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International Lawyers

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AND

Oxfordshire County Council
County Hall
New Road
Oxford OX1 1ND

29 September 2009

Our ref DAC/65782.00004
Direct tel +44 (0)20 7320 6575
Direct fax +44 (0)20 7246 7777
Email david.cox@dentonwildesapte.com

Dear Sirs

Section 106 agreement between: Nigel John Morris and Carole Morris (1) The Warden and Scholars of St Mary College of Winchester in Oxford commonly called New College (2) John Henry Colegrave Sarah Louise Colegrave and Julia Margaret Colegrave (3) Royal & Sun Alliance Insurance PLC (4) Gallagher Estates Limited (5) Hallam Land Management Limited (6) Cherwell District Council (7) and Oxfordshire County Council (8) ("the Agreement")

We act for Hallam Land Management Limited and Gallagher Estates Limited.

The attached Site Plan number 1644/P/501 revision F differs only from the version signed/sealed by the parties to this Deed (number 1644/P/501 revision E) as regards the location of point D delineating the extent of the Canalside Works.

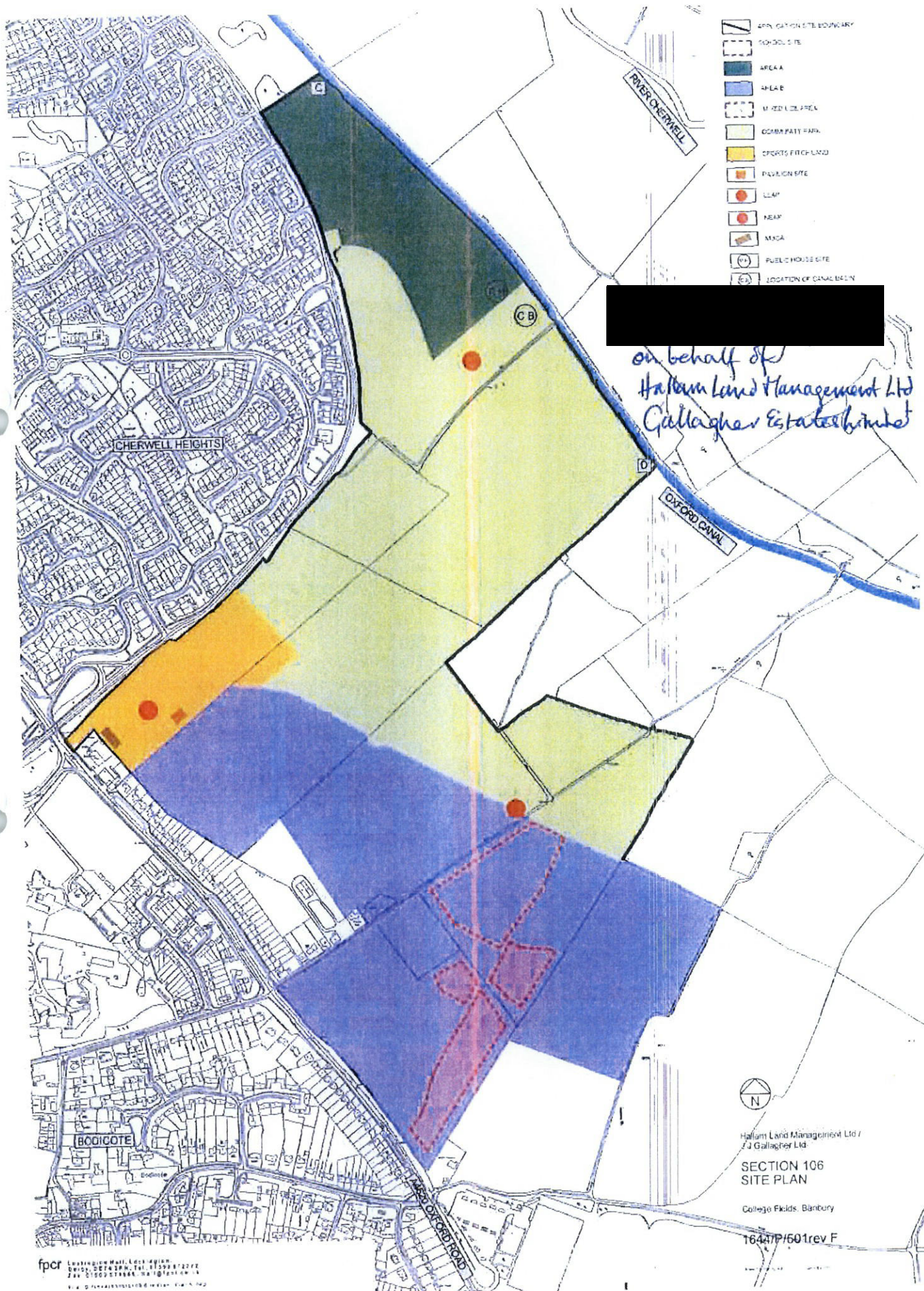
We confirm that we have our clients' authority to sign 1644/P/501 revision F and to confirm that the correct position of point D is as shown on 1644/P/501 revision F.

Yours faithfully,


Denton Wilde Sapte LLP

Encl.

8607027.01





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telephone 01865 811700
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Mr D Cox
Denton Wilde Sapte LLP
One Fleet Place
London EC4M 7WS

our reference DJC/la/CP/CHERWELL/51922.10.

your reference

30 September 2009

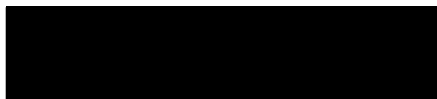
Dear David

Section 106 Agreement College Fields Banbury

The attached site plan number 1644/P/501 Revision F differs only from the version signed/sealed by the parties to this Deed (number 1644/P/501 Revision E) as regards to the location of point B delineating the extent of the Canal Site Works.

