

Statement of Community Involvement

Land to the north of Cropredy

April 2023

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INTRODUCTION

Outline of the proposals

Real Estate Communications has produced this Statement of Community Involvement on behalf of Obsidian Strategic as part of a planning application an outline planning application for proposed development of up to 60 dwellings and a community facility on land east of Claydon Road, Cropredy, Oxfordshire, OX17 1JP.

This document sets out the activity undertaken to engage and consult with nearby residents, businesses, and relevant political stakeholders. This is in accordance with Cherwell District Council's Statement of Community Involvement on undertaking pre-application public consultation.

The public consultation was extremely influential on the shape of the submitted application. The key elements that derived from the consultation were:

- **A community building suitable to house a brand new GP's surgery, designed in collaboration with the local GP practice to allow them to replace their existing facilities with a modern, purpose-built medical centre**
- **A footpath to safeguarded land by the canal, to facilitate the provision of a new pedestrian bridge over the canal**
- **A community green space that includes an area for a local tree-planting project involving young people from the village**
- **A much wider landscaped planted buffer between the development and the houses on Creampot Lane and Kyett's Corner**

National policy context

The government considers pre-application engagement and frontloading of work prior to the submission of a planning application as key to ensuring timely decision making, with reduced delays and cost to the applicant, whilst also achieving quality outcomes. §§39-46 of the NPPF refer to the role of pre-application engagement with the community in detail. The guidance advises that:

- Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties, and good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community (§39).
- Local planning authorities should encourage applicants to engage with the local community before submitting a planning application (§40).
- The more issues that can be resolved at the pre-application stage, the greater the benefits (§41).
- The participation of statutory planning consultees with an early pro-active approach will assist local authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs (§42).
- The participation of other consenting bodies in pre-application discussions should also enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle (§43).
- To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible (§44).

In the context of requiring good design, §124 of the NPPF states that applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community.

Local policy

Cherwell District Council's Statement of Community Involvement encourages developers and promoters for large scale development to undertake their own consultation and engagement process with local people. §5.2 says:

- "In any submission which has included pre-application consultation, the Applicant should set out: what consultation was undertaken; and how any and all comments received have been addressed in the evolution of their design and the detail of their proposals."

CONSULTATION PROGRAMME

A public consultation for the proposed housing development on land north of Croprey was held in December 2022 and January 2023. The consultation was scheduled to run 1-18 December 2022. This was extended to 8 January 2023 at the request of the parish council.

Public notification

On 30 November 2022, a four-page leaflet advertising the public consultation was sent by Royal Mail to all 346 residential and business addresses in and around Croprey.

The leaflet included:

- A map showing the location of the site and an explanation of its current usage
- A description of the proposed development
- The proposed layout of the development
- The address of the consultation website
- The date, time, and location of the in-person consultation event in the village
- A contact email address and telephone number for people to provide feedback or ask questions

A copy of this leaflet is included as [Appendix A](#) of this report.

Informing stakeholders

Two letters were sent by email and post to the chair and clerk of the parish council, district councillors for Croprey, Sibfords, and Wroxton ward, and the county division member for Wroxton and Hook Norton division:

- Cllr Phil Chapman
- Cllr George Reynolds
- Cllr Douglas Webb
- Cllr Tania Johnson
- Mr David Best

The first letter, on 24 October 2022, introduced the proposals and the site, and extended an invitation to meet. The second letter, on 30 November 2022, included details about the public consultation and enclosed a copy of the leaflet sent to the public.

These letters can be seen at [Appendix B](#).

Consultation website

A consultation website was placed online at www.obsidiancroprey.co.uk and is also reproduced as [Appendix C](#).

The website included:

- A description of the proposals
- Information about Obsidian Strategic
- The benefits of the proposals
- A red line map and description of the site
- Information on site drainage
- A description of the proposals
- Information on Cherwell's housing need
- Instructions on how to take part in the consultation
- A GDPR and privacy statement

Consultation event

To give local people an opportunity to ask questions directly of the project team, an all-day consultation event was held in St Mary's Church in Cropredy on 12 December 2022 between 11am and 6:30pm.

Representatives from Carter Jonas, Glanville, and Real Estate Communications were present to discuss the proposals, answer questions, and take notes of suggestions from the public.

A series of boards contained information about the proposals. These boards were then left with the parish council and put on display in the village hall for people to view for the remainder of the consultation period.

The display boards shown during this event are shown at [Appendix D](#) of this report. The boards covered the following information:

- Introduction to the project team
- Description, photographs, and map of the site
- Topographical analysis of the site
- The community facilities serving Cropredy and the site
- Summary of heritage, archaeology, ecology, and highways appraisals
- Concept masterplan
- Summary of key benefits and mitigations
- Instructions on how to respond to the consultation

56 people attended the exhibition over the course of the day.

