

Planning

GROVE AIRFIELD

DEVELOPMENT FORUM MINUTES

26 February 2026

MEETING DURATION: 14:15- 15:15

LOCATION: Old Mill Hall, Grove, OX12 7LB

ATTENDEES (16)

VOWHDC

- **Cathie Scotting (CS)** – Major Applications Manager
- **Penny Beale (PB)** Principal Planning Officer (Major Applications)
- **Sally Wright (SW)** - Senior Planning Officer (Major Applications)
- **Zoe Norton (ZN)** – Community Development Officer (Wantage & Grove)
- **Julie Perrin (JP)** - Infrastructure Implementation Officer

OXFORDSHIRE COUNTY COUNCIL

- **Michael Deadman (MD)** – Transport Development Manager
- **Jason Sherwood (JS)** – Head of Regulatory Planning & Enforcement
- **Ryan Moore (RM)** – Technical Lead Engineer – Road Agreements
- **Rosie Wood (RW)** – Consultant Engineer, Road Agreements
- **Chris Olley (CO)** – Highways Inspector
- **Ian Marshall (IM)** – Transport Development Lead

APPLICANT AND DEVELOPER TEAM (PERSIMMON)

- **Barnaby Harris (BH)** – Senior Planner
- **Wayne Jones (WJ)** - Development Manager
- **John Gantlett (JG)** – Land and Planning Director

DEVELOPMENT FORUM MEMBERS

- **Chris McArthy (CM)** – Chair, Grove Parish Council
- **Graham Mundy (GM)** – Clerk, Grove Parish Council
- **Frank Parnell (FP)** – Grove Parish Council
- **Hugh Rees (HR)** – Wantage Deanery (Oxford Diocese)
- **Gareth Smith (GS)** – Wantage and Grove Active Travel

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
OCC HIGHWAY ONSITE ADOPTION ISSUES	MD	<p>A letter has been sent to Persimmon which sets out the key outstanding issues:</p> <ul style="list-style-type: none"> • Ongoing since 2022 there has been a lack of technical approvals for the road construction (80% of the construction to date). Many roads have land stabilisation issues - cracking, rutting, sinking. OCC will not adopt the roads until these matters have been resolved to the satisfaction of OCC. • Breach of S278 agreement (offsite highway works) • Breach of S106 agreement - works should have been done by 500 - now 1000 occupations.
	MD/JG	A meeting has been arranged with OCC and Persimmon in a few weeks to go through all of the outstanding issues and work out solutions.
	MD	Adoption of roads is voluntary, but it is expected that the majority of the roads will be offered for adoption.
	PB	The spine road has to be adopted as this is a bus route.
	CM	If roads are not adopted, will these go to a Management Company and residents expected to pay for maintenance? There is a lack of communication with residents.
	JG	Private roads will have a service charge.
	GM/FP	Will there be a plan of unadopted and adopted roads to be made public? Can we have an update by the next Forum?
	JG/MD/JS	We will at least be able to give an update as to where things are and what engineering works will be needed. It will be a while until it is all definitive.

	FP	What are the timescales on adoption?
	RM/JS	We cannot adopt roads whilst construction traffic are still using them as OCC will not take the maintenance and additional liability. However, we can at least get them up to adoptable standards until this point and legal works can be put in place.
	FP	When will construction traffic cease?
	PB	There are still 1500 homes to be constructed and only two accesses into the site. Therefore, these roads will likely be needed for future phases.
	JS	The priority is to get legal agreements/bonds in place and signed and this will give assurances to the parish council and the public.
S278 WORKS AND S106 BREACHES	RM	Newlands Drive remedial works are due to start in March. Persimmon to provide timescales for Denchworth/Mably Way Roundabout remedial works. Batch 2 works are well overdue, and looking at how we can progress them.
	JG	We will come back on all of these outstanding matters once we have gone through it all.
	JS	Persimmon need to provide OCC with update on timescales for all S106 triggers and obligations.
	GM	Asked to be copied in on Persimmon response to OCC.
	PB	A more thorough update and timescales of their delivery will be provided at the next Forum.
	CM	Will these works resolve the flooding issues at the roundabout?
	PB	The flooding issues relate to another development south of the roundabout. The council's enforcement team are working with the developer to resolve this.

