

Planning

GROVE AIRFIELD

DEVELOPMENT FORUM MINUTES

Tuesday 30th November 2021

<p>MEETING DURATION: 10:00am – 12:00pm LOCATION: Virtual, Microsoft Teams</p> <p>ATTENDEES (20)</p> <p>VOWHDC</p> <ul style="list-style-type: none"> - Paula Fox – Development Manager (Large Sites) - Penny Silverwood – Principal Planning Officer (Majors) - Sophie Milton - Community Development Officer (Wantage & Grove) - Nathalie Power – Planning Officer (<i>minutes</i>) <p>APPLICANT AND DEVELOPER TEAM (PERSIMMON)</p> <ul style="list-style-type: none"> - Samuel Garland - Planner - Chris Minors – Land & Planning Director - Wayne Jones – Development Manager, Technical Matters <p>OXFORDSHIRE COUNTY COUNCIL</p> <ul style="list-style-type: none"> - Michael Deadman – Transport Development Control Lead Officer - Ryan Moore – Senior Engineer, Road Agreements - Ian Marshall – Principal Transport Engineer <p>DEVELOPMENT FORUM MEMBERS</p> <ul style="list-style-type: none"> - Cllr Ron Batstone - Cllr Andrew Crawford - Cllr Jane Hanna - Cllr Jenny Hannaby - June Stock – Chair, Grove Parish Council - Graham Mundy – Clerk, Grove Parish Council - Frank Parnell - Grove Parish Council - Julie Maberley - Wantage and Grove Campaign Group - Hugh Rees – Wantage Deanery (Oxford Diocese) - Gareth Smith – HarBUG and Cycling UK Wantage 	
<p><i>The following is a written summary of the topics discussed.</i></p> <p>Development Update & Discussion Action Tasks</p>	<p>Page 02 Page 13</p>

PERSIMMON DEVELOPMENT UPDATE		
TOPIC	INITIALS	COMMENTS MADE
WELLINGTON GATE	SG	<p><i>Please also refer to slides.</i></p> <p>Occupations (as of Friday 26th November) 358 total occupations; 268 private occupations 90 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>Persimmon Phase 3a (33 units) - Approved and under construction.</p> <p>Charles Church Phase I (55 units) – Approved and substantially completed.</p> <p>Charles Church Phase 2 (23 units) – Approved, and under construction.</p> <p>Persimmon Phase 3b (c. 169 units) Approved 30th July 2021 (ref. P20/V2994/RM), subject to planning conditions. Currently in the process of discharging conditions.</p> <p>Persimmon Phase 4 / CC 4 (~150-200 units) New application about to be submitted. Located north of Parcel 3b, and west of PP2. Site is located within the 'urban core' character area. It will have a higher density and will contain a section of the spine road.</p>

	SG	<p>Action points from the July 2021 Meeting;</p> <ul style="list-style-type: none"> ▪ White Line Markings (Liberator Lane) Contractors due to remark the cycle lanes in February 2022 as part of resurfacing works ▪ Sports Pitches Classed as Open Space Can confirm that the indicative phasing plan of the S106 identifies the sports pitches as being part of the open space to be handed over ▪ Timings of Sports Pitches Aiming for sports pitches to be completed next year [2022], following permission being granted. Facilities are built and awaiting delivery to site upon permission being granted.
<p>SPORTS PITCHES AND FACILITIES (Development Obligation)</p>	SG	<p>Replacement Sports Pitch Application Revised application for single replacement pitch and facilities (changing rooms, car parks and landscaping) submitted to the Vale on the 01st April. Additional information was submitted in November. Aiming to gain planning permission for this in 2022 following inspection of the pitch. <i>UPDATE 18/1/22 – Pitch inspection due to take place w/c 24th Jan 2022 to determine if pitch constructed in accordance with plans and specification submitted.</i></p> <p>Additional New Sports Pitches Reserved matters application for additional pitches to be submitted in 2022, aiming to meet 500 occupations trigger in S106. Pitches will comprise of a training pitch, junior pitch, senior pitch and smaller pitch.</p>
	JM	<p>Given what has been previously discussed surrounding the delays with the provision of infrastructure, why is there now a target for 2022 for these pitches to be signed off, instead of working towards it now?</p>
	SG	<p>The pitch already constructed needed changes made to it first to ensure that it is brought up to Sport England standards.</p> <p>We are also waiting for the Deed of Variation from the District Council, to clarify the sizes of all the pitches, before submitting a pre-application for the remaining pitches.</p>

