

Planning

GROVE AIRFIELD

DEVELOPMENT FORUM MINUTES

09th June 2022

MEETING DURATION: 13:30-14:30

LOCATION: Old Mill Hall, Grove, OX12 7LB

ATTENDEES (18)

VOWHDC

- **Paula Fox** – Development Manager (Large Sites)
- **Penny Silverwood** – Principal Planning Officer (Majors)
- **Nathalie Power** – Planning Officer (minutes)
- **Anne Richardson** – Community Development Officer
- **Julie Perrin** - Infrastructure Implementation Officer

APPLICANT AND DEVELOPER TEAM (PERSIMMON)

- **Barnaby Harris** - Planner
- **Julian Roper** – Managing Director

OXFORDSHIRE COUNTY COUNCIL

- **Ryan Moore** – Senior Engineer, Road Agreements
- **Ian Marshall** – Transport Development Control Principal Engineer

DEVELOPMENT FORUM MEMBERS

- **Cllr Ron Batstone**
- **Graham Mundy** – Clerk, Grove Parish Council
- **June Stock** – Chair, Grove Parish Council
- **Frank Parnell** - Grove Parish Council
- **Anthony Harker** – Grove Parish Council
- **Dan Rolfe** – Grove Parish Council
- **Bernard Connolly** - Wantage and Grove Campaign Group
- **Sarah Shackleton** – Wantage Deanery (Oxford Diocese)
- **Gareth Smith** - HarBUG Cycling UK Wantage

APOLOGIES

- **Wayne Jones** – Development Manager, Technical Matters

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	BH	<p><i>Please also refer to slides.</i></p> <p>Occupations (as of Monday 06th June) 424 total 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 and currently in the process of discharging conditions.</p> <p>Persimmon Phase 4 & CC4 (197 units) Application submitted in December 2022. P4 will be north of P3B and left of PP2. Due for resubmission in the next few days, including links to current infrastructure. The connections will be made in line with Council requests.</p> <p>Persimmon Phase 5/6 These parcels are incoming and will follow the primary school.</p>
FIRST HOMES INITIATIVE	BH	<p>Homes England Trial On top of the provision of affordable housing, there will be an additional 11 units (provided within Grove 3B), which will form part of the Home England, First Homes Initiative.</p> <p>The units will have a 30% discount against market value, which will be applicable throughout the lifetime of the property.</p>

		The units will be marketed to local people for 3 months initially, and other criteria will be looked at, including income.
	FP	So if the value of the property increases by 25%, the new price would then still reflect the 30% discount?
	JR	Yes, when the unit is resold, it will be valued by RICS, then have the 30% discount applied. The deposit would be 10% of the reduced value. These units are ready, and we hope to have them occupied by the end of 2022.
SPORTS PITCHES AND FACILITIES (Development Obligation)	BH	Replacement Sports Pitch & Facilities Working towards a transfer by the 2022/2023 season. This will be reliant on the Deed of Variation (DoV).
	AR	Suggests community involvement with the Parish Council and the opportunity for community celebration.
	BH	Additional New Sports Pitches Pitches will comprise of a training pitch, junior pitch, senior pitch and smaller pitch. Design for all other pitches is progressing. Hoping to submit an RM application in Q3 2022.
	AR	Is this open for consultation? If this is to be pre-application advice, would Persimmon be happy to share it with the Parish Council, this forum and e.g., the Grove Challengers Club?
	PS	In their pre-application submission, Persimmon would need to confirm they are happy with consultation with the community, and we could make it clear what people can provide comments on – and what is set out already in the S106.
	JR	For example, the size and number of pitches is set
	SCHOOL PROVISION (Development Obligation)	BH

