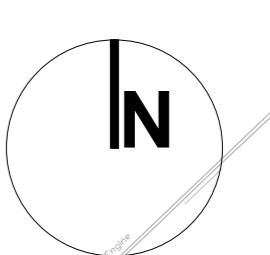
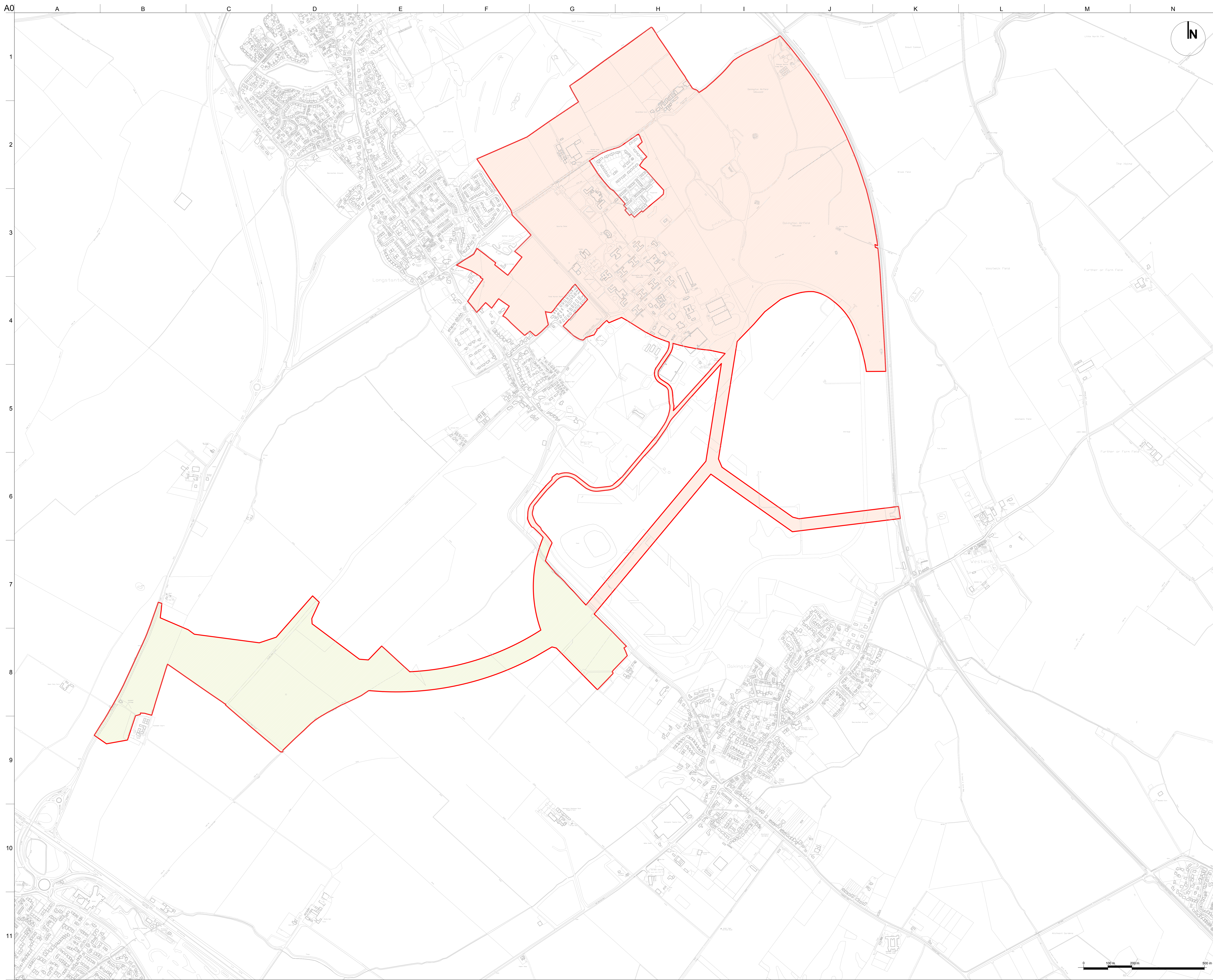


