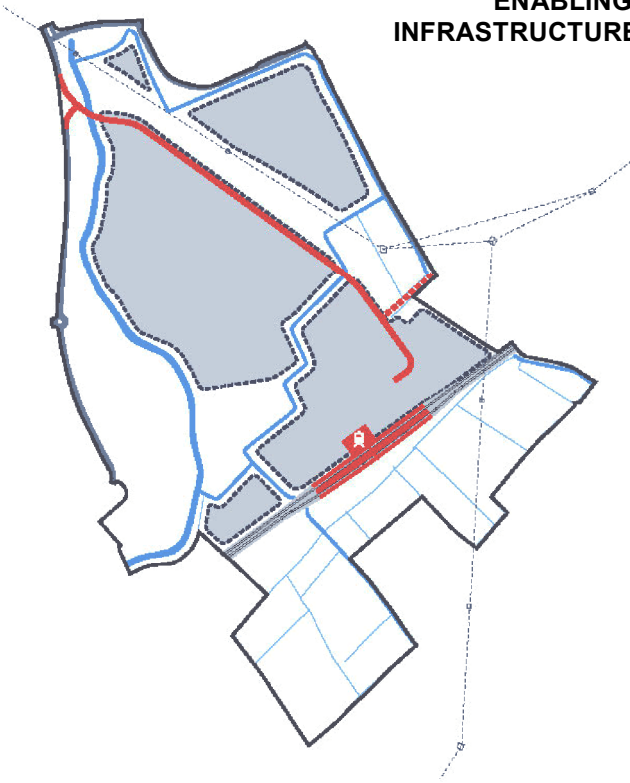
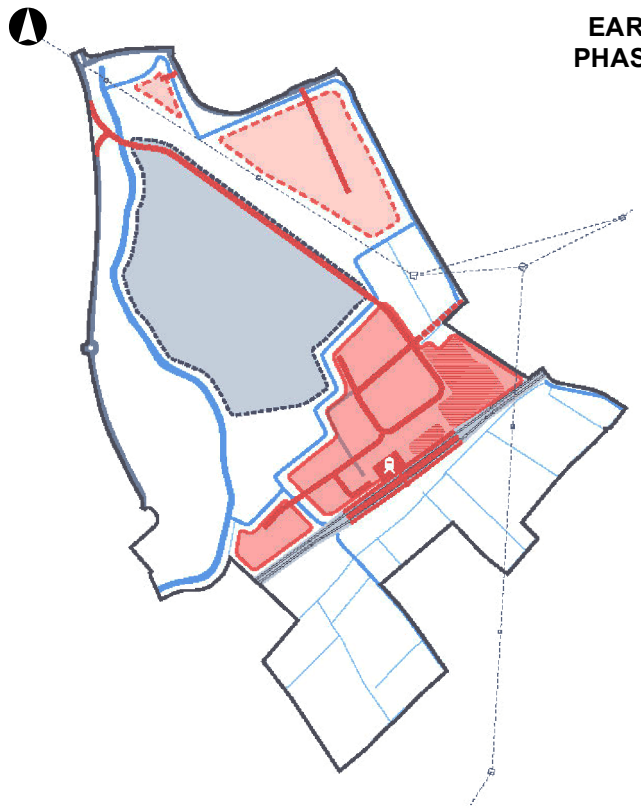


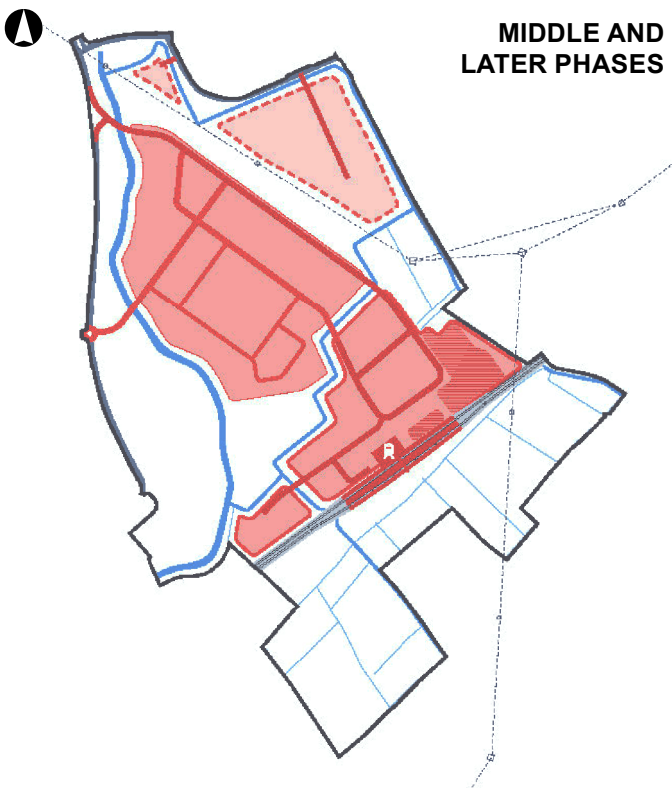
### ENABLING INFRASTRUCTURE



### EARLY PHASES



### MIDDLE AND LATER PHASES



#### ENABLING INFRASTRUCTURE

Prior to construction of buildings, it is necessary to create development plateaux consistent with the flood mitigation strategy, and associated habitat mitigation.

The initial phase will be to the south of Ty Ffynnon Reen and north of the railway line, which will facilitate construction of the station building and first commercial buildings. Associated with this will be construction of the main highway and associated buried services.

#### EARLY PHASES

The new station will be supported by the development of new buildings around the Station Square, creating a sense of arrival and ensuring that new development benefits from public transport access.

The north eastern corner could be developed independently, and earthworks in this area could be undertaken as an early phase or in parallel.

#### MIDDLE AND LATER PHASES

Earthworks will be completed across the whole development area in a phased manner creating plateaux for future buildings and public realm. The phasing of these earthworks is to be finalised. In total, earthworks across the site are expected to take a minimum of 4-5 years.

Commercial development across the site will be phased in response to market conditions.

#### Legend

Proposed Development Boundary

# ARUP

P02	2020-07-31	KD	RC	RE
-----	------------	----	----	----

Issue	Date	By	Chkd	Appd
-------	------	----	------	------

Client  
**Cardiff Parkway Developments Ltd**

JobTitle  
**Cardiff Hendre Lakes**

Figure Title

**INDICATIVE PHASING PLAN**

Scale at A4  
**1:15,000**

Job No <b>252199</b>	Drawing Status <b>Final</b>
-------------------------	--------------------------------

Drawing Number <b>Figure 3.9</b>	Issue <b>P02</b>
-------------------------------------	---------------------

