

## Planning

### GROVE AIRFIELD

#### DEVELOPMENT FORUM MINUTES

29 February 2024

**MEETING DURATION: 14:00 – 14:40**

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

#### ATTENDEES (18)

##### VOWHDC

- Penny Beale (PB) – Principal Major Applications Officer
- Katherine Pearce (KP) - Senior Major Applications Officer
- David Bell (DB) – Senior Flood Risk Engineer
- Lilua Ihezor-Ejiofor (LI) – Assistant Planning Officer (minutes)

##### OXFORDSHIRE COUNTY COUNCIL

- Ryan Moore (RM)– Technical Lead Engineer, Road Agreements

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

- Barnaby Harris (BH) - Planner
- Seb Spiller (SS) – Technical Director
- Wayne Jones (WJ) – Development Manager

##### DEVELOPMENT FORUM MEMBERS

- Cllr Ron Batstone (Cllr RB)
- Cllr Kiera Bentley (Cllr KB)
- Cllr Jenny Hannaby (Cllr JHby)
- Graham Mundy (GM) – Clerk, Grove Parish Council
- June Stock (JS) – Chair, Grove Parish Council
- Frank Parnell (FP) – Grove Parish Council
- Dan Rolfe (DR) – Grove Parish Council
- Julie Mabberley (JM) – Wantage and Grove Campaign Group
- Gareth Smith (GS) – HarBUG, Cycling UK Wantage
- Hugh Rees (HR) – Wantage Deanery (Oxford Diocese)

##### Apologies

- Paula Fox – Development Manager (Large Sites)
- Anne Richardson (AR) – Community Development Officer
- Julie Perrin (JP) – Infrastructure Implementation Officer
- Ian Marshall (IM) – Transport Development Control Principal Engineer (OCC)

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

**Development Update & Discussion  
Action Tasks**

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<b>PERSIMMON DEVELOPMENT UPDATE</b>		
<b>TOPIC</b>	<b>INITIALS</b>	<b>COMMENTS MADE</b>
<b>WELLINGTON GATE &amp; HOUSING OCCUPATIONS</b>	<b>BH</b>	<i>Please also refer to Persimmon slides</i>  <b>Occupations (as of 29 February 2024)</b> 608 total occupations.
	<b>Cllr JHby</b>	Request for additional breakdown of occupations in terms of market and affordable housing.
	<b>BH</b>	<b>This can be done for the next Forum.</b>
<b>NEAP and MUGA</b> (Development Obligation)	<b>BH</b>	Applications for NEAP and MUGA has been submitted, but yet to be validated. <i>[post meeting note: application ref. P23/V2702/RM – now validated, consultations to be sent shortly].</i>
<b>LEAP AND RUNWAY PARK</b> (Development Obligation)	<b>BH</b>	Certificate of completion issued and due for handover later this year to the Parish subject to final check over.
<b>SCHOOL PROVISION</b> (Development Obligation)	<b>BH</b>	<b>PRIMARY SCHOOL 1</b> Now open
	<b>BH</b>	<b>SECONDARY SCHOOL</b> The application by Department for Education (DfE) is still progressing with Persimmon supporting <i>[post meeting note: Secondary School application (ref. P23/V1928/RM) was approved 21 March 2024].</i>
<b>LOCAL CENTRE DEVELOPMENT BRIEF</b> (Development Obligation)	<b>BH</b>	Local Centre Development Brief (application ref. P23/V2818/DIS) has been approved (2 February 2024) and we now in the final stages of getting the marketing out for that. Once approved, the marketing will be able to be undertaken. When the marketing is out, BH to share it with Forum members who can then update residents.

<p><b>SPORTS PITCHES AND FACILITIES</b> (Development Obligation)</p>	<p><b>WJ</b></p>	<p><b>FIRST PITCH</b> The first sports pitch was signed off in April last year and is currently available for use. To be reinspected April this year. Formal transfer is with the Persimmon and Parish legal teams. Meeting to be arranged to progress matters including licence for use of temporary changing facilities.</p>
<p><b>ALLOTMENTS</b> (Development Obligation)</p>	<p><b>BH</b></p>	<p>Responses received for this and currently finalising the access arrangement for resubmission of amendments within the coming weeks.</p>
<p><b>FLOODING (RUGBY PITCHES)</b></p>	<p><b>WJ</b></p>	<p>Replacement works have commenced and are due to be completed next week, currently awaiting more pipe to be delivered.</p>
	<p><b>GM</b></p>	<p>The two north-south land drains will be connected into the replacement pipe.</p>
	<p><b>Cllr JHby</b></p>	<p>The works being carried out should be put on a plan.</p>
	<p><b>WJ</b></p>	<p>This can be done.</p>
	<p><b>DB</b></p>	<p>Have you investigated further along the route as to where the flow in the south is coming from?</p>
	<p><b>WJ</b></p>	<p>Haven't investigated yet as have been focussing on replacement works. <b>We will do this with camera to establish where the flow is coming from.</b> Will need to smash off concrete manhole and replace.</p>
<p><b>FLOODING (AEROPLANE ROUNDABOUT)</b></p>	<p><b>JS</b></p>	<p>Is there any news on the balancing pond as the roundabout is still flooding.</p>
	<p><b>WJ</b></p>	<p>The balancing pond on the sports pitch is not connected to flooding at the roundabout. That flooding was being investigated by OCC Highways.</p>
	<p><b>DB</b></p>	<p>OCC will be doing more investigation in the next financial year.</p>
	<p><b>RM</b></p>	<p>It has been flagged as a priority scheme for the next financial year. They have investigated that the outfall has failed. It could be caused by a number of reasons, including the downstream stream being blocked and not maintained.</p>

