






**LEGEND**

-  Site boundary (4.96 Ha)
-  Vehicular access
-  Pedestrian access

- 1** Proposed community facility and associated car parking
- 2** Primary tree-lined street
- 3** Drainage basin location
- 4** Recreational walking trail
- 5** Local Equipped Area of Play (LEAP)
- 6** Local Area of Play (LAP)
- 7** 10m tree buffer
- 8** Pumping station location
- 9** Public open space
- 10** Community orchard

**NB1:** The layout illustrates a proposed housing development of 60 homes at a net density of 30 DpH

**NB2:** Policy compliant housing mix meeting or exceeding Nationally Described Space Standards



**Carter Jonas**



PROJECT TITLE

**OBSIDIAN STRATEGIC  
LAND AT CROPREDY MARINA**

DRAWING TITLE

**ILLUSTRATIVE PLAN, 60 UNITS**

<b>ISSUED BY</b>	London	T: 020 7016 0720
<b>DATE</b>	April 2023	<b>DRAWN</b> MH
<b>SCALE@A3</b>	1:1250	<b>CHECKED</b> JC
<b>STATUS</b>	Planning	<b>APPROVED</b> JC

DWG. NO. J0050867\_008A

No dimensions are to be scaled from this drawing.  
All dimensions are to be checked on site.  
Area measurements for indicative purposes only.

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Source: Ordnance Survey