



APPLICATION BOUNDARY  
( 78.09ha)

ELEMENTS WITHIN RED LINE:

MIXED USE DEVELOPMENT AREA  
( 38.98ha)  
To Include 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  
RETAINED WHERE PRACTICABLE
- 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)

Figure 4

Scale 1 : 5,000 @ A3 June2005 · 1644/P/103C