

Robert / Karen / Charles,

Could we please get together asap to discuss this – the ask from property point of view is how would it work making the land available for this scheme and what kind of a deal could be done i.e. lease / sale etc.

A few summary notes from Karen on this below as well –

- OCC are not in possession / control of the Sports ground, having leased the majority of it out until 2097 to CDC, who have in turn sub-let to Kidlington Parish Council for a similar term. There are no break clauses in the leases, hence there would need to be tripartite agreement for any early surrender and all three Councils would need to satisfy themselves that they are receiving best value under any future arrangement. CDC are best placed to approach the PC in light of their existing relationship.
- Local clubs use the sports ground and it would be important to ensure that community use of the site is secured for the future – CDC were awarded grant funding for the existing facilities.
- Only a small amount of land is required from the Woodland Trust – the lease from OCC runs until 2247, with no break clauses, so again this would require a negotiation for an early surrender of part of the lease.
- The triangular piece of land is let on a short term basis, with the ability for OCC to break the lease on 12 months' notice. OCC are looking at the potential for a solar farm here and I am also aware that there is an OCC requirement for a HWRC in the Oxford vicinity and this site may be suitable.

Both Bill and Steve are keen to progress this asap and the football club have a PM assigned to this too who I am ringing later on today to do some introductions and will also say that we will come back to him in the next couple of weeks to have a more material chat about options etc.

Can you please have a think about this and we can have a meeting early next week to gather our thoughts and plan ahead.

Jodie – can we please put something in the diary for next Monday/Tue. Many thanks

Kind Regards

George Eleftheriou

Director for Property, Investment and Facilities Management

Commercial Development, Assets and Investment | Oxfordshire County Council | County Hall | New Road | Oxford | OX1 1ND | REDACTED

Please send all postal correspondence to: County Hall, New Road, Oxford, OX1 1ND

From: Cotton, Bill - Communities <Bill.Cotton@Oxfordshire.gov.uk>

Sent: 11 May 2021 10:22

To: Jorden, Steve - Communities <Steve.Jorden@Oxfordshire.gov.uk>; Eleftheriou, George -

Communities <George.Eleftheriou@Oxfordshire.gov.uk>; Hodby, Richard - Law & Governance <Richard.Hodby@Oxfordshire.gov.uk>; Lister, Karen - Communities <Karen.Lister@Oxfordshire.gov.uk>; Richard Hawtin <Richard.Hawtin@Cherwell-DC.gov.uk>
Cc: Allison, Shey - Corporate Services <Shey.Allison@Oxfordshire.gov.uk>
Subject: Commercial in Confidence - Oxford United FC development proposal

Dear colleagues,

As you may be aware Oxford United FC wish to take forward a development at Stratfield Brake. Please find an initial proposal attached. There are essentially two elements to our involvement – as landowner and as Planning Authority. I'd like to initially meet with our landowner hats on – review the proposal from OUFC and agree a negotiation lead. We can also work out a political briefing plan at the same time. Ill ask Shey to set up 30 mins for an initial meeting.

Many thanks

Bill

Bill Cotton, Corporate Director of Environment and Place,
Oxfordshire County Council & Cherwell District Council
REDACTED