

To: City Executive Board

Date: 23rd July 2008

Item No:

Report of: Head of City Development

Title of Report: Oxford 2026: the Oxford Core Strategy proposed-submission document

Summary and Recommendations

Purpose of report: To approve the proposed submission document for Oxford's Core Strategy.

Key decision: No

Executive Lead Member: Councillors Turner and Cook

Report Approved by

Legal: Lindsay Cane

Finance: Paul Sheppard

Policy Framework: The production of this document fulfils a commitment of the Local Development Scheme. The Core Strategy will help achieve the strategic aims in the City Council's vision, and also help deliver the key themes and priorities for the City as set out in the emerging Sustainable Community Strategy.

Recommendation(s):

That City Executive Board and Council:

1. Approve the proposed submission document for Oxford's Core Strategy for publication, and invite representations on the document for a 6-week period;
2. Authorise the Planning Policy Manager, in consultation with Lead Board Members and the Planning Policy Cross Party Working Group, to make any necessary editorial corrections to the proposed submission document before publication;
3. Authorise the Planning Policy Manager, in consultation with Lead Board Members and the Planning Policy Cross Party Working Group, to submit the Core Strategy to the Secretary of State unless representations received on the proposed submission document raise issues of such significance that fundamental changes to the Plan would be required; and
4. Endorse the proposed submission document for development control purposes as a material consideration in planning decisions.

Summary

1. The purpose of this report is to consider the proposed submission document for Oxford's Core Strategy. This is a document containing proposed policies for the Core Strategy that will be published for a period of six-weeks, within which stakeholders and the public have an opportunity to make representations.
2. It is anticipated that the document will be formally published on 5th September 2008 so as to avoid the summer holiday period and to take advantage of new regulations which come into force on 1st September 2008. Following the consideration of representations, the document will then be submitted to the Secretary of State. It should not be necessary to refer the Core Strategy back to the City Executive Board and Council before submission, unless representations are received which go so much to the heart of the Plan's soundness that fundamental changes would be required.
3. The report also sets out some relatively minor revisions to the Core Strategy timetable as a consequence of the new regulations mentioned above. Once adopted the Core Strategy will form the planning policy and spatial framework for the future of Oxford until 2026.
4. City Executive Board is asked to recommend that Council approve the proposed submission document for publication and subsequent submission to the Secretary of State. Council is asked to approve the document and to endorse it for development control purposes as a material consideration in planning decisions.

The Purpose of the Core Strategy

5. The Core Strategy will be the key document within Oxford's Local Development Framework (LDF). It sets out the key elements of the planning framework for the City, including which broad areas are suitable for housing and other strategic development needs. Essentially it will be a replacement for the Oxfordshire Structure Plan, but only relating to the City. It will also replace some of the higher-level strategic policies in the Oxford Local Plan. The 20-year timeframe of this document corresponds with the South East England Regional Assembly's (SEERA's) emerging South East Plan (SEP).
6. The Core Strategy will set the policy context for future Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). Once the Core Strategy is adopted, all subsequent DPDs and SPDs must be in conformity with the Core Strategy.
7. An important aspect of the new planning system is the change to 'spatial' policies. This means that the Core Strategy and future planning documents are no longer restricted to land-use considerations, and need to take account of the plans and strategies of other agencies. Spatial

planning policies can be delivered in a variety of ways and are not solely reliant on being implemented through development control decisions.

Policy Context

8. The Core Strategy has to be consistent with national planning policy and be in general conformity with the policies of the SEP. However, one of the challenges of spatial planning is to ensure that policies are locally distinctive and do not simply repeat national and regional guidance. The Core Strategy should also identify the main priorities that deliver the spatial aspects of the Sustainable Community Strategy.

Research and evidence base

9. A wide range of research has informed the proposed submission document. The range of studies is too numerous to list here in full, but a series of background papers will be published alongside the proposed submission document. These will explain how the various studies undertaken have influenced the policies and proposals in the Core Strategy.
10. A key piece of work is the Strategic Housing Land Availability Assessment (SHLAA), which examines future housing land supply within the City. This will be published for consultation alongside the proposed Core Strategy submission document.
11. An Appropriate Assessment (AA) is being undertaken to ensure that the policies in the Core Strategy do not harm the Oxford Meadows Special Area of Conservation (SAC), which is a European designated site. The draft AA will also be published for consultation alongside the proposed submission document.