	HR	With the pitches due to be delivered by 500 occupations, do you have an indicative timescale for the 500 th occupation?
	SG	This really depends on the market conditions. Likely Autumn 2022.
ROADS AND DRAINAGE (Development Obligation)	SG	Road & Drainage Infrastructure Applications were submitted in June 2021. Incorporates some of the roads north of Parcel P3b and some off-site drainage infrastructure, such as the swale and attenuation basins. Swale and landscaping are currently awaiting inspection from the Vale.
SCHOOL PROVISION (Development Obligation)	SG	Primary School 1 Development brief submitted in April 2021. Primary School to be located north of Parcel 1. Planning application is now in with the Council, submitted 13 th October, due to be determined 14 th January 2022. The school is due to be opened September 2023, upon 400 occupations.
	JM	The Primary School is due to be opened by September 2023, but Persimmon are under contract to provide the school by 400 occupations. Surely with the current number of occupations, you will be well beyond 400 occupations by 2023. The school should be provided by September 2022 ideally, not 2023.
	PS	The agreement with OCC regarding the provision of the school additionally needs to fit within term time guidelines, not just against triggers.
	SG	2023 is considered appropriate, taking into consideration what is being brought forward in the wider area.
	Cllr AC	When the primary school opens, will it just be early years, or will it be open for all years (up to Year 6)?
	WJ	This will relate to OCC requirements. Persimmon will build the school. How it is run will be determined by the Academy.
	PS	I will ask OCC Education Colleagues and come back to you on this.


	Cllr JHby	<p>I sit on the stakeholder group at County. We have slipped with the primary school, but OCC is content with the number of school places coming forward and the timeframe for the opening of the school.</p> <p>I am concerned about the provision of the secondary school. With the Department for Education stepping in, delays have been created, and it is uncertain who is delivering the school.</p>
LOCALLY EQUIPPED AREA OF PLAY (LEAP) (Development Obligation)	SG	<p>LEAP & Open Space First play area located west of Phase 2 has now been constructed, awaiting inspection by the Vale. It will be open to the public after this.</p>
LOCAL CENTRE (Development Obligation)	SG	<p>Local Centre Development Brief Was due to be submitted prior to 250 occupations, and the land is required to be marketed by the 500th occupation.</p> <p>Persimmon finalising the brief so that it may be circulated and consulted upon. The brief is to be submitted as part of a pre-application in January 2022. We would like comments from the Parish on this. An additional meeting is planned with OCC, for the 14th December, to discuss the Extra Care and Wellbeing Centre.</p>
	Cllr AC	Will there be a large supermarket in the LDC?
	SG	No. Small to medium-sized units based on the parameters of the outline scheme.
S278 WORKS & ROADWORK SIGNAGE (Development Obligation)	SG	<p>Section 278 works along Denchworth Road, Cane Lane and Mably Way Roundabout are ongoing.</p> <ul style="list-style-type: none"> ▪ Area 5 (section joining Cane Lane) is complete. ▪ Area 6 (section from the old layby to Mably Way roundabout) ongoing. Works ceased on the 29th November and will start again in January.
	FP	Just about the Denchworth Road works – the lights are still there. If work has ceased, could the lights be taken away and the road opened up?