Presentation to Cropredy Parish Council

The project team presented the scheme to a meeting of Cropredy Parish Council on the evening of 12 December 2022. Both parish councillors and members of the public were able to ask questions and make comments, which were recorded for the purposes of the consultation. The notification about the presentation placed on the parish council website can be seen at [Appendix E](#).

Contact email address and community telephone line

To facilitate feedback from the community, an email address and phone number were provided on the leaflet and website.

Meeting with Cropredy Surgery

An important response during the public consultation was that the local GP practice was too small to suit the existing number of patients. The project team made contact with the practice, who confirmed that this was the case. A meeting was therefore held between Obsidian Strategic, the landowners, the project team, and the partners and manager of the Cropredy Surgery on Wednesday 1 March 2023. This was a scoping meeting to understand what space the surgery would need in a brand new building, in regards to clinical space, administrative space, ancillary space, and car parking.

Updating stakeholders

Prior to submitting the planning application, the local parish, district, and county councillors were given a written update. This notified them about the outcomes of the public consultation, how the project team had responded to the feedback, and that a planning application was being prepared for submission.

This letter was sent on 10 March 2023, and is included as Appendix F of this report.

CONSULTATION FEEDBACK

Responses

The following numbers of comments were received during the consultation:

- 25 through the consultation website
- 6 paper forms filled in at the exhibition event
- 50+ people commented during conversation with the project team at the exhibition event
- 12 people commented during the parish council meeting on 12 December
- Information from the Cropredy Surgery at the meeting on 1 March

How the submitted application has regard to feedback

The following table lists the key themes that were raised during the consultation, and how they have been addressed in the design and the detail of the proposals.

Consultation feedback	Response
There are inadequate medical facilities in the village.	<p>Following the consultation, the project team investigated this feedback through conversations with the local GP surgery.</p> <p>A community building has been included in the submitted proposal.</p> <p>The size of this building and the number of parking spaces proposed follow conversations with the local GP practice to ascertain their current and future needs. It would allow them to replace their existing cramped facilities in the village with a purpose-built, modern medical centre, with enough room for them to increase the number and variety of medical staff, and associated administration.</p> <p>If outline permission is granted, the detailed application building would be designed in collaboration with the surgery's partners and the NHS.</p>
Consultees made the following comments about the types of housing they wanted to see in a new development: <ul style="list-style-type: none">• Affordable housing	<p>This is an outline application, and more information on the design of individual units will follow in detailed application.</p>

<ul style="list-style-type: none"> • Smaller flats and houses for sale that are suitable for young families • A number of smaller homes for downsizers • A number of premium homes in the mix <p>Multiple consultees requested that the developer find a way through the planning process to ensure the following:</p> <ul style="list-style-type: none"> • Affordable housing prioritises local village connections • Avoids selling to buy-to-let landlords 	<p>The homes would cater for all and suit local needs, incorporating 35% affordable housing, which based on a scheme of up to 60 units would equate to 21 affordable units</p> <p>Of the 35% affordable provision, this is likely to include: 70% social/affordable rent (up to 15 units), 25% First Homes (up to 5 units) and 5% other routes to affordable home ownership (1 unit) in accordance with Policy BCS3.</p>
<p>Many respondents presented ideas for the green space identified on the site:</p> <ul style="list-style-type: none"> • Woodland • Wildflower meadow • Wildlife pond • Football pitch for young people • Needs paved footpaths to be useable year-round 	<p>The green space will include a pond and wildflower planting, with paved footpaths to facilitate public access.</p> <p>Part of the land would be allocated for tree planting by a local educational community group that works with the Scouts and other young people to plant trees and nurture saplings.</p>
<p>Some residents living along the site boundary were unhappy with the principle of development here. Some comments were concerned with loss of views, but the following issues were also raised:</p> <ul style="list-style-type: none"> • Ensuring that the site boundary is secure, and does not create burglary risks through back gardens • Using low-level lights to avoid light pollution • Avoiding overlooking 	<p>A generous buffer has been shown to the southern edge of the site, using blocks of native shrubs, tree planting, and wildflower margins. Along with the designs of the new homes and the lighting scheme, this will prevent overlooking and light spill.</p> <p>There will not be a public footpath through this buffer zone, to ensure that the site boundary is secure.</p>
<p>Residents bordering the site suggested that the extent of flooding on the site was larger than suggested. A resident identified the location of a natural clear spring at the summit of the hill, which falls into the suggested developable area.</p>	<p>A flood risk assessment has been submitted with the application. A topographical survey and geological mapping were carried out to establish the risk of all relevant sources of flooding.</p> <p>The flood risk assessment concludes that the site is at low risk from all sources of flooding.</p>
<p>Request for a new footbridge over the canal, to provide a more attractive walk to the village, give existing residents access to the new green space,</p>	<p>While a bridge is not included in the outline planning application, the land by the edge of the canal has been safeguarded, and paths to the</p>

