Hearing Statement

Oxford NHS Foundation Trust

1. Introduction

1.1 This Hearing Statement has been prepared by Quod on behalf of the Oxford Health NHS Foundation Trust (the Trust) pursuant to the Local Plan Examination for Oxford City Council.

1.2 This Hearing Statement focuses only on the Inspectors' questions which relate to Policy SPE18 (Warneford Hospital) ('the Site').

1.3 On behalf of the Trust, Quod has submitted a draft Statement of Common Ground to Oxford City Council. This is appended to this Hearing Statement for information, along with the response from the Council, which confirms that the Council will not be engaging with the Statement of Common Ground and that they consider Policy SPE18 to be sound as drafted.

2. Question 1 – What is the latest position regarding development proposals for the site?

2.1 The Oxford Health NHS Foundation Trust is working in partnership with the University of Oxford and a philanthropic partner to develop a major new hospital, research and teaching campus. A joint venture was formed in December 2023. The partners instructed a full professional team led by Eric Parry Architects and have worked closely since that time to realise the development of the Site.

2.2 In July 2025 a hybrid planning application (25/01859/OUTFUL) and listed building consent (25/01834/LBC) were submitted to Oxford City Council by Oxford Health NHS Foundation Trust.

2.3 The agreed description of development for the hybrid application is as follows:

(i) Outline application (with all matters reserved save for "access"), for the demolition of existing buildings and erection of a graduate college for the University of Oxford comprising Student accommodation (Sui Generis), ancillary college buildings (Sui Generis), provision of landscaping, bin and cycle parking, car parking, public realm and open space.

(ii) Full application for demolition of existing buildings and partial demolition of existing walls, erection of a hospital building (Use Class C2), a research building (Use Class E(g)(ii)), a hospital research link building (C2/E(g)(ii)), and erection of relocated SANE building (Use Class E(g)(i) and (ii)) and pavilion building. Provision of associated car parking, cycle parking, bin storage, access, landscaping, public realm works and associated infrastructure works. Refurbishment and repair of the Gate Lodge and use for residential accommodation associated with the College (Use Class Sui generis)

2.4 The agreed description of development for the listed building consent application is as follows:

Interventions including alteration, demolition and repair of listed and curtilage listed structures to facilitate comprehensive development of the site. The works relate to the demolition of the former farmhouse and former stables; dismantling of former pavilion building and onsite reconstruction and relocation; removal of secondary attached and freestanding structures; alterations and repair of historic boundary walls; and repair and restoration of the Gate Lodge.

2.5 The Applicants worked closely with the Council and stakeholders during the determination and were pleased to achieve a recommendation for approval from officers, followed by Resolution to Grant for both the hybrid and listed building consents at Planning Committee in April 2026. The hybrid application was then called to Planning Review Committee in June 2026, where the decision was again made to Resolve to Grant.

2.6 The Trust's ambition is to transform the existing 19th-century facilities into an exceptional new hospital as part of a globally significant brain health sciences campus. The proposals would establish Warneford Hospital as a world-class centre for brain sciences and a state-of-the-art mental health hospital for the 21st century.

2.7 Warneford Park will create a broad pipeline of opportunity for mental health research. Bringing together academic and commercial research teams from multiple disciplines will enable a new generation of translational mental health research. The research undertaken at Warneford Park will link fundamental discoveries to new clinical practices and treatments for patients. Its impact will reach far beyond Oxfordshire and will create one of Europe's leading mental health campuses.

2.8 The importance of the development is recognised in the Interim Report of The Oxford Growth Commission (December 2025) in the following terms:

"In the Oxford East Opportunity Area, besides the close to consented housing scheme at Bayswater Brook, the key opportunity is the plan for Warneford Park, a new centre for Mental Health and Brain Sciences to complement the existing concentration of NHS facilities and world leading medical research."

2.9 Included below are some images from the submission document, highlighting the high-quality design of the proposals and the relationship of the uses across the Site.