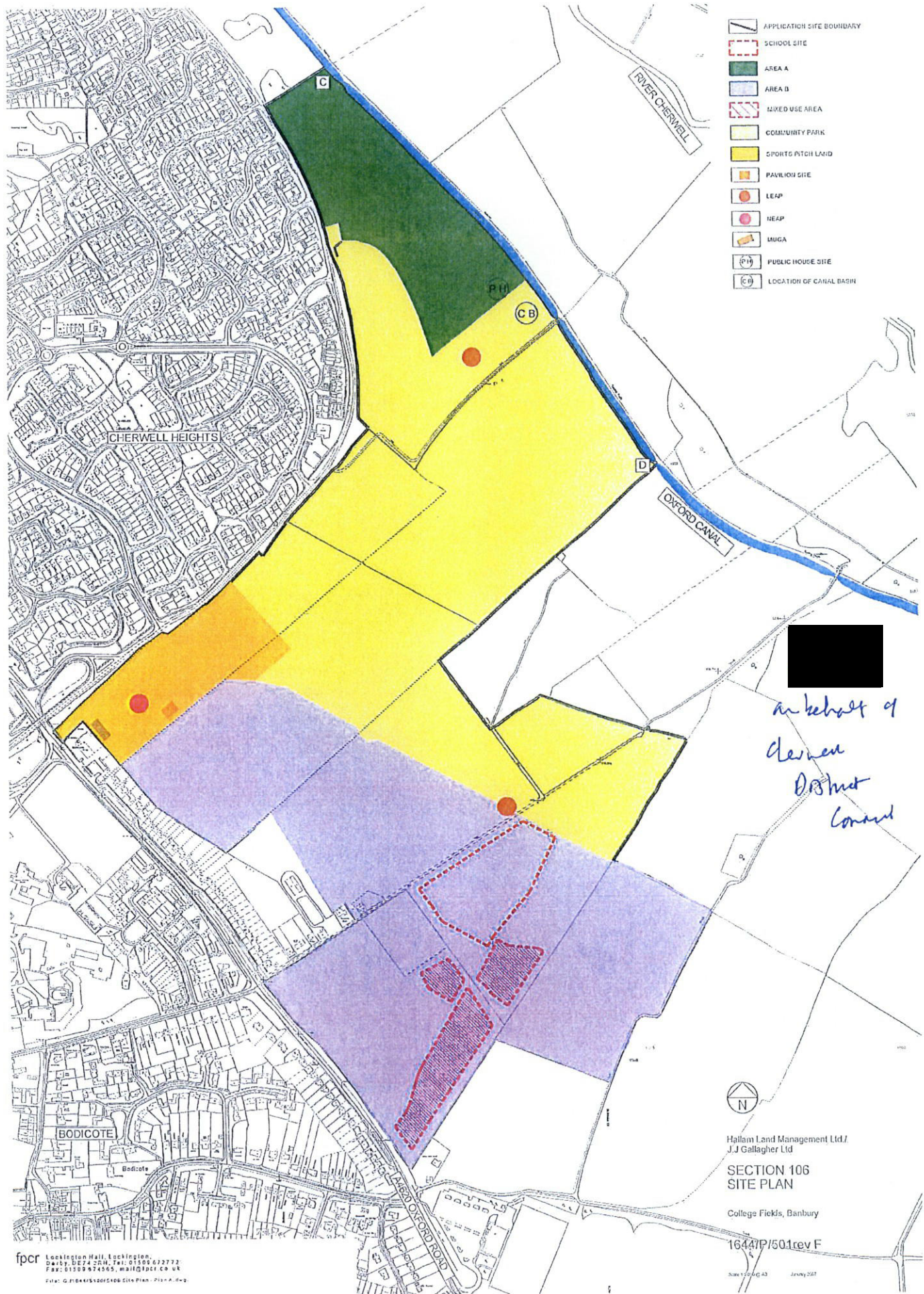
I confirm that I have Cherwell District Council's authority to sign 1644/P/501 Revision F to confirm the correct position of point D if as shown on 1644/P/501 Revision F.

Yours sincerely



**Deborah Ceadel
For Darbys Solicitors LLP**

Direct Telephone: (01865) 811772
Direct Fax: (01865) 811777
Direct E-mail: dceadel@darbys.co.uk



*on behalf of
Cherwell
District
Council*



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

**SECTION 106
SITE PLAN**

College Fields, Banbury

16447P/501rev F

Scale 1:2000 G 43 January 2017



- APPLICATION SITE BOUNDARY
- SCHOOL SITE
- AREA A
- AREA B
- MIXED USE AREA
- COMMUNITY PARK
- SPORTS PITCH LAND
- PAVILION SITE
- LEAP
- NEAP
- MUGA
- PUBLIC HOUSE SITE
- LOCATION OF CANAL BASIN

CHERWELL HEIGHTS

THE OXFORDSHIRE

OXFORD CANAL

County Solicitor/Designated Officer







SECTION 106
SITE PLAN

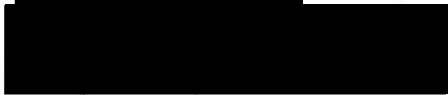
College Fields, Banbury

1644/P/501rev E

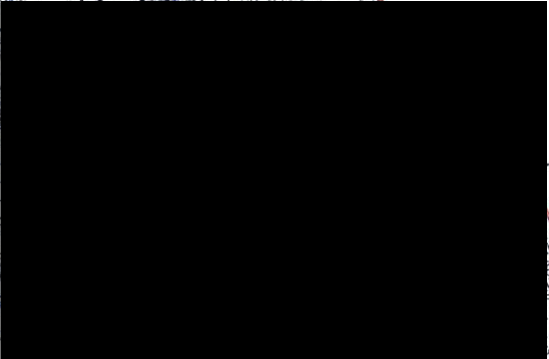
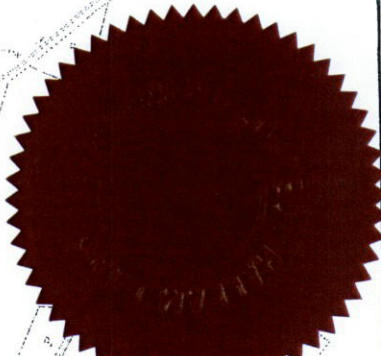
Issue 1 of 1 January 2011



-  RS&J Arcsbost
-  New College
-  Morris
-  Colgrave
-  Stevens (lease dated 09/02/1979)
-  Stevens (lease dated 27/11/2000)



