

Planning

GROVE AIRFIELD

DEVELOPMENT FORUM MINUTES

30 May 2024

MEETING DURATION: 14:00- 15:00

LOCATION: Old Mill Hall, Grove, OX12 7LB

ATTENDEES (20)

VOWHDC

- **Paula Fox (PF)** – Development Manager (Large Sites)
- **Sally Wright (SW)** - Senior Planning Officer (Major Applications)
- **Nathalie Power (NP)** – Planning Officer (minutes)
- **Julie Perrin (JP)** - Infrastructure Implementation Officer

OXFORDSHIRE COUNTY COUNCIL

- **Ian Marshall (IM)** – Transport Development Control Principal Engineer

APPLICANT AND DEVELOPER TEAM (PERSIMMON)

- **Barnaby Harris (BH)** - Planner
- **Lee Bell (LB)** – Contracts Manager

DEVELOPMENT FORUM MEMBERS

- **Cllr Ron Batstone (Cllr RB)** – Ward Cllr, Grove North
- **Cllr Jenny Hannaby (Cllr JHby)** – Ward Cllr, Wantage & Grove Brook

- **Chris McCarthy (CMc)** – Chair, Grove Parish Council
- **Graham Mundy (GM)** – Clerk, Grove Parish Council
- **June Stock (JS)** – 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

- **Katherine Pearce** – Principal Planning Officer (Major Applications)
- **Cllr Kiera Bentley** – Ward Cllr, Grove North
- **Frank Parnell** – Grove Parish Council
- **Dan Rolfe** – Grove Parish Council

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	<p><i>Please also refer to Persimmon slides.</i></p> <p>Occupations (as of 30 May 2024) 646 total occupations 461 market housing 174 affordable homes 11 First Homes*</p> <p>*First Homes is a Homes England pioneer scheme, where the properties have a 30% in perpetuity reduction on their open market value.</p>
LEAP, NEAP and MUGA (Development Obligation)	BH	<p>LEAP The maintenance year is now done. Persimmon are in the process of serving notice to Julie Perron for the final inspection. Once the inspection is done, the handover to the Parish Council will be made.</p>
		<p>NEAP & MUGA Awaiting final consultation comments on these.</p>
RUNWAY PARK (Development Obligation)	BH	<p>RUNWAY PARK Practical completion certificate issued for Runway Park, which is due to remain under Persimmon control until this coming September 2024. 12 month from the issue of certificate, the park can be handed over to the Parish.</p>
SCHOOL PROVISION (Development Obligation)	BH	<p>PRIMARY SCHOOL 1 Opened in September 2023</p>
		<p>SECONDARY SCHOOL Application has been approved, and Persimmon handing over to the Department for Education (DfE). Construction to start soon.</p>
LOCAL CENTRE DEVELOPMENT BRIEF (Development Obligation)	BH	<p>The marketing of the Grove Local Centre is starting next week with Carter Jonas. The marketing will be put in place for 18 months for the units.</p>
ALLOTMENTS (Development Obligation)	BH	<p>There are a few technical issues with the allotments application, which we are working to overcome. [see P22/V2879/RM]</p>

SPORTS PITCHES AND FACILITIES (Development Obligation)	BH	TRANCH 1 PITCHES Application submitted for the TRANCH 1 pitches last year. There have been a number of drainage issues, and these have now been resolved. The new pipes under the rugby pitch have been installed.
		Persimmon currently surveying the ponds as part of the ecology requirements (for newts). The surveys should be completed by the end of June. The application will be resubmitted in June, covering drainage, landscaping and other works, including ecology.
		PITCH 1 The 12 month maintenance period has come to an end, and notice has been served to Julie Perrin. Once an inspection has been undertaken in July it will be handed over.
FLOODING (RUGBY PITCHES & AEROPLANE ROUNDABOUT)	BH	With regards, to the concrete capped manhole by the aeroplane, on the other side where the pitches are – Persimmon have had permission to break the cap off from the Wasboroughs. It was unclear whether this was OCC land, or Wasborough land. However, we are in the process of breaking off the concrete cap and putting a camera in.
	Cllr JHby	Are there any drainage pipes shown clearly on a plan or anything? Something that allows us to get a better idea of the layout underground?
	PF	I did contact Paul Fermer about this.
	IM	This is more Ryan Moore's domain. Ryan may be able to send through a drainage layout plan to Forum Members.
	PF	The Land Registry holds records of land ownership and the County have records of highway land. I believe Ryan Moore was investigating that issue.
	CMc	So whose responsibility is it to update any records surrounding new drainage?
	PF	It is complicated but I understand that representatives from Persimmon are working with the District Council's Drainage Team