<p>provide access between the village and the marina, and restore a historic asset that previously existed at this site.</p> <p>There was an acknowledgement that providing this bridge could be beyond the scope of this planning application because of the complexity of liaising with the Canal & River Trust and landowners on the far side of the canal. Nevertheless, a representative of the Banbury Canal Partnership indicated that a clear right of way and safeguarding the bridge head could be achieved in the planning application.</p>	<p>crossing point built to facilitate and enable future construction of a bridge here.</p> <p>Recognising that the bridge would be a benefit for residents of the new homes as well as the wider village, the site owner and developer will continue to explore the possibility of delivering a bridge.</p>
<p>Traffic impact on the village.</p>	<p>A transport statement has been submitted with the planning application, which covers matters pertaining to traffic generation, access, and sustainability.</p> <p>Trip generation analysis shows that the proposed development is likely to generate a relatively modest level of traffic at peak hours and over the course of a typical day. This would not result in any severe impact on the capacity of the local highway network.</p> <p>A pedestrian footway will be provided from the site to connect with the village, putting the shops and services in Cropredy within short walking distance of new residents.</p>
<p>Inadequate school places in the village.</p>	<p>The site will contribute to school services through a Section 106 agreement with the local planning authority.</p>

CONCLUSION

The applicant undertook a thorough process of community engagement and consultation, from the initiation of the project through to planning submission.

A formal period of pre-application consultation was held on the draft designs, which was widely advertised. This included a website, a presentation to the parish council, and a consultation event at the local church in Cropredy. People with an interest in the proposals were able to provide feedback through a variety of channels, including in writing by web form, post, email, telephone, or in person.

The feedback received was considered carefully by the applicant, and by the project design and technical teams, and was highly influential on the evolution of the submitted scheme.

The key elements that derived from the consultation were:

- **A community building suitable to house a brand new GP's surgery, designed in collaboration with the local GP practice to allow them to replace their existing facilities with a modern, purpose-built medical centre**
- **A footpath to safeguarded land by the canal, to facilitate the provision of a new pedestrian bridge over the canal**
- **A community green space that includes an area for a local tree-planting project involving young people from the village**
- **A much wider landscaped planted buffer between the development and the houses on Creampot Lane and Kyett's Corner**

Engagement will not end with the submission of the planning applications. The applicant intends to continue to work with the local community, and hopes to create a development that includes medical facilities, open space, and the kinds of housing that will be a real asset to Cropredy and welcomed by existing residents of the village.

APPENDICES

Appendix A – Notification leaflet

PUBLIC CONSULTATION



OBSIDIAN STRATEGIC



Map of the site to the north of Cropredy

Have your say on proposed new homes and public open space to the north of Cropredy

Obsidian Strategic is preparing a planning application for a modest number of new homes, including starter homes and smaller houses for young families and publicly accessible open space, on part of the land between the village and the marina.

We are consulting local people on these proposals before submitting a planning application, so that your views can be taken into account as part of the layout and designs.

OUR PROPOSALS

-  Up to 60 homes, to be accessed from Claydon Road
-  A mix of housing types and sizes that will include affordable homes for young people and families
-  Connected by a new footpath to the village and its pubs, shop and cafes
-  Development set back from the canal side, to respect the wildlife habitats around the water
-  Public open space, such as a wildflower meadow or community woodland, where no public access currently exists
-  Retaining existing hedgerows and adding significant tree planting to screen light pollution from the marina

CONSULTATION EVENT

Come and meet members of the project team to discuss our proposals. We will be in St Mary's Church in the village on **Monday 12 December**.

Date:
Monday 12 December

Time:
11am until 6:30pm

Address:
**St Mary's Church,
Church Lane, Cropredy,
OX17 1PL**

Find out more on our consultation website:
www.ObsidianCropredy.co.uk

MASTERPLAN



1

Up to 60 new houses

We are proposing an appropriate and proportionate extension to the village, with up to 60 new houses to contribute to the local need for new homes, while preserving the rural character of the village.

2

Starter and affordable homes for young people and smaller families

Cropredy has a declining population, making it difficult to sustain the vitality of the village, its local facilities and community organisations. Young people who want to stay in Cropredy currently don't have many options for housing. We want to provide smaller starter homes suitable for young families.

3

Footpaths connecting to the village and beyond

A new pedestrian footway along Claydon Road would link the new homes to the centre of Cropredy.

4

Access from Claydon Road

Road access would be approximately where the field access is now, where the traffic speeds are lower as vehicles enter and leave the village. We would propose an extension of the 30mph limit to cover the site access.

5

Public open space

New areas of public open space would provide recreation opportunities for new and existing residents. This could be a community woodland or wildflower meadow, as well as a play area. We welcome ideas from residents for this space as part of this consultation.

