

PROJECT TITLE
OBSIDIAN STRATEGIC
LAND AT CROPREDY MARINA

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DRAWING TITLE
CONCEPT PLAN

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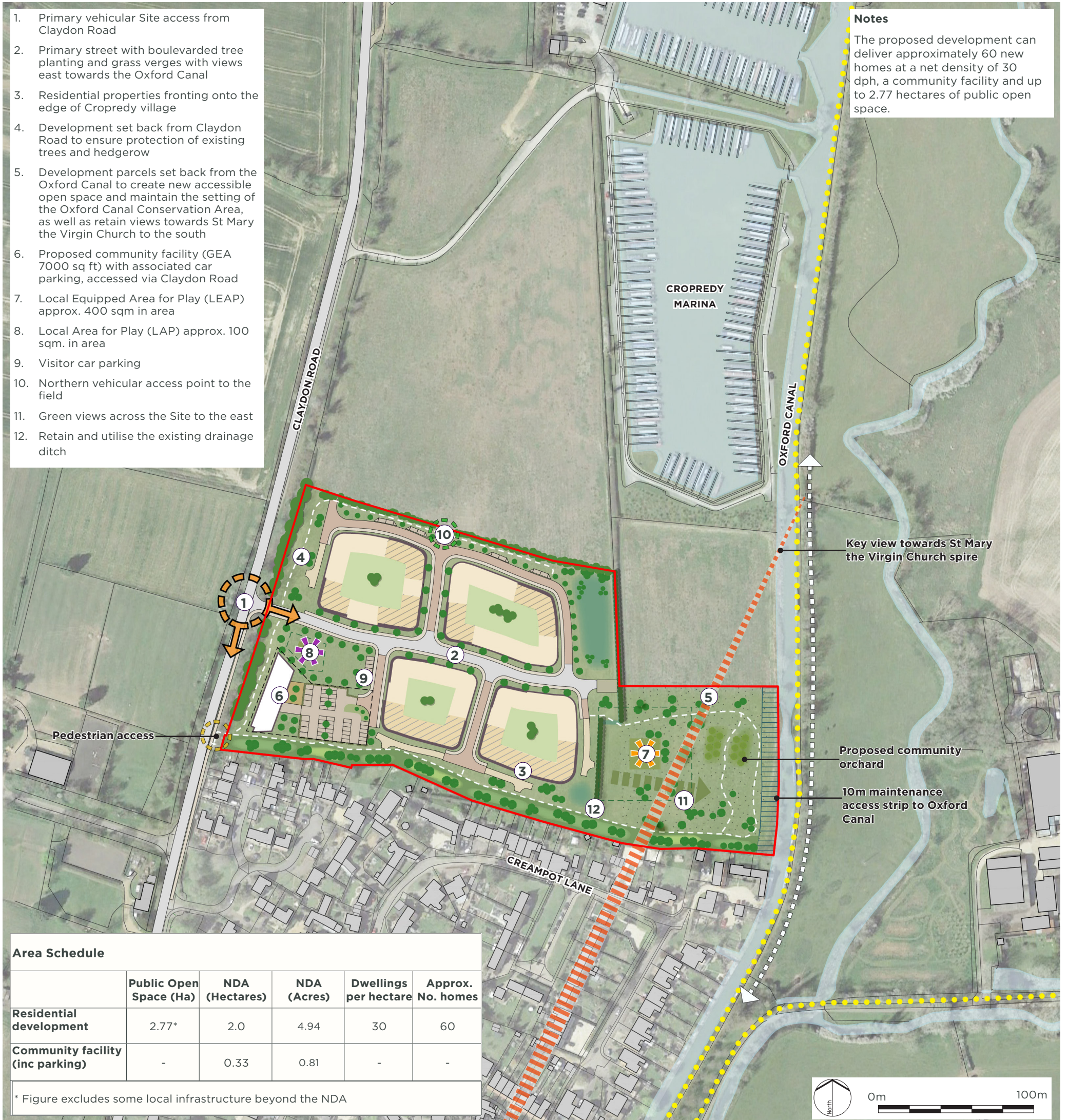
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1. Primary vehicular Site access from Claydon Road
2. Primary street with boulevarded tree planting and grass verges with views east towards the Oxford Canal
3. Residential properties fronting onto the edge of Cropredy village
4. Development set back from Claydon Road to ensure protection of existing trees and hedgerow
5. Development parcels set back from the Oxford Canal to create new accessible open space and maintain the setting of the Oxford Canal Conservation Area, as well as retain views towards St Mary the Virgin Church to the south
6. Proposed community facility (GEA 7000 sq ft) with associated car parking, accessed via Claydon Road
7. Local Equipped Area for Play (LEAP) approx. 400 sqm in area
8. Local Area for Play (LAP) approx. 100 sqm. in area
9. Visitor car parking
10. Northern vehicular access point to the field
11. Green views across the Site to the east
12. Retain and utilise the existing drainage ditch

Notes
 The proposed development can deliver approximately 60 new homes at a net density of 30 dph, a community facility and up to 2.77 hectares of public open space.



Area Schedule

	Public Open Space (Ha)	NDA (Hectares)	NDA (Acres)	Dwellings per hectare	Approx. No. homes
Residential development	2.77*	2.0	4.94	30	60
Community facility (inc parking)	-	0.33	0.81	-	-

* Figure excludes some local infrastructure beyond the NDA

	Site boundary (4.96ha)		Buffer to play facilities		Views out towards Oxford Canal / parkland
	Site access via Claydon Road (cycles, vehicles)		Public open space		Tree planting to mitigate views onto the Site
	Proposed footpath		Areas of surface water drainage		Key development frontage
	Potential residential development area		Local Equipped Area for Play (LEAP)		Public Right of Way (PRoW)
	Potential key building		Local Area for Play (LAP)		Proposed pump station