	Cllr JHby	If anything historic is being put right then they need to make sure it is being mapped correctly. Could we ask the drainage team to get a drainage layout updated on a shown clearly on a plan?
	GS	So are issues arising from the drainage by the roundabout being different?
	BH	It is our understanding that water was coming from offsite, not from the pitches – so we are in the process of breaking the concrete cap off to investigate. There are pipes that run along the Wasborough’s fields, but seemingly no maps of these historic ones.
PHASING UPDATE	JM	PHASING UPDATE Can we have an update on the phasing for the development?
	BH	Yes, Phase 4 is currently under construction, which will be followed by Phase 6 (‘CC5, 192 homes, P23/V1646/RM), approved last week.
		Persimmon have resubmitted a final plan of Phase 5 (65 units, P23/V1331/RM) which will wrap around the location of the primary school. We are hoping for approval of this in the near future.
		Phase 7 (152 dwellings) located to the north of Phase 5, is due for submission in the coming months [<i>now submitted</i> : P24/V1525/RM]. Constructive pre-application advice was received from the Council. This phase will also include TopHat modular products. These modular homes will be constructed off site and delivered in pieces, allowing for faster construction on site. These modular homes will be the first of their kind in the region – and we are hoping to bring some material samples (3D scanned samples) with us next time.
	Cllr JHby	Are the homes timber framed?
	BH	I am still learning about it myself, but the modular homes are design and constructed by TopHat in Bristol, who will be contributing 60 dwellings out of the 152 in the phase. The idea is to not be able to distinguish the pre-fabricated buildings – they should not be of any less quality, just faster in production and construction.

	JS	What is the durability of these prefabricated homes? Will they last 50 years?
	BH	These modular homes will have the same lifespan as a normal building. I understand that hundreds have been built in Bristol already. The buildings will have the same format, and there should be no difference in quality to a normal home. The price would not vary for the purchaser, although the cost will vary for Persimmon.
	CMc	I am concerned that not all insurance and/or mortgage companies would accept these modular buildings. Providing that information up front would definitely be useful for prospective purchasers.
	BH	I will take this away, but I imagine that these companies would be more readily accepting of these types of homes now.
SECTION 106 TRIGGERS: PEDESTRIAN ROUTES	GS	It is my understanding that there were a set of s106 items due at 500 occupations – which don't appear to have been delivered yet: <ul style="list-style-type: none"> ▪ 2no. pedestrian crossings (along Main street and Brewerton drive) ▪ a pedestrian path along the northern side of the Mably roundabout ▪ access from Newlands Drive to Millbrook Square, and ▪ improvements made to the pathway(s) between the Health Centre and Cane Lane
	BH	Wayne sends his apologies that he could not be here today, but it is my understanding that these are covered by the batch section 278 works. The 278 is progressing, subject to technical approval. The drawings need to be updated and upon receipt of technical approval, once the 278 is fully in place, the works on the above can proceed.
	GS	With the improvements needed to the pathways between the Health Centre and Cane Lane - I understand from Ryan Moore that the path improvement works would not be covered by the section 278 – and that contact needs to be made with the Countryside / Public Rights of Way team?