Previous consultation

12. One of the main principles of the new planning system is that local communities and stakeholders should be involved from the outset in the preparation of planning policy documents. Extensive public consultation has therefore been conducted to coincide with the Issues and Options and the Preferred Options stages of the Core Strategy.
13. In February 2008, Members approved the Further Preferred Options Document for consultation. That document focused on the issues connected with the potential Strategic Development Area south of the city. The consultation exercise on the Further Preferred Options ended on 18th April 2008, and a summary of the main outcomes of that consultation is contained in [Appendix 1](#).

Amendment to Core Strategy timetable

14. The City Council has committed to the production of the Core Strategy DPD in the Local Development Scheme (LDS) as approved by the Secretary of State. The current LDS, as amended earlier this year,

programmed the Core Strategy to be submitted to the Secretary of State in October 2008. However, new regulations governing Local Development Frameworks require an adjustment to this timetable.

15. One of the main changes brought in by the new regulations is to move the period for formal representations on a DPD to *before* submission of the DPD to the Secretary of State. This change is designed to overcome the problem experienced by some local authorities, who have had to propose substantial changes to their plans or in some cases withdraw them and start again, because of issues that have arisen from the representations received *following* submission.
16. An amendment is therefore required to the Core Strategy timetable to indicate that the proposed submission document will be published under the new regulations in September 2008, with formal submission to the Secretary of State in November 2008 following consideration of the representations received. The examination and adoption dates would remain unchanged (April and December 2009 respectively). Under the transitional arrangements relating to the new regulations, consultation already undertaken by the City Council at previous stages of the Core Strategy would act as a proxy for the consultation requirements of the new regulations. The amended timetable for the Core Strategy is formally set out in the proposed new LDS 2008-2011, which is the subject of a separate report elsewhere on this agenda of the City Executive Board.

Proposed submission document

17. The proposed submission document is Appendix 2 to this report. In order to minimise printing costs, this will be sent out to Members separately with copies available to others on request. The document includes a series of strategic policies to guide developments and to set the context for future DPDs and SPDs. Once adopted, the Core Strategy will form part of the Oxford Local Development Framework and will be used in the determination of planning applications under Section 38(6) of the Planning and Compulsory Purchase Act 2004.
18. The proposed submission document continues to identify existing Safeguarded Land at Pear Tree/Northern Gateway and Barton as strategic locations for development, together with the West End area of the City centre. The Northern Gateway is considered suitable for a modern employment site and supporting amenities, whilst Barton is considered suitable for predominantly residential development. The West End will include significant housing provision as part of a wide mix of uses. Safeguarded Land at Summertown is considered suitable to meet longer-term residential needs, but the main landowners have indicated that they still require the land for operational purposes and anticipate this to be the case for the foreseeable future.
19. In terms of overall housing provision, the South East Plan Panel Report recommends a minimum target for Oxford of 8,000 dwellings between 2006 and 2026 (an average of 400 dwellings per year). This figure could be subject to change as the SEP progresses to adoption. A number of potential housing sites have been identified in the SHLAA, but the

forthcoming Site Allocations DPD will need to consider whether or not these sites should be allocated for housing. Even if the strategic sites identified in the Core Strategy and all the other sites identified in the SHLAA come forward for housing, an element of 'windfalls' would still be needed to meet the 8,000 target in the SEP Panel Report.

