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 14 – The Natural Environment

Issue 2 – The Urban Greening Factor - Policy G3

1. Is it sufficiently clear what is meant by "an appropriate proportion of natural green surface cover" for the purposes of Policy G3? How will the policy be implemented and how will it be effective?

It is questioned whether the terms of the policy are sufficiently clear to ensure that applicants know what the policy seeks to achieve and the implications this has for development proposals.

2. Is it clear to users of the Plan what the submission of a completed Urban Greening Factor assessment would entail? What is the justification for this requirement and is it sufficiently flexible enough to be effective?

The reason behind the policy, to maintain the network of greenspace within the City is acknowledged however, the requirement to meet the calculations would essentially sterilise many sites from development. Preventing the loss of green space would also mean that sites developed for employment purposes may not be able to expand to make efficient use of land. Such requirements may have knock on implications for employment uses where expansion is not feasible and therefore, they may look to relocate.

It is questioned whether there is sufficient justification of this, especially as it operates alongside the requirement for Biodiversity Net Gain.

3. Are the requirements set out in Policy G3 justified, effective, consistent with national planning policy and based on robust, up to date evidence? Have these requirements been adequately tested to ensure that they are viable and deliverable?

It is not considered that the policy which replicates and repeats the requirements of other policies (namely G1 and G4) is justified nor consistent with national policy. The policy would run counter to other policies of the plan (i.e. effective use of land) and would have the impact of sterilising the development potential of some sites.

Contact

Rob Linnell
Director

01865 269042
07870 999 105
Rlinnell@savills.com

Offices in

Savills company name and address
Registered company details