	<p>Not sure what's happening with the paths, but the existing path from the Health Centre goes through the mobile home park - whereas the ideal thing would be to reroute the path along the rugby field (removing any steps). I'm not sure what's happening with it – all the plans I can find are from 2012 and the line of the path is still shown as existing – so where has that S106 item got to?</p>
GM	<p>OCC did write to the Parish asking about diverting footpath '4' or '5', the path that runs through the mobile home park, but it was not made clear who would be responsible for it once it had been diverted.</p>
IM	<p>Paul Harris is a lead officer in the Oxfordshire Countryside Access Forum, which advises OCC on managing and improving public rights of way. With any change to a public footpath, OCC would need to make sure that the new route was equally attractive to justify the work.</p>
Cllr RB	<p>To clarify, would a new path be in addition to the path through the mobile home park, or would it be a replacement?</p>
PF	<p>I understand that the process would usually be for the replacement of an existing path.</p>
Cllr JHby	<p>I am constantly being asked to pursue a crossing along Mably Way – is that still in Wantage?</p>
GM	<p>So where you have the start of the bridge, where that hits the footpath – up to the roundabout, down the road and up to the allotments – and straight across to Crab Hill – I understand that to be the boundary between Wantage and Grove.</p> <p>Yes people do want a crossing to the Health Centre, but it would likely have to start in Wantage and end in Grove. There is a crossing, but I believe people want one nearer the roundabout.</p>
IM	<p>Yes it's not as easy as it sounds – particularly as crossings need to be equally spaced. Cllr JHby you may wish to contact Anthony Kirkwood (Principal Engineer – Traffic & Road Safety, OCC) to see what might be possible.</p>

<p>SECONDARY SCHOOL & ACCESS</p>	<p>GM</p>	<p>How would children arrive at the secondary school from 400metres away? Is there a plan for that? To summarise, my concerns are that this would involve:</p> <ol style="list-style-type: none"> 1. using the shared path from the aeroplane round, which does not go as far as the school (stopping roughly in line with Newlands) 2. using Liberator Lane <p>If a child is coming along the path to school, it is largely okay. Coming home, that child would have to cross Liberator Lane, cycle along the path and across the road to rejoin the path – so they would have to cross the road twice which is not good.</p>
		<p>I have found the briefing for the school's secondary drop-off along Douglas Drive but can't find any information on the primary drop-off point. If there will be parking across the cycle access, the cycle access to school will not be functional.</p>
		<p>Equally, there is no clear pedestrian crossing to the school from Liberator Lane. If the Primary School are proposing to use the facilities at the Secondary School – there are going to be cohorts of children needing to cross that road. Without a formal crossing this does not seem sensible.</p>
	<p>Cllr JHby</p>	<p>I thought the Department for Education (DFE) were meant to be assessing this. Usually the DFE give over to County, but for some reason they seem to be digging their heels in</p>
	<p>PF</p>	<p>I understood that it was a different body assessing these issues. Are you able to provide an update from OCC?</p>
	<p>IM</p>	<p>This would not be connected to any explicit planning application – it is periphery to one.</p>
	<p>GM</p>	<p>Surely this is something that should be dealt with under Vale planning?</p>
	<p>PF</p>	<p>Not necessarily, in terms of decision making, it may be that VOWHDC had limited input into this part of process.</p>
	<p>GS</p>	<p>So because the DFE are involved, is the LPA's involvement taken out of it?</p>

	PF	We will check
	GS	Can we contact DFE about this directly?
	PF	I would have thought OCC would be initial contact.
	CMC	The Parish Council have raised this but did not receive a response.
	GS	The Vale Academy Trust is also interested in this.
	Cllr JHBy	Agree that we need to try to contact the DFE directly, but <i>who</i> we contact?
	PF	We can check the submission documents
	IM	I can check with colleagues to see where they are with it.
COMMUNITY DEVELOPMENT OFFICER ROLE	SW	<p>This post is currently vacant, but I have an update from Anne Richardson (AR) here, which says that further funding has been received and the Council are looking to recruit into the role.</p> <p>In the interim, residents have been asked to help with Whatsapp groups, outdoor activities, gardening club and they have been asked to think about fayre ideas too. The Community Collaboration Group is also continuing with an interim chair. AR is happy to provide a thorough handover to the next officer in the role.</p>
	HR	When is the role to go out for marketing?
	SW	We can provide a further update in the next forum, our only update for the moment from AR is that they are looking at options – this is relatively recent as an update.
	PF	We will speak to AR's previous manager to convey how important the Forum feels AR's role has been.
	HR	Yes AR has been extremely helpful and supportive.
	JM	At the Crab Hill Forum we did have a Resident Representative from the Residents Group. AR facilitated that and I believe they were working together on coordinating Facebook pages and dealings with the management company etc.