Figure 1 Illustrative view of entrance to the Hospital, Link Building and Research Building

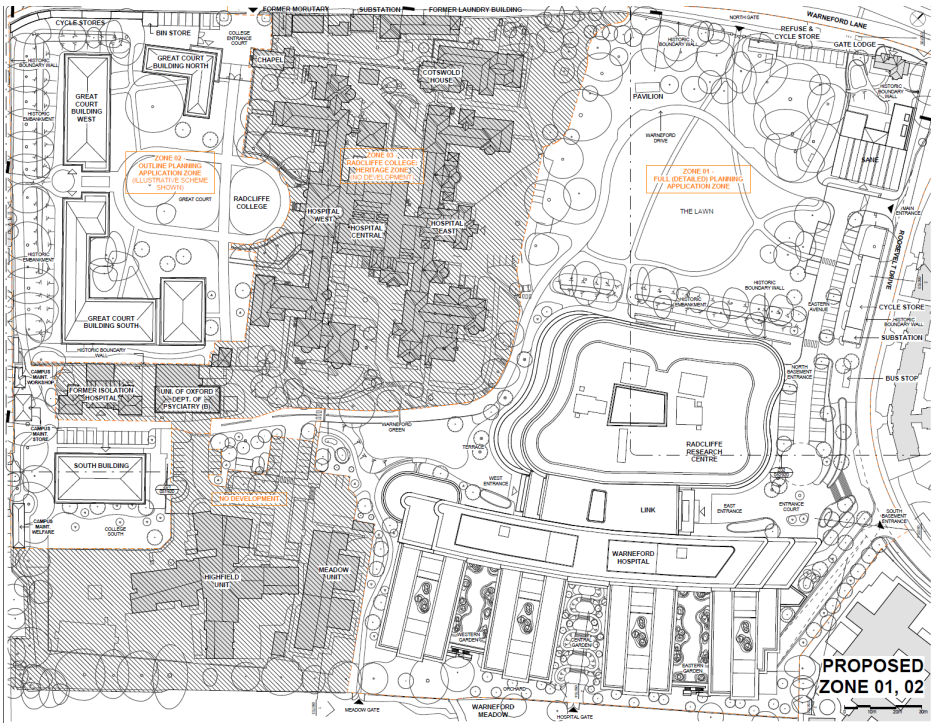


Figure 2 Proposed Site Layout - Zone 1 and 2



Figure 3 Illustrative view of the Research Building

2.10 Since June 2026, the Applicant has been working with the City and County Councils to finalise the drafting of the S106 Agreement and the planning conditions.

2.11 The Applicant and the Councils intend to finalise the S106 and planning conditions by the end of December 2026 at which point a decision notice for both the hybrid and listed building consent can be issued.

3. Question 2 – What evidence is there to indicate that the site is developable with the plan period for the uses proposed?

Commitment to Redevelopment

3.1 The Trust is fully committed to the redevelopment of the Site to secure a new mental health hospital, research building and college, and fully endorses the principle of the Site being allocated within the Local Plan for development.

3.2 The Trust has worked with vigour to prepare and submit a planning application that has secured Resolution to Grant, demonstrating the Applicant's commitment to the redevelopment of the Site. It is being actively progressed rather than being a theoretical long-term possibility.

Evidence of a realistic development proposition

3.3 The proposals for the Site have been comprehensively developed to ensure a viable and workable proposal for the three future occupiers.

3.4 The partners have worked jointly to ensure that the application proposals (which mirror the terms of the allocation in the adopted local plan) optimise the nationally important opportunity presented by the Site but are also credible and deliverable. The conversion of the listed hospital buildings into the first University College in Headington, for example, has been the

subject of a detailed feasibility study guided by an expert academic Advisory Board. The inclusion of the proposed new research floorspace is complementary to and substantially enhances the business case.

Physical suitability of the Site

3.5 Technical work undertaken to date has not identified any constraint which would prevent the Site being developed for the uses proposed within the Plan period.