Appendix 2



Applications Area Plan



LEGEND

	PHASE 2 - MAIN PHASE 2 DEVELOPMENT AREA
	PHASE 2 - SOUTHERN ACCESS ROAD (WEST)

Issue	Date	By	Chkd	Appd
A	22.08.2014	BC	NW	NW

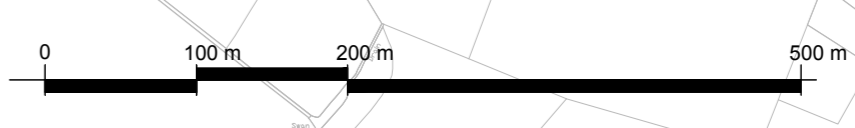
DESIGN TEAM:
 ARUP
 13 Fitzroy Street
 London W1T 4BQ
 +44 (0)20 7638 1531
 www.arup.com
 Client
Homes and Communities Agency

Job Title
**NORTHSTOWE
 PHASE 2 PLANNING APPLICATION**

Drawing Title
APPLICATION AREAS PLAN

Scale **1:5,000 @ A0**
 Discipline **URBAN DESIGN**

Drawing Status
FOR PLANNING
 Job No **230781-21** Drawing No **PLAN 3** Issue **A**



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Appendix 3

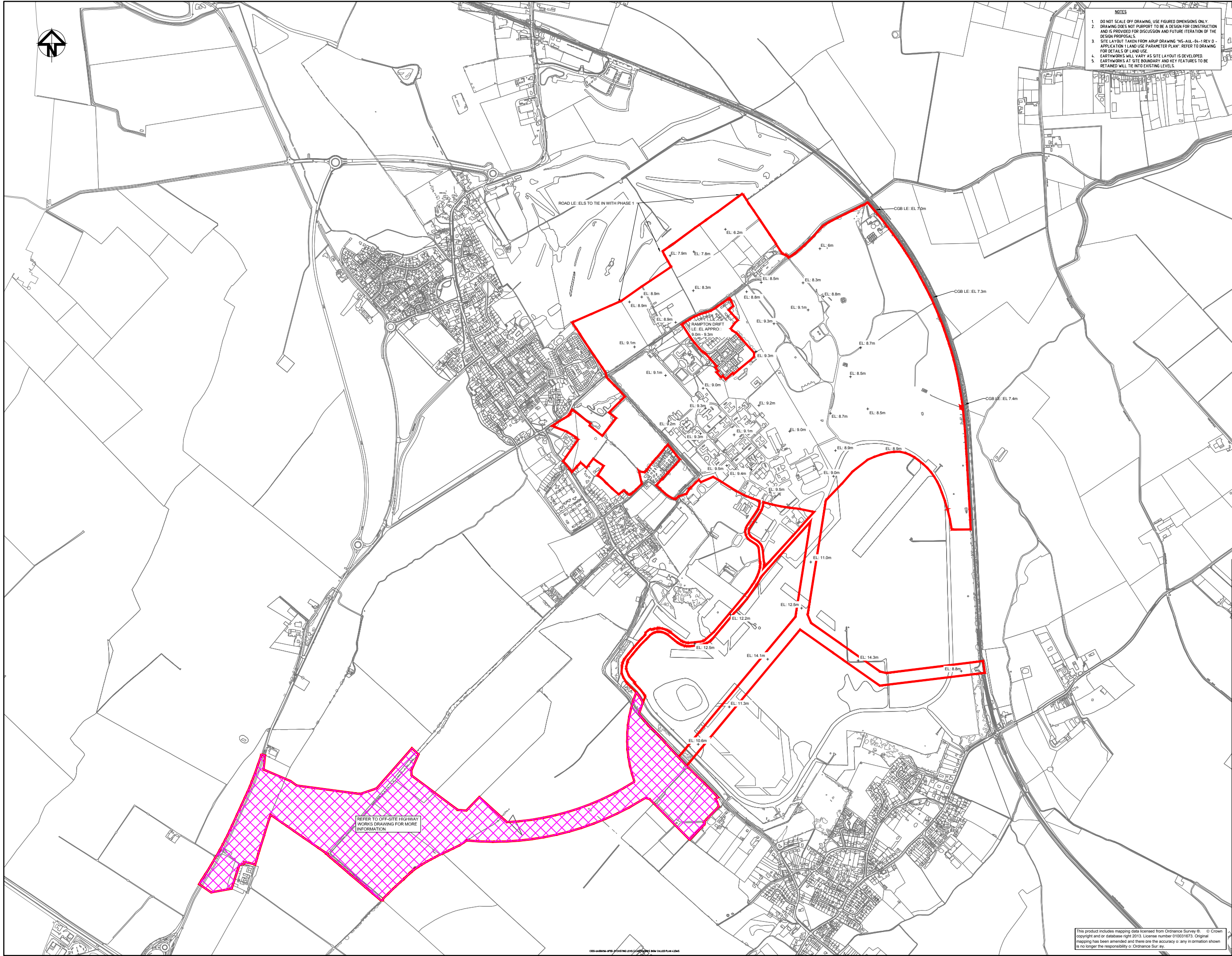


Existing Levels Plan



- NOTES**
- DO NOT SCALE OFF DRAWING, USE FIGURED DIMENSIONS ONLY.