	BH	We won't be handing over to a management company, we'll be handing over to the Parish Council.
	JM	Okay, so it may be more of a case of the residents sorting themselves out in this instance.
A.O.B ARCHAEO- LOGY TALK	HR	ARCHAEOLOGICAL TALK WEDNESDAY 02 OCTOBER 2024, 19:00 We are organising an archaeological talk at St John's Church of England Academy on the 02 October. The talk will be given by Martyn Allen of Oxford Archaeology. There are 100 places, it's free to attend, and for more information you can visit the Vale and Downland Museum website .
	HR	I have hired a hall off my own back. AR had put forward a quote to the Persimmon Team but I would appreciate a contribution from Persimmon, particularly as Monks Farm has been on the national news.
	JP	There is a scheme being run by the Parish Council for the hiring of halls? You may wish to speak to them about the costs.
A.O.B FORUM MEETING TIMES	PF	DR send his apologies that he could not attend today and has asked us to reconsider the timings of these meetings, suggesting that morning meetings would work better.
	Cllr JHBy	Morning meetings would mean more difficulty in navigating commuters and school groups
	GM	There is currently no other availability for this room – the other rooms are available, but they are a lot smaller.
	PF	Noted that Forum members agree to sticking with the meetings as booked.
NEXT FORUM DATES 2024/25	KP	5 SEPTEMBER 2024; 14:00 – 15:30
		28 NOVEMBER 2024; 14:00-15:00 (tbc) or 05 DECEMBER 2024; 14:00-15:00 (tbc)
		27 FEBRUARY 2025; 14:00-15:00 (tbc)
		29 MAY 2025; 14:00-15:00 (tbc)
		28 AUGUST 2025; 14:00-15:00 (tbc)

ACTION ITEMS		
INITIALS	TOPIC / TASK(S)	TARGET DATE
GENERAL		
KP, BH	PowerPoint slides to be circulated, with minutes	By 15 Aug 2024
FLOODING AND DRAINAGE		
RM (OCC)	Ryan Moore to provide update / plan drawing of drainage layout for Forum Members, if possible	By 29 Aug 2024
KP, DB	David Bell to provide update/ plan drawing of drainage layout for Forum Members, so they may better understand the investigation and works that are being undertaken	By 29 Aug 2024
PHASE 7, MODULAR HOMES, SAMPLE MATERIALS		
BH	To bring 3D scanned samples of materials for the proposed modular homes, for Forum Members to see.	By 29 Aug 2024
S106 & PEDESTRIAN PATHWAYS		
KP, IM, GS, CMc, GM	To identify s106 trigger referred to and investigate GS's queries surrounding the diversion of the pedestrian footpath that currently travels through the mobile home park towards the Health Centre. Paul Harris to be contacted for more information surrounding this, at Oxfordshire Countryside Access Forum . Ideally update to be provided at next Forum	By 29 Aug 2024
Cllr JHby, GS, GM	Following query surrounding pedestrian crossing to Health Centre (believe to cross Parish boundaries), Cllr JHby advised to contact Anthony Kirkwood (Principal Engineer – Traffic & Road Safety, OCC) for more information on whether an additional crossing is possible. Update could be provided at next Forum.	By 29 Aug 2024
SECONDARY SCHOOL & PEDESTRIAN ACCESS		
PF, IM	To source contact information for the Department for Education, following GS' query regarding safe pedestrian routes to and from the secondary school and between the secondary school and primary school.	By 15 Aug 2024
COMMUNITY DEVELOPMENT OFFICER ROLE		
KP, PF, SW	To provide update on Council's recruitment into Community Development Officer Role, previously held by Anne Richardson.	By 29 Aug 2024