6

Protecting the wildlife of the canal

Setting development back from the edge of the canal will protect the wildlife habitats on the waterside. The habitats will be improved with planting and landscaping, to make sure that we provide an attractive setting and also a net gain in biodiversity.

7

Preserved and new trees and hedgerows

Development will be set back from the site boundaries to protect trees and hedgerows, while new planting will help screen the site. Any hedgerow lost forming a new access will be compensated for by a net additional gain in tree and hedge planting.





HOW TO HAVE YOUR SAY

Share your views on our proposal before the consultation closes on Sunday 18 December.

- In person at our consultation event
- On our dedicated consultation website
- By email or telephone

If you do not have access to the internet, please call us and we can supply paper copies of the information on the website.

CONTACT US

www.ObsidianCropredy.co.uk

Email: consultation@obsidiancropredy.co.uk

Telephone: 07827 885541

CONSULTATION EVENT

Come and meet members of the project team to discuss our proposals. We will be in St Mary's Church in the village on **Monday 12 December**.

Date:
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Time:
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Address:
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Find out more on our consultation website:

www.ObsidianCropredy.co.uk

Appendix B – Letters to councillors

OBSIDIAN
STRATEGIC



Cllr Desmond Knight
C/O David Best
Street Farm
Barford St John
BANBURY
OX15 0PP

24 October 2022

Dear Cllr Knight,

Housing proposal to the north of Cropredy

I am writing to inform you that Obsidian Strategic is currently working up proposals for new homes on land to the north of Cropredy, on part of the land between the village and the marina.

As you will know, Cherwell has a recognised need for new housing, and a modest, sensitive extension to Cropredy could be a sustainable way of providing the homes that local people need including affordable and 'first' homes. You will have seen that we submitted this land to the council's Call for Sites last year.

Our current ideas for this land include:

- A relatively modest number of new homes – around 60 – to be accessed from Claydon Road
- Starter homes and smaller houses that are affordable for young families
- Development set back from the canalside, to respect the water-based habitats and to create an area of accessible public open space such as a wildflower meadow or community woodland
- Retain existing hedgerows, and significantly supplement those features with new tree planting to screen light pollution from the marina and protect the amenity of existing homes on Creampot Lane and Kyetts Corner

A plan of the approximate proposed development site is shown over the page.

Once we have prepared a draft masterplan and made progress on the technical work around transport, ecology, drainage, and heritage, we will consult local residents. For now, we are keen to meet you to discuss our proposals at this early stage.

In particular, we are aware that the village has recently undertaken a survey to find out local people's ambitions for Cropredy. While we haven't seen the outcome of this consultation, we would be interested to find out whether this development can help deliver any of those aspirations.

A member of my team will get in touch to see if you can find a time to meet with us. In the meantime, if you have any questions, please don't hesitate to get in touch.

Yours sincerely,



Philip Scott
Director of Planning



↑ Map showing the proposed development site, outlined in red, to the north of Cropredy.

OBSIDIAN STRATEGIC LTD
Thanet House, 231-232 Strand,
London, WC2R 1DA
0203 874 8718
www.obsidianstrategic.com



Clr Douglas Webb
Old School House
Stratford Road
Drayton
BANBURY
OX15 6EN

30 November 2022

Dear Clr Webb,

Housing proposal to the north of Cropredy

I am writing to inform you that Obsidian Strategic is holding a pre-application consultation on our proposal for new homes just to the north of Cropredy, on land south of the marina.

Since the last time I wrote to you, our project team has been preparing a plan for new homes and publicly-accessible open green space. We believe that new homes, at a sustainable scale, with footpaths connecting them to the village, and which includes smaller starter homes that are affordable for young families, could be an asset to Cropredy.

The public consultation includes:

- A newsletter mailed to every address in the village. An advance copy of this is enclosed. They will be delivered across the village in the coming days
- A website at www.ObsidianCropredy.co.uk with more details of our proposal and a feedback form for residents
- An email address and telephone number for people to ask questions and leave feedback
- A public exhibition at St Mary's church on 12 December, with a chance to meet the project team
- A presentation and Q&A session at the meeting of Cropredy Parish Council on the evening of 12 December

The consultation will run until 18 December, after which the project team will consider all the responses before finalising a planning application to submit to Cherwell District Council next year.

I hope the extent of our consultation over the next few weeks shows the importance we as a company attach to hearing the views of village residents.

I look forward to meeting you and the village residents during the consultation.


Yours sincerely,


A handwritten signature in black ink, appearing to read 'Philip Scott', followed by a small horizontal line.

Philip Scott
Director of Planning

OBSIDIAN STRATEGIC LTD
Thanet House, 231-232 Strand,
London, WC2R 1DA
0203 874 8718
www.obsidianstrategic.com

Appendix C – Consultation website

Home Your Views



New homes and public open space for Cropredy

Obsidian Strategic is preparing a planning application for up to 60 new homes and publicly accessible open space just to the north of Cropredy, on part of the land between the village and the marina.

