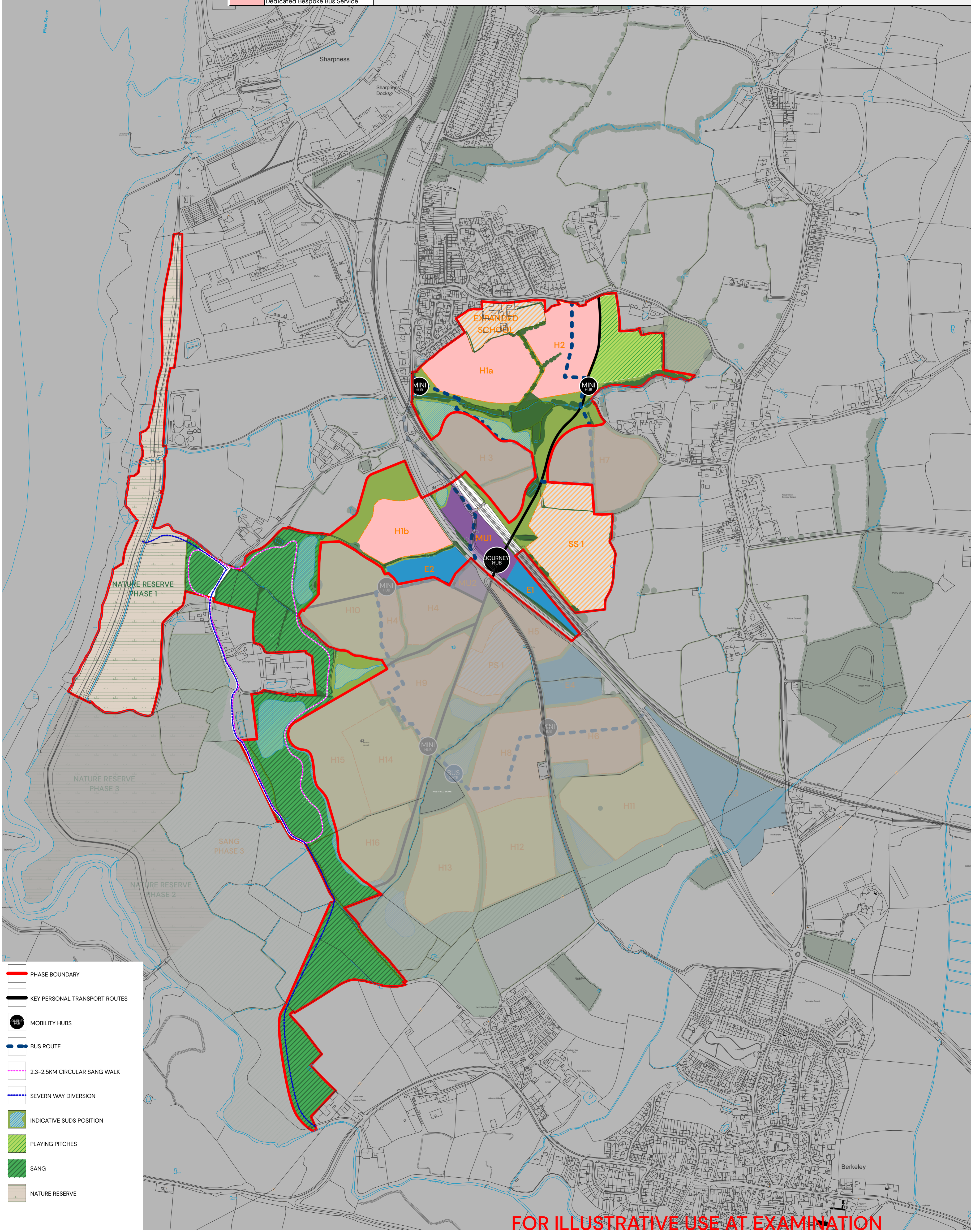


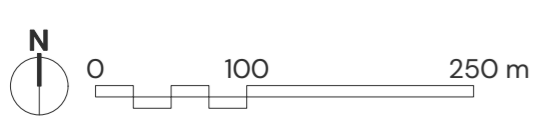
PHASING & DELIVERY OF KEY USES											
Parcel	Land Use	Area (ha)	Area (acres)	Gross Density (dph)	Net Density (dph)	No. of dwellings	SANG Required (8ha per 1,000)	SANG Proposed	Delivery Numbers	Delivery Years	Annual Completions
PHASE 1 2025-2030 (ESTIMATED 2028 START)											
MU1	Mixed Use incl Retail	1.85	4.57			15					
	Expanded Newtown Primary School										
SS1	Serviced Secondary School Land	6.31	15.59				8.5	23.8	455	2025-2030 (2028 ESTIMATED DELIVERY START DATE)	152
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										