Positive Business Case

3.6 The existing hospital celebrates its 200th anniversary this year and is the oldest inpatient hospital in the NHS. Although an impressive milestone to achieve, the hospital has been deemed not fit for purpose for modern mental health care by the CQC and needs urgent replacement. The vision for Warneford is not only to replace the hospital but to integrate research and education with healthcare to achieve the very significant benefits of improved care, future treatments and prevention.

3.7 The Trust submitted a compelling business case to NHS England for funding for a new Warneford hospital in July 2025. This Strategic Outline Case sets out the full vision of the Warneford Park site and the addition of the research and educational benefits results in a particularly attractive economic case for investment. The business case has received strong support at the local, regional and national level within the NHS.

3.8 In the light of this common desire to realise the Warneford vision, the Trust is currently in discussions with NHS England regarding the funding of the hospital using NHS capital. The scheme also enjoys strong support from local MPs who recognise not only the need for a new hospital but also the wider vision for the Warneford site, building on existing strengths in research and education.

3.9 The public funding of the hospital will unlock capital funding from the University of Oxford and its philanthropic partner to fund the research building and the creation of a new University of Oxford college within the listed hospital buildings.

Credible Delivery Programme

3.10 The programme has been carefully phased to deliver a masterplan with multiple buildings in the most efficient way. Key activities have been planned concurrently where possible, such as the delivery of the new SANE building at the same time as the NHS England business cases and hospital and research building tender activities, to allow simultaneous construction of these buildings to commence as soon as practicable. The procurement of the hospital and research building is planned to be done jointly to enable speed and efficiency, as well as quality. Site enablement activities such as infrastructure and utilities have been planned early to ensure that the buildings can be operational as soon as practically possible.

3.11 As is set out below, the development of Warneford Park is developable over the plan period.

Key milestones

3.12 The phasing of the proposals necessarily follows a sequential approach. This is set out in the material submitted with the hybrid planning application.

- Planning approval – December 2026
- Funding Approved - April 2030
- Hospital and Research Building construction commences- September 2030
- Hospital & Research Building Opening - March 2033
- College construction commences – September 2036
- College opening – September 2038.

Appendix 1 – Draft Statement of Common Ground

Statement of Common Ground

Between Oxford City Council and Quod on behalf of the Oxford NHS Foundation Trust

Oxford Local Plan 2045 (November 2026)

1. Introduction

1.1 This Statement of Common Ground (SoCG) has been prepared by Quod, acting on behalf of the Oxford Health NHS Foundation Trust (the Trust) and Oxford City Council, hereafter referred to as 'the parties'. This SoCG reflects and confirms the current position on matters agreed by the parties with regards to the draft Oxford Local Plan 2045, currently at examination.

1.2 Oxford Health NHS Foundation Trust is an NHS foundation trust that provides physical, mental health and social care for people of all ages across Oxfordshire, Buckinghamshire, Swindon, Wiltshire, Bath and North East Somerset. Its services are delivered at community bases, hospitals, clinics and in people's homes.

1.3 The Oxford Health NHS Foundation Trust's aim is to improve the health and wellbeing of its patients and families. It works in partnership with a range of organisations including:

- The University of Oxford to promote innovation in healthcare, support research and to train doctors and psychologists;
- Oxford Brookes University and the University of Bedfordshire to train nurses and allied health professionals;
- Local authorities and voluntary organisations; and
- GPs across all the locations served by the Trust in order to provide integrated care.

1.4 A joint venture has been formed between the Oxford Health NHS Foundation Trust who currently own the Warneford site, the University of Oxford and a local charitable Trust to redevelop the Warneford Hospital site. In the near future, when significant funding and permissions are in place, the Trust's ambition is that today's 19th century facilities will be transformed into an exceptional new hospital complex at the heart of a globally significant brain health sciences campus – Warneford Park. The Trust's proposals are for Warneford Hospital to become synonymous with world class brain sciences and an unparalleled, state-of-the-art mental health hospital for the 21st century.

