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 has been 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.

1.4 We would note that since the Regulation 19 consultation the affordable workspace policy has changed from reference E3 to E4. The comments made in relation to Policy E3 in the Representation therefore relate to Policy E4 in the Submission version of the Plan.

2. Matter 8 - Employment and Economic Development

Issue 2 – Affordable Workspaces – Policy E4

1. What are the list of sites in Policy E4 based on, and what evidence is there to justify the threshold of 5,000 square metres?

The list of sites are all key employment sites which are of an established nature. The supporting evidence documents of the plan note that the drive for R&D employment space displaces more accommodation in more affordable buildings resulting in the Council's policy to require provision on more R&D focussed sites. There does not appear to be any justification within the evidence base for the threshold of 5,000 square metres.

2. What is the justification for requiring an 'affordable workspace strategy' and is it supported by the viability evidence which underpins the Plan?

As noted above, the Evidence base points to the displacement of businesses from more affordable space generating the requirement for re-provision as part of new employment space provided.

3. Precisely what is required of applicants to meet the requirements of Policy E4 and how will it be enforced? Is the policy effective?

This is a matter which is unclear from the policy or the supporting text. The Evidence base notes the provision of discounted rentals with a range of discounts noted however, this does not translate into policy. This provides an unclear picture for applicants as to how to ensure compliance with the policy in any application.

We are of the view that the policy is not effective.

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