
<p>PERSIMMON PROGRESS OVERVIEW</p> <p>NORTH-WEST GROVE</p>	<p>SG</p>	<p>Outline Application Submitted This is the site sitting directly above the Grove Airfield, adjacent to Denchworth Road. Submitted in November 2020. The development will consist of residential, associated infrastructure and public open space, with the potential delivery of a primary school. Consultation comments received are being reviewed.</p>

	JM	The Grove Northern Link Road It was my understanding that the Grove Northern Link Road should be completed by 1500 houses. The application for North Grove is in, so how will you ensure that the road is completed before you start building those houses.
	SG	It is anticipated that the North Grove application will take some time to come to a resolution. There is an option to tie in the obligation regarding the link road to the North Grove site if need be.
	JP	The additional application at North Grove won't affect the triggers already established on the Airfield permission. Consultees will consider the transport impact of North Grove alongside infrastructure provision.
	HR	Is the North Grove application due to be determined in 3-6 months would you say?
	JP	Roughly.
TEMPORARY COMMUNITY FACILITY	SG	Deed of Variation currently in Review Persimmon are finalising the Financial Contributions to enable the Parish to rent the meeting space as and when needed. Persimmon is in receipt of the revised Deed of Variation of the Section 106, which is in the process of being reviewed.
SPORTS PITCHES	SG	Replacement Sports Pitch Revised application submitted in November 2020. An Agronomist was instructed to assess the pitch specification and its maintenance in the future. Following this, Persimmon are now in the process of revising the pitch specification and management documents suitably. Next Sports Pitches Due to be delivered by 500 occupations. Pitches will comprise of a training pitch, junior pitch, senior pitch and smaller pitch (Type C). Persimmon will be entering into discussions with the relevant parties and are looking to submit a Reserved Matters application within the next 8 weeks.
	GM	Pitch Size

		What is the size (in metres) of the proposed training pitch in Phase 2 of the pitches?
	SG	I believe that it is the size of a junior pitch, but we will get back to you on that.
	DR	Bedding of the Sports Pitches I would like to follow up on this from the last Development Forum. The Parish had differing advice from experts on how long this will take. The timeframe of April/May 2021 is very soon. Has this been sorted?
	PS	As part of the Sports Pitch application, we have instructed a Sports Surface Specialist who has provided a detail consultation response on Persimmon's construction and management plan submitted for the pitches. I need to discuss the findings of his report further to secure appropriate amendments. Once we've got a construction plan from Persimmon that Sport England and the SS Specialist are happy with, I will set up a meeting with the Parish and Grove Challengers to make sure that both are comfortable with the responsibilities that will come. The report is very specific in respect of the construction and future maintenance. The added difficulty is that the pitch is already constructed, so amendments are more difficult. I will need to discuss this fully with the SS Specialist, before discussing with Persimmon.
LOCAL CENTRE DEVELOPMENT BRIEF	SG	S106 Obligation: Development Brief This needs to be submitted prior to 250 occupations, and the land is required to be marketed by the 500 th occupation. Looking to submit this document within the next 8-12 weeks. It is Persimmon's intention to enter into consultation with OCC, VOWHDC and the Parish Council, in respect of the format of this area, via meetings, emails, or via the website. Draft plans due to be drawn up in the next 2-3 weeks.
	JM	Could you let us know when this consultation starts? The Campaign Group was not involved in the pre-app consultation for North Grove. It would be good to be informed.



	SG	Yes absolutely. No pre-application enquiry has been submitted to VOWHDC. Consultation on this can be undertaken by any means necessary. Once the draft plans for the area have been received, they will be emailed out to as many as possible and put on the Wellington Gate website.
PRIMARY SCHOOLS	SG	Primary School 1: Development Brief OCC and Persimmon have agreed a transfer date of the 14 th June 2023, in terms of having it constructed and ready-to-go. The Primary School Development Brief is being finalised, inclusive of the boundaries and access points.
	JM	Could you let us know when the consultation on the Primary School starts?
	SG	This will be a formal consultation process on a Discharge of condition application to be submitted with the district council. If any updates are made to this, we can send documents over.
	HR	Size of Primary School You mentioned a third Primary School on the North Grove site, have you got any vague indications on the size of that?
	SG	We are allocating 2.2 hectares of the application development site, to deliver that Primary School, in accordance with Council standards. Similar to what is being delivered on the Airfield.
	HR	Apologies, I meant pupils rather than area.
	JP	Prior to submitting this application, it was difficult to establish that exactly. It is not clear whether the North Grove site would be required to deliver a school. We have shown an area for a potential school, and the application process will determine whether that school is required. We have tried to plan for it if it is required. We have not been through OCCs comments in detail yet. We hope to have a better idea come the next Forum Meeting.

