

• NW Bicester

An application for the exemplar phase of the
NW Bicester Eco Development proposals submitted by

- P3Eco (Bicester) Limited and the A2Dominion Group

Environmental Statement Volume 2: Drawings



P3 Eco Ltd and A2dominion Bicester Eco Development Exemplar Environmental Statement

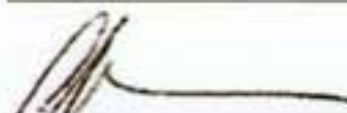
Volume 2: Drawings

Author Various

Checker Caroline Soubry-Smith /
Julia Faure Walker

Two handwritten signatures in black ink. The first signature appears to be "C. Smith" and the second appears to be "Julia Faure Walker".

Approver Andrew Saunders

A handwritten signature in black ink, appearing to be "Andrew Saunders".

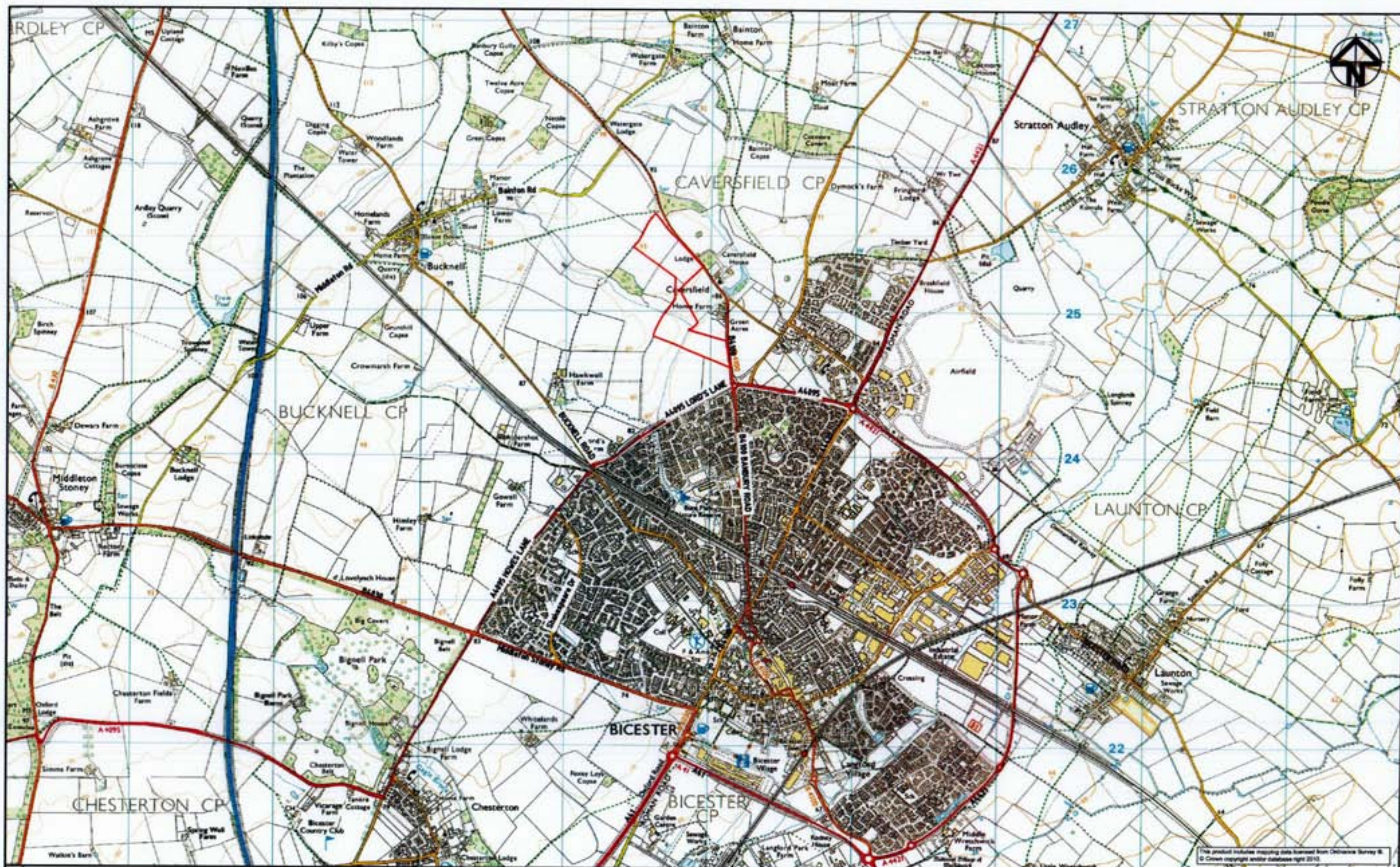
Report No 0505-UA001881-UP31R-01

Date
November 2010

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LIST OF DRAWINGS

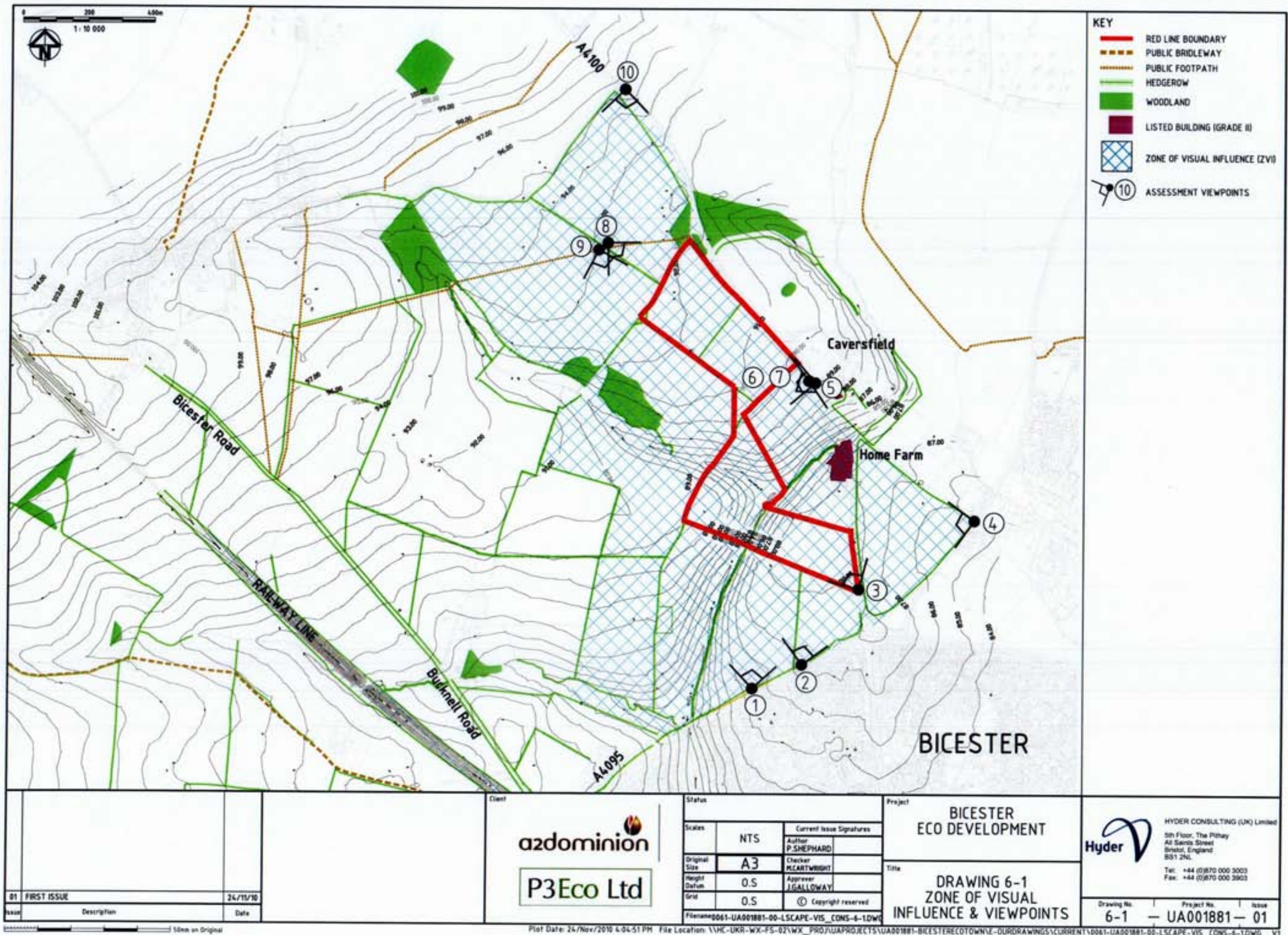
Drawing 1-1	Site Location	Drawing 7-1	Ecological Receptor Locations
Drawing 3-1	Exemplar Site Layout	Drawing 8-1	Modelled Flood Extent
Drawing 3-2	Landscape Framework Plan	Drawing 9-1	Air Quality Receptor Locations
Drawing 3-3	Drainage Strategy Plans	Drawing 9-2	Air Quality Monitoring Locations
Drawing 6-1	Zone of Visual Influence	Drawing 9-3	Dispersion Modelling Inputs
Drawing 6-2	Landscape Character Areas and Viewpoint Locations	Drawing 9-4	Predicted 2016 Annual Mean NO ₂ Concentrations (µg/m ³)
Drawing 6-3	Viewpoints 1 and 2	Drawing 9-5	Predicted 2016 99.8%ile 1-hour Mean NO ₂ Concentrations (µg/m ³)
Drawing 6-4	Viewpoints 3 and 4	Drawing 9-6	Predicted 2016 Annual Mean PM ₁₀ Concentrations (µg/m ³)
Drawing 6-5	Viewpoints 5 and 6	Drawing 9-7	Predicted 2016 90.4%ile 24-hour Mean PM ₁₀ Concentrations (µg/m ³)
Drawing 6-6	Viewpoints 7 and 8	Drawing 10-1	Noise and Vibration Monitoring Locations
Drawing 6-7	Viewpoints 9 and 10	Drawing 10-2	PPG 24 Daytime
Drawing 6-8	Viewpoint 1 Photomontage	Drawing 10-3	PPG 24 Night-time
Drawing 6-9	Viewpoint 2 Photomontage	Drawing 11-1	Location of Archaeology and Built Heritage Receptors
Drawing 6-10	Viewpoint 3 Photomontage	Drawing 13-1	Agricultural Land Classification Survey
Drawing 6-11	Viewpoint 4 Photomontage	Drawing 14-1	Ward Boundaries
Drawing 6-12	Viewpoint 5 Photomontage	Drawing 14-2	Location of Health Facilities
Drawing 6-13	Viewpoint 6 Photomontage	Drawing 15-1	Socio-Economic Study Area
Drawing 6-14	Viewpoint 7 Photomontage	Drawing 15-2	Education and Childcare Facilities
Drawing 6-15	Viewpoint 8 Photomontage	Drawing 15-3	Sports and Recreation Facilities
Drawing 6-16	Viewpoint 9 Photomontage	Drawing 17-1	Transport Proposals Plan
Drawing 6-17	Viewpoint 10 Photomontage	Drawing 17-2	S278 Layout Plan
		Drawing 18-1	Other Developments

