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 We have 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 7 – Type and Mix of Housing

Issue 1 – Affordable Housing from Other Development Types – Policy H3

1. What is the justification for requiring financial contributions towards the delivery of affordable housing from new employment-generating uses? Is this justified and consistent with national planning policy?

As set out in the original representation relating to this matter the requirement for affordable housing contributions for employment generating uses is not considered justified. The Housing requirements which form the basis of the Local Plan takes account of likely needs from employment generating uses and is based upon generalised assumptions which have not been robustly tested. This includes not considering where a company moves form one part of Oxford to another or whether the proposed employment use would generate a need for affordable housing.

The Council has not provided any evidence on how the contributions made towards affordable housing would genuinely support the employees with the background paper noting only that it would 'generally help the supply of affordable housing'. It is also unclear as to how or where this affordable housing could be provided given that the Council cannot meet the housing need already identified in the plan.

The NPPF and NPPG only make reference to seeking affordable housing in relation to major residential developments and therefore, the requirement does not accord with national planning policy.

2. What are the thresholds for affordable housing based on where new student and older persons accommodation is concerned? Does this adequately reflect the viability evidence supporting the Plan?

No Comments

3. How will self-contained older persons accommodation be determined for the purposes of Policy H3? How does this take into account circumstances where high levels of specialist care are being provided, and any associated costs?

No Comments

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