 - DRAWING DOES NOT SUPPORT TO BE A DESIGN FOR CONSTRUCTION AND IS PROVIDED FOR DISCUSSION AND FUTURE ITERATION OF THE DESIGN PROPOSALS.
 - SITE LAYOUT TAKEN FROM ARUP DRAWING "NS-AUL-04-1 REV 0 - APPLICATION 1 LAND USE PARAMETER PLAN". REFER TO DRAWING FOR DETAILS OF LAND USE.
 - EARTHWORKS WILL VARY AS SITE LAYOUT IS DEVELOPED.
 - EARTHWORKS AT SITE BOUNDARY AND KEY FEATURES TO BE RETAINED WILL TIE INTO EXISTING LEVELS.

- KEY**
- PHASE 2 SITE BOUNDARY
 - OFF-SITE HIGHWAY WORKS - REFER TO DRAWING FOR FURTHER INFORMATION
 - APPROXIMATE EXISTING LEVEL (TAKEN FROM TOPOGRAPHICAL SURVEY REF: JAG-15-1011-1-30-REV1)



01	FIRST ISSUE	14-08-14
Issue	Description	Date
Status		
Scale	1:5000	Current Issue Signatures
Original Size	A0	Author: D.HUGHES
Height Datum	A.O.D.	Checker: S.DAVES
Grid	O.S. GRID	Approver: S.DAVES
Filename		© Copyright reserved