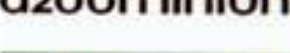


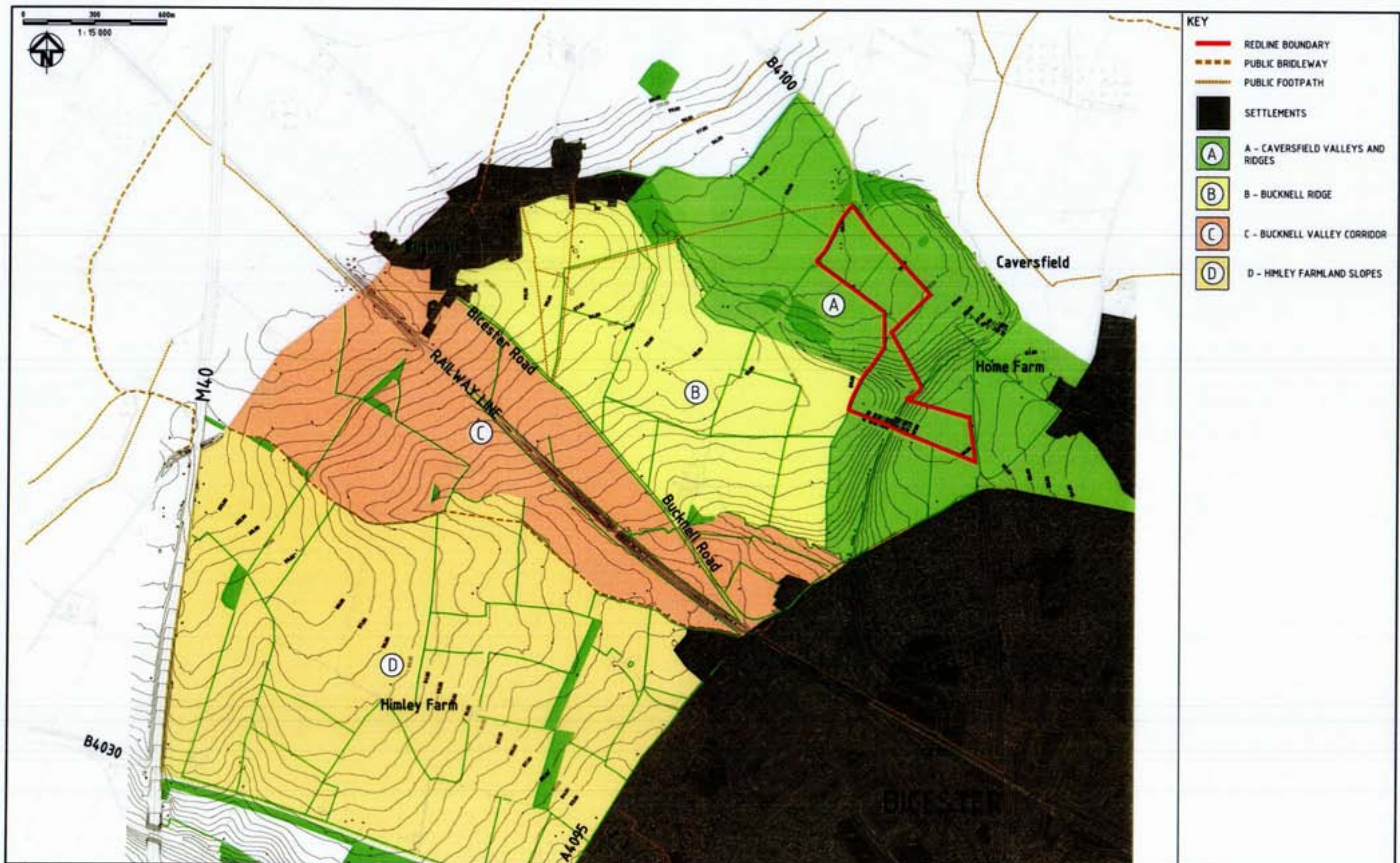
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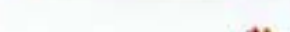


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Proposed development site obscured by hedgerow/trees

Hedgerow along A4095 Lords Lane



Viewpoint 1: View north-eastwards from field gate off A4095 Lords Lane

Proposed development site obscured by hedgerow/trees

A4095 Lords Lane

Properties at Germander Way



Viewpoint 2: View north-eastwards from junction of Germander Way and A4095 Lords Lane

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Proposed development site

B4100 Banbury Road



Viewpoint 3: View north-westwards from B4100 Banbury Road south of Home Farm/Caversfield

Proposed development site obscured by hedgerow/trees



Viewpoint 4: View westwards from residential properties south of Caversfield

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Proposed development site obscured by hedgerow/trees

Entrance to Home Farm business units

B4100 Banbury Road



Viewpoint 5: View north-westwards from B4100 Banbury Road at Caversfield
Home Farm largely obscured by trees

Proposed development site



Viewpoint 6: View south-westwards from entrance to Home Farm business units

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Proposed development site obscured by hedgerow/trees



Viewpoint 7: View north-westwards from entrance to Home Farm business units

Public Footpath

Proposed development site obscured by hedgerow/trees



Viewpoint 8: View south-eastwards from Public Footpath northwest of Caversfield

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Drawing No. 6-6	Project No. UA001881	Issue 01																								

Proposed development site obscured by hedgerow/trees

Woodland west of proposed development site



Viewpoint 9: View south-westwards from Public Footpath northwest of Caversfield

B4100 Banbury Road

Proposed development site obscured by hedgerow/trees

Location of Viewpoint 8



Viewpoint 10: View southwards from junction of B4100 Banbury Road near Bainton Road

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Viewpoint 1 - Proposed view 1 year following construction



Viewpoint 1 - Proposed view 15 years following construction

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Viewpoint 2 - Proposed view 1 year following construction



Viewpoint 2 - Proposed view 15 years following construction

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Viewpoint 3 - Proposed view 1 year following construction



Viewpoint 3 - Proposed view 15 years following construction

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Viewpoint 4 - Proposed view 1 year following construction



Viewpoint 4 - Proposed view 15 years following construction

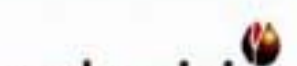
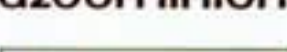
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Viewpoint 5 - Proposed view 1 year following construction



Viewpoint 5 - Proposed view 15 years following construction

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Viewpoint 6 - Proposed view 1 year following construction



Viewpoint 6 - Proposed view 15 years following construction

<table border="1"> <tr> <td>01</td> <td>DRAFT ISSUE</td> <td>24/11/10</td> </tr> <tr> <td>Issue</td> <td>Description</td> <td>Date</td> </tr> </table>		01	DRAFT ISSUE	24/11/10	Issue	Description	Date	Client azdominion P3Eco Ltd	Status Scales: NTS Original Size: A3 Height Datum: 0.5 Grid: 0.5 File name: 0068-0077-UA001881-00-PHOTOMONTAGES.DWG	Project BICESTER ECO DEVELOPMENT Title DRAWING 6-13 PHOTOMONTAGES SHEET 6 OF 10	Hyder HYDER CONSULTING (UK) Limited 5th Floor, The Pitney 40 Saints Street Bristol, England BS1 2NL Tel: +44 (0)870 000 3003 Fax: +44 (0)870 000 3003
		01	DRAFT ISSUE	24/11/10							
Issue	Description	Date									
Current Issue Signatures Author: R.GRUBB Checker: M.CARTWRIGHT Approver: S.DAVIS © Copyright reserved	Drawing No: 6-13 Project No: UA001881 Issue: 01										



Viewpoint 7 - Proposed view 1 year following construction



Viewpoint 7 - Proposed view 15 years following construction

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Height Datum	0.5	Checker MCARTWRIGHT																								
Grid	0.5	Approver SA DAVIS																								
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Drawing No. 6-14	Project No. UA001881	Issue 01																								



Viewpoint 8 - Proposed view 1 year following construction



Viewpoint 8 - Proposed view 15 years following construction

		Client		Status		Project		HYDER CONSULTING (UK) Limited	
		 		Scales: NTS Original Size: A3 Height: 0.5 Datum: 0.5 Grid: 0.5		BICESTER ECO DEVELOPMENT DRAWING 6-15 PHOTOMONTAGES SHEET 8 OF 10			
				Current Issue Signatures Author: R.GRUBB Checker: MCARTWRIGHT Approver: SA.DAVIS © Copyright reserved				5th Floor, The Pillay All Saints Street Bristol, England BS1 2NL Tel: +44 (0)117 000 3003 Fax: +44 (0)117 000 3003	
01 DRAFT ISSUE Issue Description Date		24/11/10 Date		File name: 0068-0077-UA001881-00-PHOTOMONTAGES.DWG		Drawing No. 6-15 Project No. UA001881-01 Issue 01			



Viewpoint 9 - Proposed view 1 year following construction



Viewpoint 9 - Proposed view 15 years following construction

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Drawing No. 6-16	Project No. UA001881	Issue 01										

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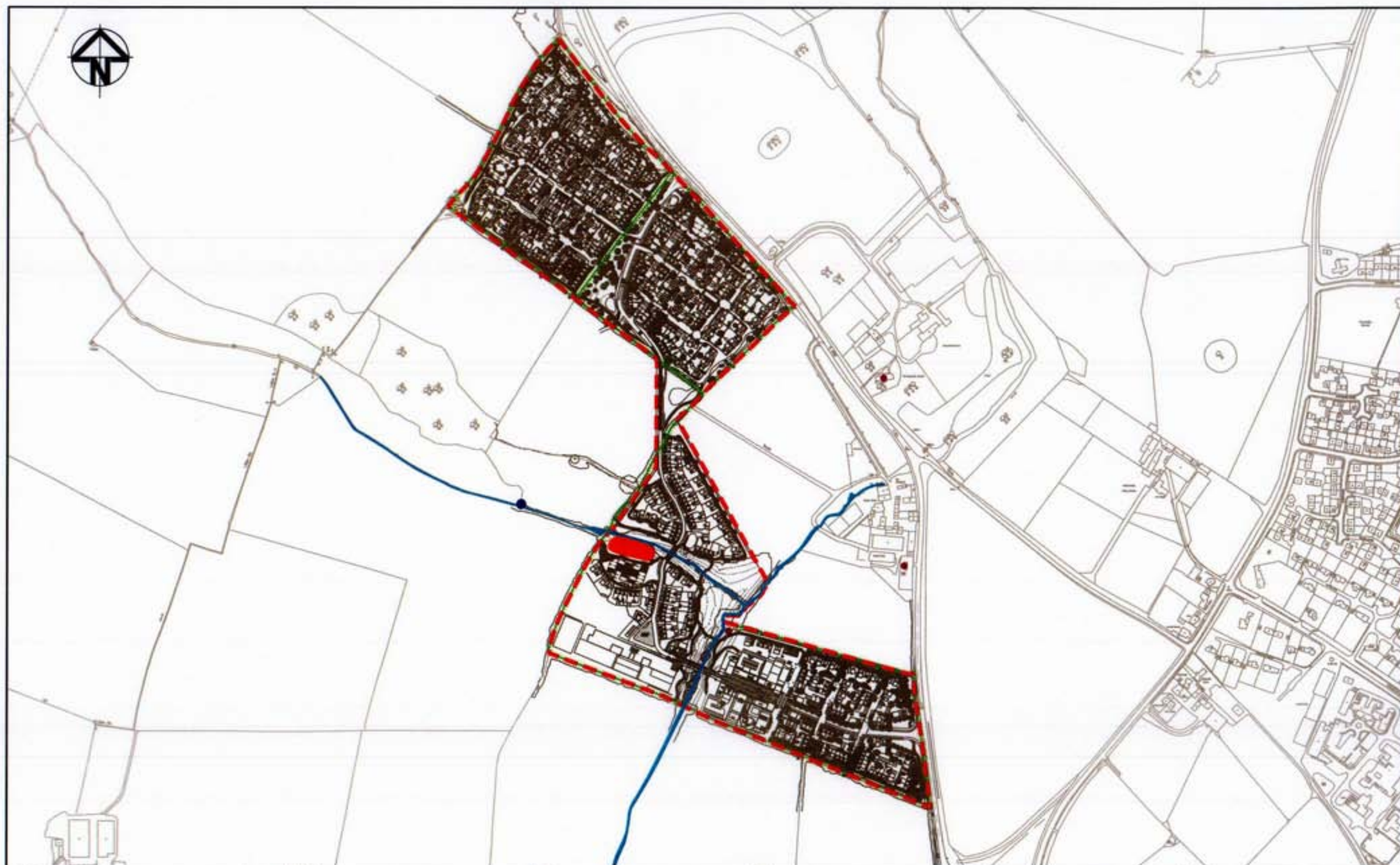


