

## Divisions Affected – All

# PLACE OVERVIEW AND SCRUTINY COMMITTEE

24 SEPTEMBER 2025

## City Centre Development: Strategic Context

### Report by Director of Property and Assets

## RECOMMENDATION

1. **The Committee is RECOMMENDED to**
  - (a) The Place Overview and Scrutiny Committee is **RECOMMENDED** to note and comment on the presentation provided at Annex 1.

## Executive Summary

2. On 25 February 2025, the Place Overview and Scrutiny Committee scrutinised the item: *City Centre Accommodation Strategy – Disposal of Old and New County Hall* and requested further information on the Council's strategy and action plan for the city centre's redevelopment and regeneration.
3. In response to Scrutiny Committee's request for further details and information, a presentation has been developed which outlines the opportunities for regeneration within the city centre, linked to both the sale of County Hall and the redevelopment of Speedwell House.
4. This presentation serves as a high-level vision document only and is presented at Place Overview and Scrutiny Committee for discussion. This is not a strategy, but a discussion document only.

## Further Information

5. The sale of County Hall and redevelopment of Speedwell House provides opportunities for the regeneration of Oxford's West End and Southern Quarter.
6. It should be noted that the County Council are not the Local Planning Authority, this function sits with Oxfordshire City Council. This presentation is therefore delivered in respect of the Council's interest as key landowners within the city centre, and key influencers in facilitating growth and regeneration.

7. This presentation (as provided at Annex 1) will outline the key areas of change within the city, the planning framework that the Council is working within, along with other facilitating infrastructure that is expected to come forward.
8. Further work on the development of masterplans and the strategy for the city will be undertaken when more is known as to the availability of sites and proposed plans.
9. The Scrutiny Committee is invited to review and note the presentation and the Council's ongoing strategic oversight of the city centre.

## **Corporate Policies and Priorities**

10. Any city masterplan must be in compliance with the Oxford City Local Plan (and their emerging Local Plan).
11. Any action plan coming forward must also align with the Council's corporate priorities and policies.

## **Financial Implications**

12. The presentation at Annex 1 provides an overview and is a vision document for the city, linking together different workstreams.
13. This is a visioning document only. At this stage, the document serves as a discussion point and the financial implications have not been assessed.

Drew Hodgson  
Strategic Finance Business Partner  
drew.hodgson@oxfordshire.gov.uk

## **Legal Implications**

14. There are no further legal implications arising from the contents of this report at this stage.

Jay Akbar  
Head of Legal and Governance Services  
jay.akbar@oxfordshire.gov.uk

## **Staff Implications**

15. This is a visioning document only. There are a number of staff and consultants working on the vision for the city centre, and we will continue to work with partners/stakeholders to develop the city plan. At this stage there are no staff implications.

## **Equality & Inclusion Implications**

16. This is a visioning document only. As a part of the individual developments and projects coming forward, equalities and inclusion will be examined in detail and relevant impact assessments will be undertaken.

## **Sustainability Implications**

17. This is a visioning document only. Sustainability of the developments will be fully considered to ensure that they meet the Council's net zero priorities. In addition, proposed developments within the city centre will be required to comply with Oxford City's Local Plan and sustainability policies.

## **Risk Management**

18. This is a visioning document only, and the risk of this visioning work is minimal.
19. Working with Oxford City Council and other partners, the Council will endeavour to mitigate any known or likely risks resulting from projects.

## **Consultations**

20. Each individual proposed development will undergo a public consultation stage as part of the planning process.
21. The document at Annexe 1 outlines the different elements of development across the city.

Vic Kurzeja  
Director of Property and Assets

Annex: Annexe 1 - City Centre Development: Strategic Context

Background papers: None

Other Documents: None

Contact Officer: Vic Kurzeja, Director of Property and Assets  
Vic.Kurzeja@Oxfordshire.gov.uk Tel: 07726 307 813

September 2025