1.5 The Trust has submitted a planning and listed building application for the Warneford Park Site (**Figure 1**) to deliver a hospital, research facility and University of Oxford college. The proposals secured resolution to grant in June 2026 and the conditions and S106 agreement are currently being finalised.



Figure 1 Site Location Plan

2. Background

2.1 Oxford City Council and the Oxford Health NHS Foundation Trust have been working closely together throughout the formulation of the Local Plan 2045. This close working also took place during the preparation of the now withdrawn Local Plan 2040. A Statement of Common Ground was agreed by the parties in respect of the draft policies in that Plan.

2.2 This SoCG focuses on the specific Warneford Hospital policy, SPE 18, in the submitted Local Plan 2045.

2.3 The Trust fully supports the allocation of the site, but in our representation at the Regulation 19 stage, we made it clear that the wholesale rewriting of the policy in place of the previous Local Plan site allocation policy is not helpful. We had made similar representations to the draft 2040 Local Plan and the SoCG agreed at that time had reinstated much of the current adopted policy (Oxford Local Plan 2036). Notwithstanding that agreed position, that 2045 plan has proposed a completely rewritten policy.

3. Matters agreed between OCC and the Trust

Policy G1 Protection of Green Infrastructure

3.1 The Site should not be designated as a supporting space for green infrastructure. The space that has been identified within site allocation SPE18 is not green space which can be used by the Oxford population and should not be considered open space.

3.2 The appropriate protection or enhancement of the site's environment is to be agreed as part of its development under Policy SP18, the operation of which should not be compromised by a green infrastructure designation. Policy SPE18 Warneford Hospital.

3.3 Set out below are the modifications agreed.

3.4 The policy should have an introduction providing context and purpose, exactly like the existing Local Plan text (2036 Local Plan paras. 9.126-128), which are reproduced and proposed for reuse below.

3.5 The policy should be made considerably more succinct. The markup below addresses this issue, including by removing the repetition that the policy creates by including the requirements of other policies as part of SPE18. Below is the edited version of the policy which the parties agree. New or amended text is shown in *green*, with deleted text shown in ~~*red*~~. A summary table is then provided to set out the justification for the changes.

Introduction to the Site

The buildings on the site are used by Oxford Health NHS Foundation Trust but they are in need of major refurbishment or redevelopment to comply with modern NHS standards. Replacement of the non-listed buildings on the site will be considered as part of any scheme but the listed buildings should be retained. Development opportunities are also constrained by the need to protect the landscaped grounds in front of the main hospital buildings, trees on site and the amenity of neighbouring residential properties. The site does not include Warneford Meadow which is a registered Town Green.

The landowner would like to relocate hospital facilities into new buildings on the playing fields. The loss of the sports facility is considered justified only due to the need for and benefits of new hospital development. The playing fields should be re-provided or a contribution made to another facility. The landowner may not require all the playing fields for hospital use. Being an existing campus site of Oxford Health NHS Foundation Trust, the site would also be suitable for employer-linked housing or student accommodation.

Views across and through the site of the historic buildings and of mature trees towards South Park, Old Road and the Churchill Hospital should be retained. Because of the character of the historic buildings and parkland and the semi-rural setting, development of 3-4 storeys is likely to be appropriate, subject to careful massing. Lower buildings heights to transition with the meadow to the south would help to retain the tranquil feel of the orchard and meadow. Opportunity to draw a green link from Warneford Meadow into the site should also be considered to assist with biodiversity and legibility

Planning permission will be granted for healthcare facilities and related uses at Warneford Hospital, including any of the following complementary uses:

- *extra care accommodation;*
- *residential development, including employer-linked affordable housing and student accommodation;*
- *hospital;*
- *employment and research that has a link to healthcare;*

- *additional academic institutional and education uses subject to compliance with relevant local plan policies.*

- *Other complementary uses will be considered on their merits.*

Open space, nature, flood risk

a) ~~Proposals should seek to retain existing features where possible, particularly higher quality elements like large mature trees (some of which are protected with TPOs); boundary features that help preserve amenity; and areas of priority habitat woodland present on the site.~~ The loss of the former playing field ~~sports facility~~ is considered justified only due to the need for and benefits of new hospital development.