Viewpoint 10 - Proposed view 1 year following construction

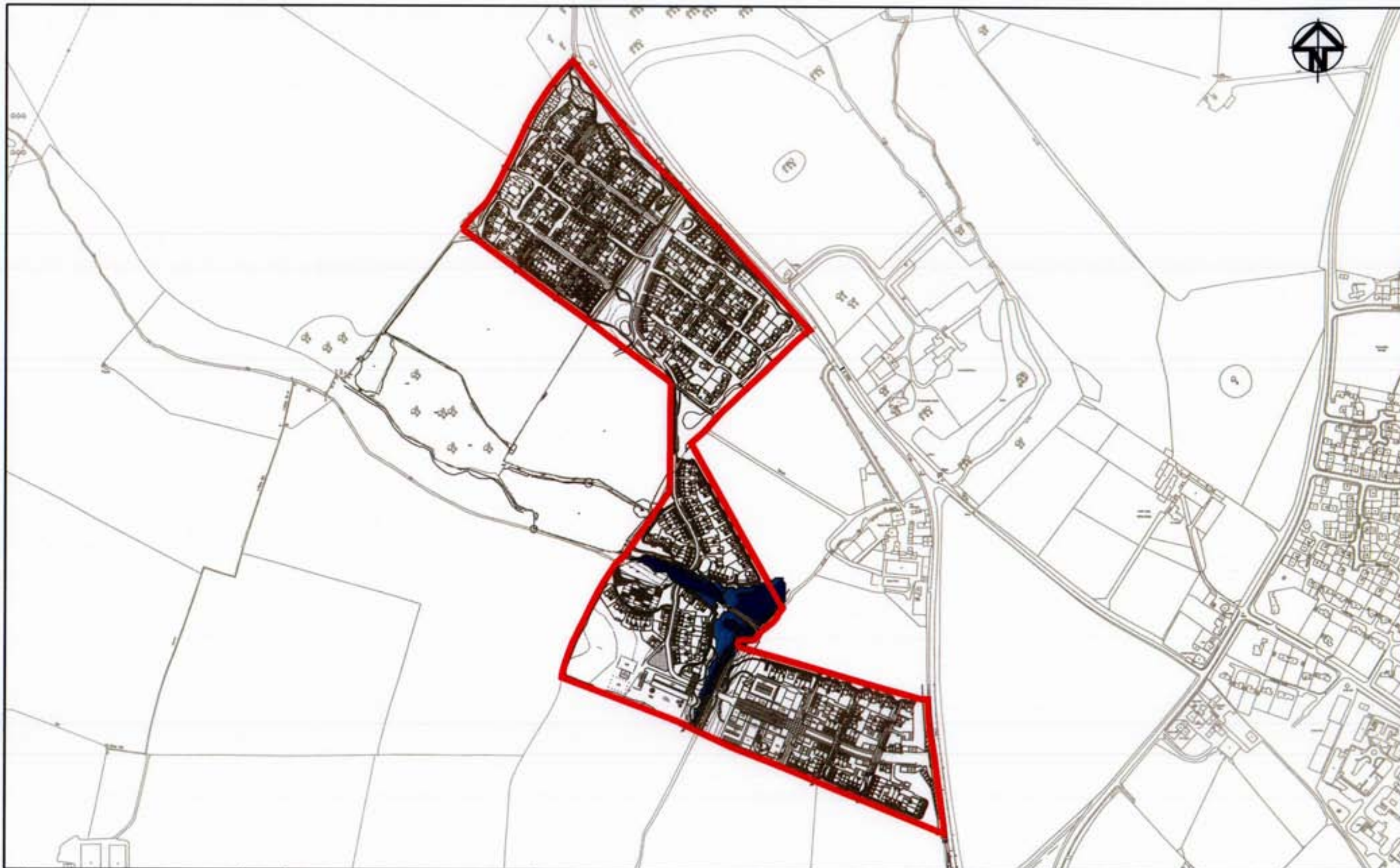


Viewpoint 10 - Proposed view 15 years following construction

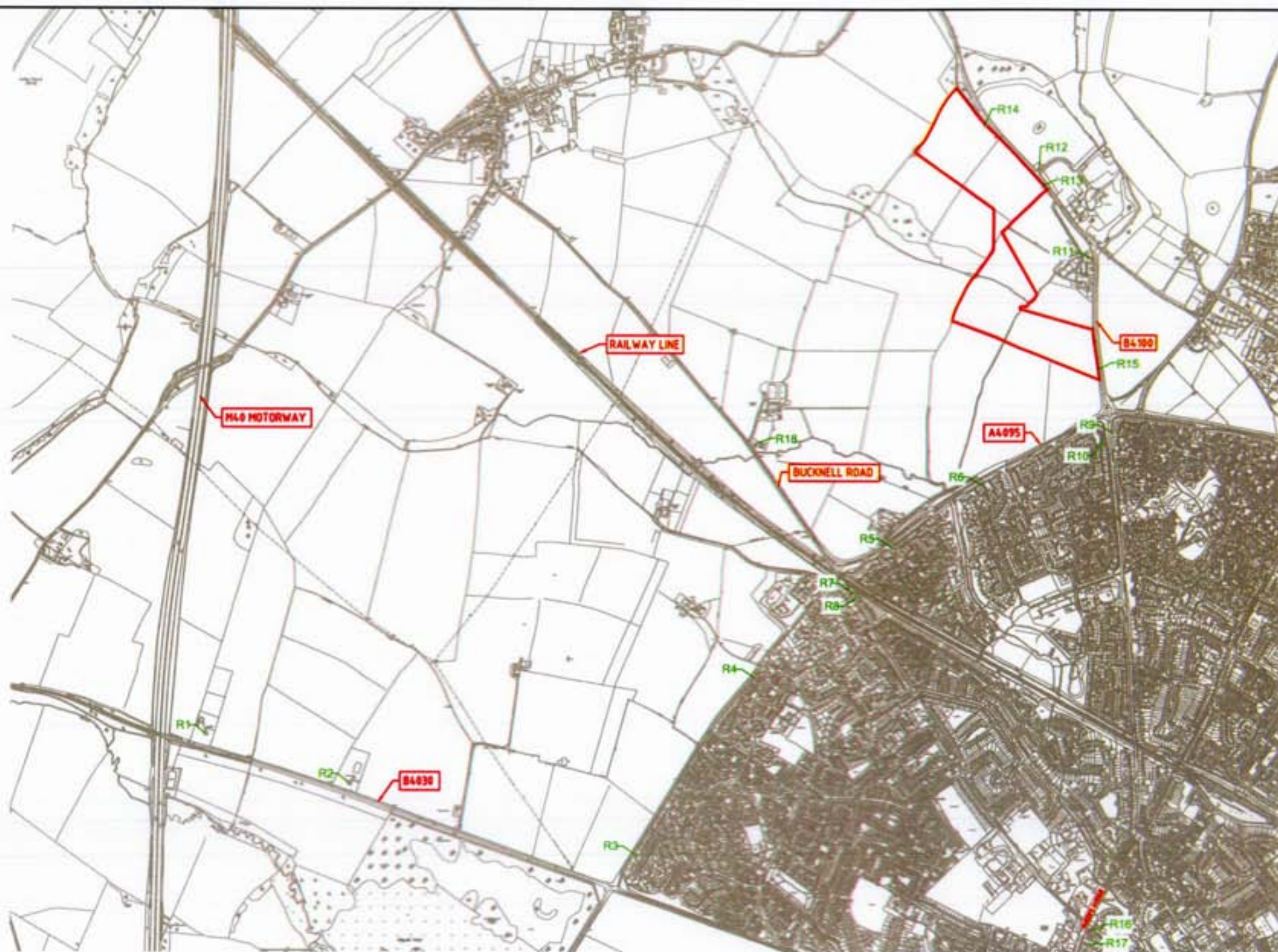
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Checker M. CARTWRIGHT																															
Approver S. A. DAVIS																															
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Drawing No.	Project No.	Issue																													
6-17	UA001881	01																													



		KEY EXEMPLAR SITE AREA HEDGEROWS RIVER BURE AND TRIBUTARY BARN OWL NEST SITE CONFIRMED BAT ROOST MAIN BADGER SETT	Client azdominion P3Eco Ltd	Status			Project BICESTER ECO DEVELOPMENT ENVIRONMENTAL STATEMENT		Hyder Consulting Hyder Consulting (UK) Limited 29, Bressenden Place London SW1S 5DZ Tel: +44 (0)870 000 3006 Fax: +44 (0)870 000 3006
01	FIRST ISSUE			25/11/10	Scale 1:5000	Author M.LLEWELLYN	Title KEY ECOLOGICAL RECEPTORS / CONSTRAINTS DRAWING 7-1	DRAWING 7-1	
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				Grid GRID	© Copyright reserved				
				Filename					

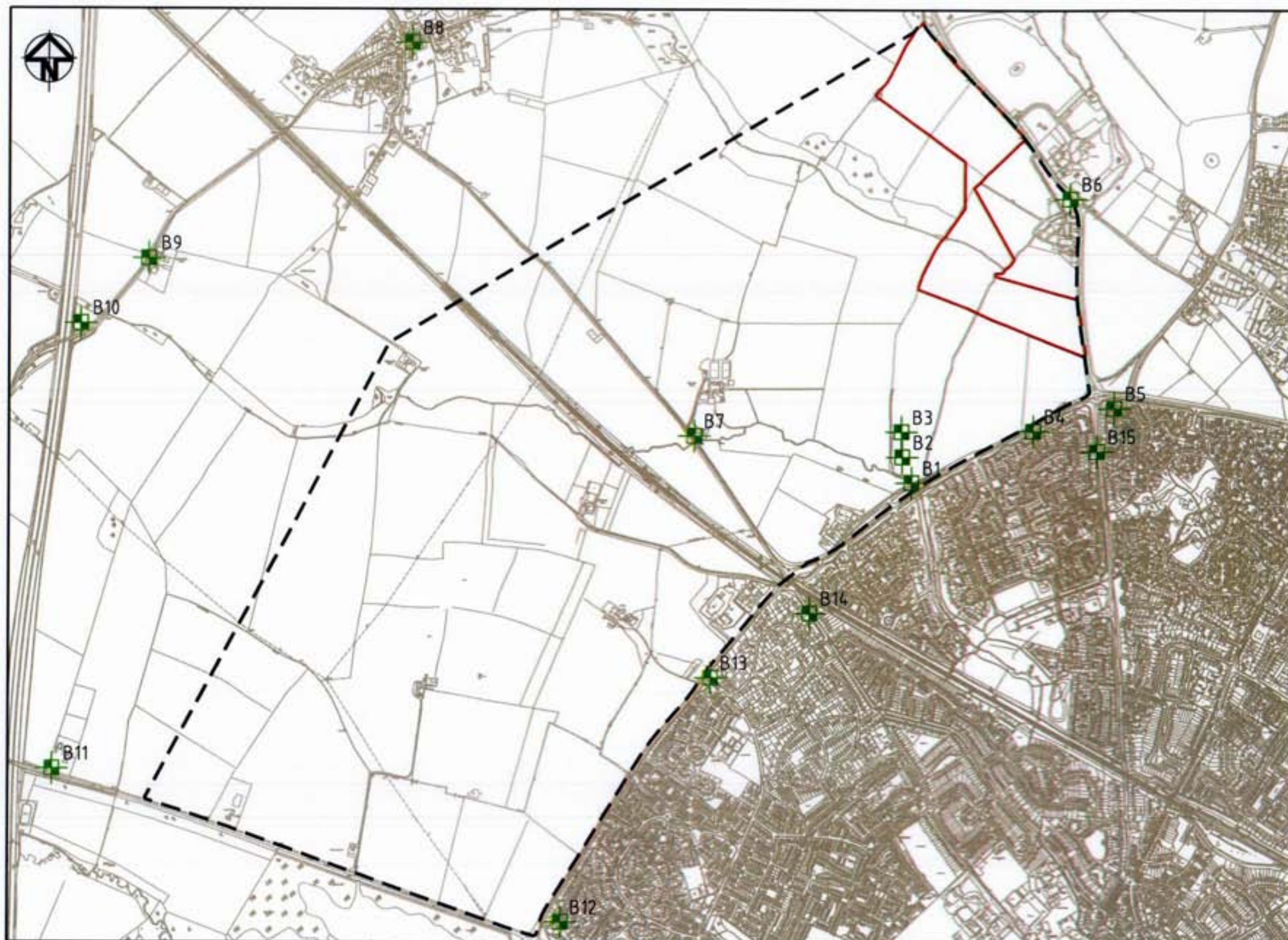


		EXEMPLAR SITE BOUNDARY 1 IN 100 YEAR EVENT (FLOOD ZONE 3) 1 IN 1000 YEAR EVENT (FLOOD ZONE 2)	Client azdominion P3Eco Ltd	Status Scale 1:5000 Author MULLEWELLIN Original Size A3 Checker A.HART Height/Datum Approver P.HARKER Grid GRID © Copyright reserved Filename Project BICESTER ECO DEVELOPMENT ENVIRONMENTAL STATEMENT Title EXTENT OF FLOODING DRAWING 8-1 Hyder Consulting Hyder Consulting (UK) Limited 29, Grosvenor Place London SW1S 5QZ Tel: +44 (0)870 000 3006 Fax: +44 (0)870 000 3006	
01	FIRST ISSUE	25/11/10			
Issue	Description	Date			



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		KEY R3 Air Quality Receptor Locations	Client azdominion P3Eco Ltd	Status		Project BICESTER ECO DEVELOPMENT ENVIRONMENTAL STATEMENT	Hyder Consulting Hyder Consulting (UK) Limited 29, Bressenden Place London SW1E 5JZ Tel: +44 (0)870 000 3006 Fax: +44 (0)870 000 3006
				Scale 1:15,000	Author M.LLEWELLYN		
01 FIRST ISSUE		25-11-10	Original Size A3	Checker A.SLOWE	Issue 9-1	Project No. — UA001881 —	Issue 01
Issue Description		Date	Height Datum	Approver			
			Grid GRID	Copyright reserved			
			Filename 0005-UA001881FIGURE2				