Homes & Communities Agency

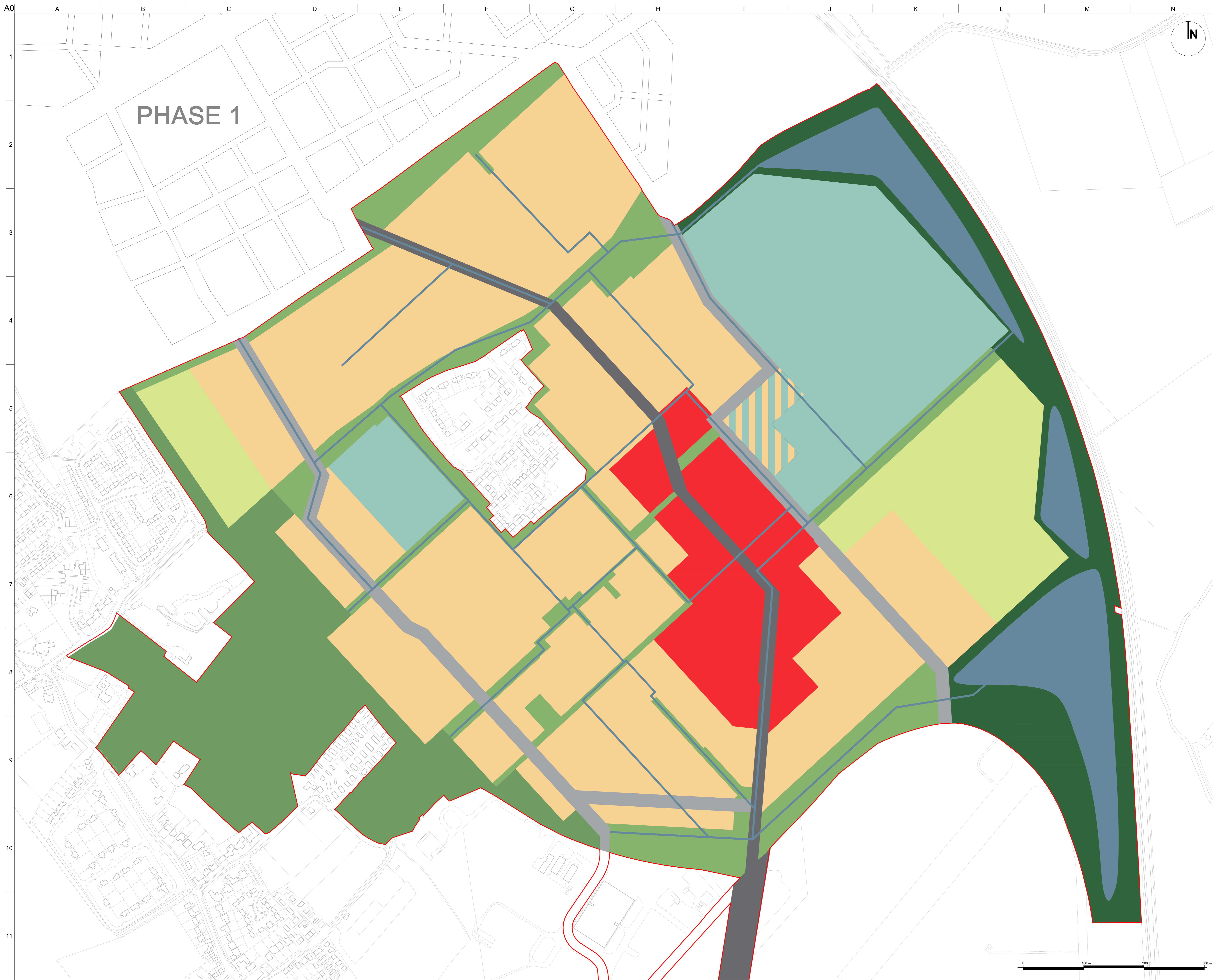
Hyder Consulting
Hyder Consulting (UK) Limited
Manning House
22 Carlisle Place
London
SW1P 1JA
Tel: +44 (0)20 3014 9000
Fax: +44 (0)20 7828 8428

Project: **NORTHSTOWE PHASE 2**
Title: **EXISTING SITE LEVELS**

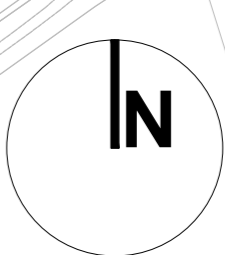
Drawing No: **PLAN 4** | Project No: **UA006156** | Issue: **01**

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Proposed Site Layout and Levels Plan



PHASE 1



- LEGEND**
- PHASE 2 APPLICATION BOUNDARY
 - RESIDENTIAL
 - TOWN CENTRE (INCLUDING RESIDENTIAL)
 - SCHOOL (PRIMARY AND SECONDARY)
 - SCHOOL OR RESIDENTIAL
 - GREEN SEPARATION
 - GREENWAY
 - WATER PARK
 - SPORTS HUB
 - BUSWAY CORRIDOR
 - PRIMARY ROAD CORRIDOR
 - ATTENUATION PONDS
 - SWALES

