



- 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
- MIXED USE DEVELOPMENT AREAS AND DENSITY
PROVIDED BY JOHN THOMPSON & PARTNERS**
**PRIMARY SCHOOL
(2.09 ha)**
- FORMAL SPORTS PROVISION
(4.29 ha)**
- DETENTION BASINS 1.05ha
- EXISTING HEDGEROWS & TREES
- AVENUE TREES**
Species: Typical Mix
Tilia cordata 'Greenspire' or Streetwise
Fraxinus excelsior
'Westhol's glory'
Acer campestre
Quercus robur
Carpinus betulus
- COPSE WOODLAND - Typical Mix**
60-80cm Whips @ 1.5m centres:
25% Fraxinus excelsior
25% Quercus robur
10% Acer campestre
10% Corylus avellana
10% Crataegus monogyna
5% Cornus sanguinea
5% Euonymus europaeus
5% Ligustrum vulgare
5% Tilia cordata
- WET WOODLAND - Typical Mix**
60-80cm Whips @ 1.5m centres:
30% Salix fragilis
30% Alnus glutinosa
15% Salix caprea
15% Salix cinerea
5% Populus tremula
5% Salix viminalis
- HEDGEROW - Typical Mix**
60-80cm Whips @ 4 per linear metre:
30% Crataegus monogyna
30% Prunus spinosa
5% Acer campestre
5% Corylus avellana
5% Evonymus europaeus
5% Ligustrum vulgare
5% Cornus sanguinea
5% Rhamnus cathartica
5% Viburnum lantana
5% Ilex aquifolium
Fraxinus excelsior & Quercus robur standards
- CLOSE MOWN GRASS**
Regular Maintenance
- WILDFLOWER MEADOW**
Two Cuts per Year
- UNDISTURBED GRASS AREA**
Mowing as advised
- NEW CANAL BASIN AREA**
- INFORMAL PATH / GRASS RIDE**
- EXISTING PUBLIC RIGHT OF
WAY - CANAL LANE**
- STRATEGIC FOOTWAY /
CYCLEWAY LINK**
- CHILDRENS EQUIPPED
AREAS OF PLAY**
- MAXIMUM BUILDING HEIGHT
(GROUND TO RIDGE 12m)**
- Existing hedgerows reinforced with new
hedgerow planting where necessary.



Hallam Land Management Ltd./
J.J Gallagher Ltd

**ILLUSTRATIVE LANDSCAPE
MITIGATION STRATEGY**

College Fields, Banbury

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

1644/P/601/A