- KEY**
- MASTERPLAN BOUNDARY
 - EXEMPLAR BOUNDARY
 - ★ B7 AIR QUALITY MONITORING LOCATIONS

01	FIRST ISSUE	25/11/10
Issue	Description	Date



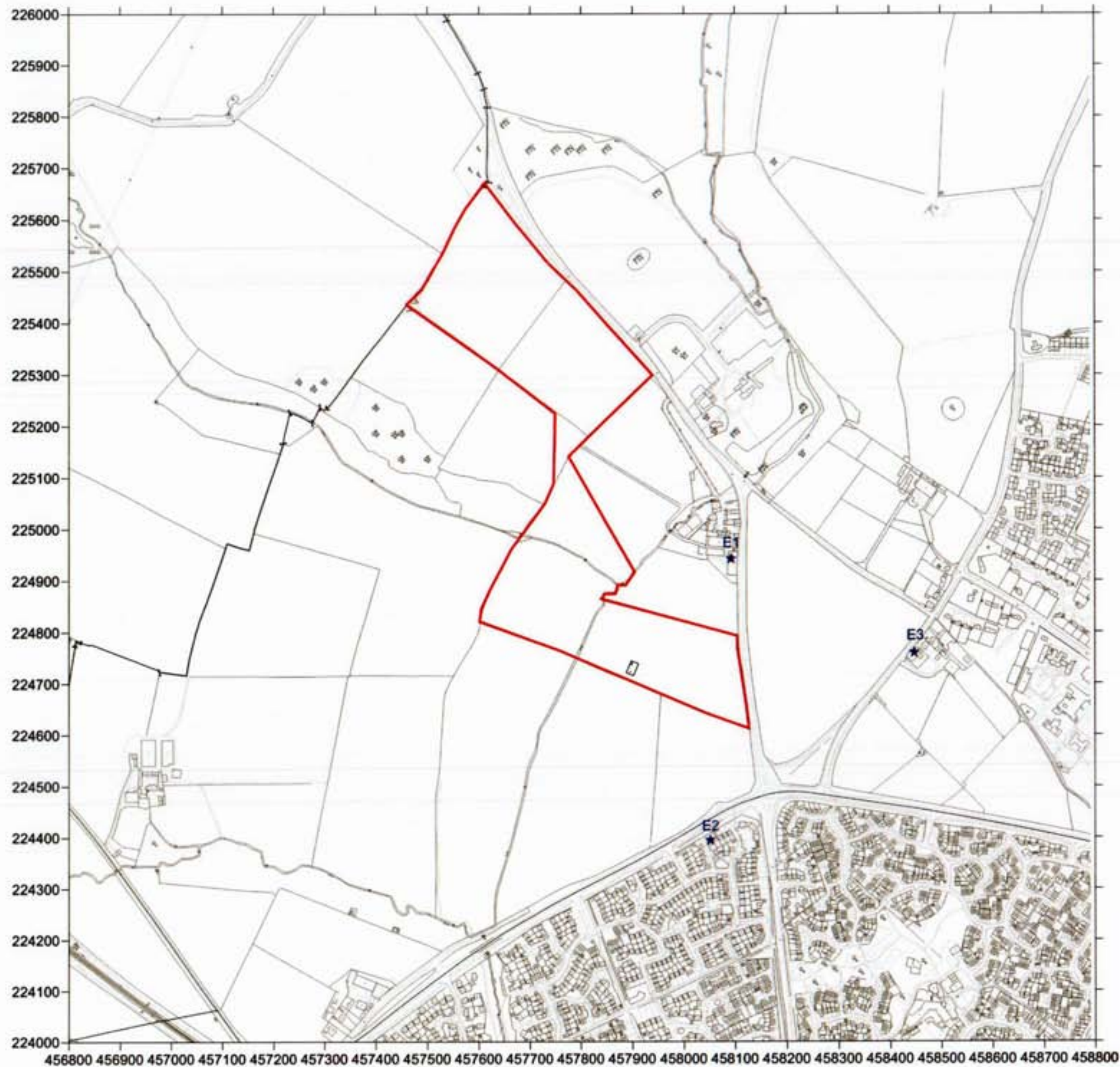
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Filename	
Author	M.LLEWELLYN
Checker	A.SLOWE
Approver	P.HARKER
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Project	BICESTER ECO DEVELOPMENT ENVIRONMENTAL STATEMENT
Title	AIR QUALITY MONITORING LOCATIONS DRAWING 9-2



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SW1E 5DZ
Tel: +44 (0)870 000 3006
Fax: +44 (0)870 000 3906

DRAWING	Project No.	Issue
9-2	UA001881	01



Legend



Proposed Site Boundary



Proposed Energy Centre



Sensitive Receptor Location

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Serial Numbers 00707900, 00708000,
00708100, 00708200

Title

Drawing 9-3 - Dispersion Modelling
Inputs

Project

Bicester Eco-Development

Project Number

UA001881

Client

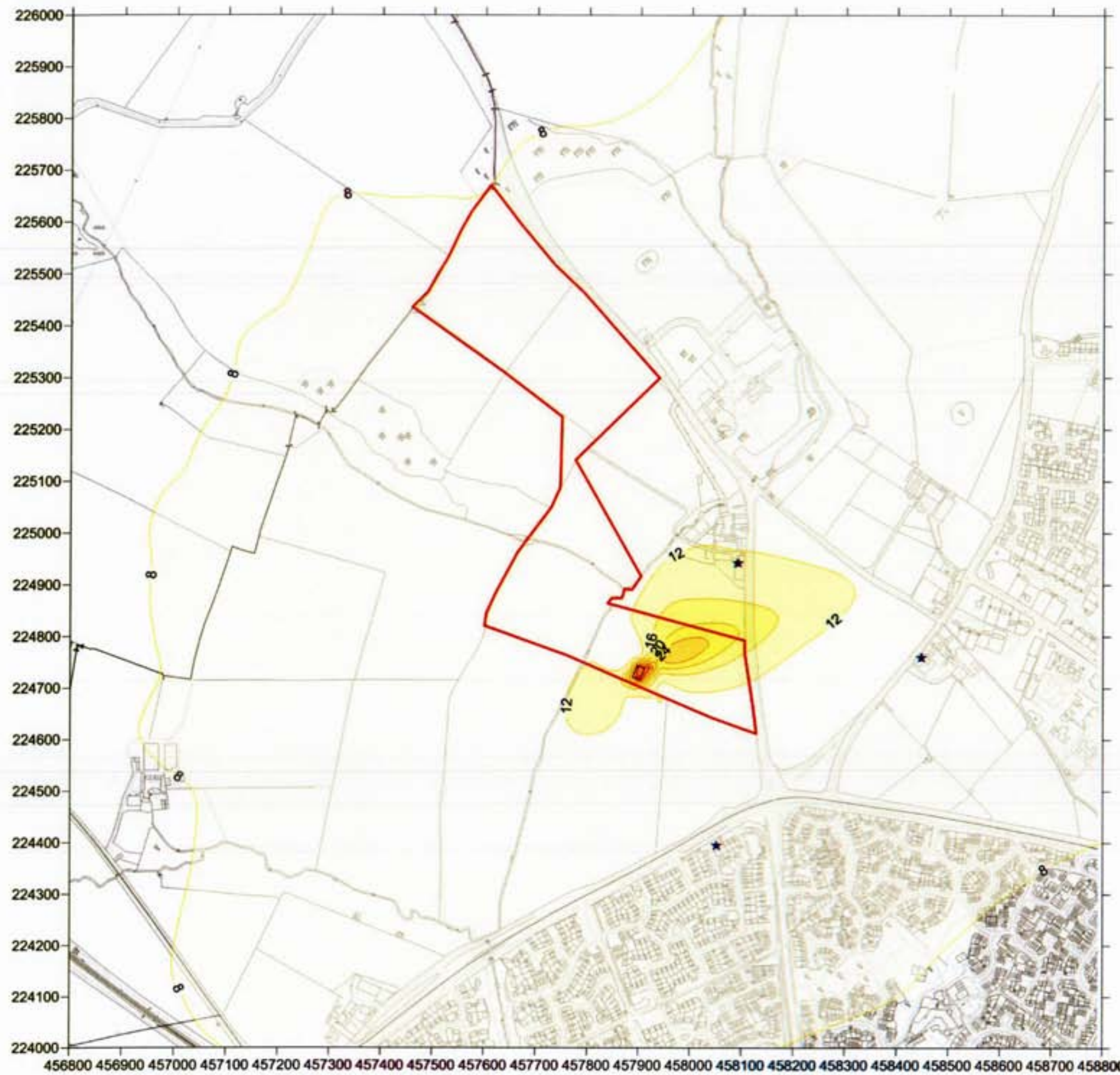

a2dominion


P3Eco Ltd


Hyder

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29, Bressenden Place
London
SW15 5DZ

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Fax: +44 (0)870 000 3906
www.hyderconsulting.com



Legend

36
32
28
24
20
16
12
8

Predicted Annual Mean NO2 Concentration ($\mu\text{g}/\text{m}^3$)

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Serial Numbers 00707900, 00708000,
00708100, 00708200

Title
Drawing 9-4 - Predicted 2016 Annual
Mean NO2 Concentrations ($\mu\text{g}/\text{m}^3$)

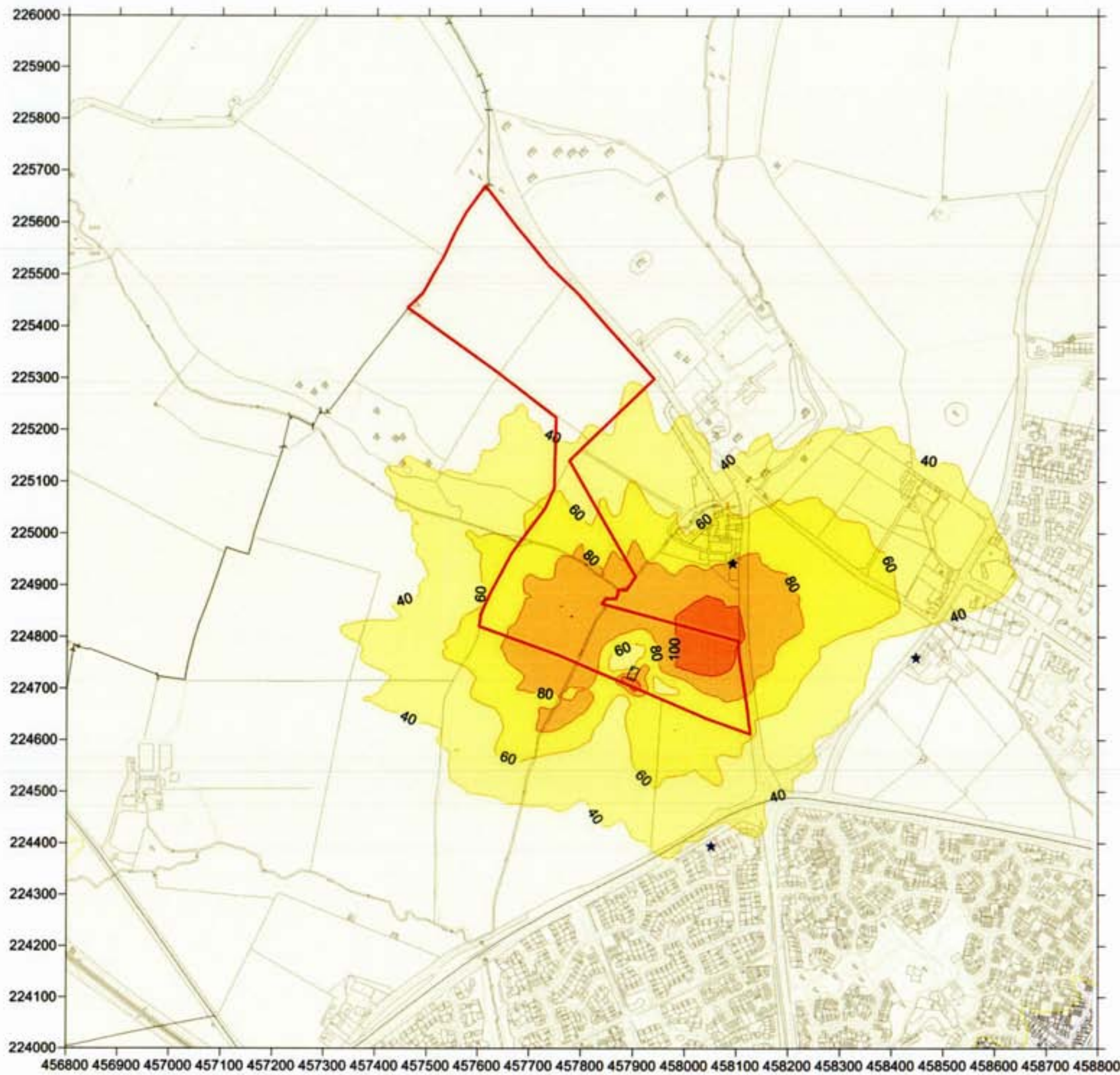
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Bicester Eco-Development