20. The proposed urban extension to the south of the City would not count as part of Oxford's housing allocation since the land is in South Oxfordshire district. This situation would only change if it were incorporated within the City as a consequence of any future boundary review. Nevertheless, in practice it would clearly contribute to meeting Oxford's pressing housing needs, as would any further urban extensions or freestanding developments that may in future come forward close to the City.
21. The Core Strategy will supersede a number of existing Local Plan policies, which are listed in Appendix 2 to the document itself. As a consequence, some changes will be required to the existing Proposals Map. These are illustrated in the proposed map changes at Appendix 6 of the document itself. Members should note in particular that the proposed map changes include an extension to the existing boundary of the Cowley Centre District centre and a new boundary relating to the Blackbird Leys District centre. This is to reflect the fact that the Core Strategy proposes to redesignate Cowley Centre as a Primary District centre, and to establish a new mixed-use District centre at Blackbird Leys.
22. A key feature of the new development planning system is the requirement for DPDs to pass 'tests of soundness'. These tests are set out in Appendix 3 to the document itself, along with the legal requirements that also apply to DPDs. The examination of the Core Strategy will only consider these tests and legal requirements.
23. Some changes may be necessary between consideration by Council and publication in September, although these are likely to be refinement of the text /appendices rather than any significant rewording of policies. The report recommendations seek delegated authority to make such changes in consultation with Lead Board Members and the Planning Policy Cross Party Working Group.
24. The Plain Language Commission has checked the document. Prior to publication, more maps and pictures will be added to make it as user friendly as possible.

Sustainability Appraisal

25. The City Council undertook a detailed Sustainability Appraisal (SA), including a Strategic Environmental Assessment (SEA), alongside preparation of the Preferred Options document. An addendum to the SA Report was produced in respect of the Further Preferred Options document. The appraisal considers the social, economic and environmental effects of the Core Strategy, and ensures that, as far as possible, it accords with the principles of 'sustainable development'.

26. The SA Report has been updated to reflect the policies and proposals in the proposed submission document. At this stage, only a limited amount of further work has been necessary because almost all the policies in the Core Strategy are based on options that were appraised at the time of the Preferred Options or Further Preferred Options. The updated SA Report will be published for consultation alongside the proposed submission Core Strategy. A draft copy of the updated SA Report is available for Members to view in each of the Party rooms.

Financial and Staffing Implications

27. The production of the Core Strategy is a commitment in LDS. The LDS sets out key milestones, against which the City Council's performance will be monitored and which may affect future levels of Housing and Planning Delivery Grant. The costs of consultation and further work on the Core Strategy will be met from existing budgets.

Climate Change/Environmental Impact

28. Consideration of environmental issues has been integrated into both the development and refinement of options and the formulation of the proposed policies. The Sustainability Appraisal described above has been an integral part of this process. The vision and objectives of the Core Strategy emphasise the importance of responding to the challenge of climate change and that is the theme of Section 2 of the document, which contains policies on energy and natural resources; waste and recycling; flooding and biodiversity.

Equalities Impact

29. A key part of the Core Strategy's vision is for Oxford to be a city where everyone has opportunities to have a high quality of life, and where all our diverse communities feel safe and valued. Section 4 of the proposed submission document takes as its theme promoting social inclusion and improving quality of life, and includes policies on community safety and cultural and community development. Other policies seek to deliver affordable housing, improve the mix of housing, and promote regeneration initiatives, including the proposed new District centre at Blackbird Leys and regeneration linked to proposed residential development at Barton.

Appendices

- 1 Summary of Further Preferred Options consultation
- 2 Proposed submission document for the Oxford Core Strategy (*This appendix has not been included in the printed agenda. Copies have been placed in the Group Rooms. It can be viewed with the report on the Council's website. A few hard copies will be available at the meeting.*)

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Background papers: None

Appendix 1 – Summary of Further Preferred Options Consultation

Consultation Response

At the close of the consultation, 134 questionnaires had been received. In addition, a total of 72 letters/e-mails were received from members of the public and stakeholders. A summary of the main responses to the issues raised in the questionnaire, together with the individual letters received, is set out below. A more detailed report on the consultation is available to view on the City Council's website at www.oxford.gov.uk/corestrategy.

South Oxford Strategic Development Area (SDA)

The City Council's preferred approach for the proposed urban extension (termed the South Oxford SDA in the South East Plan Panel Report) was to prepare a joint Area Action Plan with South Oxfordshire District Council to bring forward the SDA, and to seek to integrate the new community into Oxford. This preferred approach was broadly supported, with 57% of respondents to the questionnaire agreeing or strongly agreeing. Around a third of respondents (32%) either disagreed or strongly disagreed with the preferred approach.

