

PHASING & DELIVERY OF KEY USES											
Parcel	Land Use	Area	Area	Gross Density	Net Density	No. of dwellings	SANG Required (8ha per 1,000)	SANG Proposed	Delivery Numbers	Delivery Years	Annual Completions
		(ha)	(acres)	(dph)	(dph)						
<b>PHASE 1 2025-2030 (ESTIMATED 2028 START)</b>											
MU1	Mixed Use incl Retail	1.85	4.57			15	8.5	23.8	455	2025-2030 (2028 ESTIMATED DELIVERY START DATE)	152
	Expanded Newtown Primary School										
SS1	Serviced Secondary School Land	6.31	15.59								
H1a	Residential	4.56	11.27	37	40	170					
H1b	Residential	3.22	7.96	37	40	120					
H2	Residential	4.13	10.21	36	39	150					
E1	Employment	1.00	2.47								
E2	Employment	1.35	3.34								
	Nature Reserve Phase 1	14.44	35.68								
	Walking, Cycling & Scooting Routes										
	Facilitate Diversion of Severn Way										
	Formal Sports Provision										
	Journey Mobility Hub										
	Dedicated Bespoke Bus Service										
<b>PHASE 2 2030-2035</b>											
MU2	Mixed Use incl Community Facility	0.66	1.63			15	20.1	10.2	1090	2030-2035	218
PS1	Primary School	2.67	6.60								
H3	Residential	4.14	10.23	40	43	165					
H4	Residential	3.86	9.54	44	47	170					
H5	Residential	2.23	5.51	40	43	90					
H6	Residential	4.46	11.02	37	40	165					
H7	Residential	4.63	11.44	38	41	175					
H8	Residential	4.65	11.50	38	40	175					
H9	Residential	3.76	9.28	36	39	135					
E3	Employment	5.65	13.96								
E4	Employment	2.00	4.94								
	Nature Reserve Phase 2	5.87	14.51								
	Walking, Cycling & Scooting Routes										
	Formal Sports Provision										
	Mini & Destination Mobility Hubs										
	Water Recycling Centre										
	Bus Service On Demand										
<b>PHASE 3 2035-2040</b>											
H10	Residential	5.21	12.88	36	39	190	22.2	27.9	1205	2035-2040	241
H11	Residential	6.45	15.93	37	40	240					
H12	Residential	4.90	12.11	36	38	175					
H13	Residential	5.04	12.45	36	38	180					
H14	Residential	4.30	10.63	35	38	150					
H15	Residential	5.04	12.45	36	38	180					
H16	Residential	2.72	6.72	33	36	90					
	Nature Reserve Phase 3	14.69	36.30								
<b>Residential Sub Total</b>						<b>2750</b>	<b>50.7</b>	<b>61.9</b>	<b>2750</b>		