	WJ	An embargo comes in on the 6 th December 2021. I will make contact to ensure that the lights are removed by then.
	FP	When will the fencing around the junction at recreation lane, where the cycle track comes in, be removed?
	WJ	I will take this away and ask the contractors.
	GM	Prior to the realignment along Denchworth Road, there was a highway grade arco barrier along the length, will this be reinstated, or will another type of fence be installed?
	WJ	I will need to refer to the approved drawings and come back to you on this.
	JS	Is the width of the realigned Denchworth Road correct? Large lorries and buses are having problems getting down that road.
	RM	I am not aware of any concerns. I will ask the site inspector to check that the road has been built in accordance with the plans and will report back.
CYCLE INFRA-STRUCTURE	GS	Some painting on the cycle lanes along Liberator Lane has already happened, and it is good to hear more work will be done in February 2022, thank you. The hedge along the cycle lane at the entrance to the sports pitches, which was very narrow, has now been removed. There is more space, but there remains a lot of debris to be cleaned up.
	GS	I previously raised the problem of turning for cyclists, along the cycle infrastructure at Cane Lane. Remedial work was proposed for those travelling east to west. There is still fencing at the western end, I'm assuming that this is a result of the remedial works?
	WJ	Yes, the remedial works have been undertaken. The radius has been slackened to allow for easier use of the cycle lanes. It is my understanding that the OCC inspector has asked for the fencing to remain in place for the time being, until a permanent connection to the street lighting is made. Currently the street lighting is on a temporary connection.

	RM	I will check this with OCC colleagues.
	JS	There is a lot of exposed cabling for the new streetlights.
	WJ	This is related to the temporary connection I was referring to. Currently the temporary connection is running through a series of ducts. However, if there is any exposed cabling, then please let us know. I can then ask the contractor to do a walkover to ensure that there aren't any exposed cables.
	GS	Thank you for the update on the cycle corner at Cane Lane. I had not noticed a change – but I will go and check. Could I ask why the bollards are painted black? They are very difficult to see.
	RM	The type of bollards chosen are those that shatter when struck. The colour of black, with white bands, is preferred. There are reflective red/white bands on either side, to make the bollard fairly visible.
	GS	Looking at the cycle lane at Grove End, the cycle lane should be on both sides of the road. Please could this be looked at - it would make the connection to Cane Lane much better.
	RM	The drawings have been approved, with a legal S106 in place. Unless Permission are willing to make changes, we cannot insist anything is added or changed.
	GS	Okay. I would push for this to be done by other funding, after Persimmon have finished.
	JM	From the minutes of the last meeting, Sam was going to have a discussion with Travel Coordinator Ben Maliphant about making sure all residents know about not parking on cycle lanes. Has this been done?
	SG	Yes, Ben Maliphant has put an 'announcement' notification about this on the Travel Plan website and Persimmon's main development website.

	FP	Could I ask for clarification from County on why the pedestrian/cycle path was required to cross over by the recreation ground? It's not clear why it couldn't have just gone all the way along, as it doesn't touch the ransom strip?
	Cllr JHby	Where? At the Cane Lane Junction?
	FP	Along Denchworth Road. I'm not sure why it could not have just continued along down the recreation ground side.
	MD	I can check this and get back to you.
DELAYED DELIVERY OF INFRA-STRUCTURE	GM & Parish Council	Why has VOWH District Council not issued an injunction, in respect of Persimmon's delivery of infrastructure not being done on time? (for example, the pitches)
	PF	<p>The District Council worked with the developer team as the S106 was drafted, in order to put in reasonable triggers prior to the development commencing.</p> <p>However, during implementation, any number of situations can arise, for example, the coronavirus pandemic, or material shortages - which can affect the delivery of infrastructure.</p> <p>We hear the frustration, however it is critical that we work with the developer to resolve issues and bring development forward, as close to the S106 triggers as possible.</p> <p>An injunction is a costly procedure. At court, a judge would likely look for negotiation and local resolution. Evidence that you are working it through. There is no quick resolution without a clear audit trail.</p>
	FP	Have negotiations been happening? How are the negotiations progressing the timeframe for when the pitches will be delivered? Or anything else that is delayed?