A number of comments from stakeholders and the public expressed support subject to resolving certain issues, such as appropriate transport infrastructure and links (roads, public transport, and cycling), provision of local facilities (schools, healthcare, shops), and provision of green open spaces. Those objecting to the urban extension were concerned about the likely traffic and transport problems generated by this scale of development, the adverse impact on the Green Belt land, loss of natural environment and recreational areas, and potential social problems. Some respondents argued that this amount of development should be directed to other parts of the County.

Other more detailed concerns included potential flood risk and health concerns relating to the existing pylons and sewage works.

Blackbird Leys centre

Results were mixed for the two options on Blackbird Leys centre. 46% of respondents to the questionnaire either agreed or strongly agreed with the Preferred Option, to regenerate the Blackbird Leys centre and encourage its expansion. However, 24% of the respondents opposed this proposal.

The alternative option, to revitalise Blackbird Leys centre but with no expansion, received a similar degree of support with 45% either agreeing or strongly agreeing with this proposal. Only 13% either disagreed or strongly disagreed.

The additional responses from stakeholders and the public broadly supported the expansion of Blackbird Leys centre. However, some expressed concern about its role in relation to the urban extension, e.g. that facilities should be provided within the urban extension to serve the day-to-day needs of residents rather than relying on Blackbird Leys to serve their needs.

Access and transport and the SDA

There was clear support for the preferred approach with 77% of all questionnaire respondents either agreeing or strongly agreeing with the proposed integrated transport measures. Only 8% of respondents opposed the preferred approach.

The additional responses from stakeholders and the public also broadly supported this approach. Concern was expressed about the potential impact on the A34, but the benefits of providing sustainable transport modes for residents of the urban extension to commute to work in Oxford were also recognised. Some respondents questioned whether the SDA would really be accessible to some of Oxford's key service and employment areas, such as the Headington hospitals.

Cultural and community development

There was widespread support for the preferred option, to protect and improve existing facilities, with 77% of respondents to the questionnaire either agreeing or strongly agreeing with this option. Only 4% opposed it. The alternative option, not to provide specific policy protection for these facilities, found little support, with 81% disagreeing or strongly disagreeing with this option.

Revised Spatial strategy

Just over half of all respondents to the questionnaire (53%) were supportive of the revised spatial strategy, while approximately a third (34%) opposed it and the remainder (13%) were neutral. The additional responses from stakeholders and the public also broadly supported the revised spatial strategy. Objections received were mainly concerned with the emphasis in the strategy on growth, and its implications for infrastructure provision and the City's character.

Other issues

Other key issues raised included the following:

- a number of letters supported the removal of Southfield Golf Course as a strategic development site. It was, however, requested that the Golf Course should be protected as a long-term recreational asset in the Development Plan [note: the Golf Course is designated as a protected open air sports facility in the Local Plan, and that protection will continue for the period covered by the Core Strategy];
- some respondents objected to Summertown being identified as a 'contingency' site, arguing that it should be retained as 'Safeguarded Land';
- the identification of the Peartree site (Northern Gateway) for employment led development was supported by some respondents, but concerns were expressed about transport and traffic implications, particularly the impact on the A34;
- it was argued by some respondents that alternative locations should be considered for an urban extension, e.g. adjoining Barton or Wood Farm;
- some respondents considered that the consultation was premature, pending the Government's response to the South East Plan Panel Report.

CITY EXECUTIVE BOARD

Wednesday 23 July 2008

COUNCILLORS PRESENT: Councillors Bob Price (Chair), Ed Turner (Vice-Chair), Antonia Bance, Mary Clarkson, Colin Cook, Sajjad Malik, John Tanner, Bob Timbs and Oscar Van Nooijen.

OFFICERS PRESENT FOR THE WHOLE OF THE MEETING: Peter Sloman (Chief Executive), Tim Sadler (Executive Director), Emma Burson (Finance), Chris Pyle (Oxford City Homes), Lindsay Cane, Pat Jones and Brenda Lammin (Legal and Democratic Services).