Issue	Date	By	Chkd	Appd
A	22.08.2014	BC	NW	MS

DESIGN TEAM:
 ARUP
 13 Fitzroy Street
 London W1T 4BQ
 +44 (0)20 7638 1531
 www.arup.com
 Client
Homes and Communities Agency

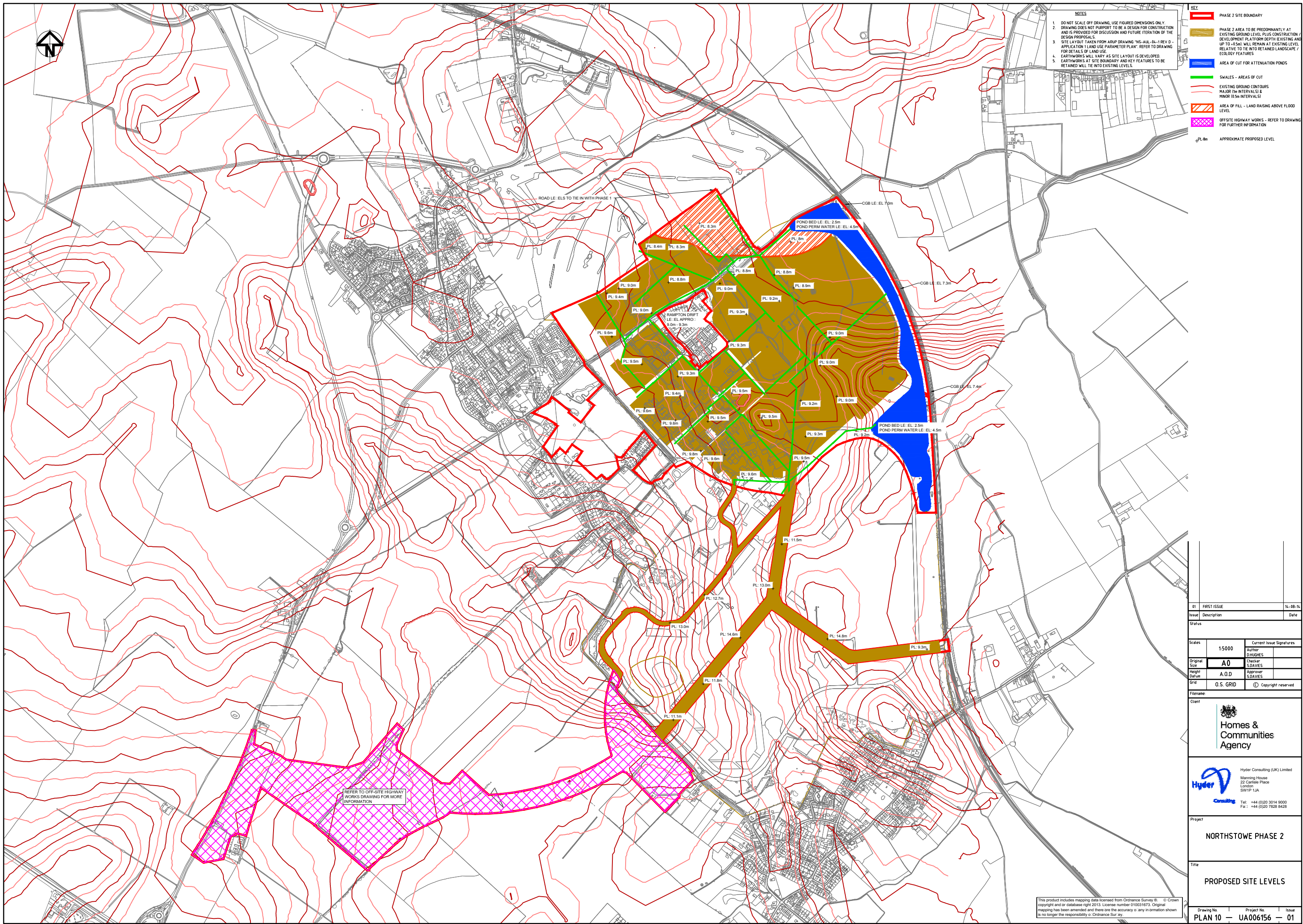
Job Title
**NORTHSTOWE
 PHASE 2 PLANNING APPLICATION**