This website provides you with an opportunity to find out more about these proposals, and provide feedback to the project team.

[Learn More](#)

About Obsidian Strategic

Obsidian is a strategic development company that works closely and collaboratively with landowners, planning authorities, and local residents and stakeholders to deliver developments that contribute towards the communities in which we work.



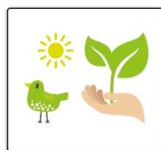
Up To 60 New Homes



35% Affordable Homes



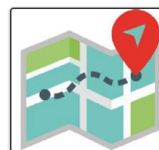
New Public Open Space and Children's Play Area



Tree Planting and Biodiversity Enhancements



New Dedicated Access Off Claydon Road



5 Minute Walk From the Village Centre

The Site

The site comprises 4.00 ha / 9.88 acres of fields immediately to the north of the village, to the west of the Oxford Canal and the east of Claydon Road.

Ecology

The site has been surveyed by Peak Ecology on behalf of Obsidian. The survey included an assessment of the habitat types and their ecological importance, and its potential to support protected species. The survey found that specific safeguards need to be put in place for bats, nesting birds, and riparian mammals (otters and water voles).

As part of our proposals we would:

- Ensure that there is a buffer of at least 10m from the edge of the canal
- Plant scrub, new trees, and bird boxes in order to improve habitats for nesting birds
- Undertake bat activity surveys, with protection of trees with roosting bats and new bat boxes
- Implement street lighting that avoids habitats, and uses low-level and low intensity lights

Obsidian would also preserve existing trees and hedgerows, and improve habitats to provide a net gain in biodiversity.

Drainage

Any planning application would be accompanied by a Flood Risk Assessment that assesses the flood risk and drainage implications of the development proposals in more detail.

The Environment Agency's Surface Water Flood Risk Map indicates that the majority of the site is at very low risk of surface water flooding. However, a number of drainage ditches and the nearby canal – which has flooded at other locations both upstream and downstream – does mean that we would include flood mitigation measures in our proposals to protect both new and existing buildings.



Preserved and new trees and hedgerows

Development will be set back from the site boundaries to protect trees and hedgerows. We will plant new trees along the south edge of the site to screen the back gardens of existing properties on Creampot Lane and Kyetts Corner. This will also screen any existing light pollution from the Marina. Any hedgerow lost forming a new access will be compensated for by a net additional gain in tree and hedge planting.

HAVE YOUR SAY →

Proposed new homes and public space

Up to 60 new houses

We are proposing an appropriate and proportionate extension to the village, with up to 60 new houses to contribute to the local need for new homes, while preserving the rural character of the village.

Starter homes for young people

Cropredy has a declining population, making it difficult to sustain the vitality of the village, its local facilities and community organisations. Young people who want to stay in Cropredy currently don't have many options for housing. We are proposing a mix of housing types and sizes that will include be affordable homes for young people and families.

Footpaths connecting to the village and beyond

A new pedestrian footway along Claydon Road would link the new homes to the centre of Cropredy.

Access from Claydon Road

Road access would be approximately where the field access is now, where the traffic speeds are lower as vehicles enter and leave the village. We would propose an extension of the 30mph limit to cover the site access.

Public open space

No public access to the site currently exists, so new areas of public open space would provide recreation opportunities. This could be a community woodland or wildflower meadow, or a more formal play area. We welcome ideas from residents for this space as part of this consultation.

Protecting the wildlife of the canal

Setting development back from the edge of the canal will protect the wildlife habitats on the waterside. The habitats will be improved with planting and landscaping, to make sure that we provide an attractive setting and a net gain in biodiversity.

Cherwell's housing need

Cherwell District Council is currently working on a Local Plan – the policy document that allocates development sites up to 2040. Obsidian submitted this site for consideration by the council. However, the council is also legally obliged to maintain a 5-year housing land supply – which means being able to show that local housing need can be met on approved sites for the next five years.

Cherwell's council officers are currently reporting that the council only has a 3.5 year housing land supply for the current period 2022-27, a shortfall equal to 2,255 houses.

That means that the district needs sustainable sites to come forward for new homes before the adoption of the new Local Plan. We believe that this is a sustainable site that could deliver new homes quickly, in a way that contributes positively to the local community.



[Home](#) [Your Views](#)

Your Views

How to respond to this consultation

We want to hear your views on our proposed development.

You can do this by filling out the form to the right.

To ensure that all of the feedback can be collated and analysed by the project team before an application is prepared, please return your comments by 8 January 2023.

You can contact us in the following ways:

Telephone: [07827.885541](tel:07827.885541)

Email: consultation@obsidiancropredy.co.uk

Contact Us

First Name Last Name

Email *

Address

Write your comments here:

Can we contact you in future about the proposal?