Colgrave Solicitor/Designated Officer



Hallam Land Management Ltd / J.J Gallagher Ltd

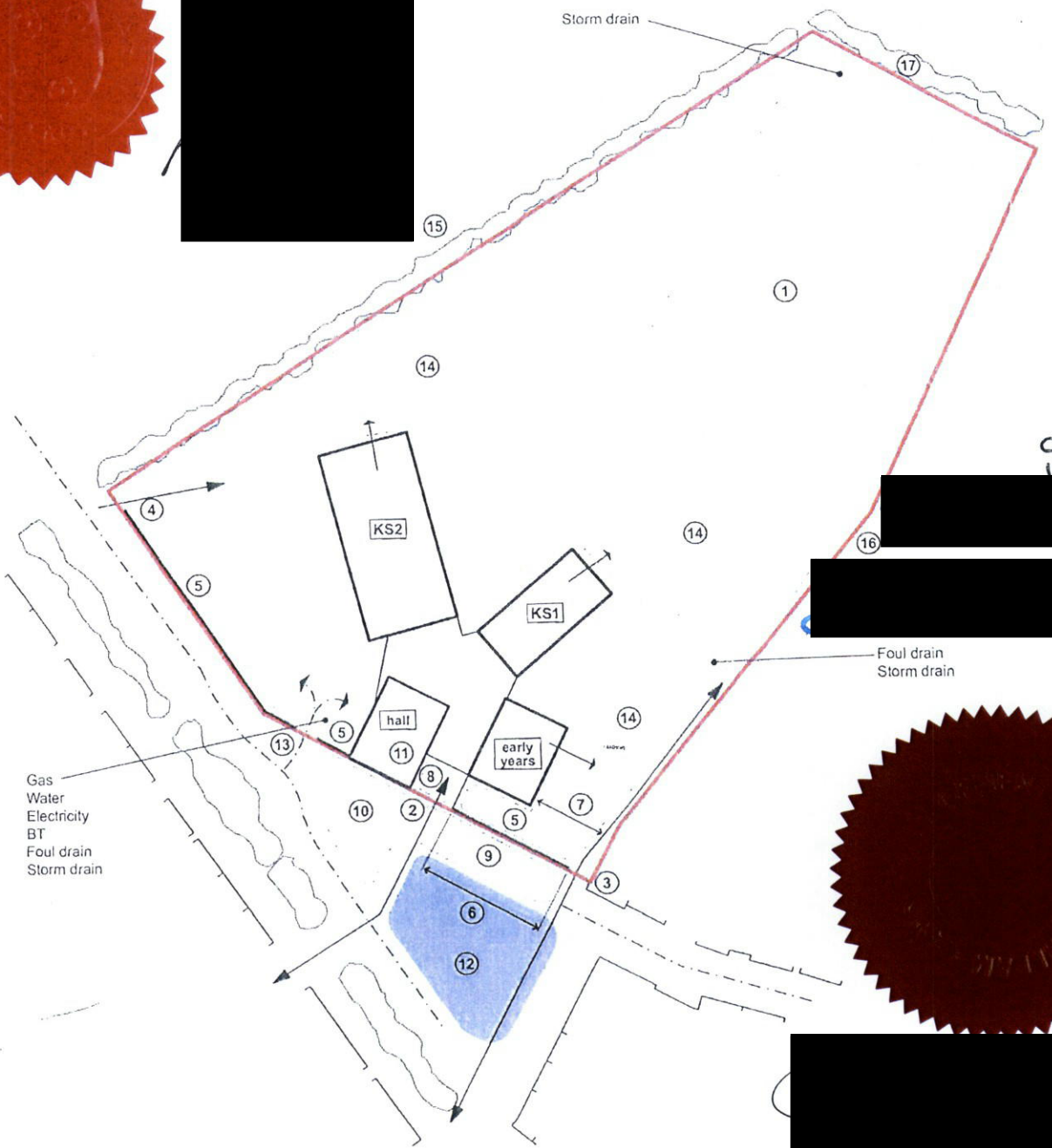
LAND OWNERSHIP

College Fields, Banbury

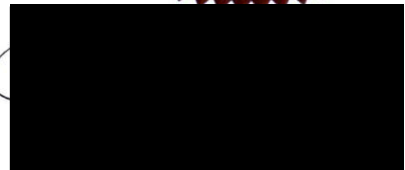
1644/P/502 rev E

Scale 1:5000 25 A3 January 2007

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17818



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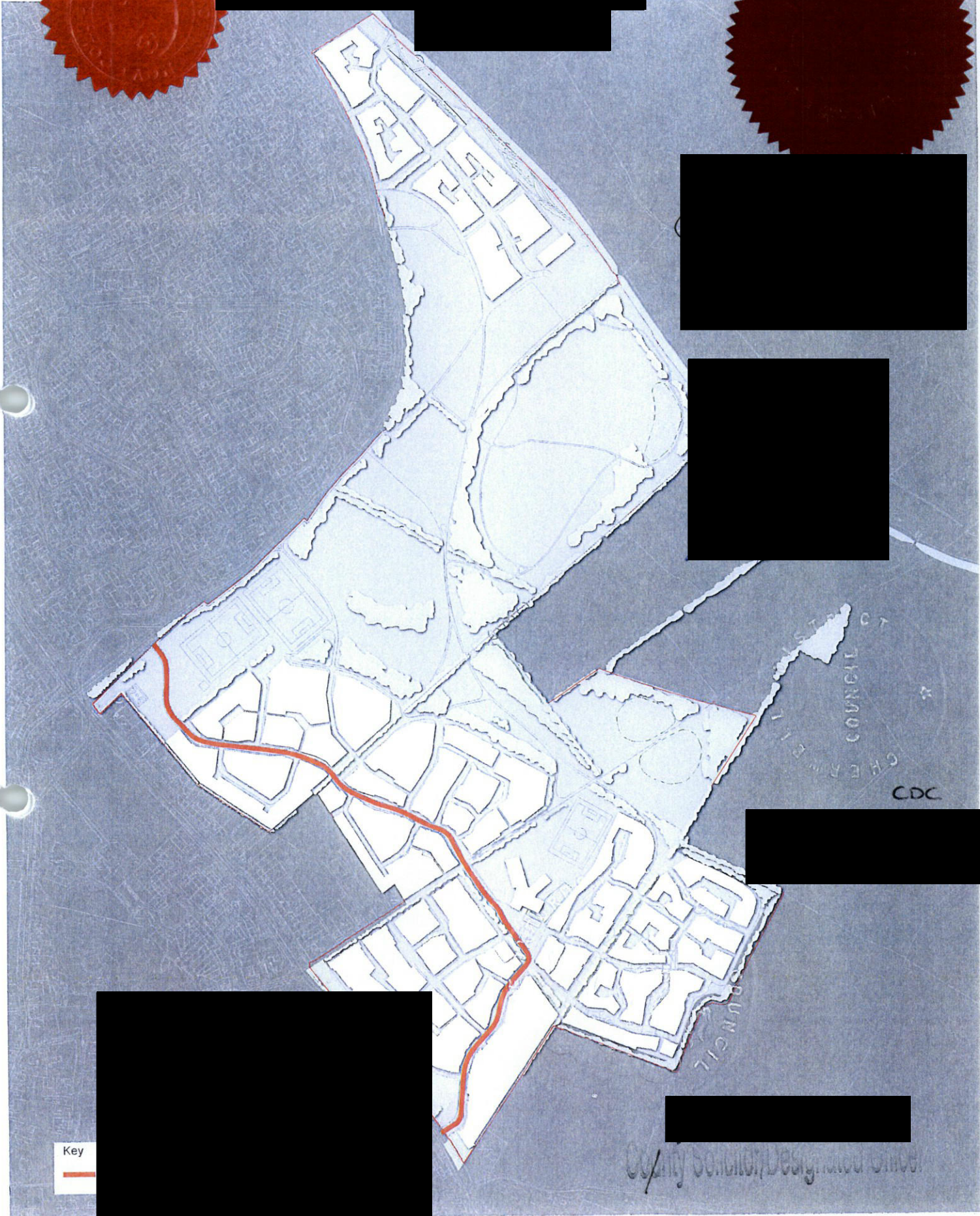
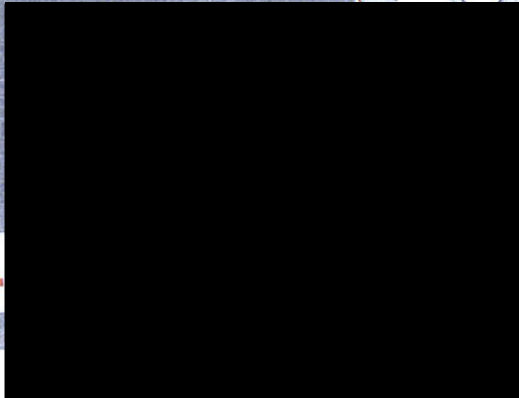
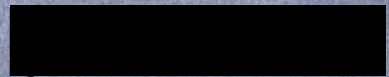
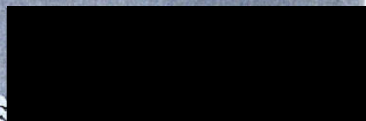
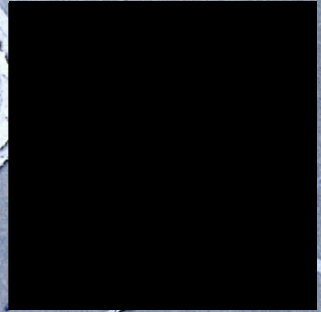
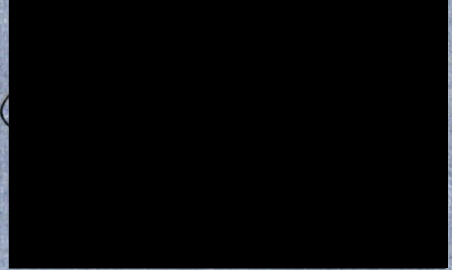
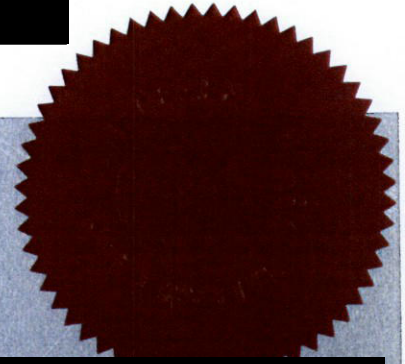


Site area - 2.22GHa

1. Pitch size 50m x 80m with 6m run off at ends and 4.5 run off at sides
2. Main entrance and Early Years entrance
3. Key Stage One entrance with separate access path passed Early Years playtime space
4. Key Stage One entrance with separate access path passed Early Years playtime space
5. Shared local centre parking available for parents parking at school times
6. Distinctive Central Square
7. Early Years enclosure
8. Private access to rear of school
9. Public breakout space within Central Square for children drop off and pick up to be consistent with the school's ethos
10. Flexible use events space. Paved as part of a public art setting and with themes that embrace children's play. To be designed in conjunction with main school hall.
11. Main school hall set to the back of adopted paving with special architectural treatment which celebrates the schools link to the community and be in height to two storeys of residential
12. Shared local centre parking available for parents parking at school times
13. Main vehicle entrance that directs catering vehicles to the kitchen and hall, and staff to staff parking. Should not be designed as a bell-mouth junction but flush or drop kerbs. Also includes main services intake.
14. Outdoor playtime spaces associated with each age band. (1,440msq in the Early Years space)
15. Western boundary adjoining Canal Lane with hedgerow outside school boundary
16. Eastern boundary adjoining rear gardens of dwellings
17. Northern boundary adjoining community park which includes buffer landscape outside boundary of school

