



**Key**

- Application Site Boundary
- Primary street zone
- Secondary street zone
- Zone for development
- Indicative location of primary street
- Primary street alignment approved as part of Phase 2
- Indicative location of secondary street
- Potential future bus-only link
- Indicative route of Southern Access Road East (SARE)
- Indicative location of pedestrian and cycling link\*
- Indicative location of pedestrian link
- Indicative location of informal pedestrian and cycling link (no lighting)
- Indicative location of brideway
- Main connection points
- Pathfinder Long Distance Walking Route and Regional Cycle Network Route 24

**Phase 2**

- Indicative location of primary street
- Bridleway, cycling and pedestrian path delivered as part of Phase 2
- Busway (including cycle route) and link road delivered as part of Phase 2
- Southern Access Road West (SARW)

NOTE:

- \* Pedestrian and cycling links may be in the form of segregated routes or integrated into shared surface streets.
- The alignment of any vehicular/pedestrian/cycle route is approximate and may vary as long as principal connections are retained.
- Minor variations to the layout shown on this plan may be required at the reserved matters stage. Any minor variations would be within the developments limits (number of homes, total floorspace, total areas for open space) and the broad layout shown on this and other application drawings.

Rev	Date	Description
V2	03-11-20	Busway & Link Road colour amended. Bridleway shown along western boundary.

**Client**  
Homes England

**Consultant**  
Tibbalds Planning and Urban Design Ltd.  
19 Maltings Place  
169 Tower Bridge Road  
London SE1 3JF  
Tel: 020 7089 2121  
Fax: 020 7089 2120  
mail@tibbalds.co.uk  
www.tibbalds.co.uk

**Northstowe Phase 3**

Drawing	5703-OPA-3A-02-V2
Drawn	AS
Checked	KS
Scale	1:2500@A0
Date	13-01-2021

