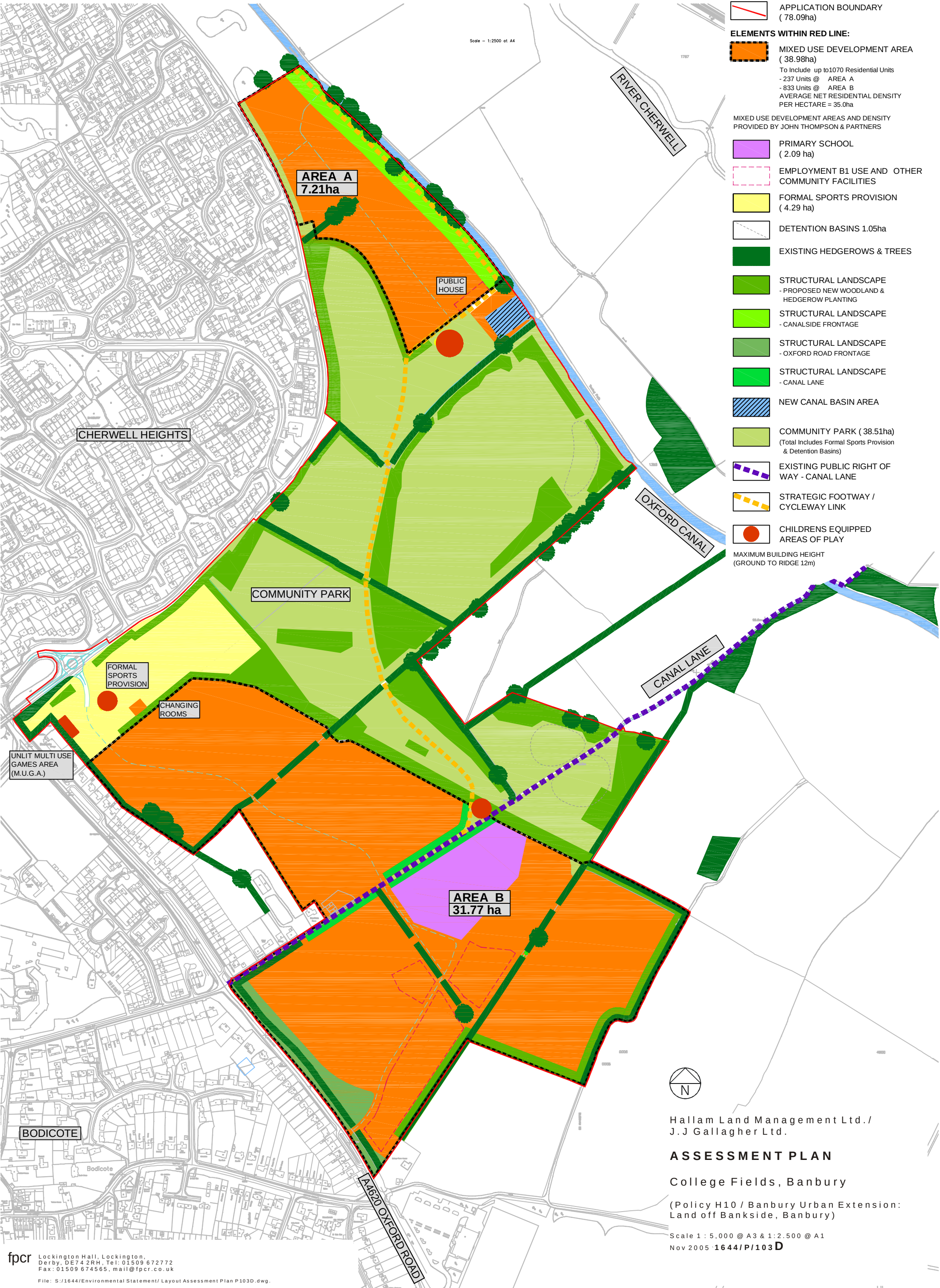




- APPLICATION BOUNDARY
(78.09ha)
- ELEMENTS WITHIN RED LINE:**
- MIXED USE DEVELOPMENT AREA
(38.98ha)
To Include: up to 1070 Residential Units
- 237 Units @ AREA A
- 833 Units @ AREA B
AVERAGE NET RESIDENTIAL DENSITY
PER HECTARE = 35.0ha
- MIXED USE DEVELOPMENT AREAS AND DENSITY
PROVIDED BY JOHN THOMPSON & PARTNERS
- PRIMARY SCHOOL
(2.09 ha)
- 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)



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