	<b>RM</b>	Appears some maintenance and repairs were carried out in 2020.
	<b>Cllr KB</b>	<b>Could this be looked into</b> , as to whether it is due to a lack of maintenance which would be concerning. Concern as to whether the repairs were not correct in 2020, or whether it is due to not being maintained since 2020.
<b>SOCIAL HOUSING NUMBERS</b>	<b>FP</b>	What proportion of the completed houses are social housing? Do we have figures on that?
	<b>BH</b>	We try and keep the proportion so its evenly spread out throughout the development.
	<b>PB</b>	There is a housing delivery document that is submitted with each reserved matter which keeps track of how many affordable units are being delivered and there are requirements in the S106 agreement.
<b>FURTHER UPDATE ON CURRENT APPLICATIONS</b>	<b>FP</b>	Is there more information on current and future applications?
	<b>BH</b>	Current applications:  Infrastructure: Applications for Football pitches and allotments are currently submitted.  Housing: Reserved matters applications for Parcel 5 and 6 (near the Local Centre) are currently submitted. The Parish have provided comments on these applications.
	<b>FP</b>	Do we know when they are likely to be determined?
	<b>BH</b>	Awaiting OCC comments and then will submit amendments.

	<b>JM</b>	Whilst we are only on 600 occupations now, the S106 requires the northern relief road to be completed by 1500 occupations. Is this starting to be planned for?
	<b>BH</b>	Once Parcel 5 and 6 are approved will have around 1000 dwellings approved, but there is a slowdown in sales. A distance away but definitely on Persimmon's radar.
	<b>SS</b>	Next parcels will be P7 and P8 to the north of current applications.
	<b>HR</b>	What is the indicative date for the community building in the local centre to be open?
	<b>PB</b>	The S106 requires an application by 700 occupations and to be opened by 1250 occupations.
	<b>WJ</b>	It is difficult to provide a calendar date but at least 4-5 years away.
	<b>BH</b>	It is worth noting in the meantime that there is a fund available for community projects to rent spaces out such as this hall.
	<b>GM</b>	Through AR, we are actively trying to advertise the fund so as many community groups etc are aware of it.

<p><b>A.O.B. WELLINGTON GATE COMMUNITY UPDATE</b></p>	<p><b>PB</b></p>	<p><b>AR</b> has provided an update in terms of community:</p> <ul style="list-style-type: none"> <li>- A virtual community notice board was launched on WhatsApp last month with over 80 community members from Wellington Gate signed up so far to get announcements and information.</li> <li>- A resident social evening was held last week at the school using the facilities hire fund. They gathered ideas for events and activities people are interested in having this year. They have set up a gardening group and will follow up with another event next month.</li> <li>- AR attended a public art working group meeting at the Parish Council with Arts Officer Abi Brown to progress how to use the funds. AR has said it was a positive and progressive session.</li> <li>- Noticeboard for Wellington Gate; Persimmon are waiting to hear from Parish who are arranging a quote. Persimmon will cover the cost and install and then the Parish will maintain and insure. Intended location on Arnold Way.</li> <li>- A Welcome Card with general area information is to be distributed to all houses next month.</li> </ul>
	<p><b>Cllr KB</b></p>	<p>Has the book library gone in by the school?</p>
	<p><b>PB</b></p>	<p><i>[Post meeting note – AR to pick this matter up with Cllr Bentley].</i></p>
<p><b>A.O.B. STREET LIGHTING</b></p>	<p><b>GM</b></p>	<p>I'm not sure if this is connected to the development but there seems to be a lot of street lighting that is not working along Mably Way and a few other areas.</p>
	<p><b>WJ</b></p>	<p>That has been brought to our attention just this week. Going to investigate with the street light contractor.</p>

<b>A.O.B Penny's Maternity leave</b>	<b>PB</b>	I will be going on maternity leave in Mid-April, so Katherine Pearce is going to be covering my maternity cover from the beginning of April.
<b>NEXT FORUM DATES 2024</b>	<b>PB</b>	<b>30 MAY 2024; 14:00 – 15:30</b> <b>29 AUGUST 2024; 14:00 – 15:30</b>

<b>ACTION ITEMS</b>		
<b>INITIALS</b>	<b>TOPIC / TASK(S)</b>	<b>TARGET DATE</b>
	<b>GENERAL</b>	
<b>PB, BH</b>	<b>PowerPoint slides</b> to be circulated, with minutes and update for Members on flooding and drainage situation.	DONE
	<b>FLOODING AND DRAINAGE BLOCKAGES</b>	
<b>WJ</b>	Persimmon to further investigate the reason for the flooding issues.	Update by next Forum 30 May 2024
<b>RM</b>	To clarify OCC investigation of drainage issues at the aeroplane roundabout flooding and feed back to forum members.	Update by next Forum 30 May 2024
	<b>HOUSING OCCUPATION</b>	
<b>BH</b>	To provide a chart on housing occupation at Wellington Gate with breakdown of open market and social housing.	At next Forum 30 May 2024