schools site for inclusion in S.106 agreement

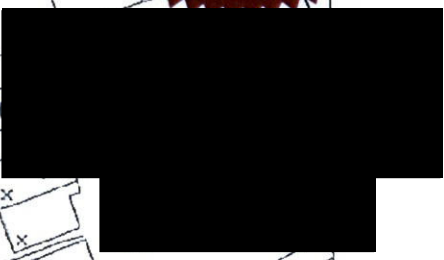
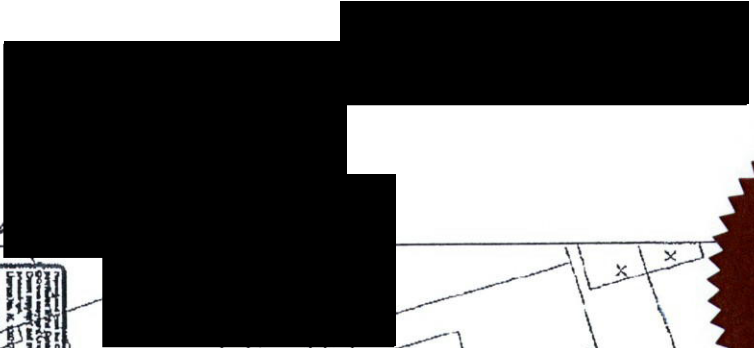
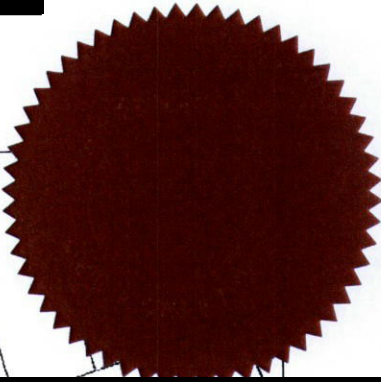
County Solicitor/Designated Officer
 John Thompson and Partners
 Higher Estates and Hallam Land Management