~~b) In order to retain the existing Urban Greening Factor score, any losses in green features should be compensated for. Losses of open space identified as supporting green infrastructure (Policy G1) will also need to be mitigated through enhancement of remaining GI. These requirements could be met in different ways, such as through enhancement of remaining areas of amenity grassland, additional planting such as new trees that can enhance canopy cover and the setting of the listed buildings, or improvements in linkages to nearby habitat, as well as new habitat creation.~~

~~c) The potential presence of priority species/habitats on the site should be investigated through appropriate biodiversity surveys and any impacts on these addressed accordingly.~~ ~~Proposals should also consider potential for impacts on the adjacent Oxford City Wildlife Site and be designed in a way that avoids negative impacts for the species and habitats, which could include setbacks or buffers, as well as careful design of new lighting.~~

b~~d~~) As the site is located within an identified impact risk zone for the Lye Valley SSSI, new development could have impacts on the functioning of this sensitive ecological site, particularly where it causes changes in surface water or groundwater conditions. Planning permission will only be granted if it can be demonstrated that there would be no adverse impact upon the Lye Valley SSSI (Policy G6), including through impacts on surface or groundwater flows and quality, as well as groundwater recharge. ~~Proposals should be designed to satisfy the applicable tests identified for the relevant impact risk zones set out in the Lye Valley Hydrogeological Impact Assessment report and accompanying Technical Advice Note, this may require additional supporting evidence in the form of a drainage strategy.~~

c~~e~~) A narrow strip of land along southeast boundary, adjacent to Warneford Meadow and Orchard OCWS is identified within the Local Nature Recovery Strategy as having the potential to become important for biodiversity. Proposals should have regard for the LNRS, including demonstrating that they have explored ways to deliver onsite biodiversity improvements that align with the suggested measures set out for this area.

~~f) Due to the site's proximity to recorded peat reserves associated with the Lye Valley, and the potential for further deposits in the area, any development on currently undeveloped parts of the site will only be permitted where it can be demonstrated that there will be no harm or loss of these deposits (Policy R6).~~

d) Where there is the potential for harm to peat reserves, site layout should be designed accordingly to protect and mitigate any harm to identified peat deposits on the site.

Urban design & heritage

e~~g~~) Redevelopment of the site offers a valuable opportunity to enhance mental healthcare provision and associated research, whilst addressing previous piecemeal development of parts of the hospital complex, bringing about improvements in site layout and the setting of listed buildings on the site.

Developers are encouraged to follow a coordinated masterplan approach for the site to encourage holistic development and maximise on opportunities to improve efficient use of land; layout and connections through the site that prioritise walkers, cyclists and wheelers; and enhance the historic character and setting of the listed buildings.

f~~h~~) The relatively elevated nature of the site means that it also has some sensitivity in terms of impact of new development on the surrounding area. New buildings should therefore be of an appropriate height, scale and massing that responds to this wider context, with plots being arranged in a way that seeks to avoid further loss of the open character of the site such as by incorporating green gaps between them.

g) Development should be designed to enhance the listed buildings and their setting, Warneford Meadow and the mature trees and parkland setting.

~~*i) As identified above, there are various designated heritage assets on the site or close by and proposals should be informed by an appropriate assessment and strategy that responds to these. In particular, proposals should be designed in a way that preserves and enhances the significance of the listed buildings (including their setting); as well as the broader landscape and adjoining Headington Hill Conservation Area. This could be done in various ways, such as by selecting materials that take inspiration from the adjacent Conservation Area or the existing Listed Buildings on the site; or by ensuring new buildings located close to designated assets are positioned sensitively (Policy HD3).*~~

~~*j) There is also the potential presence of archaeological assets on the site including Roman remains. Proposals should ensure that these are appropriately investigated and responded to (Policy HD5).*~~