OFFICERS PRESENT FOR PART OF THE MEETING:

Nicky Atkin (Strategic Procurement and Shared Services), Mark Jaggard, Richard Wyatt and Adrian Roche (City Development), Graham Stratford (Community Housing and Community Development) and John Kulasek (Facilities and Property Management).

37. APOLOGIES FOR ABSENCE

There were no apologies for absence.

38. DECLARATIONS OF INTEREST

Councillor Price declared a personal interest in the Corporate Equality Scheme 2008/11 because members of his staff at Oxford Brookes University had assisted the Council with advice and training.

39. PUBLIC QUESTIONS

The following questions were asked by Kate Pattullo in respect of item 8: -

With regard to Aston's Eyot, I understand that funding is currently available from the East Area Parliament, and that several other potential funding sources have also been identified. As a local resident and user of the area I know that there is a great deal of local support for the Council to take on the lease of this land from Christchurch College, as was initially recommended to the Board.

I also believe that the finances required to transform this area are relatively modest, and would therefore like to know:

1. Who reversed this recommendation?
2. On what grounds did they decide to reverse it?

3. What authority do they have to make this decision, against the initial advice of the Council Officer who wrote the report?
4. Do the Executive Board believe that the finances involved are excessive?
5. Can the Board give assurance that the same decision would have been reached had the land in question been located in North Oxford?

Response from Councillor Price

The report was considered at the Weekly Business Meeting, attended by the Chief Executive, Executive Directors and other senior managers. This is standard procedure for all reports being progressed to City Executive Board. It was the decision of this meeting that the recommendation be changed because it was felt that further work needed to be done before a final decision was taken. The Weekly Business Meeting does have the authority to change recommendations; however it is the members of the Board who ultimately will take the decision.

Although the amount of initial financial outlay appeared to be relatively small clarification was needed about the costs of longer-term maintenance. Further discussions should take place with Christ Church and community groups to clarify maintenance responsibilities and potential future expenditure, and to consider more detailed options for the use of the land in the future.

The administration shares your desire to improve the management of this piece of land for the benefit of the people of Oxford. Decisions will be taken for the greater good and would have been no different if this land was in another part of the city.

40. BUILDING RESILIENCE IN COMMUNITIES

The Head of Community Housing and Community Development submitted a report (previously circulated and now appended).

Resolved to: -

- (1) RECOMMEND Council to approve the drawing down of £105,000 of government grant for the purpose of building community resilience to extremist ideologies;
- (2) delegate authority to the Executive Director, City Regeneration, to develop an action plan for work to be funded from the grant.

41. CORPORATE EQUALITY SCHEME 2008-11

The Chief Executive submitted a report (previously circulated and now appended).

Resolved to: -

- (1) RECOMMEND Council to: -
 - (a) agree to adopt the Corporate Equality Scheme 2008-11 as part of the Council's policy framework, together with its Action Plan and Equality Impact Assessment timetable subject to an amendment on page 28 of the Scheme that the Council should aim for Level 5 of the Equality Standard by 2011 (not Level 3 as stated);
 - (b) authorise the Chief Executive to update and amend the documents as required by legislation;
- (2) request that the quarterly monitoring reports submitted to the Value and Performance Scrutiny Committee also be submitted to the Board for information.

42. AWARD OF CONTRACT FOR THE SUPPLY OF A BAILIFF SERVICE TO OXFORD CITY COUNCIL

The Strategic Procurement and Shared Services Manager submitted a report (previously circulated and now appended). Councillor Van Nooijen clarified that the use of an external bailiff service should reduce the principal element of risk which related to the possible failure to meet government targets for collection rates.

Resolved to: -

- (1) grant project approval for the provision of a bailiff service to Oxford City Council;
- (2) delegate to the Executive Director, City Services, the authority to award the contract for the provision of a bailiff service to Oxford City Council;
- (3) note that the contract was for 3 years commencing on 31st July 2008 with an option to extend the contract by up to 2 years.

43. CONTRACT FOR THE SUPPLY OF BUILDING MATERIALS TO OXFORD CITY COUNCIL

The Strategic Procurement and Shared Services Manager submitted a report (previously circulated and now appended).

