

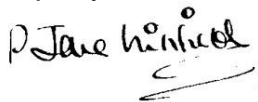
DECISIONS DELEGATED TO OFFICERS

Decision title:	Termination of SSE Wayleaves on the South Oxfordshire Science Village (SOSV) site.
Decision date:	19 August 2022
Source of delegation:	This decision was delegated to officers under Part 4.4 of the Council's Constitution: all executive functions except those in Part 4.5, 4.6 and 4.7 are delegated to the officers in the senior management structure.
What decision was made?	<p>To proceed with serving notice to terminate the current wayleaves with SSE on the SOSV site and commission BT Surveyors (BTS) to undertake the associated work. Although this is not an urgent decision it is required to ensure any site constraints are being addressed prior to the appointment of the Master Developer in 2023/24.</p> <p>BTS has outlined the process for terminating the wayleaves and the costs associated with serving the termination notice and negotiating the assessment of loss report with SSE.</p> <p>Stage One- Strategy report already completed by BTS with recommendations and options.</p> <p>Stage Two Serving the relevant termination notice on SSE to ensure that the legal process continues in the background whilst negotiations are ongoing for a fee of £1,500 plus VAT. Following the termination period, serving a further Notice to Remove (6 or 12months thereafter) for a fee of £1,000 plus VAT. Following the second notice, SSE would make an application for a necessary wayleave hearing which would be held in abeyance during negotiations with them. For the avoidance of doubt, the work would include the termination/dual notice and the notice to remove, together with any advice or strategy required.</p> <p>The other landowners, Thames Water and Magdalen College have confirmed approval</p>

	<p>for notice to be served on their wayleaves.</p> <p>Stage 3 Assessment of Loss report</p> <p>For a fixed fee of £5,000 plus VAT BTS will complete a full Assessment of Loss report which would consider the site on a 'with' and 'without' basis, demonstrating the monetary loss resulting from the overhead line remaining in situ and the sterilised swathe of land that would be created. This would form the basis of their negotiations with SSE and the arguments as to why the overhead line should be diverted at their cost.</p> <p>BTS would carry out an appraisal of the land lost and use their in-house valuation expertise to support the figures reached. This document will also form the basis of negotiations with SSE.</p> <p>There will some additional consultants costs associated with assessing the impact on the Master Plan.</p>
Purpose:	The decision supports delivery of an unconstrained or less constrained site for future development or compensation for the impact of the overhead lines.
Reasons:	This is a lengthy process which will take up to 5 years to complete. It is important that it commences now in order to resolve this within this timeframe and allow the development to progress unencumbered.
Decision made by:	Jane Winfield, Head of Corporate Property
Other options considered:	<p>Option One- Do nothing. This has been considered and rejected as overhead lines across the site will compromise the availability of land for development.</p> <p>Option Two- OCC undertake this work rather than BTS. This is a specialist area of work which would require significant staff time to resolve. BTS are experts in this field of work and can ensure that work is progressed correctly.</p>
Documents considered:	None

Key or Not Key:	Not Key
Wards significantly affected:	The site is located in South Oxfordshire outside of OCC wards.
Declared conflict of interest:	None
This form was completed by: Name & title: Date:	Jane Norman, Regeneration Manager

Approval checklist

<i>Approver</i>	<i>Name and job title</i>	<i>Date</i>
Senior officer	Jane Winfield, Head of Corporate Property 	19 August 2022
Cabinet Member	Cllr Alex Hollingsworth, Cabinet Member for Planning and Housing Delivery	19 August 2022