We are committed to protecting personal information. Any information provided will be used in line with applicable laws concerning the protection of personal data, including the General Data Protection Regulation (GDPR). Under the terms of the GDPR you have certain rights over how your personal data is retained and used by us. Your comments will be analysed by Development Intelligence on behalf of Obsidian Strategic. Copies will be made available to the relevant planning authority so it can note your comments. We will, however, request that your personal details are not placed on the public record. Your personal details will be held securely by Development Intelligence in accordance with the Data Protection Act 2018, will be used solely in connection with this consultation and any subsequent planning applications and, except as noted above, will not be passed to any third parties. Development Intelligence will only keep your personal details until the implementation of this planning permission unless you have requested to receive updates.

Appendix D – Consultation boards

PUBLIC CONSULTATION LAND EAST OF CLAYDON ROAD



WELCOME

Obsidian Strategic welcomes you to this public exhibition which is being held to provide you with an opportunity to comment on our emerging masterplan proposals at land east of Claydon Road, Cropredy.

Our vision for Land East of Claydon Road, Cropredy, is for a modest residential extension of around 60 new homes to the northern edge of the village. A range of properties will be provided to meet the needs of the expanding local community - including starter homes, retirement homes and family homes.

Residents will have immediate access to parkland and recreation space, including a children's play area. New walking and cycling routes will connect directly with existing facilities in Cropredy village to the south.

We are listening to, engaging with, and learning from you.



St Mary the Virgin Church, Cropredy

LEGEND

-  The Site
-  Motorway
-  Primary road
-  Local road
-  Rail



THE TEAM



Land Promoter



Masterplanning & Planning



Ecology



Highways



Heritage & Archaeology



Topographical Survey

01 Find out more on our consultation website: www.obsidiancropredy.co.uk

PUBLIC CONSULTATION THE SITE



OBSIDIAN
STRATEGIC

SITE AREA AND PHOTOS

The village of Cropredy is surrounded by agricultural land and is neighboured by the villages of Great Bourton to the south east, and Wardington to the east. The site (from now on the "Site"), outlined in red opposite, is located to the north of Cropredy and comprises circa. 4.00 hectares / 9.88 acres of arable land to the east of Claydon Road.

The Site lies in Cropredy Parish and the Cropredy, Sibfords and Wroxton Ward of Cherwell District Council.

The Site to the north of the village is broadly rectangular in shape, consisting of two field parcels divided by a single hedgerow. The rear gardens of existing residential properties abut the southern boundary and there is agricultural land to the north. The recently developed Cropredy Marina and car park is located further to the north of the Site with the Oxford Canal running along the eastern boundary.

The land east of Claydon Road is currently in agricultural use and is predominantly flat, falling in an easterly direction from a high point in the southwestern corner (110.00m AOD) to a low point of around 100.00m AOD to the southeastern corner of the Site. The current Site access is via a field gate to the south west from Claydon Road. There are currently no Public Rights of Way within the Site.



1 Vehicular access to Cropredy Marina



2 View of the southern Site boundary and overhead power line



3 View from the centre of the Site facing north

Site boundary (4.00 Ha)



COMMUNITY FACILITIES

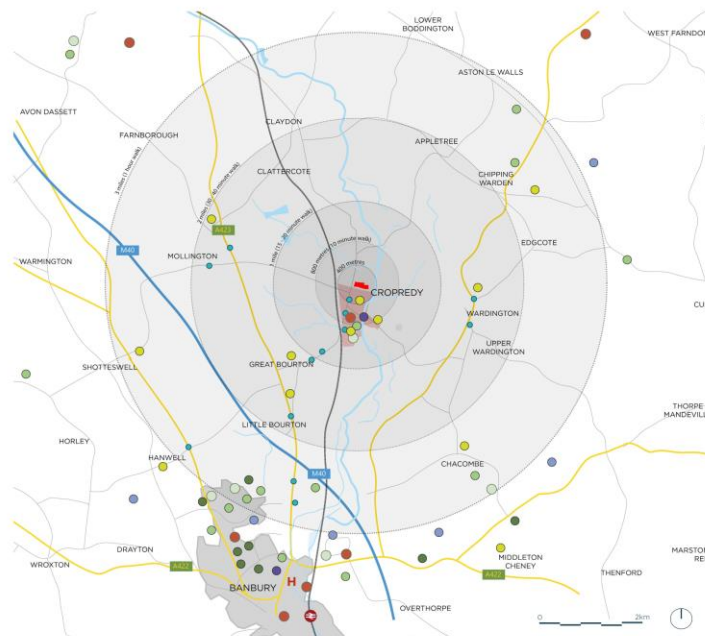
The Site is well served by facilities and services in Cropredy village, as well as local bus Services.

These include doctors' surgery, nursery provision, Cropredy Primary School, Post Office, two churches; St Mary the Virgin and Cropredy Methodist Church, two public houses, a café, cemetery, allotments, playground, sports ground and associated pavilion.