Movement & access

h~~k~~) The potential for impacts on the sensitive heritage features along the boundary including the listed wall, gate piers and historic bund will need to be addressed if new access points are proposed into the site. Applicants will also be expected to demonstrate how the development mitigates against traffic impacts and maximises opportunities for access to the site by alternative means of transport, including access into and through the site for walkers, cyclists and wheelers.

i~~l~~) Redevelopment of the site offers the opportunity to consolidate car parking and reduce the car-dominated feeling of the grounds and proposals that can shift priority of circulation towards other forms of travel, such as walking, cycling and wheeling, will be strongly supported. This could include incorporating additional linkages through the site for walkers and wheelers; providing space for cycle storage; and utilising elements of open space for additional public access or the benefit of occupants where appropriate to the wider operation of the site.

Additional requirements

~~*m) Proposals should be designed in a way that seeks to preserve the amenity of neighbouring residents including mitigation of negative amenity impacts such as excessive lighting, noise, or air pollutants (Policy R8).*~~

~~*n) The historic and ongoing uses of the site as a hospital may mean that some areas of potential contamination are present on the site. Proposals will be required to include an appropriate site contamination investigation and demonstrate how contamination issues will be resolved where relevant (Policy R7).*~~

Policy Section	Summary of parties comments	Proposed modification
Introduction	The current uses must not include 'playing fields'. This is factually inaccurate. The Local Plan 2020 made clear that there are former playing fields on the Site, and that position has not changed. There are no playing fields in use on the Site. Indeed, part a) of Policy SPE18 recognises that they are no longer in use.	Removal of 'playing fields' from list of current uses. Current use(s): Hospital, research, ~~playing fields~~
Introduction	A proper introduction to the Site is necessary for this policy such that the importance of the redevelopment is clear. The wording from the adopted Local Plan should therefore be added.	*The buildings on the site are used by Oxford Health NHS Foundation Trust but they are in need of major refurbishment or redevelopment to comply with modern NHS standards. Replacement of the non-listed buildings on the site will be considered as part of any scheme but the listed buildings should be retained. Development opportunities are also constrained by the need to protect the landscaped grounds in front of the main hospital buildings, trees on site and the amenity of neighbouring residential properties. The site does not include Warneford Meadow which is a registered Town Green.* *The landowner would like to relocate hospital facilities into new buildings on the playing fields. The loss of the sports facility is considered justified only due to the need for and benefits of new hospital development. The playing fields should be re-provided or a contribution made to another facility. The landowner may not require all the playing fields for hospital use. Being an existing campus site of Oxford Health NHS Foundation Trust, the site would also be suitable for employer-linked housing or student accommodation.* *Views across and through the site of the historic buildings and of mature trees towards South Park, Old*

Policy Section	Summary of parties comments	Proposed modification
		Road and the Churchill Hospital should be retained. Because of the character of the historic buildings and parkland and the semi-rural setting, development of 3-4 storeys is likely to be appropriate, subject to careful massing. Lower buildings heights to transition with the meadow to the south would help to retain the tranquil feel of the orchard and meadow. Opportunity to draw a green link from Warneford Meadow into the site should also be considered to assist with biodiversity and legibility
Introduction	The parties request that a 'hospital' use is added into the accepted proposed use. This is fundamental given the proposed uses in the planning application which currently has Resolution to Grant. It is important that the public understand that the hospital use on Site is fully supported by the Council.	Addition of the word '*hospital'* into the bullet point list of appropriate uses. *Planning permission will be granted for healthcare facilities and related uses at Warneford Hospital, including any of the following complementary uses:* • *extra care accommodation;* • *residential development, including employer-linked affordable housing and student accommodation;* • *hospital;* • *employment and research that has a link to healthcare;* • *additional academic institutional and education uses subject to compliance with relevant local plan policies.* • *Other complementary uses will be considered on their merits.*

