

## **Planning**

### **GROVE AIRFIELD**

#### **DEVELOPMENT FORUM MINUTES**

**28 August 2025**

**MEETING DURATION: 14:15- 15:15**

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

#### **ATTENDEES (18)**

##### **VOWHDC**

- **Penny Beale (PB)** Principal Planning Officer (Major Applications)
- **Sally Wright (SW)** - Senior Planning Officer (Major Applications)
- **Zoe Norton (ZN)** – Community Development Officer (Wantage & Grove)

##### **OXFORDSHIRE COUNTY COUNCIL**

- **Ian Marshall (IM)** – Transport Development Lead
- **Ryan Moore (RM)** – Technical Lead Engineer – Road Agreements

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

- **Barnaby Harris (BH)** – Senior Planner
- **Wayne Jones (WJ)** - Development Manager

##### **DEVELOPMENT FORUM MEMBERS**

- **Cllr Ron Batstone (Cllr RB)** - Ward Cllr, Grove North
- **Graham Mundy (GM)** – Clerk, Grove Parish Council
- **Chris McCarthy (CM)** – Chair, Grove Parish Council
- **Frank Parnell (FP)** – Grove Parish Council
- **Hugh Rees (HR)** – Wantage Deanery (Oxford Diocese)
- **Sarah Shackleton (SS)** – St John’s Parish Church
- **Gareth Smith (GS)** – Wantage and Grove Active Travel (WAGAT)
- **Karann Rowland (KR)** – 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
<b>WELLINGTON GATE, S106 TRIGGERS &amp; HOUSING OCCUPATIONS</b>	<b>BH</b>	<p><i>Please also refer to Persimmon slides.</i></p> <p><b>Occupations (as of 28 August 2025)</b>            815 total occupations            546 open market housing            258 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>
<b>INFRASTRUCTURE UPDATE</b> (Development Obligation)	<b>BH</b>	<p><b>LEAP</b>            Practical completion certificate issued. Remedial works are underway. Awaiting final sign off which should be by the end of the year to hand over to the Parish Council.</p>
		<p><b>Runway Park</b>            Practical completion issued. Final sign off should be in Q1 of 2026. Additional planting to be undertaken to replace those that are dead/dying.</p>
		<p><b>Community Hub</b>            Persimmon currently preparing the application and will be arranging to present the final design to the Parish prior to submission.</p>
		<p><b>Local Centre</b>            Following the marketing exercise, there have been a number of offers on various plots. Continuing to progress the masterplan. Internally looking at the application process and how this will work with individual end users.</p>
		<p><b>NEAP &amp; MUGA</b>            This was approved under application ref. P23/V2702/RM and working towards delivering alongside the sports pitches. MUGA is to come forward separately once able to provide emergency access as required by the S106.</p>

		<p><b>Sports Pitches</b> The application process is still ongoing (ref. P23/V1996/RM). Agronomist comments have been received and a response to these are to be submitted to the planning officer next week. Newt survey and works have been completed.</p>
		<p><b>Secondary School</b> Under construction by the Department of Education. To open next year.</p>
		<p><b>Allotments</b> Planning permission was granted in September 2024 (ref P22/V2879/RM). Persimmon are still trying to get contractors on board, and this has taken longer than expected.</p> <p>A new S278 is required for the access to the allotments from Liberator Lane. This has been submitted to OCC.</p>
	<b>FP</b>	Is this still a dead end or will it be opened up again?
	<b>WJ</b>	It will still be a no through road, but the bollards are to be moved southwards to allow vehicle access to the allotments.
	<b>GM</b>	Will the houses on this corner have access off this as well?
	<b>WJ</b>	Yes, only those few houses on that corner.
<b>ACTION ITEMS FROM PREVIOUS FORUM</b>	<b>PB</b>	<p><b>Forum meeting dates</b> The next forum meeting dates have been put on the agenda. Next meeting will be 27 November 2025.</p>
	<b>WJ</b>	<p><b>TopHat samples</b> TopHat ceased operations in November 2024. Now using the Mauer system. I can make contact to get a sample if required.</p>
	<b>BH</b>	Can bring the sample panel when coming to discuss the Local Centre and put it in the sales office to view.

<b>BH</b>	<b>Delivery timescales for the NEAP</b> S106 trigger is 1200 occupations but seeing if this can be brought forward at all, but need to make sure it can be accessed safely.
<b>HR</b>	What are the indicative timescales for reaching 1200 occupations?
<b>WJ</b>	Currently working to approximately 100 occupations a year, so likely to be another 4-5 years to reach 1200 occupations.
<b>WJ</b>	<b>Local Centre &amp; Community Centre</b> S106 requires the community centre to be provided at 1250 occupations. Likely to be 4-5 years, as need to factor in the time for planning and the build (approximately 18-month build). Will try to avoid the community centre coming forward in isolation from the local centre, but the local centre is subject to marketing.
<b>GM</b>	Is there an update on the land next to the primary school for extra care?
<b>WJ</b>	Currently making enquiries for end users. Have received two expressions of interest.
<b>GM</b>	Who will build this?
<b>WJ</b>	Could be either Persimmon or the end user building out.
<b>SS</b>	What is extra care?
<b>WJ</b>	Self-contained flats, with communal space and wardens on hand to assist/provide support to occupants.
<b>PB</b>	<p>Management and operation of Local Centre/Community centre car park is set out in the S106 and was updated in the previous minutes:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><i>Schedule 5, Part 1, paragraph 1.5 requires that the communal parking areas shall be shared amongst all owners, occupiers and users of the Local Centre and should be available for dropping off and collecting pupils from the Primary School. It also requires that</i></p> </div>

