

**Assessment of Cumulative Sites being considered as part of application 23/02098/OUT (PR8)<sup>1</sup>**

<b>Begbroke Reference</b>	<b>Address/Proposal</b>	<b>Approx. Distance from The Triangle</b>	<b>Included/ Not Included</b>	<b>Commentary</b>
1	Land south of St Frideswide Farm, Banbury Site SP24 Planning Application	1.1km	<b>Included</b>	Included within the cumulative sites table within the Scoping Request.
2	Hill View Farm, Marston, Oxford Allocated SP25 Planning Application for 159 Dwellings	3.5km	<b>Included</b>	Outside 2km so not included within the list within the Scoping Request. Now to be included as it falls within 5km <sup>2</sup> .
3	Land west of Mill Lane, Marston SP26 Application for 80 dwellings	3.75km	<b>Included</b>	Outside 2km and below screening threshold so not included within the list within the Scoping Request. Now to be included as it falls within 5km.
4	Marston Paddock, Butts Lane Allocated SP23 Planning Application 40 dwellings	4.5km	<b>Included</b>	Outside 2km and below screening threshold so not included within the list within the Scoping Request. Now to be included as it falls within 5km.
5	Oxford North (Northern Gateway) Allocation and Hybrid Planning Application	1.35km	<b>Included</b>	Included within the cumulative sites table within the Scoping Request.
6	Oxford Technology Park Buildings 8-11 Planning Application 16,909sqm/2.78ha site	3.3km	<b>Included</b>	Outside 2km so not included within the list within the Scoping Request. Now to be included as it falls within 5km.
7	Oxford Airport Application for removal of structures and erection of airport hangar	4km	<b>Not Included</b>	This development now been completed and is operational. As such, it forms part of the baseline assessment.
8	Land at Bicester Road Allocated Site PR7a Application for 370 units	25m	<b>Included</b>	Included within the cumulative sites table within the Scoping Request.

<sup>1</sup> In response to the Scoping Opinion which states: *The list of cumulative sites at table 4.4 [of the Scoping Report] is noted. However, it is considered that the cumulative list of sites compiled to support the application submitted for PR8 (23/02098/OUT refers), is more comprehensive and should be used for an analysis of cumulative impacts. This list can be found here:*

<https://planningregister.cherwell.gov.uk/Document/Download?module=PLA&recordNumber=156716&planId=2042083&imageId=72&isPlan=False&fileName=ES%20Vol%203%20-%20Appendix%203.4%20-%20ES%20Cumulative%20Schemes.pdf>.

<sup>2</sup> Further discussions with the LPA have highlighted that the sites set out in the table provided as part of the formal scoping opinion should be provided, with the exception of those that fall beyond 5km of the site boundary.

9	Former Piggery and Land N of Woodstock Road PR8 Scoping 300 residential units	1.4km	<b>Included</b>	Included within the cumulative sites table within the Scoping Request.
10	OS Parcel 3673 Allocated site PR9 Planning application for 540 dwellings	2.5km	<b>Included</b>	Included within the cumulative sites table within the Scoping Request.
11	A40 Carriageway Dualling of A40 from Witney to Eynsham Park	1.9km (closest point)	<b>Included</b>	Now included.
12	Land South of Perdiswell Farm PR10 Application for up to 500 dwellings	5.37km	<b>Not Included</b>	Site is beyond 5km of the site boundary and is therefore not included.
13	Land East of Hill Rise, Woodstock EW4 Application for 120 dwellings	7.8km	<b>Not Included</b>	Site is beyond 5km of the site boundary and is therefore not included.
14	North of Banbury Road Woodstock EW5 Application for 235 dwellings	6.7km	<b>Not Included</b>	Site is beyond 5km of the site boundary and is therefore not included.
15	Stratfield Farm PR7b Application 118 dwellings	120m	<b>Included</b>	Included within the cumulative sites table within the Scoping Request.
16	OS Parcel 4347 Policy PR6a Application for 800 units	350m	<b>Included</b>	Included within the cumulative sites table within the Scoping Request.
17	PR8 Allocated Site	1.75km	<b>Included</b>	Included within the cumulative sites table within the Scoping Request.
18	Land north of Bayswater Brook Policy STRAT13 Scoping application 1,450 dwellings	4.8km	<b>Not Included</b>	Now included as it falls within 5km.
19	Land N of A140 Application for garden village submitted	6.6km	<b>Not Included</b>	Site is beyond 5km of the site boundary and is therefore not included.
20	Land west of Derrymerrye Farm Policy EW2 Application for residential development	8km	<b>Not Included</b>	Site is beyond 5km of the site boundary and is therefore not included.
21	Land at Frieze Farm PR6c Replacement golf site	175m	<b>Included</b>	Included within the cumulative sites table within the Scoping Request.
22	Land West of Oxford Road PR6b	200m	<b>Included</b>	Included within the cumulative sites table within the Scoping Request.

	No planning application – 670 dwellings allocated			
23	University Press Sports Ground SP52 Allocated for 130 dwellings – no application	1.2km	<b>Included</b>	Below screening threshold so not included within the list within the Scoping Request. Now included.
24	Land north of 66 Water Eaton Lane Part of PR7a 96 dwellings	850m	<b>Included</b>	Included within the cumulative sites table within the Scoping Request.
25	Land N of Witney Road, Long Hanborough	8.8km	<b>Not Included</b>	Site is beyond 5km of the site boundary and is therefore not included.
26	Land N of Manor Farm, Noke Application for Solar Farm	4.29km	<b>Included</b>	Outside 2km so not included within the list within the Scoping Request. Now to be included as it falls within 5km.
27	New Science Park Oxford Airport Application 5 buildings for employment	3.75km	<b>Included</b>	Outside 2km so not included within the list within the Scoping Request. Now to be included as it falls within 5km.