<p>ALLOTMENTS (Development Obligation)</p>	<p>BH</p>	<p>Progress on First Allotment Parcel Submission to be brought forward within Q3 of this year. The first allotment will be located near the access of Denchworth Road (0.9ha in size). The access will be west of the new alignment.</p>
<p>LOCAL CENTRE & COMMUNITY CENTRE (Development Obligation)</p>	<p>BH</p>	<p>Local Centre Development Brief (LCD) The land is required to be marketed by the 500th occupation. The brief is in preparation, about 95% done. Further requests have been made from OCC, and Persimmon trying to accommodate OCC requests. There will be discussions with end users to ensure that the LCD brief is suitable for all parties. A copy will be made available to the Parish Council as soon as possible.</p>
	<p>FP</p>	<p>Will the LCD cover how the community centre is to be designed?</p>
	<p>BH</p>	<p>The LCD brief will guide development of the Local Centre going forward, all the specifics will be designed in later.</p>
	<p>AR</p>	<p>Similarly to the sports pitches, I think it is important that there is a discussion held now with end users. Is it possible to share the LCD Brief with the public?</p>
	<p>PS</p>	<p>As part of the S106 requirements, the LCD brief should be shared with the Forum, prior to any discharge of condition application being submitted. Once the application has been submitted it will be a public document.</p>
	<p>AR</p>	<p>Will the Wellington Gate website be updated?</p>
	<p>BH</p>	<p>Yes, the website will be updated, Persimmon can also use the website to make locals aware of the facilities open to them as well.</p>
<p>S278 WORKS & OTHER ROAD WORKS (Development Obligation)</p>	<p>GS</p>	<p>Roundabout Works I am not sure the plan I found (dated 2015) is the most up-to-date plan. I have strong concerns about this from an active travel perspective, and I am worried that work is imminent.</p>
	<p>JR</p>	<p>I am certain that the 2015 plan has since been revised.</p>
	<p>RM (OCC)</p>	<p>The most recent approval was in 2018. I will provide a link to the latest revision.</p>

CYCLE INFRA-STRUCTURE	GS	Cycle Lane Widths (Newlands Drive) Met with Cllr Jenny Hannaby & OCC about the narrow cycle lanes on Newlands Drive. There was a suggestion to take the centre line out. Has anything come of that?
	RM (OCC)	A Stage 3 Safety Audit was undertaken. I will check that comments that were made about the cycle widths and we will go from there to decide the best course of action.
	SM	Parking on Cycle Lanes When you walk up the main through road, there is a lot of parking on cycle lanes. How is this being addressed?
	PS	Yes, this has been discussed at previous forums. When the next section of road is resurfaced, the lines are to be repainted, and there is to be an initiative to raise awareness with local residents through letter drops, with a sketch layout, and the website.
	SM	Could you not install some double yellow lines?
	RM (OCC)	We could paint them on, but the lines would have no legal standing at this time. A consultation could be undertaken, but there would be significant costs associated with that.
	JR	In addition to the lines having no legal standing, we would also have to be careful about how properties have been marketed and sold, if double yellow lines were not on the approved design.
	RM (OCC)	We have agreed that the above measures Penny has mentioned are to be instigated. The effect of these measures will be monitored. If it all doesn't work, we will have to come back to the drawing board.
A.O.B MAINTENANCE OF COUNTY VERGE	JR	Work on the roundabout is to commence in July 2022. Following completion, the verges will be cut and maintained, until adopted.
A.O.B TARMAC EAST OF	JR	WJ is unfortunately unwell today, but we will take photographs of this and come back to you. Similarly with the stile, we will investigate this and come back to you.

<p>DENCHWORTH ROAD</p> <p>and;</p> <p>REPLACEMENT STILE</p>	<p>GM</p>	<p>We are talking about the footpath in Wasbrough Field, a fence was taken out and a new fence was put in, with a piece of tarmac – but there doesn't appear to be a reason for the tarmac without a stile, as the stile has been removed.</p>
<p>A.O.B FENCING GAPS ALONG DENCHWORTH ROAD</p>	<p>BH</p>	<p>Fencing Along Denchworth Road Persimmon looked into this with our land manager and will be coming back in with an application to raise the post-and-rail timber fencing.</p>
	<p>GM</p>	<p>What about the ARCO barriers?</p>
	<p>BH</p>	<p>Largely still in storage.</p>
	<p>JR</p>	<p>The sections up to the gates have been completed already.</p>
	<p>FP</p>	<p>Thank you, but we will need the rest of it</p>
<p>A.O.B TARMACKING OF RECREATION LANE</p>	<p>BH</p>	<p>Tarmacking of Recreation Lane We are in the process of finding out from the contractor when it will be resurfaced.</p>
<p>A.O.B LAND OPTIONS</p>	<p>GM</p>	<p>It is my understanding that Persimmon have land options such as the horse paddocks south towards Wantage, behind the current training pitch.</p> <p>I spoke to Matthew Green (of Green & Co, who represent the current landowners). Is there scope for Persimmon to take out a full option on that land, so that the PC can utilise that space for maintenance operations. It would be the ideal place. If all the land was transferred, it could also be used for nature/ public open space.</p>
	<p>JR</p>	<p>The option keeps it under control, but there will be a value attached to it. If the Parish Council are interested in the overall option, Persimmon would need to establish the value</p>
	<p>GM</p>	<p>Could a non-residential rate value be applied?</p>
	<p>JR</p>	<p>Will liaise with Chris Minors,</p>
<p>A.O.B YOUTH WORKER</p>	<p>SM</p>	<p>Youth Worker / Office Accommodation I understand that funds have been set aside for a youth worker, but where are they to be based?</p>
	<p>PS</p>	<p>The Deed of Variation has been approved today (09th June). A commuted sum is secured to</p>