Key



College Fields - Road Link Plan



BROAD GAP/OXFORD ROAD - PROPOSED CROSSING LOCATION

Client: **HALLAM LAND MANAGEMENT LTD. & JJ GALLAGHER LTD.**

Job Title: **LAND AT COLLEGE FIELDS, BANBURY**

Site: **21122 BANBURY ROAD BANBURY**

Site No: **21122**

Scale: **1:500 @ A3**

Designed by: **LL**

Drawn by: **A.D.**

Checked by: **APR 2015**

Print Date: **20001**

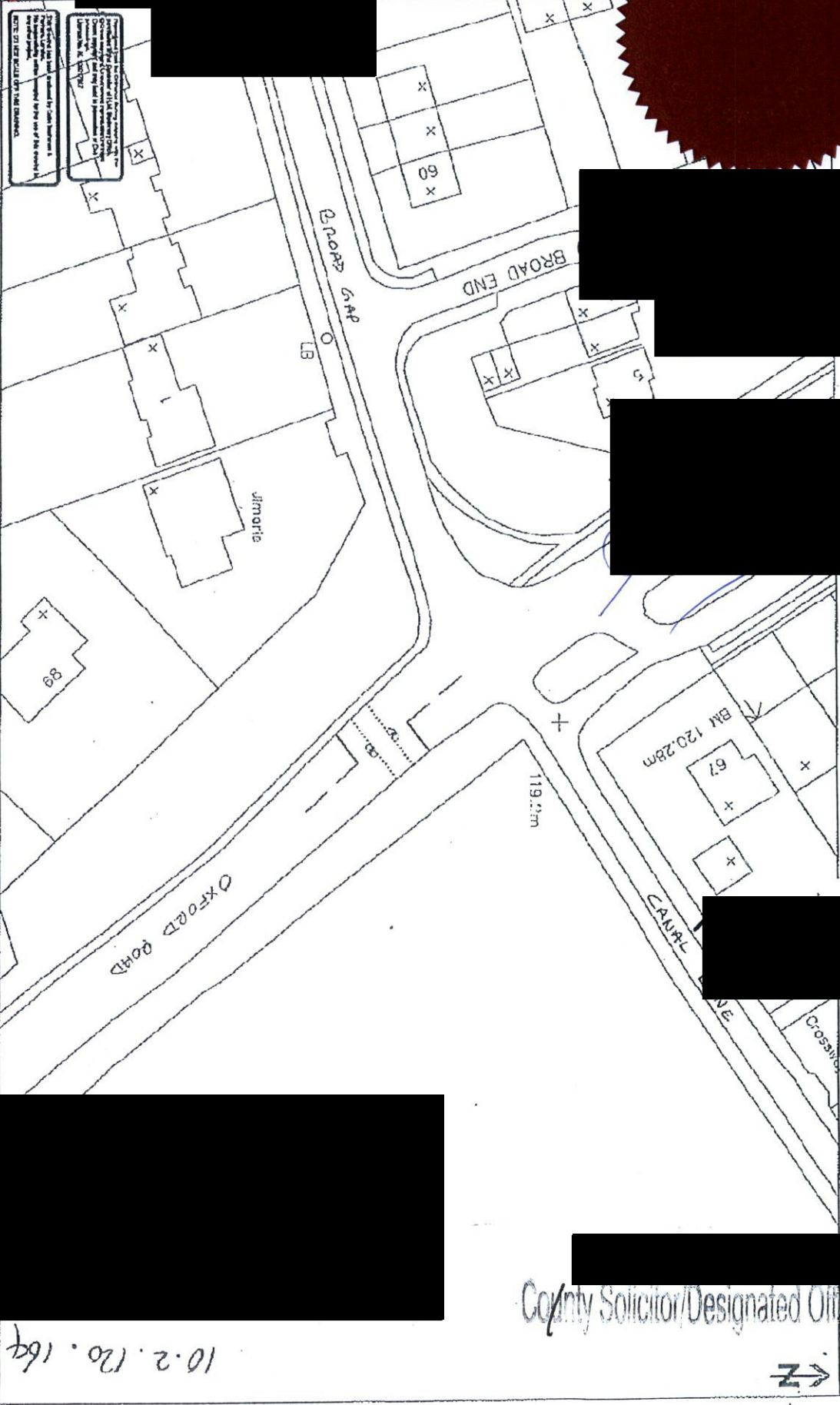
Author: **APR 2015**

Drawn: **APR 2015**

Checked: **APR 2015**

Printed: **APR 2015**

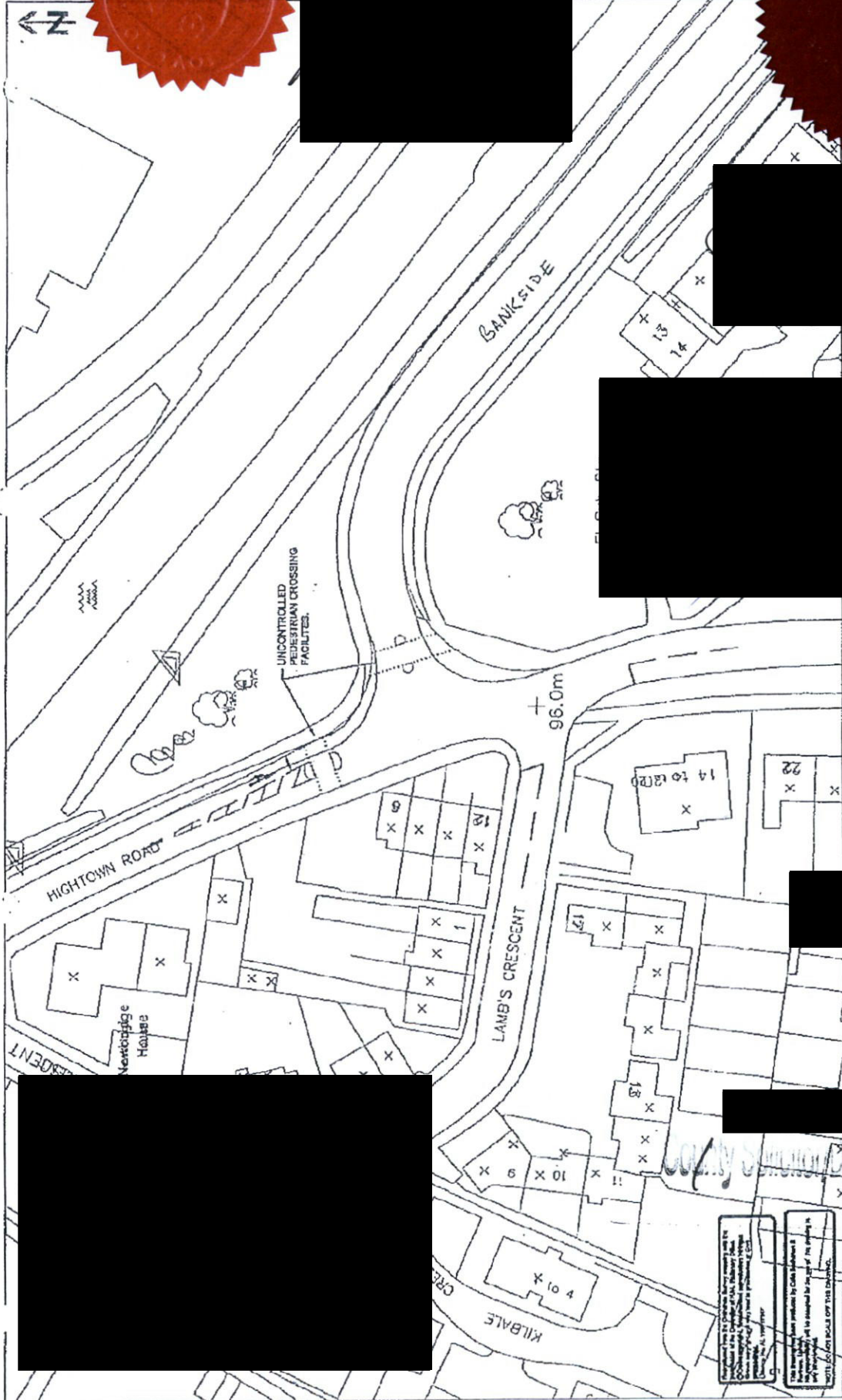
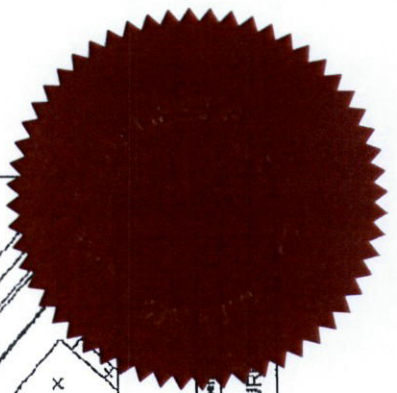
FIGURE 51



10.2.120.164

County Solicitor/Designated Officer





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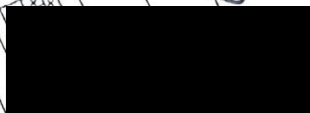
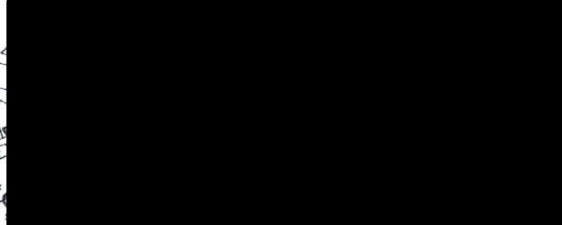
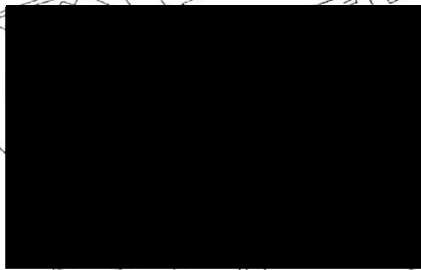
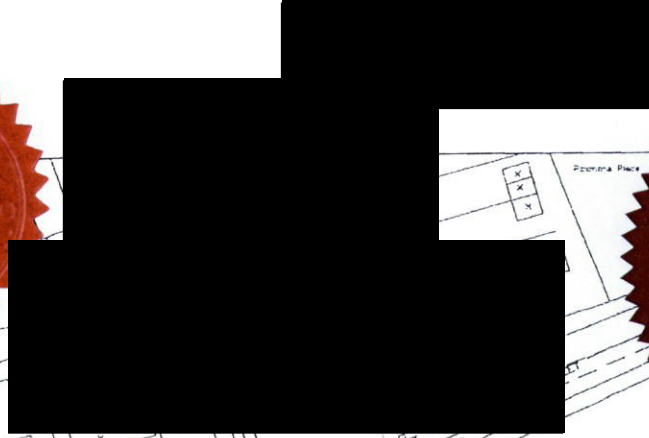
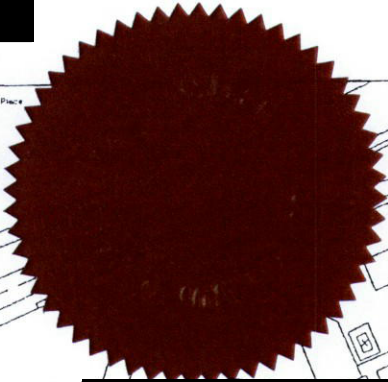
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Client	HAL	Drawn by	L.L.
Job Title		Checked by	A.B.
		Drawn by	CHK/APP/APP
		First issued	APPROX
		Job No.	39581