	PS	<p>Yes, negotiations are constantly happening. Part of my role as Case Officer is to make sure that the S106 is followed, as closely as possible, and issues are resolved. It is ongoing.</p> <p>With the pitches, the consultant has reviewed the construction specification and highlighted discrepancies between the documents submitted. It is not clear that the pitch has been built in accordance with the specifications agreed. Currently we are asking for a pitch inspection, at Persimmon's expense, to ensure we are satisfied with the specification. This is due to take place in January 2022. We will go from there once this is complete.</p>
	FP	Why was this not done earlier?
	PS	We had to wait for the construction specification document to be compiled and submitted by Persimmon, which took 2 months.
	SG	It has been a complex situation with the pitch having been constructed, and a lack of understanding of what has been built and what is still being built. Persimmon are looking to work with the Council to get this resolved, permission granted and opened to the public.
	Cllr JHby	This is disappointing from the contractor. Why are we having so many issues with Persimmon? Are they listening at all? There is a lot of infrastructure still to come forward on this site, and we are having trouble with a single pitch. And why such a small supermarket proposed in the Local Centre? Could they not have done better?
	GM	David Wilson Homes, Bellway – we've had issues with them all, not just Persimmon.
	PF	The Persimmon Developer team are on this call. This Forum provides a platform for issues to be aired with the Persimmon team and for updates to be provided on ongoing works. We hope that, by working together, we can ensure that future infrastructure is delivered in a timely fashion, one step at a time - but we are largely dependant upon Persimmon.

	JM	Persimmon have signed a contract. They are supposedly an experienced developer, so if they have no experience of building a sports pitch, then who does? It is just not acceptable. This is showing the incompetence of the developers - and the Vale for not keeping them in check. It's taken more than 12 months to get the first pitch, so I have no confidence that the next lot will be delivered on time.
RANSOM STRIPS AND INFRA-STRUCTURE PROVISION	GM & Parish Council	We have previously discussed the 'ransom strip' along Denchworth road at these meetings - in reference to the pedestrian/cycle way which crosses over the realigned road. The landowner has only had one conversation about selling the land and they have said that they are prepared to negotiate. Apparently, there was no negotiation with Persimmon and no mediation from the Council.
	MD	I can check this with Jason Sherwood and get back to you.
	SG	We acknowledge the ransom strips adjacent to Newlands Drive/ Denchworth road. However, we construct on site in accordance with what we have approval for. The design of the scheme and infrastructure were approved a good few years ago. We are not in a position to buy up slithers of land now.
	JM	Further, we previously talked about the public footpaths that should have been designed to cross the corners of land by the aeroplane:  No one discussed this with the landowner. These discussions should have happened at outline stage.
	MD	I can check this and get back to you.

	PS	Could Persimmon provide more information about any discussions had with the landowner, or whether you would consider buying the land?
	CM	There will be no record of historic discussions. Persimmon will not be purchasing any additional land to resolve ransom strip issues now. It is not reasonable for us to do anything that is not in accordance with the approved planning permission.
	JM	There are routes through the site, but no connectivity out of it. This is no good for active travel. You designed this scheme - it's been bad from the beginning.
	CM	I'm not sure what we're doing wrong. The circumstances haven't changed. The District Council approved this scheme.
	Cllr JHby	It was tough, it couldn't be resolved at the time and so we had to plan around the ransom strips. The development needed to be approved.
	Cllr JH	<p>Reflecting on all of the dialogue here – we do have to appreciate that the developers, saying no to these suggestions, are working within national guidelines. This demonstrates the current balance of power between developers, the district council and local people within this national system, and it is wrong.</p> <p>I do hope Persimmon will listen, hard. It often appears that the people who are living here are better placed to relay issues. It is in Persimmon's interest to engage with this type of Forum and have the community on side. Perhaps an on-site meeting may be appropriate in due course to talk through issues on site.</p>
	Cllr AC	<p>It seems to me that Persimmon are playing hardball on ransom strips, sticking to the outline permission. St Modwen at Crabhill have a more enlightened approach.</p> <p>Persimmon are within their right, they can stick with their permission. But Officers should play hardball too and not give them the opportunity to push boundaries when they want to.</p>

