



- APPLICATION BOUNDARY**
(78.09ha)
- ELEMENTS WITHIN RED LINE:**
- MIXED USE DEVELOPMENT AREA**
(38.98ha)
To Include up to 1070 Residential Units
- 237 Units @ AREA A
- 833 Units @ AREA B
AVERAGE NET RESIDENTIAL DENSITY
PER HECTARE = 35.0ha
 - PRIMARY SCHOOL**
(2.09 ha)
 - EMPLOYMENT B1 USE AND OTHER
COMMUNITY FACILITIES**
 - FORMAL SPORTS PROVISION**
(4.29 ha)
 - DETENTION BASINS** 1.05ha
 - EXISTING HEDGEROWS & TREES**
 - STRUCTURAL LANDSCAPE**
- PROPOSED NEW WOODLAND &
HEDGEROW PLANTING
 - STRUCTURAL LANDSCAPE**
- CANALSIDE FRONTAGE
 - STRUCTURAL LANDSCAPE**
- OXFORD ROAD FRONTAGE
 - STRUCTURAL LANDSCAPE**
- CANAL LANE
 - NEW CANAL BASIN AREA**
 - COMMUNITY PARK (38.51ha)**
(Total Includes Formal Sports Provision
& Detention Basins)
 - EXISTING PUBLIC RIGHT OF
WAY - CANAL LANE**
 - STRATEGIC FOOTWAY /
CYCLEWAY LINK**
 - CHILDRENS EQUIPPED
AREAS OF PLAY**
- MAXIMUM BUILDING HEIGHT**
(GROUND TO RIDGE 12m)

**CONSTRUCTION IMPACT
RECEPTOR LOCATIONS** **A**



Hallam Land Management Ltd. /
J.J Gallagher Ltd.

ASSESSMENT PLAN

College Fields, Banbury

(Policy H10 / Banbury Urban Extension:
Land off Bankside, Banbury)

Scale 1 : 5,000 @ A3 & 1:2,500 @ A1
Nov 2005 - 1644/P/103 D