The Bridge Store, provides for top up convenience food shopping. The village is also visited regularly by a travelling butchers and fishmongers. The majority of the village's services are located within a 1km walking distance of the Site therefore it is considered that the Site is sustainable.

The community facilities available in Cropredy also serve other local villages.

LEGEND	
	Pharmacy
	Doctors surgery
	Nursery school
	Primary school
	Secondary school
	Pubs / Bar
	Leisure
	Hospital
	Bus stop
	The Site
	Motorway
	Primary road
	Local road
	Rail





CHARACTERISTICS PLAN

The plan opposite illustrates the key characteristics identified through the contextual and technical analysis of the Site, summarised as follows:

- Claydon Road bounds the western edge of the Site providing for convenient access;
- An existing overhead powerline runs from east to west across the Site close to the southern boundary;
- Existing hedgerows and drainage run north to south through the south eastern corner of the Site;
- The Site levels fall from a high point in the south west corner to a low point in the north east close to Cropredy Marina;
- Views are available into the Site from the Public Right of Way along Oxford Canal;
- Existing residential properties back onto the Site's Southern boundary which also lie within the Cropredy Conservation Area; and
- The Oxford Canal Conservation Area runs along the Site's eastern boundary.

LEGEND	
	Site boundary (10.9 Ha)
	Flood zone 2
	Flood zone 3
	Listed building
	Public right of way
	Overhead power line (assumed 11kv)
	Sensitive boundary to existing residential properties
	Potential marina related noise / activity
	Site high point
	Site low point
	Cropredy Conservation Area
	Oxford Canal Conservation Area



EVIDENCE SUMMARY

Heritage and Archaeology Appraisal (Savills)
Due to the topography and intervening built form there appears to be no intervisibility between the Site and the majority of the Listed Buildings within the Cropredy Conservation Area.

Preliminary Ecological Assessment (Peak Ecology)
The development site falls within the SSSI Impact Risk Zone for the River Itchen SSSI (10km to NW). Only aviation works are listed under the risk category for this site and therefore, as the development excludes aviation proposals, no impacts on the SSSI are anticipated by the development proposals.

Highways Report (Argyll Environmental)
Claydon Road, which bounds the Site to the west, is a public road and therefore the road and footway is maintainable at public expense.

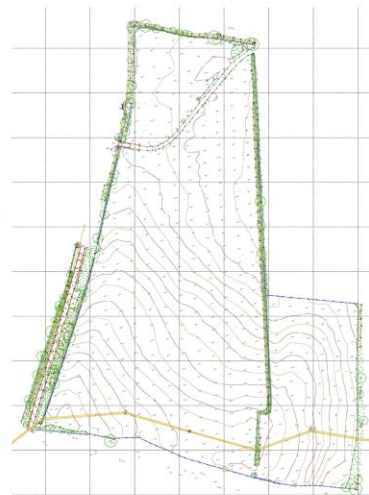
Topographical Survey (Greenhatch Group)
A topographical survey was undertaken by Greenhatch Group plotting the topographical levels and vegetation on the Site. The south-west corner of the Site is the highest point at 110.00m AOD and the land falls gently to the north-east boundary of the Site to its lowest point at 100.00m AOD.



Extract from Heritage Appraisal (Savills)



Extract from Ecology Survey (Peak Ecology)



Topographical Survey (Greenhatch Group)

PUBLIC CONSULTATION CONCEPT MASTERPLAN



OBSIDIAN
STRATEGIC



The key features of the masterplan include:

- A new planted edge to the village, positioned between the existing properties along Creampot Lane and the new proposed dwellings to the north.
- A protected 10m green corridor along the Oxford Canal, retained for maintenance access and ecological conservation purposes.
- Three parcels of housing - one which backs onto rear gardens of existing properties along Creampot Lane to avoid overlooking and creating a positive frontage looking north, and two further housing parcels to the north which provide positive frontage towards the Canal and Marina to the north and onto Claydon Road to the west.

LEGEND

- 1 Primary Site access from Claydon Road
- 2 Primary street with boulevard tree planting and grass verges with views east towards the Oxford Canal
- 3 Residential development at the edge of Cropredy village
- 4 Development parcels set back from Claydon Road to ensure protection of existing trees and hedgerow and new tree planting
- 5 Development set back to create accessible open space / wildflower meadow - maintaining the setting of the Oxford Canal Conservation Area
- 6 Retained views towards St Mary the Virgin Church to the south
- 7 Tree planting to protect the amenity of rear gardens to existing properties
- 8 Area of surface water drainage

- Potential development area
- Potential key building / frontage
- Public open space
- Views out towards Oxford Canal / parkland
- Canal / watercourse
- 10m buffer from canal / watercourse
- Potential area for children's play
- Public Right of Way
- Retained hedgerow

04

Find out more on our consultation website:
www.obsidiancropredy.co.uk

PUBLIC CONSULTATION KEY BENEFITS



OBSIDIAN
STRATEGIC



Up to 60 new houses

We are proposing an appropriate and proportionate extension to the village, with up to 60 new houses to contribute to the local need for new homes, while preserving the rural character of the village.