	GS	Just to clarify, the Primary School proposed as part of the North Grove application is not a replacement for a school on the Airfield site?
	JP	The North Grove Primary School is potentially additional.
	GS	Access to Secondary School The link to the pitches off the southern link road, which is being built now, will that also be the access into the secondary school? For pupils coming up from the south, from Wantage? Otherwise they would have to go up and round, looking at it from a cycling and safety perspective.
	SG	No, that access road is designed to facilitate the pavilion, changing room facilities and the sports pitches. We would need to bottom out this potential access issue nearer the time the school is to be delivered.
THE 278 AGREEMENT WORKS AND THE REALIGNMENT OF DENCHWORTH ROAD	SG	278 Agreement Works The Denchworth Road/ Cane Lane Section 278 works are currently underway. Works are expected to be complete by this summer, 2021. This section of Denchworth road is currently open [<i>please see page 13 of presentation slides</i>], however it will need to be closed for a period of time, in line with the approved Traffic Management Scheme.
	GM	Size of Junction Entrance As you are coming from Wantage, where you turn left to the new sport pitches – that turning is only 5.5 metres wide. Whereas the rest of the carriageways along that section are 6.5 metres wide. Surely the turning into a junction needs to be just as wide as the carriageway?
	SG	I will need to pose this to a technical colleague. The design of this would have been agreed via a section 38 or 278 agreement, including tracking and visibility. I will come back to you on this.
	GS	The shared path crosses that entrance, so there is some interest from an active travel point of view to keeping it narrow and slow.


	<p>Cllr JH</p>	<p>Securing an Adequate Cycle Path At the county meeting discussing a 30mph speed limit proposal for motor vehicles, to protect Cane Lane, it was minuted that some residents would like to see a 20pmh limit, but concerns from the police were raised regarding going from 50mph to 30mph.</p> <p>One of the things that arose from this meeting is that I don't think we have a cycleway in addition to the existing pathway along this section of road?</p> <p>Could we widen the path to make it at least 3 metres, to make sure it's adequate – it is used by a lot of families and school children. Ryan Moore was the OCC officer I was in touch with about this. Could we work with the County on this, to improve active travel? What are the plans for this section?</p>
	<p>FP</p>	<p>There is a plan originally to provide a cycle path along the side, and they have actually dug up a section of Wasbrough Field to provide that. It's quite wide – although I haven't seen a full plan of it. The dug area goes all the way down to the aeroplane roundabout, so there must be something about to be done there. A cycle /foot path separate from the road was shown on the plan really early on.</p>
	<p>Cllr JH</p>	<p>Maybe I don't have the right plan, but I just want to make sure that we've got it, so we don't lose that opportunity.</p>
	<p>SG/ JP</p>	<p>We will need to clarify what has been approved here with a technical colleague, and come back to you.</p>
	<p>FP</p>	<p>Could it also be noted that the Parish Council mentioned as part of that consultation to OCC that, by that T-Junction where it comes in from Brereton Drive - there should be a crossing to allow people to cross the new Denchworth Road. We wanted to make sure that there is a safe crossing between the two sports areas.</p>

	Cllr JH	This wasn't part of the application, and there is a funding issue. It hasn't been lost on us – Cllr Jane Hanna did mention it at the consultation meeting yesterday.
	Cllr JH	Mud on the Road & Site Management Recently there has been a spate of mud on the roads coming from the Business Park area, which is regrettable. Two days ago there were big clogs of mud on the road. This issue is known and it is not acceptable. We have asked for wheel washes, so I'm not sure what the Site Manager is doing. It's irritating to the residents. I have tried to make contact with the enforcement officer regarding this.
	SG	Thank you for your comments and appreciate that it is unacceptable. There is a Construction Management plan in place that requires wheel washing facilities are installed, to ensure that mud is not dispersed on the road. We have been undertaking groundworks, unfortunately during a particularly rainy period, and it will be a case of relaying this back to the Site Manager.
	PF	This will be noted. Also noted is that Graham Mundy has advised that road sweepers have been spotted recently.
	SN (OCC)	Planning Obligations vs. Occupations Just to confirm to Samuel (Persimmon) that I do have the planning obligation and occupations schedule - I'll have that sent to you by the end of the day.
ACTIVE TRAVEL & THE TRAVEL PLAN CO-ORDINATOR	Cllr RB	The Travel Plan refers to a 'Travel Plan Coordinator', who looks at monitoring, implementation. Has a Travel Plan Coordinator been appointed? If not, when?
	SG	Yes, a Travel Plan Coordinator [Ben Maliphant , WYG Consultancy, <i>from 23/10/2020 GDF minutes</i>] has been appointed for the Airfield site. They have put together a travel information pack for residents. 200 copies were sent out in January.