Resolved to: -

- (1) grant project approval for a contract for the supply of building materials to Oxford City Council;
- (2) agree that the contract be awarded to an appropriate supplier for 2 years commencing on 1st September 2008 with an option to extend the contract by up to 1 year;

- (3) grant delegated powers to award the contract to the Executive Director, of City Services.

44. ASTON'S EYOT – PROPOSED LEASE FROM CHRIST CHURCH

The Head of Community Housing and Community Development submitted a report (previously circulated and now appended).

Resolved: -

- (1) not to agree the East Area Parliament recommendation that a lease for Aston's Eyot be agreed at this time with Christ Church;
- (2) that officers should negotiate with Christ Church College in a positive manner to try and reach a lease agreement which addresses the need for community involvement, potential construction of a cycle route linking East Oxford with the City Centre, funding arrangements for longer term maintenance and agreement with the East Area Parliament on Council funding arrangements;
- (3) a report on progress to be submitted to the Board and East Area Parliament in six months' time.

45. BLACKBIRD LEYS AND NORTHFIELD BROOK – DEVELOPMENT ISSUES

The Head of Community Housing and Community Development submitted a report (previously circulated and now appended). The Board also considered comments made by Councillor Campbell.

Resolved to: -

- (1) agree the creation of a steering group to take forward the regeneration of Blackbird Leys and Northfield Brook, and to authorise the Executive Director, City Regeneration, to approve appropriate levels of staff and budgetary support;
- (2) ask the Area Co-ordinator to liaise with Councillor Bance regarding membership of the steering group;
- (3) note that steps were being taken to look at possible regeneration schemes for other areas of the City in partnership with other bodies.

46. OPTIONS FOR LAND AT WARREN CRESCENT

The Head of Community Housing and Community Development submitted a report (previously circulated and now appended). The Board also considered comments made by Councillor Brown.

Resolved to agree option 4 as set out in the report (to reduce the size of the redevelopment and build only on the former garage site, leaving the green area as open space).

47. REDEVELOPMENT OF SERMON CLOSE PLAY AREA

The Head of Community Housing and Community Development submitted a report (previously circulated and now appended). The Board also considered comments made by Councillor Brown.

Resolved to agree option 3 as set out in the report (refurbish the play area).

48. PLACES OF CHANGE PROGRAMME GRANTS INCLUDING THE OLD FIRE STATION

The Head of Community Housing and Community Development submitted a report (previously circulated and now appended). The Board also considered comments made by Councillor Campbell.

Resolved to: -

- (1) RECOMMEND Council to grant approval to draw down the full Places of Change Programme capital allocation of £2,379,845, in line with an agreed spend profile with Communities and Local Government, over the next three years, as follows:

£2,182,393 to Oxford City Council and Crisis Skylight for the development of the Old Fire Station to be divided as follows:

£50,000 in 08/09

£600,000 in 09/10

£1,532,393 in 10/11

£96,704 in 08/09 for Oxford Night Shelter, O'Hanlon House

£49,422 in 08/09 for The Gap Project

£37,155 in 08/09 for Aspire Oxford

£14,171 in 08/09 for Steppin' Stone

- (2) grant approval for Oxford City Council to enter into a formal arrangement with Crisis to appoint them as the Council's main partner in terms of development and delivery of Old Fire Station, and in doing so waive the need to comply with any relevant procurement requirements in regards to appointing Crisis Skylight as the main provider in the Old Fire Station;
- (3) authorise the Executive Director, City Regeneration, to appoint a project manager for the development of the Old Fire Station;
- (4) congratulate officers on the success of their excellent bid.

49. OXFORD'S LOCAL DEVELOPMENT SCHEME 2008-11

The Head of City Development submitted a report (previously circulated and now appended). The Planning Policy Manager circulated amendments to the Local Development Document (LDD) profile at page 33 of the Local Development Scheme (change of dates for the publication and adoption to October 2008 and February 2009 respectively) and consequent amendment to the Gantt chart on page 48 showing the Local Development Scheme work schedule.

Resolved to: -

- (1) approve the Oxford Local Development Scheme 2008-11 (as amended) for submission to the Secretary of State;
- (2) authorise the Planning Policy Manager to alter the text of the Local Development Scheme before submission to the Secretary of State to the extent felt necessary in the light of advice from the Government Office for the South East and the Planning Inspectorate, and to make any necessary editorial corrections.