Policy Section	Summary of parties comments	Proposed modification
A (to remain as A)	This is not a proper summary of the Plan policies for trees, which are more nuanced. Policy SPE18 must not create a different policy test for the approach to trees. The wording as drafted is used across multiple site allocation policies, all of which have different requirements, opportunities and constraints. The requirements of this part of SPE18 are sufficiently covered in Policy G1 and need not be repeated. The wording "former sports facility" should be amended to accurately reflect the fact that it is a former sports field. There is not built facility.	~~*Proposals should seek to retain existing features where possible, particularly higher quality elements like large mature trees (some of which are protected with TPOs); boundary features that help preserve amenity; and areas of priority habitat woodland present on the site.*~~ *The loss of the former playing field* ~~*sports facility*~~ *is considered justified only due to the need for and benefits of new hospital development.*
B (to be removed)	The requirements of this part of SPE18 are sufficiently covered in Policy G1 and need not be repeated. Policy G1B leaves the means for mitigation to be determined by the Applicant and therefore the suggestions made in this part of SPE18 are unnecessary. It may well be the case that the Applicant can provide mitigation in an alternative way and it is not clear if the determining authority would give priority to those in this list.	~~*In order to retain the existing Urban Greening Factor score, any losses in green features should be compensated for. Losses of open space identified as supporting green infrastructure (Policy G1) will also need to be mitigated through enhancement of remaining GI. These requirements could be met in different ways, such as through enhancement of remaining areas of amenity grassland, additional planting such as new trees that can enhance canopy cover and the setting of the listed buildings, or improvements in linkages to nearby habitat, as well as new habitat creation.*~~
C (to be removed)	Policy G6 of the draft Plan already provides a policy relating to Oxford City Wildlife Sites which provides much more detail and should be relied upon.	~~*The potential presence of priority species/habitats on the site should be investigated through appropriate biodiversity surveys and any impacts on these addressed accordingly.*~~ ~~*Proposals should also consider potential for impacts on the adjacent Oxford City Wildlife Site and be designed in a way that avoids negative impacts for the species and habitats, which could include setbacks or buffers, as well as careful design of new lighting.*~~

Policy Section	Summary of parties comments	Proposed modification
D (to become b)	The policy wording should stop after the first sentence, which sets out the important test for development. It is not necessary or appropriate for the Local Plan to then set out or speculate in policy what work is necessary to meet the test	~~*Proposals should be designed to satisfy the applicable tests identified for the relevant impact risk zones set out in the Lye Valley Hydrogeological Impact Assessment report and accompanying Technical Advice Note, this may require additional supporting evidence in the form of a drainage strategy.*~~
F (to be removed)	This should be removed as it is not an accurate summary of Policy R6. Policy R6 does not preclude development from being permitted but rather sets out the assessment that must be undertaken. This must be removed in order for the Local Plan policies to be consistent.	~~*Due to the site's proximity to recorded peat reserves associated with the Lye Valley, and the potential for further deposits in the area, any development on currently undeveloped parts of the site will only be permitted where it can be demonstrated that there will be no harm or loss of these deposits (Policy R6).*~~
(to become G)	Inclusion of wording is necessary to summarise the heritage policy requirements specifically relative to the Site.	*Development should be designed to enhance the listed buildings and their setting, Warneford Meadow and the mature trees and parkland setting.*
I (to be removed)	This section of Policy SPE18 should be removed in its entirety as it adds nothing further to Policy HD3 already included within the Plan.	~~*As identified above, there are various designated heritage assets on the site or close by and proposals should be informed by an appropriate assessment and strategy that responds to these. In particular, proposals should be designed in a way that preserves and enhances the significance of the listed buildings (including their setting); as well as the broader landscape and adjoining Headington Hill Conservation Area. This could be done in various ways, such as by selecting materials that take inspiration from the adjacent Conservation Area or the existing Listed Buildings on the site; or by ensuring new buildings located close to designated assets are positioned sensitively (Policy HD3).*~~
J (to be removed)	This section of Policy SPE18 should be removed in its entirety as it adds nothing further to Policy HD5 already included within the Plan.	~~*There is also the potential presence of archaeological assets on the site including Roman remains. Proposals should ensure that these are appropriately investigated and responded to (Policy HD5).*~~