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MANAGEMENT LTD.
 LAGHER LTD.
 COLLEGE FIELDS,
 HAMBURY

BUCHANAN

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 IMPROVEMENT SCHEME (SHEET 1 OF 2)**

Client
**HALLAM LAND MANAGEMENT LTD.
 & JJ GALLAGHER LTD**

Job Title
**LAND AT COLLEGE FIELDS,
 BANBURY**

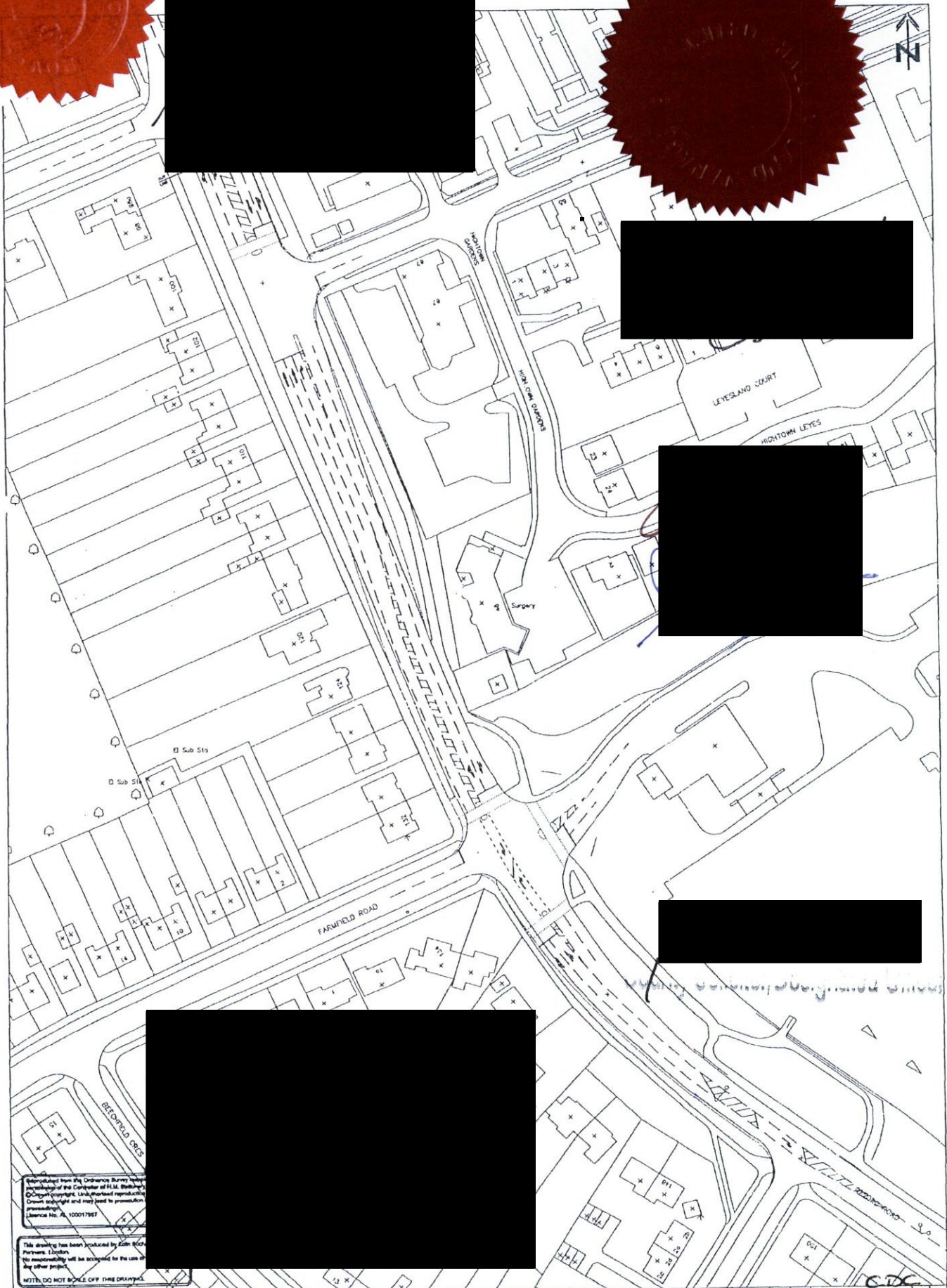
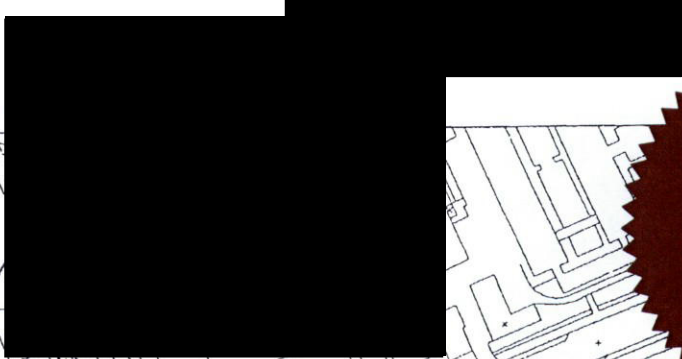
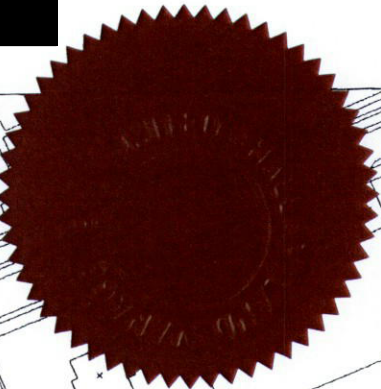


Scale: 1:1000@A3
 Designed by: L.L.
 Drawn by: A.D.
 Check/Approv:
 1st Issued: APR.05
 Job No: 38581

Rev.	Date	Amendment	Des. Dwn.

