Oxford Local Plan 2045 Hearing Statement

Oxford North – Stage 2 Hearing Statement

Date of report: 10 November 2026

savills

1. Introduction

1.1 Savills (UK) Ltd have been instructed by Thomas White Oxford (TWO) Ltd and Oxford North Ventures (ONV) Ltd to provide the following response in relation to the Stage 2 Matters Issues and Questions (MIQs).

1.2 It is confirmed that we do not wish to participate in the Hearing session associated with the Part 2 Hearings, however, will be available to answer questions should the need arise. We, however, provide the following clarifications in relation to the questions set out in the MIQ's .

1.3 The responses are provided with reference to the specific question numbers as set out in the MIQ document. All references to 'the Representation' made in the responses below relate to the representation submitted by Savills on behalf of TWO and ONV in March 2026.

2. Matter 5 – Site Allocations

Issue 4 – Northern Edge of Oxford Area of Focus

SPN3 - Oxford North Remaining Parcels

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

A detailed update was provided in our Reg 19 response. A summary is provided below:

Hybrid Planning Permission has been granted for the wider site and three of the approved buildings have been constructed (now known as 1 and 2 Fallaize Street) and The Red Hall. At this time one tenant is occupying part of the Red Hall.

Reserved Matters Approval has been received for the part of the Site known as Canalside and the development of 319 homes is nearing completion.

Four further reserved matters applications have been granted planning permission (Phase 2) and this includes Plot A, Plot B, Plot C and a Multi Storey Car Park which will serve the whole site. Development has commenced on each of these plots.

The central park area has been completed.

2. What evidence is there to indicate that the site is developable within the plan period for the uses proposed?

Outline consent remains extant with an expiry date of March 2034 which remains within the Plan Period. It is expected that further reserved matter applications for the remaining floor area and dwellings will come forward during that time. However, this is dependant on market conditions and as such a site allocation policy is necessary to guard against the current consent expiring without the site being fully developed.

3. Does the allocation differ from the extant planning permission for the site, and if so, is Policy SPN3 justified?

The Policy allows for mixed use residential and employment development with an allowance for other complimentary uses being considered on their merits. The extant permission allows for the employment uses (referred to as B1 uses in the decision notice), a community space, A1 – A5 uses and a hotel (C1) uses.

It is considered that the extant permission falls within the scope of policy SPN3.

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