	<p>They are currently in the process of developing a Travel Information website, which is being reviewed and is hoping to be published in the next few weeks. The Co-ordinator will be in place for the next 10 years.</p>
<p>Cllr RB</p>	<p>It would be good to have them come to one of these meetings given the number of travel-related issues we have been discussing. It would be good to have a single point of contact.</p>
<p>GS</p>	<p>Cycleway along Southern Link Road In terms of active travel along the southern link road and the aeroplane roundabout - where the dual cycle-foot path crosses the road, on the plans that I've seen the path is only 2.5 metres wide - the bicycle refuge does not seem wide enough to take a bicycle on the road crossing. A bicycle refuge should be the same width as a pedestrian refuge.</p> <p>Wider Impacts of Roundabout Improv. I wanted to flag that the planned improvements to the aeroplane roundabout will see the roundabout able to take more traffic which means the traffic will be faster. At peak times with school children this could be dangerous and needs to be revisited. We could discuss this at a dedicated active travel meeting.</p> <p>Parking on the Cycleway, Liberator Lane I would like to raise the hybrid cycle infrastructure that has been implemented along Liberator Lane. The cycle tracks are 1.5 metres wide, separate from the pedestrian path and have priority over adjoining roads which is brilliant.</p> <p>However, the cycle lane is also used as car parking, which makes it useless for cyclists. Could the green verge between the cycle and pedestrian provision be moved between the cycle track and the road?</p>

		
	PS	<p>Thank you Gareth, I have raised this with Will Pedley and Michael Deadman at OCC. We will consider what can be done.</p>
	GS	<p>Additionally, the sloping side of the cycle lane, which has a sloped kerb, has a vertical bit where you see the snow collected. This kerb lip catches bicycle tyres and there is concern about the implementation of that kerb.</p> 
	SG	<p>The image showing the western boundary of the development, shows that the path itself does not appear to have any markings that indicate that this is a cycle path, other than a slightly raised kerb.</p> <p>We are obligated to continue this cycle lane through the Persimmon Parcel 2 development, and with the works to be undertaken on this in the future, this is certainly something we can improve. Perhaps we make the cycle path flush with the road surface and improve the markings.</p>
	GS	<p>There are already cycle markings on the surface. Looking at the specs, there is a suggestion that there needs to be an increased height difference between the cycle lane and the road?</p>

	SG	The height of the kerb could be related to the ground levels. We will look at this. Having a shallow kerb there perhaps indicates to people who don't know the site that you can park your car there as a visitor, so something we will look at.
	JP	This is something we will need to tackle with OCC. Your suggestion of having the verge on the other side of the cycle path is a valid one as we have done this on other sites. We will take this away, as we need to look at what has been agreed.
	JM	Active Travel as an Agenda Item We did agree at the last forum that active travel would be a separate agenda item at all future meetings, can we have that on the agenda in future?
	PS	When the invitations were sent out it was clarified that active travel wouldn't feature in today's Forum. There are complex issues around active travel that will involve discussions between VOWHDC, Persimmon and OCC inclusive of legal opinions. These issues will need to be addressed before they can be brought to the Forum. It is my hope that we will have this meeting soon so that we can discuss active travel at the next Forum.
NEWLANDS DRIVE: CYCLE MARKINGS & PEDESTRIAN PATH	DR	Narrow Cycle Markings Following up on this from the last Forum. Cycle markings along the long straight bit of Newlands Drive are too narrow and encourage dangerous behaviour from motorists. Did the cycle markings meet the standards?
	PS	I have chased Michael Deadman (OCC) on this, unfortunately he has been unable to attend today. Once I have received a response, I will forward that on.

	<p>FP</p>	<p>Pedestrian Paths from Newlands Drive I have been reminded about the pedestrian crossing along Newlands Drive which I raised at the last Forum.</p>  <p>We had a Zoom meeting with Persimmon in January. As a result of the realignment of Denchworth, that bit of the road is to become a cycle / foot path – which fulfils the need for pedestrian access without having to worry about more paths. You could see it on the plan shown earlier. That is all sorted now. There is pedestrian access.</p>
	<p>JP</p>	<p><i>[indicates plan on page 13 of presentation slides]</i> Yes, so from Cane Lane to here, where you see the junction for the access to the Sports Pitches -this will all be pedestrian access. There will be no cars.</p>
<p>DEVELOPMENT INFRASTRUCTURE</p>	<p>SG</p>	<p>Sustainable Drainage Systems Persimmon are currently preparing a sustainable drainage system (infrastructure) application for the ecological area, to support the delivery of Persimmon Parcel 3b. This is to support the surface water drainage scheme for the houses and the open space. Expected to be submitted in March 2021.</p>
<p>PROVISION OF A NEW CEMETERY</p>	<p>JS</p>	<p>Land Allocated for New Cemetery We face the possibility of the cemetery becoming overcrowded. Is there a possibility of some land from one of your developments being used as a second cemetery?</p>