Project Number
UA001881

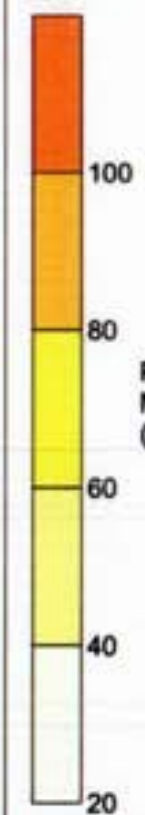
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P3Eco Ltd

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London
SW15 5DZ
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Predicted 99.8%ile 1-hour
Mean NO₂ Concentration
(µg/m³)

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Serial Numbers 00707900, 00708000,
00708100, 00708200

Title

Drawing 9-5 - Predicted 2016 99.8%ile
1-hour Mean NO₂ Concentrations
(µg/m³)

Project

Bicester Eco-Development

Project Number

UA001881

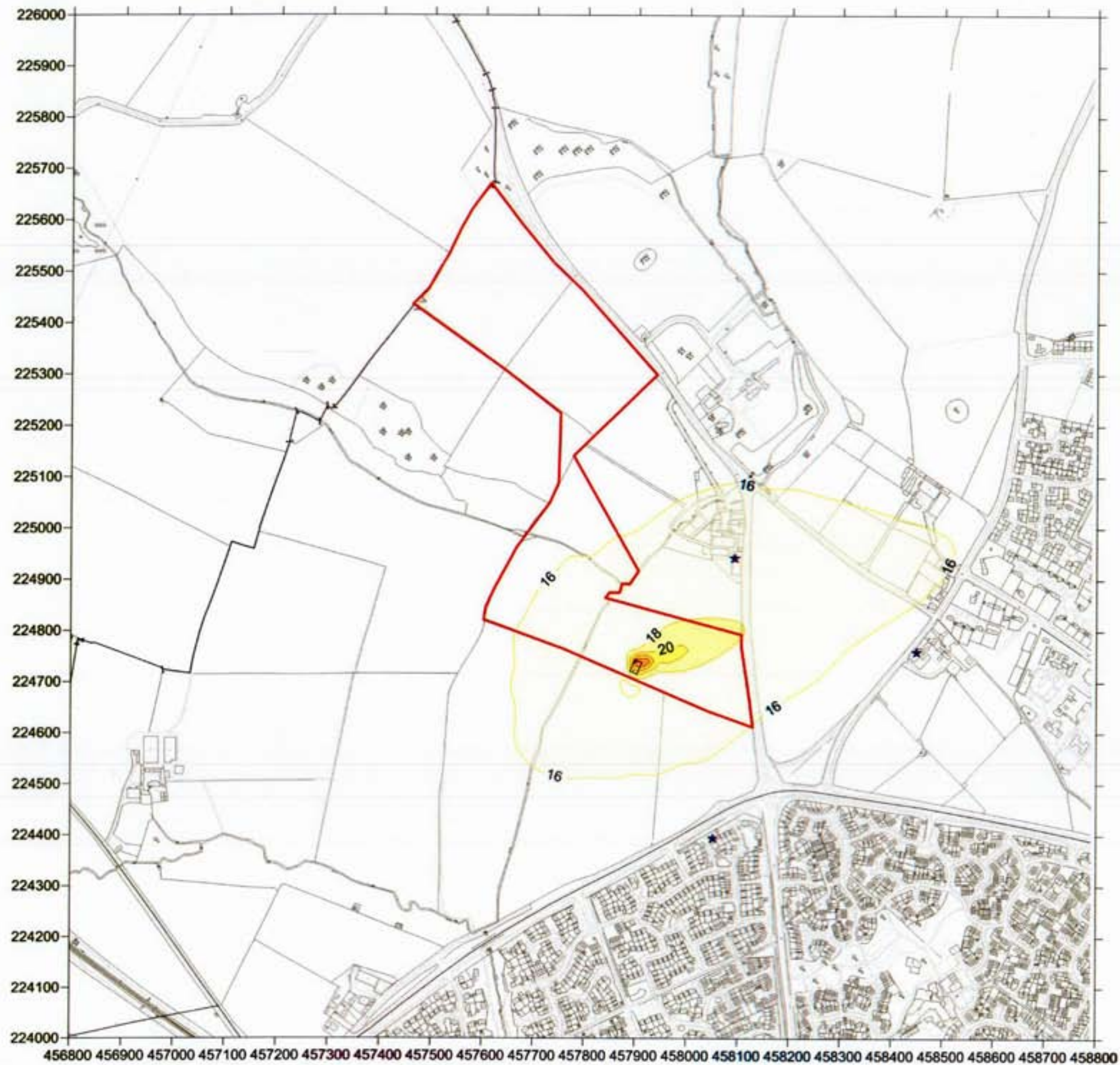
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azdominion

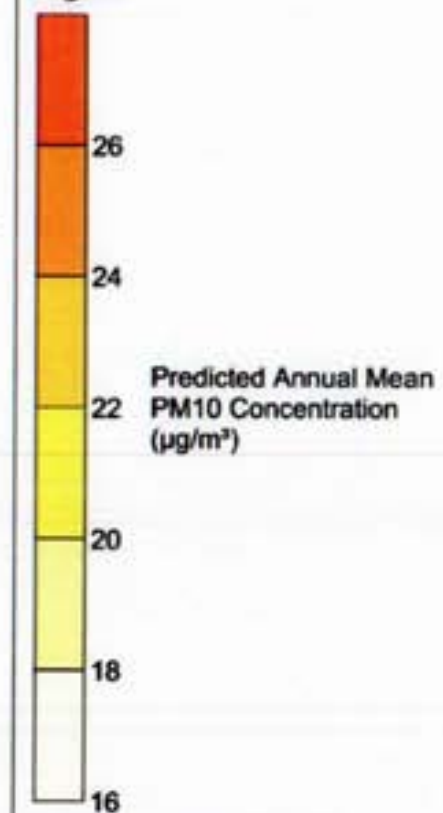
P3Eco Ltd



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Serial Numbers 00707900, 00708000,
00708100, 00708200

Title

Drawing 9-6 - Predicted 2016 Annual
Mean PM10 Concentrations (µg/m³)

Project

Bicester Eco-Development

Project Number

UA001881

Client

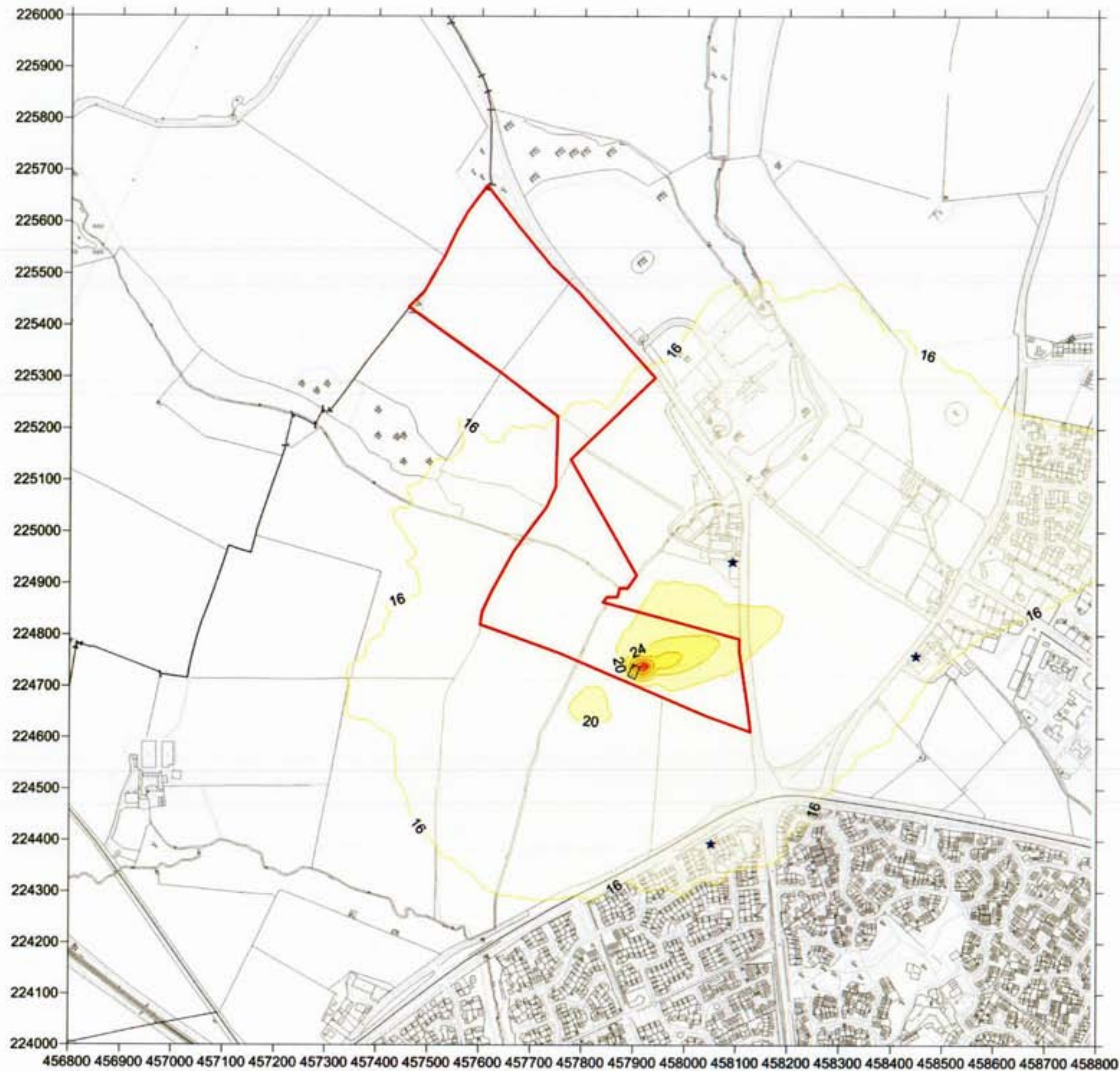

azdominion


P3Eco Ltd

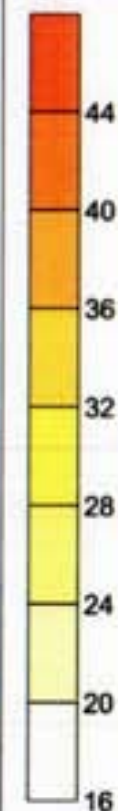

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SW15 5DZ

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Legend



Predicted 90.4%ile 24-hour
Mean PM10 Concentration
($\mu\text{g}/\text{m}^3$)

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Serial Numbers 00707900, 00708000,
00708100, 00708200

Title

Drawing 9-7 - Predicted 2016 90.4%ile
24-hour Mean PM10 Concentrations
($\mu\text{g}/\text{m}^3$)