Preserved and new trees and hedgerows

Development will be set back from the site boundaries to protect trees and hedgerows, while new planting will help screen the site. Any hedgerow lost forming a new access will be compensated for by a net additional gain in tree and hedge planting.



Protecting the wildlife of the canal

Setting development back from the edge of the canal will protect the wildlife habitats on the waterside. The habitats will be improved with planting and landscaping, to make sure that we provide an attractive setting and also a net gain in biodiversity.



Affordable homes for young people and smaller families

Croprey has a declining and ageing population, making it difficult to sustain the vitality of the village, its local facilities and community organisations. Young people who want to stay in Croprey currently don't have many options for housing. We are wanting to provide smaller starter homes suitable for young families.



Footpaths connecting to the village and beyond

A new pedestrian footway along Claydon Road would link the new homes to the centre of Croprey, improving the quality and safety of local infrastructure for the wider community.



Accessible public open space

New areas of public open space would provide recreation opportunities for new and existing residents. This could be a community woodland or wildflower meadow, or more formal play area. We welcome ideas from residents for this space as part of this consultation.

EVENT DETAILS

Date:
Monday 12 December

Time:
11am until 6.30pm

Address:
**St Mary's Church
Church Lane, Croprey
OX17 1PL**

HAVE YOUR SAY

Share your views on our proposal before the consultation closes on Sunday 18 December:

- In person at our consultation event
- On our dedicated consultation website
- By email or telephone

If you do not have access to the internet, please call us and we can supply paper copies of the information on the website.

CONTACT

Website: www.obsidiancroprey.co.uk

Email: consultation@obsidiancroprey.co.uk

Telephone: **07827 885541**



Parish Council

Information about a Provisional Proposal for New Homes between the Village and The Marina: Monday 12 December

Please note (as recorded in the minutes below of the meeting of 14th November, see below), that Obsidian Strategic (working on behalf of Brasenose College) has asked to attend the public part of the December Parish Council meeting to provide information about a provisional proposal for new homes between the village and the marina. There will also be information available and displays in St. Mary's Church from 11am with the meeting following at 7pm.

It should be noted that the proposal is provisional and no decisions have been made or are being made at this stage. If the proposal were to progress, there would be further consultations with parishioners.

Appendix F –Stakeholder update letters



Cropredy Parish Council
c/o David Best, Clerk
Street Farm
Barford St John
Banbury
OX15 0PP

10 March 2022

Dear Cllr Johnson and members of Cropredy Parish Council,

Housing proposal to the north of Cropredy

As you know, Obsidian Strategic have been preparing a planning application for up to 60 homes and a community facility on land between the village and the marina. I understand that a proposal for housing to the south of Cropredy has now been brought forward by another developer as well.

Since the team spoke to residents and the parish council in December, we have been carefully reviewing the feedback we received. Nearly 100 people left comments during our public consultation. For us, this consultation was a really useful source of local information, and not just the 'tick box' exercise that some other developers engage in. This is why we have taken several months to revise our proposals in response to what we learned.

There was some positive feedback to our proposals: residents welcomed the provision of affordable housing, particularly homes suitable for first time buyers and younger people who want to stay in the village; and there was support for screening light pollution from the marina, and providing an area of community open green space by the canal.

However, three issues in particular came through from the community feedback, and we have tried to respond to these in our updated proposals:

What residents said	How we are responding
The GP practice is under pressure meeting the needs of the current population of the village	<ul style="list-style-type: none">• We have met the GP surgery to discuss their operational needs• Our proposals are being amended to include a community building that could be used as a new, purpose-built surgery for Cropredy• It would provide around 12,000 sq ft of space (compared to their current c4,000 sq ft) and more than double the current car parking

A new footbridge across the canal would benefit existing and new residents of the village

- We agree that a new footbridge would improve access between the village and the marina
- Our proposals will provide a path to the bridge site and safeguard the land necessary to provide a new swing bridge over the canal
- We are in contact with the Banbury Canal Partnership to discuss this in more detail

The proposals will affect residents who live nearest the site

- Our proposals will include a buffer at least 10-metre deep, which would be landscaped and managed to provide screening and security to homes north of Creampot Lane
- A further 15-metre wide green recreation space is proposed beyond the buffer which would include a public footpath leading to the canal and community open space

We now intend to finish preparing our planning documents, and will submit to Cherwell District Council in the coming weeks.

I would be grateful if you could share this letter with the whole parish council. If you have any questions, please don't hesitate to get in touch.

Yours sincerely,



Philip Scott
Director of Planning