		facilitate groups to have places for meetings / events elsewhere in Grove and Wantage, until such a time that the community centre can be brought forward. The community funds would allow for other places to be hired too.
	SM	Okay, but in terms of office space for the youth worker? They'll need, for example, somewhere for them to put their computer. There does need to be a room, or office provided somewhere on the site, or at least close to site, rather than a shared hall.
	JR	There is no immediate provision for an office for a youth worker, but the community fund could be used to cover both the youth worker and a hired office space for them.
	FP	So the youth worker would likely be off-site to start with, until the community centre is brought forward?
	PS	I will check the wording of the S106 for you.
	SM FP	It would be good to hire an office for Anne Richardson too!
	AR	I would be happy to have an extra desk in the sales office if that works!
NEXT FORUM DATES 2022	PS	Friday 02nd September 2022, 11am-12.30pm Thursday 24th November 2022, 1.30-3pm

ACTION ITEMS		
INITIALS	TOPIC / TASK(S)	TARGET DATE
	GENERAL	
PS, CM, BH	PowerPoint slides to be circulated, with minutes	DONE
PS	To confirm timings for next GDF Forum Meetings on 02 nd September and 24 th November 2022	DONE
	SUBMISSION OF PRE-APP & APPLICATIONS	
BH, CM	Persimmon to review the timings of application submissions 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
	LOCAL CENTRE DEVELOPMENT BRIEF	

BH, JR	To compile details of Local Centre Development Brief for GADF members to provide feedback on. Ideally, Parish and Campaign Group to be notified of this and plans made public on the public Wellington Gate website.	by 02 nd September 2022
S278 AGREEMENTS WORKS/ REALIGNMENT OF DENCHWORTH RD		
RM (OCC)	To provide link to the latest revised plan approved for the roundabout works, following GMs comments. Link to be provided in minutes if possible. <i>Plans attached with minutes.</i>	DONE
ACTIVE TRAVEL; CYCLE INFRASTRUCTURE		
RM (OCC), WJ	To confirm to GDF Members; (a) the results of the independent Stage 3 Safety Audit undertaken of the 1.2m Newlands Drive cycle lanes; (b) whether any remedial works are proposed, or; (c) whether the cycle lanes will be removed, following the concerns raised by GW and previously, GS <i>Ryan Moore to discuss with Jason Sherwood and provide an update as soon as possible.</i>	ASAP
A.O.B FENCING GAPS ALONG DENCHWORTH ROAD		
BH, JR	To confirm to Parish Council / GDF Members that an application to raise the fencing has been submitted, and the remainder of the ARCO barrier (previously removed) is to be installed <i>Application ref. P22/V1729/FUL was submitted on 11 July to increase the height of the fence along Denchworth Road to 1.8m with wire mess. This application is being considered.</i>	DONE
A.O.B TARMAC EAST OF DENCHWORTH ROAD REPLACEMENT STILE		
JR, WJ	Following discussion with WJ , to update Parish Council and GDF Forum Members on (a) what has been agreed surrounding tarmac to east of Denchworth Road, and (b) replacing previously removed stile.	02 nd September 2022
A.O.B TARMACKING OF RECREATION LANE		
JR, WJ	To confirm to GDF members when Recreation Lane will be resurfaced	02 nd September 2022
A.O.B S106; YOUTH WORKER / OFFICE ACCOMMODATION		
PS	PS to check wording of S106 in respect of hiring of office space for youth worker and community development officer.	Ideally by 02 nd September 2022

The Community Development Officer is regularly using a desk in the Persimmon sales office on site. Awaiting discussion with Infrastructure team regarding use of funds for office space, will report back at next Forum.