Project

Bicester Eco-Development

Project Number

UA001881

Client

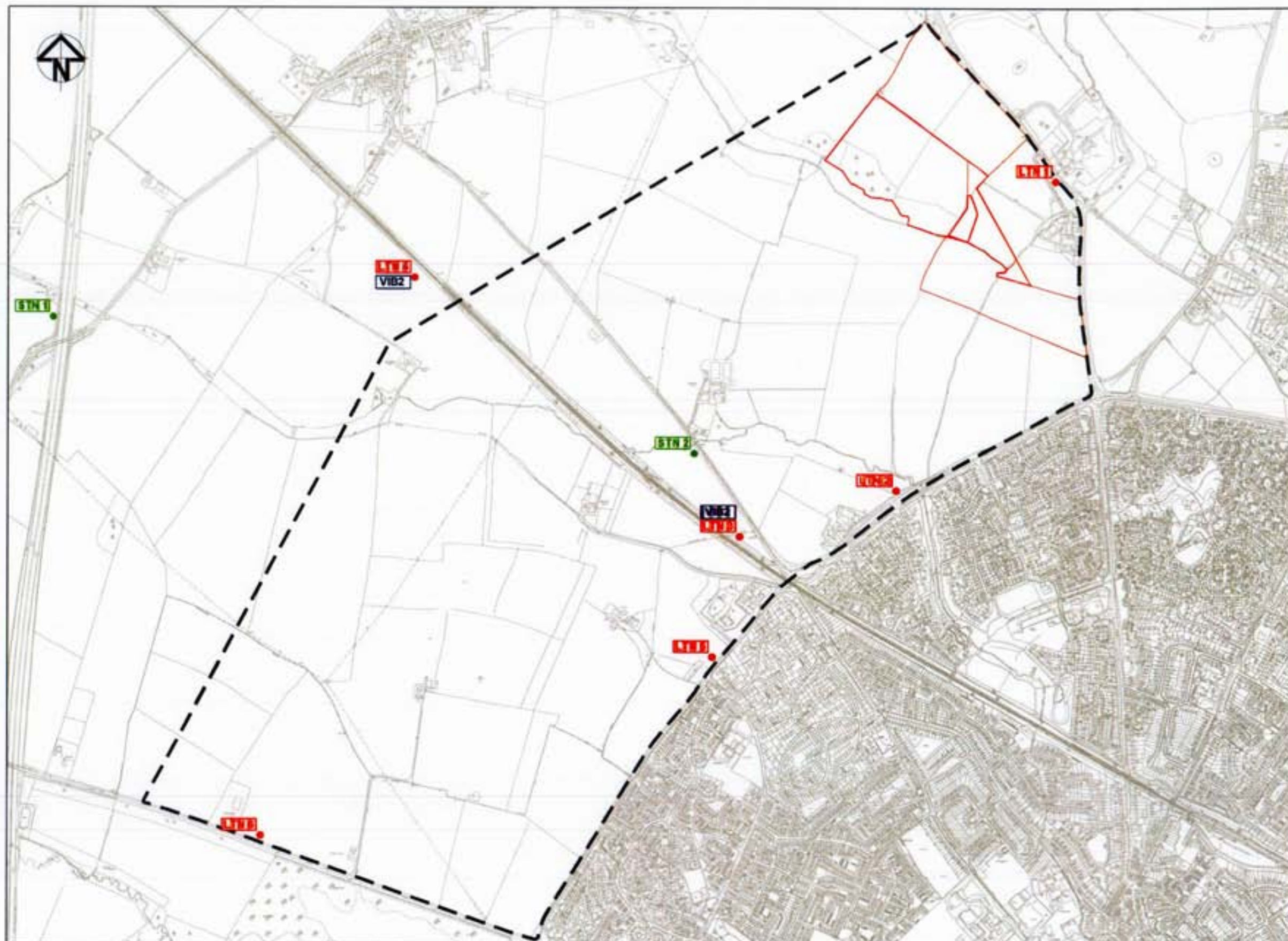
azdominion

P3Eco Ltd



Hyder Consulting (UK) Limited
29, Bressenden Place
London
SW15 5DZ

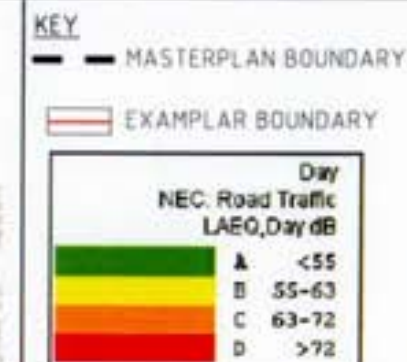
Tel: +44 (0)870 000 3006
Fax: +44 (0)870 000 3906
www.hyderconsulting.com



- KEY**
- MASTERPLAN BOUNDARY
 - EXAMPLAR BOUNDARY
 - LTN - LONG TERM NOISE MONITORING LOCATION (24HRS)
 - STN - SHORT TERM NOISE MONITORING LOCATION
 - VIB - VIBRATION MONITORING LOCATION

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				Client		Status		Project			
				 		Scales 1:12,500		BICESTER ECO DEVELOPMENT ENVIRONMENTAL STATEMENT		 Hyder Consulting (UK) Limited 28, Bessenden Place London SW15 5DZ Tel: +44 (0)870 000 3000 Fax: +44 (0)870 000 3000	
						Original Size A3		Current Issue Signatures Author: J NORMAN Checker: M WANDERWEGE Approver: P HARKER		Title NOISE AND VIBRATION MONITORING LOCATIONS	
						Grid GRID		© Copyright reserved			
						File No UA001881-NHD-01-NOISE-VIB.DWG				Drawing No. 10-1	
										Project No. — UA001881 —	
										Issue 01	



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01	FIRST ISSUE	05/11/10
Issue	Description	Date

Client

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Status	1:12,500	Current Issue Signatures
Author	J NORMAN	
Checker	M HARRIS	
Approver	P HARKER	
Grid	GRID	© Copyright reserved
File No	UA001881-NHO-01-EXAM-DAY.DWG	

Project

**BICESTER
ECO DEVELOPMENT
ENVIRONMENTAL STATEMENT**

Title

**EXAMPLAR PPG24
DAYTIME**

Hyder Consulting

Hyder Consulting (UK) Limited
29, Bessenden Place
London
SW15 5QZ

Tel: +44 (0)870 000 3006
Fax: +44 (0)870 000 3006

Drawing No. 10-2

Project No. UA001881

Issue 01



KEY

--- MASTERPLAN BOUNDARY

--- EXAMPLAR BOUNDARY

Night NEC: Road Traffic LAEQ, Night dB	
A	<45
B	45-57
C	57-66
D	>66

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Issue	Description	Date

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azdominion	
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azdominion

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Status	
Scales	1:12,500
Original Size	A3
Height Datum	GRID
Grid	GRID
Current Issue Signatures	
Author	J NORMAN
Checker	W WOODHEAD
Approver	P HARKER
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**BICESTER
ECO DEVELOPMENT
ENVIRONMENTAL STATEMENT**

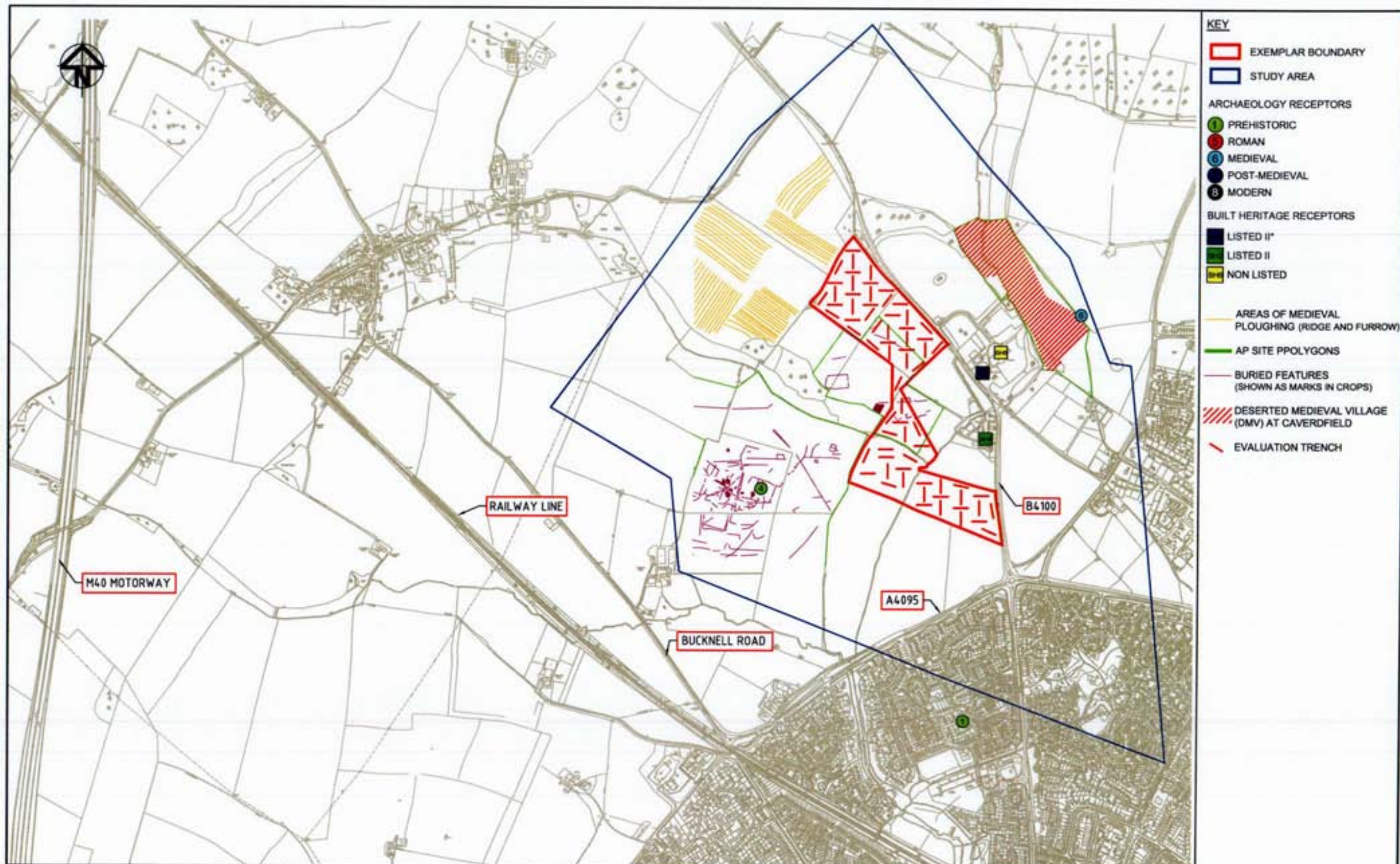
**EXAMPLAR PPG24
NIGHT TIME**

Hyder Consulting

Hyder Consulting (UK) Limited
20, Bressenden Place
London
SW1S 9QZ

Tel: +44 (0)870 000 3008
Fax: +44 (0)870 000 3006

Drawing No. 10-3 — Project No. UA001881 — Issue 01



						Client  azdominion 		Status <table><tr><td>Scales</td><td>1:12,500</td><td>Author</td><td>MILLEWELL</td></tr><tr><td>Original Size</td><td>A3</td><td>Checker</td><td>J.WYLLIE</td></tr><tr><td>Height/Datum</td><td></td><td>Approver</td><td>P.HARKER</td></tr><tr><td>Grid</td><td>GRID</td><td colspan="2">© Copyright reserved</td></tr><tr><td>Filename</td><td colspan="3">0005-UA001881FIGURE2</td></tr></table>			Scales	1:12,500	Author	MILLEWELL	Original Size	A3	Checker	J.WYLLIE	Height/Datum		Approver	P.HARKER	Grid	GRID	© Copyright reserved		Filename	0005-UA001881FIGURE2			Project BICESTER ECO DEVELOPMENT ENVIRONMENTAL STATEMENT Title LOCATION OF ARCHAEOLOGY & BUILT HERITAGE RECEPTORS DRAWING 11-1			 Hyder Consulting (UK) Limited 29, Bressenden Place London SW1S 9QZ Tel: +44 (0)870 000 3006 Fax: +44 (0)870 000 3906		
Scales	1:12,500	Author	MILLEWELL																																	
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Filename	0005-UA001881FIGURE2																																			
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Issue		Description		Date																																
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KEY	
	EXEMPLAR BOUNDARY (21.1245 ha)
	GRADE 3a (1.0295 ha)
	GRADE 3b (20.095 ha)

NOTES	
01 FIRST ISSUE	25/11/10
Issue	Description
	Date

Client

azdominion

P3Eco Ltd

Status	
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Original Size	A3
Weight	
Depth	
Grid	GRID
Filename	0005-UA001881FIGURE2
Author	MILLEWELLIN
Checker	BLASCELLES
Approver	
© Copyright reserved	