	FP	There are a lot of dropped kerbs with tactile paving which is broken, and several patches of pavement without top surface.
	WJ	These may be part of the works identified before Christmas for repair. These will all be picked up on snagging works and repaired before they can be adopted.
PEDESTRIAN CROSSING OUTSIDE SECONDARY SCHOOL	PB	<p>The crossing is tied up with all of the issues discussed already, and is more complicated than initially thought.</p> <p>However, OCC have provided comments in relation to the application on North-West Grove and have requested 3 crossings to be delivered. Not begun S106 negotiations yet, so timescales are longer than initially thought, but is hopefully a way forward.</p>
	GS	What happens with the school children crossing in the interim?
	PB	The crossing was not considered to be necessary at the time of the original outline application at Grove Airfield. As part of the assessment of the application at North-West Grove, it is considered that there will now be more people walking from North-West Grove to the schools and therefore making this a justification for their requirement. Tactile crossing points already in place
WELLINGTON GATE, S106 TRIGGERS & HOUSING OCCUPATIONS	BH	<p><i>Please also refer to Persimmon slides.</i></p> <p>Occupations (as of 26 February 2026) 1003 total occupations 683 open market housing 309 affordable homes 11 First Homes*</p> <p><i>*First Homes is a Homes England pioneer scheme, where the properties have a 30% in perpetuity reduction on their open market value.</i></p>

INFRASTRUCTURE UPDATE (Development Obligation)	BH	Community Centre Aiming to submit planning application in March 2026.
	BH	Local Centre Aiming to submit planning application 1-2 months after Community Centre application
	WJ	Allotments Planning permission was granted in September 2024 (ref P22/V2879/RM). Works to commence in Spring 2026 for onsite elements, and to be completed by Summer 2026. Ongoing discussions and engagement with OCC regarding the S278 works. This is required for the access to the allotments from Liberator Lane. The access is required before first use of the allotments.
	WJ	Liberator Lane Streetlights All works have been completed and streetlights are working. If there any issues, please let us know.
	BH	Website Update Website is up and running. Link will be sent to PB to circulate. [Website is: https://wellingtongategrove.co.uk/]
3G PITCH	GM	Have asked for a topographical survey from Persimmon. The pre-application advice has been sent through to contractors to work through. This will be followed by a site meeting in March to discuss any land issues.
UPDATE FROM COMMUNITY DEVELOPMENT OFFICER	ZN	Meeting regularly with residents. A resident rep now sits on the Wellington Strategic Group. Looking to set up a more formal residents group. There have been a number of successful events, and new events coming up:

		<ul style="list-style-type: none"> • Christmas event on 19th December 2026, organised by residents and Parish Council. Funded by Persimmon. • Grove baby & toddler group started this week at Grove Rugby Club and was fully booked • Community drop in starts on 19th March 4pm-6pm • Community Walk every Monday at 12:30. Taken over and being run by residents.
AOB	PB	<p>Landscaping works There are significant landscape failings, including the public open space, street trees and private landscaping where trees have been planted and died and not replaced. Also missing infrastructure such as benches, bins etc. This has been passed to the enforcement team to investigate, and an update will be provided at the next forum.</p> <p>May need to wait until the next planting season to rectify the issues. This may have implications for the transfer of open space to the parish council.</p>
	BH	Looking to resolve all the issues and work proactively with the planning and enforcement teams.
	PB	<p>Maternity Leave On maternity leave from 2 April 2026.</p>
	HR	<p>Archaeology Talk Archaeology talk from Cotswold Archaeology at St Johns School on Wednesday 25th March, 7pm.</p>
NEXT FORUM DATES 2025	PB	<p>28 MAY 2026; 14:15-15:15</p> <p>Thursday 27 August 2026 14:15</p>

ACTION ITEMS

INITIALS	TOPIC / TASK(S)	TARGET DATE
GENERAL		
PB, BH	PowerPoint slides to be circulated, with minutes	DONE
PB	To confirm next Forum meeting dates and times	DONE
WEBSITE		
BH, PB	Link to website to be circulates	DONE
HIGHWAY WORKS		
OCC, PERSIMMON	Update to be provided on progress relating to adoption issues, S278 works and S106 breaches.	Next Forum
LANDSCAPE WORKS		
CS, SW	Update to be provided on progress	Next Forum