Drawing Title
LAND USE PARAMETER PLAN

Scale **1:2,000 @ A0**
 Discipline **URBAN DESIGN**
 Drawing Status
FOR PLANNING
 Job No **230781-21** Drawing No **PLAN 6** Issue **A**



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- NOTES**
- DO NOT SCALE OFF DRAWING, USE FIGURED DIMENSIONS ONLY.
 - DRAWING DOES NOT SUPPORT TO BE A DESIGN FOR CONSTRUCTION AND IS PROVIDED FOR DISCUSSION AND FUTURE ITERATION OF THE DESIGN PROPOSALS.
 - SITE LAYOUT TAKEN FROM ARUP DRAWING '15-A11-01-REV 0 - APPLICATION 1 LAND USE PARAMETER PLAN'. REFER TO DRAWING FOR DETAILS OF LAND USE.
 - EARTHWORKS WILL VARY AS SITE LAYOUT IS DEVELOPED.
 - EARTHWORKS AT SITE BOUNDARY AND KEY FEATURES TO BE RETAINED WILL TIE INTO EXISTING LEVELS.

- KEY**
- PHASE 2 SITE BOUNDARY
 - PHASE 2 AREA TO BE PREDOMINANTLY AT EXISTING GROUND LEVEL PLUS CONSTRUCTION / DEVELOPMENT PLATFORM DEPTH EXISTING AND UP TO +0.5m) WILL REMAIN AT EXISTING LEVEL RELATIVE TO THE INTO RETAINED LANDSCAPE / ECOLOGY FEATURES
 - AREA OF CUT FOR ATTENUATION PONDS
 - SWALES - AREAS OF CUT
 - EXISTING GROUND CONTOURS MAJOR (0.5m INTERVALS) & MINOR (0.5m INTERVALS)
 - AREA OF FILL - LAND RAISING ABOVE FLOOD LEVEL
 - OFFSITE HIGHWAY WORKS - REFER TO DRAWING FOR FURTHER INFORMATION
 - APPROXIMATE PROPOSED LEVEL



ROAD L.E. ELS TO TIE IN WITH PHASE 1

CGB L.E. EL: 7.0m

POND BED L.E. EL: 2.5m
POND PERM WATER L.E. EL: 4.5m

CGB L.E. EL: 7.3m

CGB L.E. EL: 7.4m

POND BED L.E. EL: 2.5m
POND PERM WATER L.E. EL: 4.5m

RAMPTON DRIFT
L.E. EL APPROX
9.0m - 9.3m

REFER TO OFF-SITE HIGHWAY
WORKS DRAWING FOR MORE
INFORMATION

01	FIRST ISSUE	14-08-14
Issue	Description	Date

Scale	1:5000	Current Issue Signatures
Original Size	A0	Author: D.HUGHES
Height Datum	A.O.D.	Checker: S.DAVES
Grid	O.S. GRID	Approver: S.DAVES
Filename	© Copyright reserved	

Client

Homes & Communities Agency

Hyder Consulting (UK) Limited
Manning House
22 Cavendish Place
London
SW1P 1JA
Tel: +44 (0)20 3014 9000
Fax: +44 (0)20 7828 8425

Project
NORTHSTOWE PHASE 2

Title
PROPOSED SITE LEVELS

Drawing No	Project No	Issue
PLAN 10	UA006156	01

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