










LEGEND

-  Site boundary (4.96 Ha)
 -  Vehicular access
 -  Pedestrian access
 -  Potential pumping station location (to be located within open space)
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-  Residential developable area including services and utilities (2.16 Ha)
 -  Community facility developable area including services and utilities (0.28 Ha)
 -  Public open space including drainage basins and pumping station (2.77 Ha)

NOTES

- NB1:** The Site has potential to deliver up to 60 homes plus associated community facilities
- NB2:** Building heights up to 2 storeys across the development
- NB3:** Average density up to 30 dwellings per hectare across the developable area
- NB4:** This drawing has been produced for planning purposes only



Carter Jonas



PROJECT TITLE

**OBSIDIAN STRATEGIC
LAND AT CROPREDY MARINA**

DRAWING TITLE

**PARAMETER PLAN:
LAND USE, OPEN SPACE & ACCESS**

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

DWG. NO. J0050867_007

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