Policy Section	Summary of parties comments	Proposed modification
M (to be removed)	This section of Policy SPE18 should be removed in its entirety as it adds nothing further to Policy R8 already included within the Plan.	~~*Proposals should be designed in a way that seeks to preserve the amenity of neighbouring residents including mitigation of negative amenity impacts such as excessive lighting, noise, or air pollutants (Policy R8).*~~
N (to be removed)	This section of Policy SPE18 should be removed in its entirety as it adds nothing further to Policy R7 already included within the Plan.	~~*The historic and ongoing uses of the site as a hospital may mean that some areas of potential contamination are present on the site. Proposals will be required to include an appropriate site contamination investigation and demonstrate how contamination issues will be resolved where relevant (Policy R7).*~~

Appendix 2 – Response from OCC

From: [redacted]
To:
Cc:
Subject: Re: OCC Local Plan - SoCG Warneford Park
Date: 09 November 2026 17:43:50
Attachments: image248841.png
image.png

Dear [redacted]

Thank you for your email and attachment you sent through to the policy inbox. We have reviewed your proposed wording, however, I'm afraid we are unable to sign a statement that would agree to the proposed modifications that have been set out in there.

In relation to the changes proposed to the wording of the policy, our position generally remains unchanged and as broadly summarised in our responses to the Reg 19 consultation. For example, the lack of introductory text and the additional detail included within the body of the allocation is reflective of the general approach of all the site allocations for the new Local Plan. Cross referencing to other part of the Local Plan was considered helpful to the development management process and enables us to set out site-specific examples of how requirements could be met, although there is generally still the flexibility for applications to approach the requirements in alternative ways where appropriate. Additionally, we have reviewed the presence of 'supporting green infrastructure' and remain of the view that the areas designated are capable of meeting this definition, though it is important to note that this does not prevent redevelopment.

Ultimately, whilst we understand you disagree with the general approach, we also do not consider the issues raised to be matters of soundness, although this is of course the purpose of the examination process. To that end, where these changes were included as part of your response to the Reg 19 consultation these will have been shared with the planning inspectors so they are aware of your concerns and they may wish to discuss these further as part of the upcoming hearings of course.

Best regards

[redacted]

[redacted] **Planning Policy | Planning and Regulatory Services**
[redacted]
oxford.gov.uk | Facebook | Instagram | sign up to our newsletter
Oxford Town Hall, St Aldate's, Oxford, OX1 1BX

OXFORD CITY COUNCIL

From: [redacted]
Sent: 05 November 2026 09:13
To: Planning Policy <planningpolicy@oxford.gov.uk>
[redacted]
Subject: OCC Local Plan - SoCG Warneford Park

Good Morning Oxford Planning Policy Team,

I write on behalf of the Oxford NHS Foundation Trust ('the Trust') in relation to Warneford Park. Please find attached a draft Statement of Common Ground in respect of the current Local Plan examination process. This follows the representations previously made on behalf of the Trust at the previous Local Plan consultation stages.

I would be grateful if you would kindly confirm receipt of this email in and advise whether a meeting would be helpful to discuss these matters further or if you would prefer to continue discussions via email.

Thanks

[redacted]

[redacted]

Quod
21 Soho Square
London, W1D 3QP
quod.com



Quod Limited, company number: 07170188 (England)

Disclaimer
This e-mail message and any attached file is the property of the sender and is sent in confidence to the addressee only. Internet communications are not secure and Quod is not responsible for their abuse by third parties, any alteration or corruption in transmission or for any loss or damage caused by a virus or by any other means.

Quod Limited, company number: 07170188 (England).

Registered Office: 21 Soho Square, London, W1D 3QP

For our privacy policy go to http://www.quod.com/privacy-policy/