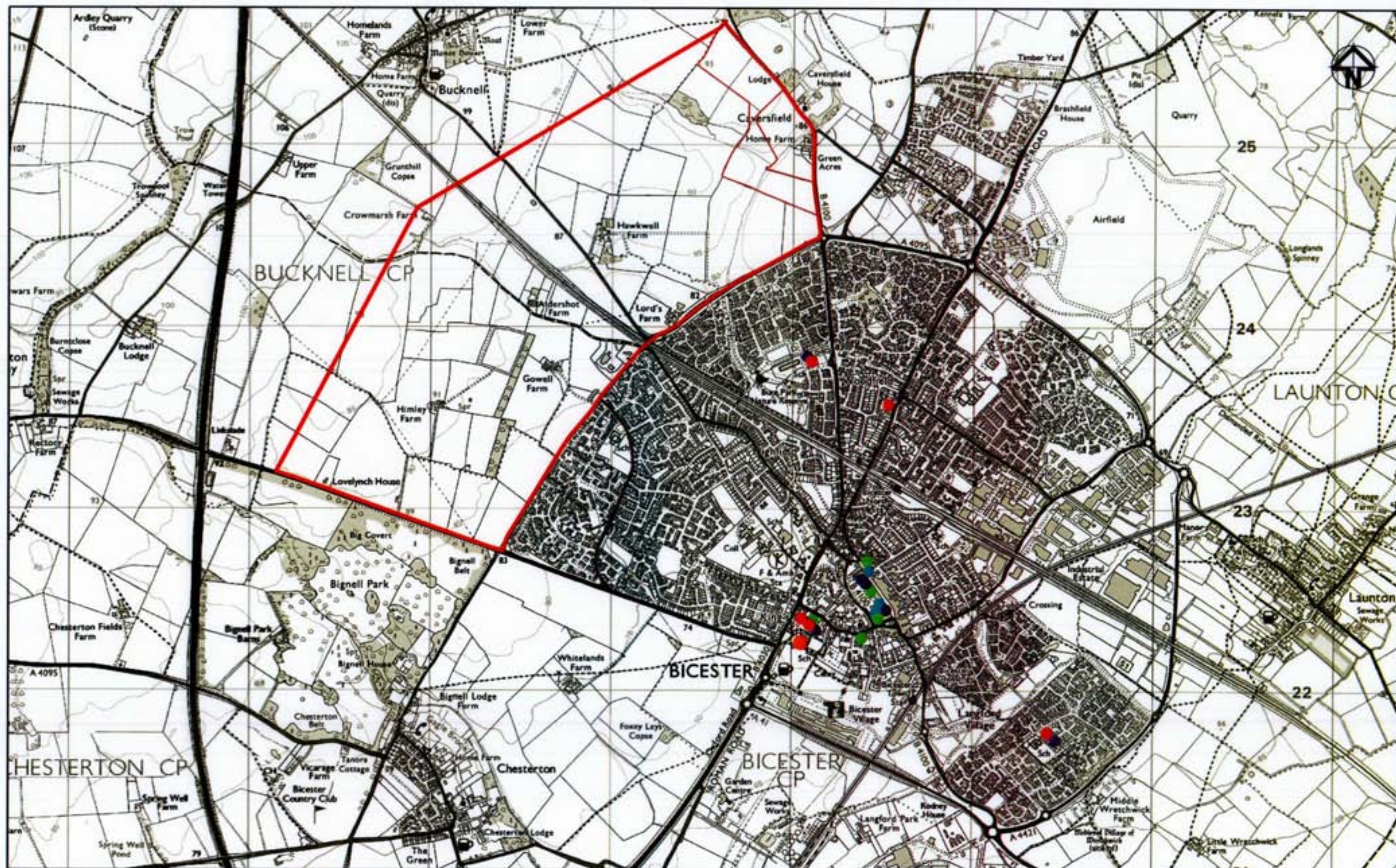
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Title	AGRICULTURAL LAND CLASSIFICATION PLAN DRAWING 13-1

Hyder Consulting

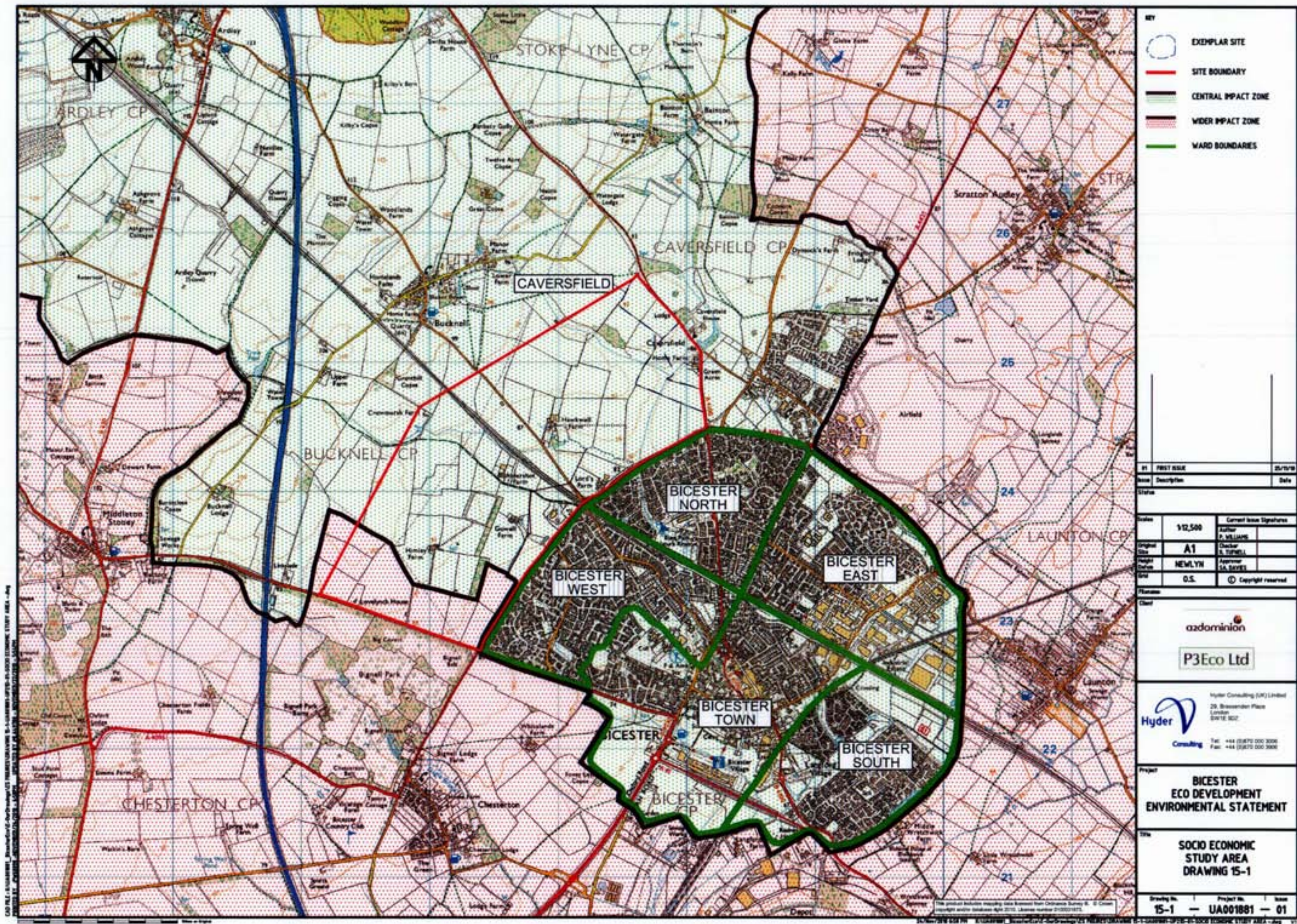
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London
SW1S 0DZ

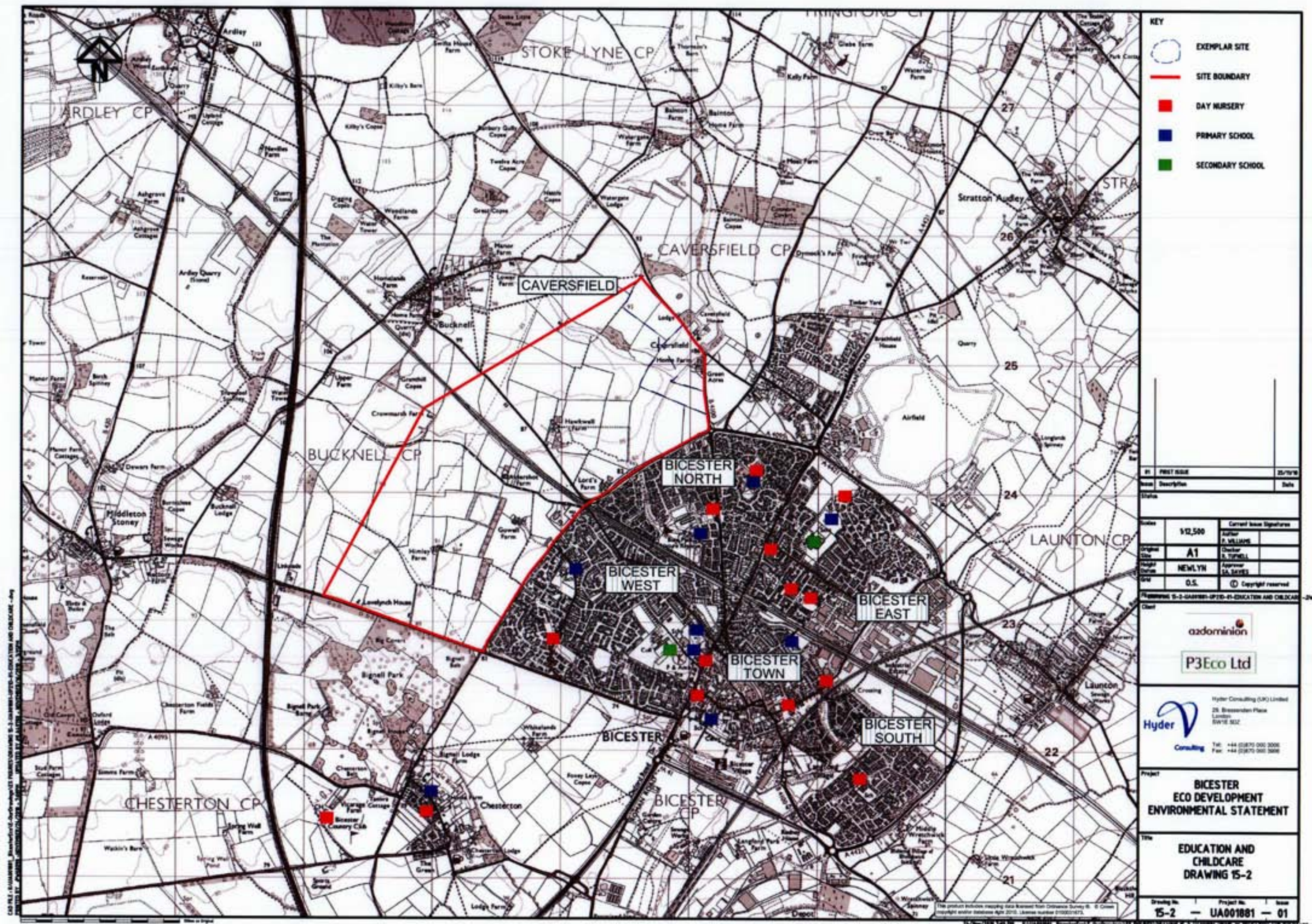
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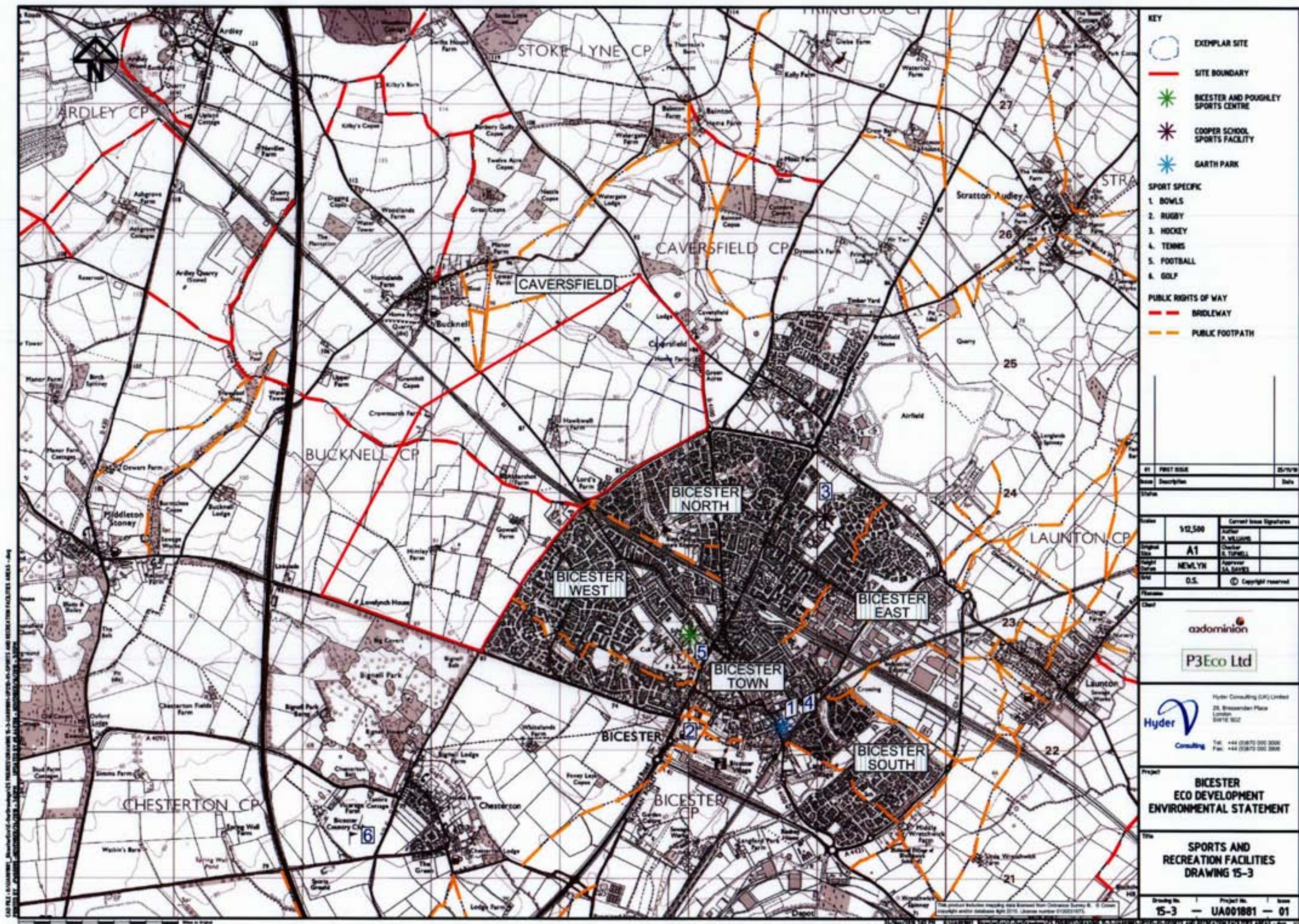
DRAWING	Project No.	Issue
13-1	UA001881	01