50. NORTHERN GATEWAY AREA ACTION PLAN

The Head of City Development submitted a report (previously circulated and now appended). The Board also considered comments made by Councillor Brown.

Resolved to: -

- (1) approve the principle of partnership working with the developers (including financial contributions) for the production of the Northern Gateway Area Action Plan Development Plan Document;
- (2) authorise the Head of City Development to enter into a formal agreement with the Northern Gateway Consortium to confirm details of the partnership arrangement to deliver the production of the Area Action Plan.

51. OXFORD 2026: THE CORE STRATEGY – PROPOSED SUBMISSION DOCUMENT

The Head of City Development submitted a report (previously circulated and now appended).

Resolved to RECOMMEND Council to: -

- (1) approve the proposed submission document for Oxford's Core Strategy for publication, and invite representations on the document for a 6-week period;
- (2) authorise the Planning Policy Manager, in consultation with Lead Board Members and the Planning Policy Cross Party Working Group, to make any necessary editorial corrections to the proposed submission document before publication;
- (3) authorise the Planning Policy Manager, in consultation with Lead Board Members and the Planning Policy Cross Party Working Group, to submit the Core Strategy to the Secretary of State unless representations received on the proposed submission document raise issues of such significance that fundamental changes to the Plan would be required;
- (4) endorse the proposed submission document for development control purposes as a material consideration in planning decisions.

52. WEST END DISTRICT HEATING PROCUREMENT

The Head of City Development submitted a report (previously circulated and now appended). The Board also considered comments made by Councillor Fooks.

Resolved to: -

- (1) grant project approval for the West End District Heating project;
- (2) authorise officers to move the project forward to its next phase;
- (3) waive the competitive selection requirements in the Contract Rules in regard to the appointment of an external consultant for further work;
- (4) agree to appoint an independent project manager to assist with the procurement.

53. WRITE-OFF OF UNCOLLECTABLE DEBTS

The Head of Customer Services submitted a report (previously circulated and now appended).

Resolved to: -

- (1) agree to write off of the amounts as set out in the report;
- (2) note that if new information or any payments were received the debts previously written off would be resurrected and credits applied.

54. APPOINTMENTS TO CHARITABLE TRUSTS AND THE OXFORDSHIRE ECONOMIC PARTNERSHIP

The Head of Legal and Democratic Services submitted a report (previously circulated and now appended). The Board also considered comments made by Councillor Fooks.

Resolved to: -

- (1) make the following appointments to Charitable Trusts: -

St. Aldate's Parochial Charities from May 2008 – Councillors Hazell and Tanner

Non-Ecclesiastical Charities of St. Mary Magdalen from the end of September 2008 – Ms Susan Brown

City of Oxford Charities – Councillor Christian from the end of September 2008, and Councillors Pressel and Sanders and Ms Diana Pope from the end of December 2008;
- (2) agree the appointment of the Strategic Director, City Regeneration, as a Director on the Oxfordshire Economic Partnership Board.

55. AIDS AND ADAPTATION WORKS – FUNDING SHORTFALL

The Head of Oxford City Homes submitted a report (previously circulated and now appended).

Resolved to: -

- (1) increase the Housing Revenue Account (HRA) capital budget for aids and adaptation works by £370,000 to enable a reduction in the current waiting list;
- (2) vire £370,000 from projected underspend within the HRA capital budget.

56. TENDER ACCEPTANCE – CONTROLLED ENTRY

The Head of Oxford City Homes submitted a report (previously circulated and now appended).

Resolved to accept the lowest tender for installing controlled entry systems, submitted by Chris Lewis Security in the sum of £240,777.

57. TENDER ACCEPTANCE – PAINTING AND PRE-PAINT REPAIRS

The Head of Oxford City Homes submitted a report (previously circulated and

now appended).

Resolved to accept the lowest tender for painting and pre-paint repairs, submitted by J and S Seddon in the sum of £443,455.47.