		It is understandable why officers can't pursue legal proceedings - but if there is no give from the developer, then Officers and the District Council should act accordingly.
A.O.B LOCAL BUS SERVICES	JS	There is a rumour that the S8, S9 and X9 are being discontinued in 2022.
	FP	I heard it was the S8
	IM (OCC)	The S8 bus service is being removed in 2022.
	Cllr JHby	Thames Travel will be the new service provider. There is a meeting set up with David Harrison, so that we can get our heads round the new timetable.
	MD	I will get some clarification from the public transport Officer David Harrison and report back.
A.O.B CIRCULATION OF MINUTES	GM & Parish Council	The minutes should be produced and circulated within 10 days. If this is not possible can someone else do them?
	PF	Our apologies for the delay. It is a reflection of current resources and the demands of high caseloads at the moment. Would anyone like to volunteer to do the initial drafting from the MS Teams recording? If not, we will continue to get them to you as soon as we can.
NEXT MEETING DATES	PF	Given that we've met later for this Forum, are there any objections to pushing the next meeting back by 4 weeks to end of February 2022?
	ALL	[No issues raised]
	GS	I would support there being a site visit with County Officers.
FORUM DATES 2022	PS	Wednesday 02nd March 2022 Friday 10th June 2022 Wednesday 31st August 2022 Friday 25th November 2022

ACTION ITEMS		
INITIALS	TOPIC / TASK(S)	TARGET DATE
	GENERAL	
PS, SG	PowerPoint slides to be circulated, with minutes	DONE
	SUBMISSION OF PRE-APP & APPLICATIONS	
SG, CM	Persimmon to review the timings of application submission 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
	SCHOOL PROVISION	
PS	To contact OCC Education Colleagues / Academy to clarify age group of primary school students. To be added to minutes if possible. <i>OCC Education colleagues have advised that this is still to be finalised with the Academy, but the expectation is that the primary school will be open with Nursery and Reception and perhaps Year1/2 if there is enough need, but it is not expected that older year groups will open at the start.</i>	DONE
	LOCAL CENTRE DEVELOPMENT BRIEF	
SG	To compile details of Local Centre Development Brief for GADF members to provide feedback on. Persimmon would like Parish comments. Parish and Campaign Group are to be notified and plans are to be made public on the public Wellington Gate website. Co-ordination may be needed with Community Development Officer <i>Work on the Local Centre Development Brief is continuing, to accommodate requests from OCC for the health and wellbeing resource centre to be a standalone building rather than combined with the Extra Care flats and for the resource centre to be suitable for use by adults with learning disabilities as well as elderly persons. Draft layouts for this change are currently being drawn up to aide further discussion between Persimmon and OCC.</i>	DONE
	278 AGREEMENTS WORKS/ REALIGNMENT OF DENCHWORTH RD	
WJ	To clarify with contractors when fencing around cycle track at the junction with recreation lane, will be removed, following FPs query. <i>This was removed prior to Christmas and the cycle lane is open.</i>	DONE

WJ	To clarify whether the previous highway arco barrier is to be reinstalled along a section of Denchworth Road, following GMs query. <i>On checking the approved S278 plans there does not appear to be a requirement to reinstall any removed barriers.</i>	DONE
RM	To confirm that the dimensions of Denchworth Road are in accordance with the approved plans, following discussion with site inspector.	02 nd March 2022
RM	To confirm whether the retention of the fencing along cycle lanes at the Cane Lane junction is in relation to the temporary connection of street lighting, and when this may be resolved, following GS's query.	02 nd March 2022
MD, JS, RM	To clarify the reason(s) why the cycle lane along Denchworth road crosses the road and does not continue along the Recreation ground side, following FPs observations that the cycle lane did not touch the ransom strip.	02 nd March 2022
ACTIVE TRAVEL; CYCLE INFRASTRUCTURE		
SG	To confirm that the works Persimmon have agreed to do to the cycle lane(s) along Liberator Lane (e.g. increased cycle path markings, a solid white line), have been completed in line with the February 2022 target.	02 nd March 2022
RANSOM STRIPS AND INFRASTRUCTURE PROVISION		
MD	Following GM's and JM's queries regarding any historic discussions that were had with landowners (along Denchworth Road, and Grove Aeroplane respectively), MD has offered to check this with OCC colleagues and confirm whether/what conversations were had.	02 nd March 2022
A.O.B. LOCAL BUS SERVICES		
MD	To confirm dis/continued bus services (S8, S9, X9) with Public Transport colleague, David Harrison for Forum Members.	Ideally 30 th January 2022