Dwg No: **FIGURE 53**
 CDC





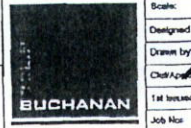
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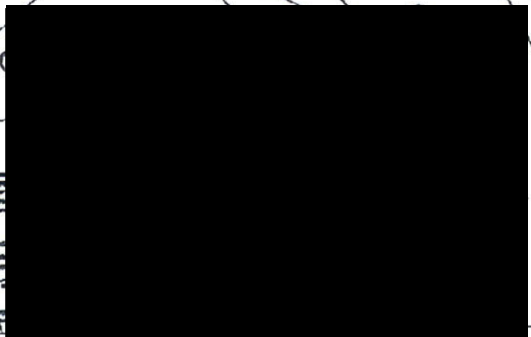
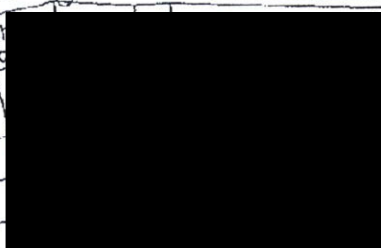
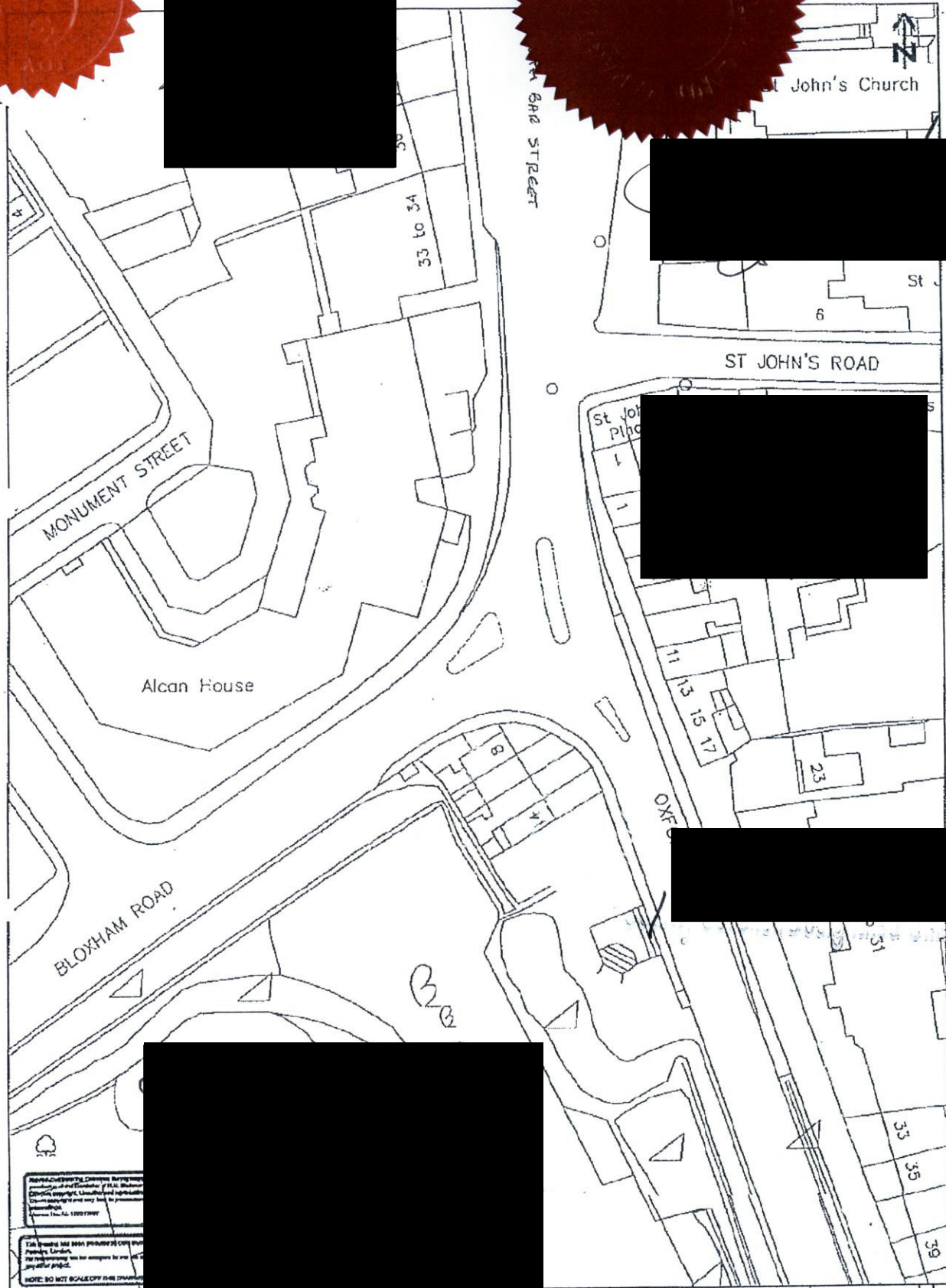
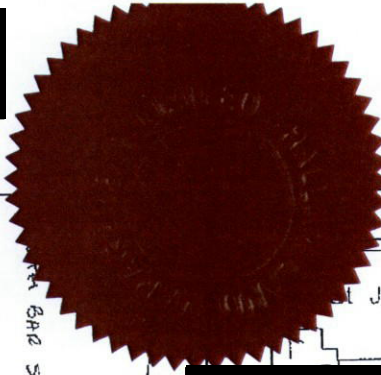
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 HORTON VIEW/HIGHTOWN ROAD -
 IMPROVEMENT SCHEME (SHEET 2 OF 2)**

Client
**HALLAM LAND MANAGEMENT LTD.
 & JJ GALLAGHER LTD.**

Job Title
**LAND AT COLLEGE FIELDS,
 BANBURY**



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 Check/Approved
 1st Issue
 Job No. 17818



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Job Title
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 & J.J. GALLAGHER LTD.
 LAND AT COLLEGE FIELDS,
 BANBURY**



Work: K.T.S.
 Designed by: E.L.
 Drawn by: E.L.
 Date: 10/01/04
 Plot No: 5001
 FIGURE 35