58. OPTIONS FOR 21/23 MANOR ROAD, SOUTH HINKSEY, AND BULLINGDON GREEN COTTAGE

The Head of Oxford City Homes and the Interim Head of Property and Financial Management submitted a joint report (previously circulated and now appended).

Resolved to:-

- (1) RECOMMEND Council to: -
 - (a) transfer 23 Manor Road from the Housing Revenue Account (HRA) to the General Fund asset management portfolio;
 - (b) transfer Bullingdon Green Cottage from the General Fund to the HRA portfolio;
- (2) place 21/23 Manor Road on the market to sell either individually or as one unit, whichever is the most economically advantageous to the Council, and use £25,000 of the receipts to fund the works at Bullingdon Green Cottage;
- (3) place the net proceeds from the sale of 21/23 Manor Road, less the cost of works to Bullingdon Green Cottage, in an investment fund to generate revenue income in accordance with the Medium Term Financial Strategy.

59. DISPOSAL OF 9 UPPER FISHER ROW

The Interim Head of Property and Financial Management submitted a report (previously circulated and now appended).

Resolved to dispose of 9 Upper Fisher Row to the highest bidder, as set out in the exempt from publication appendix to the report, and if that disposal does not proceed to authorise the Executive Director, City Regeneration, to proceed with a disposal at or above the valuation figure set out in that appendix.

60. DISPOSAL OF 83-97 ASHURST WAY, ROSE HILL

The Interim Head of Property and Financial Management submitted a report (previously circulated and now appended). The Board also considered comments made by Councillor Campbell.

Resolved to accept the best offer currently available for 83-97 Ashurst Way, as

set out in the exempt from publication appendix to the report, and if the proposed purchase does not proceed to authorise the Executive Director, City Regeneration, to proceed with a sale to the next highest bidder at or above the valuation figure set out in that appendix.

61. TEMPLARS SQUARE LEASE RESTRUCTURE

The Interim Head of Property and Financial Management submitted a report (previously circulated and now appended).

Resolved to authorise the Executive Director, City Regeneration, to open negotiations with the long-term leaseholders of Templars Square shopping centre to facilitate the possibility of their redevelopment proposals and submit a further report to the Board for approval when those negotiations are concluded.

62. FUTURE ITEMS

No issues were raised under this item.

63. MINUTES

Resolved to agree the minutes (previously circulated, now appended) of the meeting held on 11 June 2008

64. MATTERS EXEMPT FROM PUBLICATION

Resolved that in accordance with the provisions of Paragraph 21(1)(b) of the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 the press and public be excluded from the meeting on the grounds that their presence could involve the likely disclosure of exempt information as described in specific paragraphs of Schedule I2A of the Local Government Act 1972.

<u>Items</u>	<u>Reason for exemption</u>	<u>Minutes</u>
C1 to C5	Information relating to the business affairs of any particular person (including the authority holding that information)	65 to 69

65. OPTIONS FOR LAND AT WARREN CRESCENT

The Head of Community Housing and Community Development submitted an exempt from publication appendix (previously circulated and now appended) to the report referred to in minute 46.

Resolved to note the exempt from publication appendix.

66. REDEVELOPMENT OF SERMON CLOSE PLAY AREA

The Head of Community Housing and Community Development submitted an exempt from publication appendix (previously circulated and now appended) to the report referred to in minute 47.

Resolved to note the exempt from publication appendix.

67. OPTIONS FOR 21/23 MANOR ROAD AND BULLINGDON GREEN COTTAGE

The Head of Community Housing and Community Development submitted an exempt from publication appendix (previously circulated and now appended) to the report referred to in minute 58.

Resolved to note the exempt from publication appendix.

68. DISPOSAL OF 9 FISHER ROW

The Interim Head of Property and Facilities Management submitted an exempt from publication appendix (previously circulated and now appended) to the report referred to in minute 59.

Resolved to note the exempt from publication appendix.

69. DISPOSAL OF 83-97 ASHURST WAY, ROSE HILL

The Interim Head of Property and Facilities Management submitted an exempt from publication appendix (previously circulated and now appended) to the report referred to in minute 60.

Resolved to note the exempt from publication appendix.

The meeting began at 5.00 pm and ended at 6.07 pm.