		<p><i>all public realm areas shall be made available for use free of charge by the users of the Community Hub. This is the extent to which the S106 refers to the management arrangement for the Local Centre area.</i></p>
		<p>This matter will therefore need to be discussed between the Parish Council and Persimmon, and will also need to work for the end users of individual units.</p>
	<b>RM</b>	<p><b>School Pedestrian Crossing</b> The crossing is not secured by the existing planning permission and S106 requirements. Identified three potential crossings and Persimmon have agreed to deliver one of these on Liberator Lane.</p>
	<b>WJ</b>	<p>The detailed design of the crossing is needed to progress this further.</p>
	<b>RM</b>	<p>It is not for OCC to design the crossing and provide funding for this.</p>
	<b>WJ</b>	<p>This is not a priority for Persimmon as it is not a s106 requirement. There are other matters to focus on, particularly where these are falling behind, that are required by the S106.</p>
	<b>CM</b>	<p>Can OCC provide details of contractors that can design the crossing and the Parish can look into funding the design.</p>
	<b>WJ</b>	<p>Requested that RM resend email regarding crossings to review further. Will ask contractor Ridge (previously Jubb) to provide a quote for design of crossing.</p>
	<b>BH</b>	<p><b>Wellington Gate Website</b> The website is ready to go but is awaiting sign off from the wider Persimmon group. If this is not done soon, a website will be created with basic information until this comes online.</p>
	<b>PB</b>	<p>To seek an update from BH in a month. <i>[post meeting note: BH confirmed Persimmon marketing team are currently working on website].</i></p>

<b>A.O.B</b>	<b>GS</b>	<b>Highway works</b> Request an update on S106 highway works, including pedestrian crossings on Main Street and Brereton Drive and other improvement works.
	<b>RM</b>	S278 application has been submitted to OCC. There are issues with achieving the 3m cycle way along Mably Way, and this is currently being looked at by Persimmon to work up alternative design. Discussions are ongoing. All other works are going through approval stages, and awaiting responses on queries at the moment.
	<b>SS</b>	For the extra crossings, can these be funded from other S106 funds?
	<b>PB</b>	I can discuss with the infrastructure team. Will also look at whether anything can be secured in the North-West Grove S106 and discuss with OCC. There will need to be clear evidence that it relates to that development.  <i>[post meeting note: Other S106 funding is not available for highways projects. The Parish could seek to use CIL monies. OCC to consider requirement of delivering crossings as part of the NW Grove application].</i>
	<b>FP</b>	Have the street lighting issues been resolved?
	<b>WJ</b>	As far as I am aware, they are now working.
	<b>GM</b>	Also been advised that they are now working.
	<b>FP</b>	There are some pavements that do not have a finished surface i.e. Circus area by the Secondary School, and some tactile paving is broken.
	<b>WJ</b>	This will be done, but not sure on timings. Any damage will be picked up in the snagging process.
	<b>RM</b>	OCC won't adopt roads that are still being used by construction traffic.

	<b>CM</b>	Why are some roads to be adopted and others remain private?
	<b>WJ</b>	This was down to internal discussions and decisions at the time.
	<b>GM</b>	Can we have a plan of what will be adopted?
	<b>RM</b>	First two residential parcels P1 and CC1 aren't adopted.
	<b>GS</b>	<b>Travel Plan</b> The Travel Plan for the Secondary School was refused, what happens next?
	<b>PB</b>	This will need to be resubmitted for consideration.
	<b>BH</b>	This will be the Department of Education that will be dealing with this.
	<b>PB</b>	This will likely be a pre-occupation condition, so there is still time to resolve this.
	<b>ZN</b>	<b>Community Development Officer Update</b> Have been working with the Active Communities team. Active Buggies is starting in September on Wellington Gate, and will run for 5 weeks. This is a free outdoor fitness session design for post-natal participants.
		Currently setting up a community walk. Looking at potential routes, and will run similar to Kingsgrove.
		Also looking at setting up a formal residents group.
	<b>FP</b>	Can this be added to the agendas for future forum meetings as interesting to know what is going on.
	<b>PB</b>	Happy for this to be included on future agendas.
<b>NEXT FORUM DATES 2025</b>	<b>PB</b>	<b>27 NOVEMBER 2025; 14:15-15:15</b>
		<b>Thursday 27 November 2025 14:15</b> <b>Thursday 26 February 2026 14:15</b> <b>Thursday 28 May 2026 14:15</b> <b>Thursday 27 August 2026 14:15</b>

<b>ACTION ITEMS</b>		
<b>INITIALS</b>	<b>TOPIC / TASK(S)</b>	<b>TARGET DATE</b>
<b>GENERAL</b>		
<b>PB, BH</b>	PowerPoint slides to be circulated, with minutes	DONE
<b>PB</b>	To confirm next Forum meeting dates and times	DONE
<b>BH</b>	To provide Mauer System sample panel when coming to discuss the Local Centre. To put in Sales office to be viewed.	When meeting with Parish with final Community Hub design.
<b>BH</b>	To provide interim Wellington Gate website details or provide update on official website.	October 2025
<b>LOCAL CENTRE &amp; COMMUNITY CENTRE</b>		
<b>BH, WJ</b>	To updated Parish Council on Local Centre & Community Centre progression.	Prior to submission of reserved matters application.
<b>PEDESTRIAN CROSSINGS</b>		
<b>WJ</b>	To provide Parish with quote from Ridge for design of pedestrian crossing	October 2025