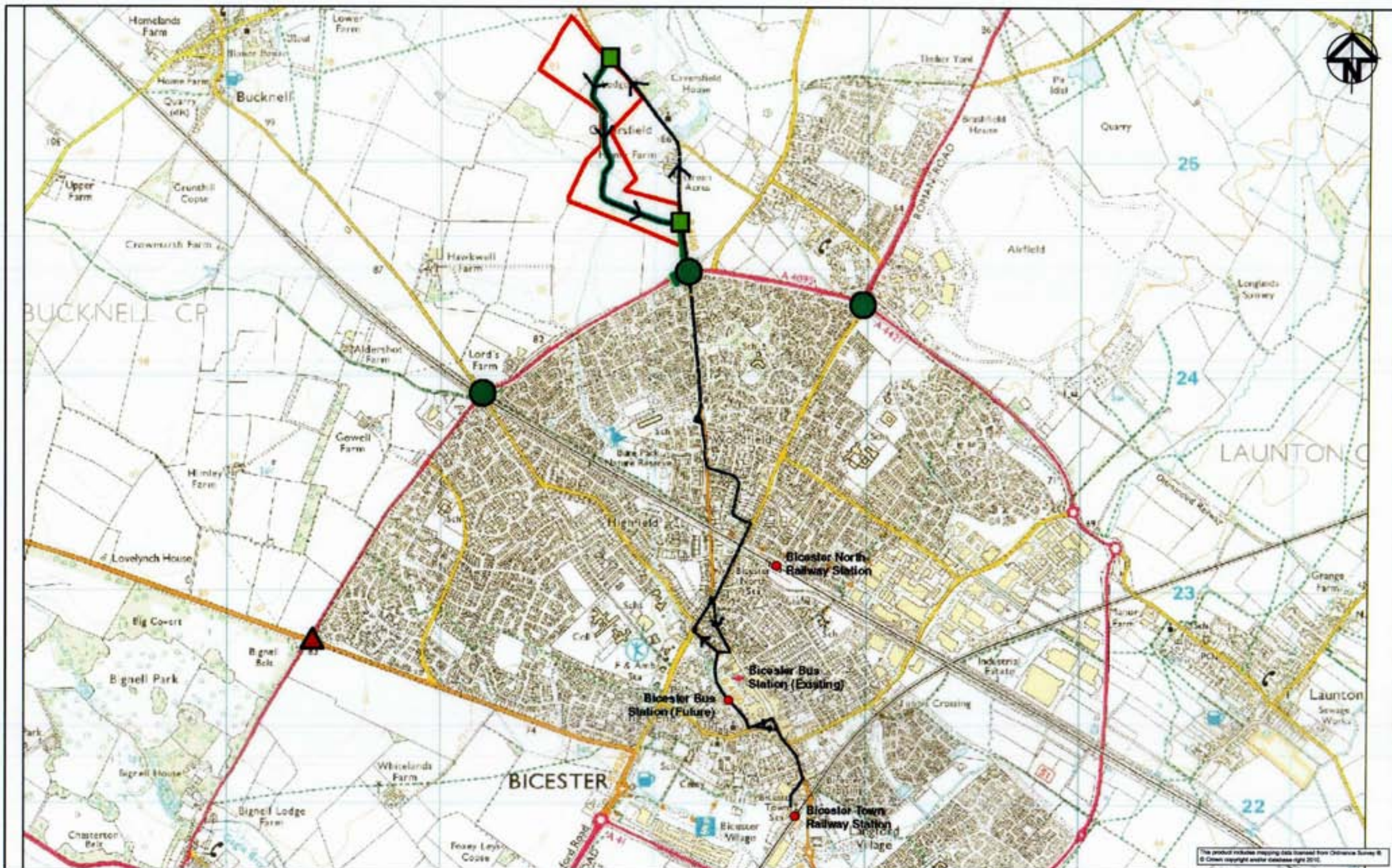


			SITE AREA EXEMPLAR SITE PHARMACY GP SURGERY BICESTER COMMUNITY HOSPITAL DENTIST OPTICIAN	Client azdominion P3Eco Ltd	Status Scales 1:20,000 Author MLLEWELLIN Original Size A3 Checker NHARTLEY Height 240mm Approver P.HARKER Grid GRID © Copyright reserved Filename	Project BICESTER ECO DEVELOPMENT ENVIRONMENTAL STATEMENT Title LOCATION OF HEALTH FACILITIES DRAWING 14-2	Hyder Consulting Hyder Consulting (UK) Limited 29, Bressenden Place London SW1E 5DZ Tel: +44 (0)870 000 3000 Fax: +44 (0)870 000 3900
01	FIRST ISSUE	25/11/10					
Issue	Description	Date					

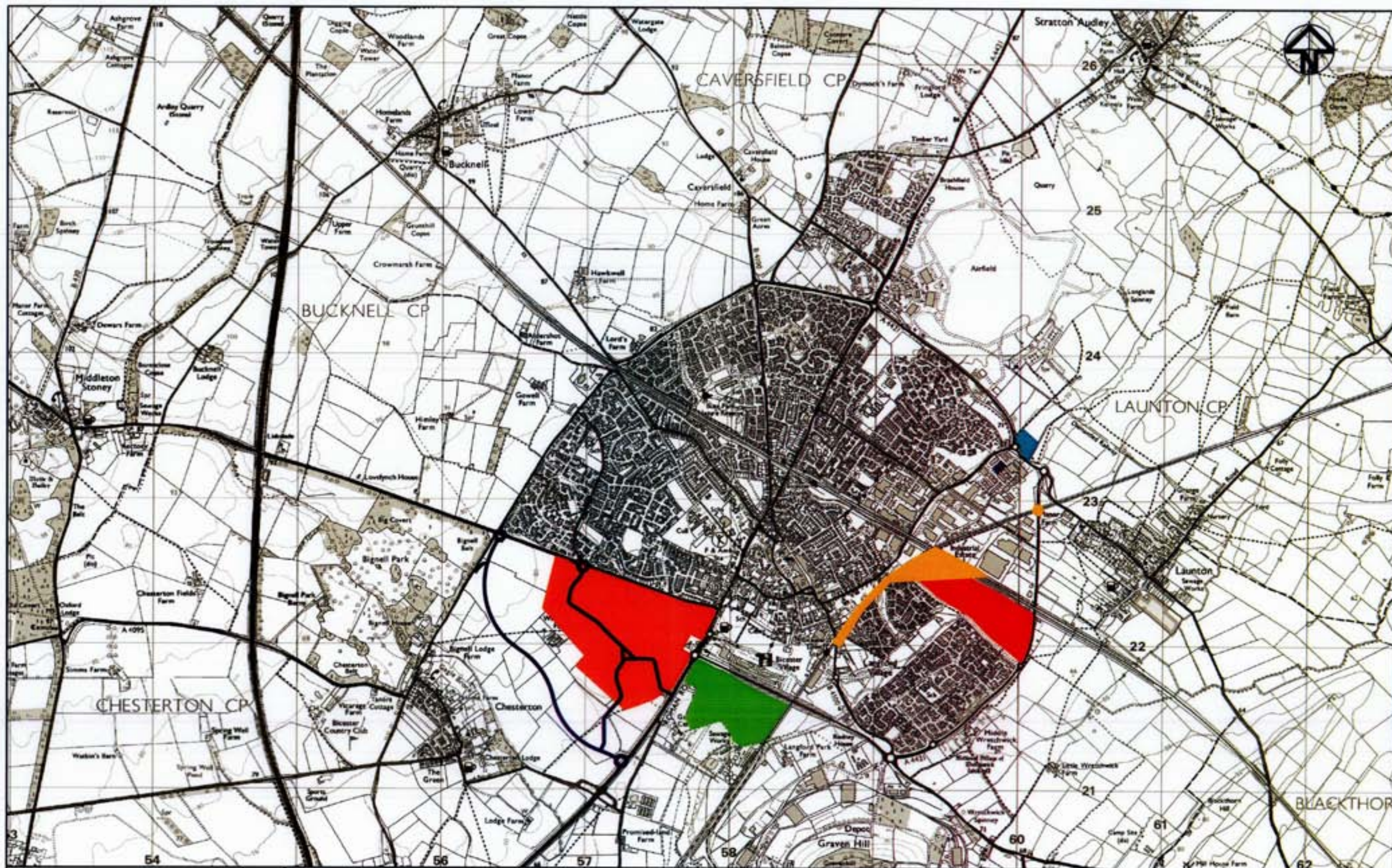








			Legend Proposed Access Junctions Junctions Requiring Improvement Due to Development Proposal Converted Highway Improvement Proposed Bus Route Proposed Walk and Cycle Infrastructure Exemplar Site Red Line Boundary	Client azdominion P3Eco Ltd	Status <table><tr><td>Scales</td><td>NTS</td><td>Author M LLEWELIN</td></tr><tr><td>Original Size</td><td>A3</td><td>Checker C MASON</td></tr><tr><td>Height Datum</td><td>ORDNANCE</td><td>Approver P PARKER</td></tr><tr><td>Grid</td><td>GRID</td><td>© Copyright reserved</td></tr><tr><td>Filename</td><td colspan="2">0006-UA001881-UP210-01</td></tr></table>	Scales	NTS	Author M LLEWELIN	Original Size	A3	Checker C MASON	Height Datum	ORDNANCE	Approver P PARKER	Grid	GRID	© Copyright reserved	Filename	0006-UA001881-UP210-01		Project BICESTER ECO DEVELOPMENT ENVIRONMENTAL STATEMENT Title TRANSPORT LOCATIONS PLAN DRAWING 17-1	Hyder Consulting Hyder Consulting (UK) Limited 28, Grosvenor Place London SW1S 5QZ Tel: +44 (0)870 000 3006 Fax: +44 (0)870 000 3006 <table><tr><td>DRAWING</td><td>Project No.</td><td>Issue</td></tr><tr><td>17-1</td><td>UA001881</td><td>01</td></tr></table>	DRAWING	Project No.	Issue	17-1	UA001881	01
Scales	NTS	Author M LLEWELIN																										
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Grid	GRID	© Copyright reserved																										
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17-1	UA001881	01																										
01	FIRST ISSUE	25/11/10																										
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			EXEMPLAR SITE BOUNDARY GAVRAY DRIVE SOUTH WEST BICESTER BUSINESS PARK SKIMMINGDISH ALLOTMENTS SOUTH WEST BICESTER LINK LIDL EAST WEST RAIL / EVERGREEN 3	Client azdominion P3Eco Ltd	Status Scales 1:25,000 Original Size A3 Height Datum Grid GRID Filename 0006-UA001881-UP21D-01 Author MLEWELLIN Checker JFAURE WALKER Approver P HARKER © Copyright reserved	Project BICESTER ECO DEVELOPMENT ENVIRONMENTAL STATEMENT Title OTHER DEVELOPMENTS DRAWING 18-1	Hyder Consulting Hyder Consulting (UK) Limited 29, Bressenden Place London SW1E 5DZ Tel: +44 (0)870 000 3006 Fax: +44 (0)870 000 3906 Project No. UA001881 Issue 01
01	FIRST ISSUE	25/11/10					
Issue	Description	Date					