	SG	The North Grove application would have to consider the impact of the cemetery both visually and in terms of increased traffic movement. During this application process, we are open to providing the necessary obligations to mitigate any impact of any cemetery.
	JP	Although we would need to take this away – is this established as a Local Plan Policy requirement? The North Grove site is allocated in the strategic plan with quite a strict set of requirements for different areas of land. We can certainly have a look at that for you, but it is difficult to commit to anything at the moment.
	JM	The site at North Grove was only allocated for 400 homes, so there should be plenty of room for a cemetery up there.
	PS	The Local Plan includes reference to the site having capacity for considerably more development outside of the Plan period.
	Cllr JH	OCC have just responded to this application as a consultee, and they do state that whilst it was only 400 homes, they recognise that there could be further capacity - although they state that it is still early on in the application process.
		S106 Obligations List The S106 agreement seems like decades ago to me, but I am sure there was some land put by for cemeteries. Perhaps the S106 officer could look at this. Is there a list of the S106 obligations we could look at? It would be good to have that again at this stage.
	PS	I have provided this previously and can recirculate it for you.
NEXT MEETING DATES	PS	Friday 30th April 2021 Wednesday 28th July 2021 Friday 29th October 2021

ACTION ITEMS		
INITIALS	TOPIC / TASK(S)	TARGET DATE
	GENERAL	
PS	Next GADF meeting dates confirmed in minutes	DONE
PS, SG	PowerPoint slides to be circulated, with minutes	DONE
PS, SG, SN	S106 Obligations List to be circulated with minutes	DONE
	SPORTS PITCHES	
SG, JP	Persimmon to confirm size of Phase 2 Training Pitch, as requested by GM	30 th April 2021
PS, SG	Meeting to be arranged with Parish Councillors and Grove Challengers on construction and maintenance of pitches, following final discussions with the Sports Surface specialist, Sport England and Persimmon.	TBC – awaiting response from Persimmon to application
	LOCAL CENTRE DEVELOPMENT BRIEF	
SG, SM	To compile details of Local Centre Development Brief for GADF members to provide feedback on. Parish and Campaign Group are to be notified via email, and plans are to be made public on the public Wellington Gate website. Co-ordination may be needed with Sophie Milton .	30 th April 2021
	PRIMARY SCHOOLS	
SG	To notify the Parish and the W&G Campaign Group at the earliest opportunity of the consultation on the Primary School.	TBC
SG, JP, PS	To confirm to members, ideally by the next GADF, whether it is proposed to deliver an additional primary school on the North Grove site.	30 th April 2021
SG, JP	To confirm to members, when possible, the layout of, inclusive of accesses to, the secondary school. GS commented that active travel should be considered carefully when this design stage is reached.	TBC
	278 AGREEMENTS WORKS/ REALIGNMENT OF DENCHWORTH RD	
SG, JP	To follow-up instances of mud on the road with the relevant Site Manager.	26 th February 2021
SG, JP	Persimmon to clarify to members why road junction (access to sports pitches) has been narrowed to 5.5 metres, narrower than the width of the road itself.	30 th April 2021
SG, JP	Clarification (or plan) to be provided to members on the provision of the cycle path referenced by Cllr Jenny Hannaby and Frank Parnell.	30 th April 2021
	ACTIVE TRAVEL	

<p>PS, SG, JP, OCC</p>	<p>Active Travel to be included as an agenda item, ideally on next agenda. PS due to have meeting surrounding complex issues in respect of this with Persimmon and OCC prior to this.</p> <p>PS & SG to ideally compile overview of what active travel measures have been agreed thus far. This can inform discussions on what can and can't be influenced moving forwards with site. Cllr RB suggested that the appointed Travel Plan Co-Ordinator attend these meetings.</p>	<p>Ideally 30th April 2021 (subject to change)</p>
<p>SG, JP, PS, OCC</p>	<p>SG & PS along with OCC (Michael Deadman, Ryan Moore, Will Pedley) to look at how the issues raised by GS, in respect of the cycle way implemented on Liberator Lane, can be reasonably addressed. To be fed back to GADF members or discussed as part of Active Travel agenda item.</p>	<p>Ideally 30th April 2021</p>
<p>NEWLANDS DRIVE: CYCLE PATH MARKINGS</p>		
<p>OCC</p>	<p>To confirm to GADF members the measurements of the new cycleway markings along Newlands Drive and whether they accord with design standards, following concerns raised by DR – originally raised at October 2020 Forum.</p>	<p>30th April</p>