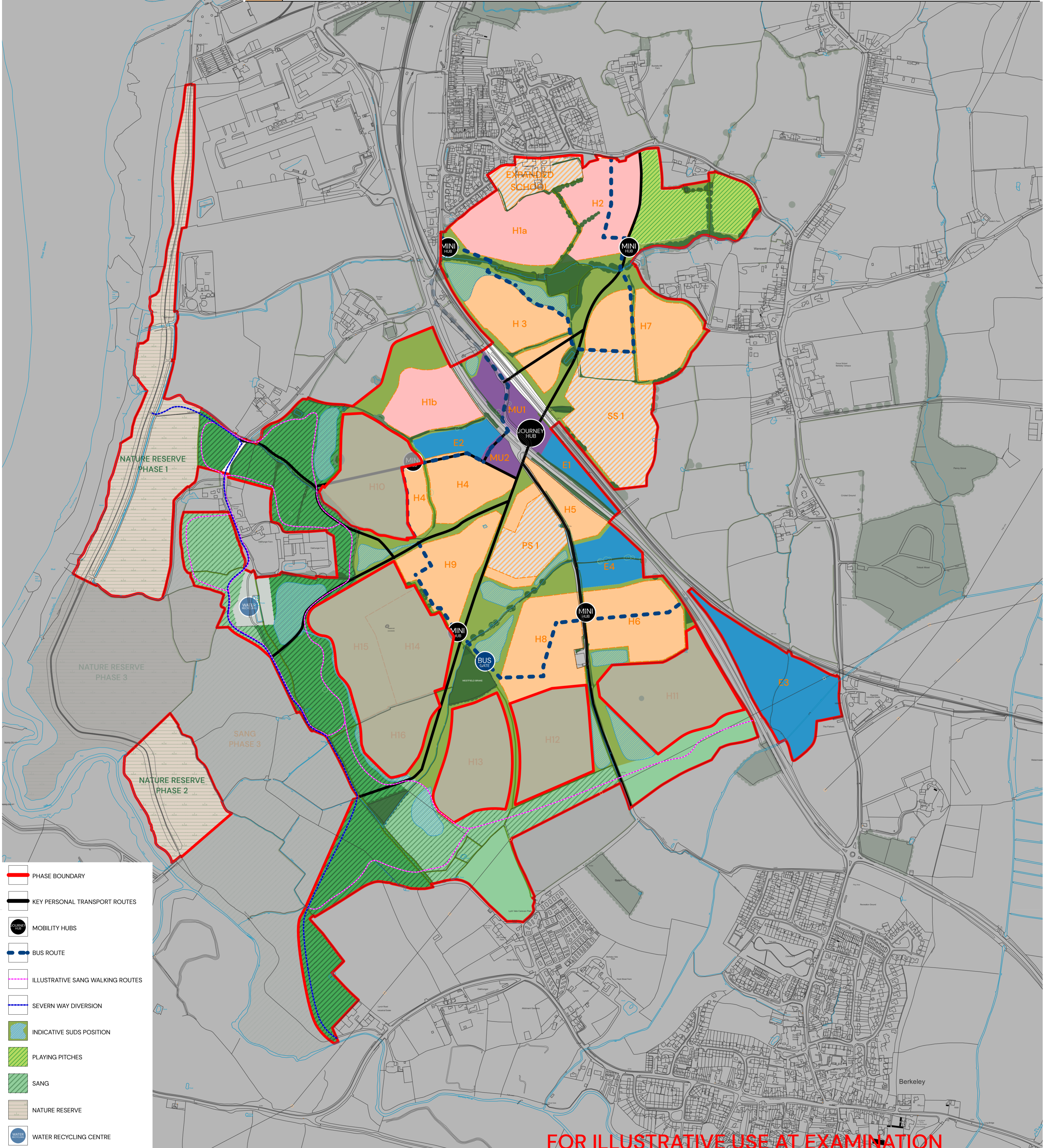
- PHASE BOUNDARY
- KEY PERSONAL TRANSPORT ROUTES
- MOBILITY HUBS
- BUS ROUTE
- 2.3-2.5KM CIRCULAR SANG WALK
- SEVERN WAY DIVERSION
- INDICATIVE SUDS POSITION
- PLAYING PITCHES
- SANG
- NATURE RESERVE

FOR ILLUSTRATIVE USE AT EXAMINATION

SHARPNESS - PHASE 1 PHASING (2025-2030)



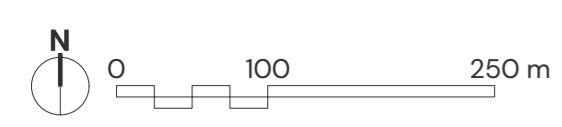
PHASING & DELIVERY OF KEY USES											
Parcel	Land Use	Area (ha)	Area (acres)	Gross Density (dph)	Net Density (dph)	No. of dwellings	SANG Required (8ha per 1,000)	SANG Proposed	Delivery Numbers	Delivery Years	Annual Completions
PHASE 1 2025-2030 (ESTIMATED 2028 START)											
MU1	Mixed Use incl Retail	1.85	4.57			15					
	Expanded Newtown Primary School										
SS1	Serviced Secondary School Land	6.31	15.59				8.5	23.8	455	2025-2030 (2028 ESTIMATED DELIVERY START DATE)	152
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										
PHASE 2 2030-2035											
MU2	Mixed Use incl Community Facility	0.66	1.63			15					
PS1	Primary School	2.67	6.60								
H3	Residential	4.14	10.23	40	43	165	20.1	10.2	1090	2030-2035	218
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										



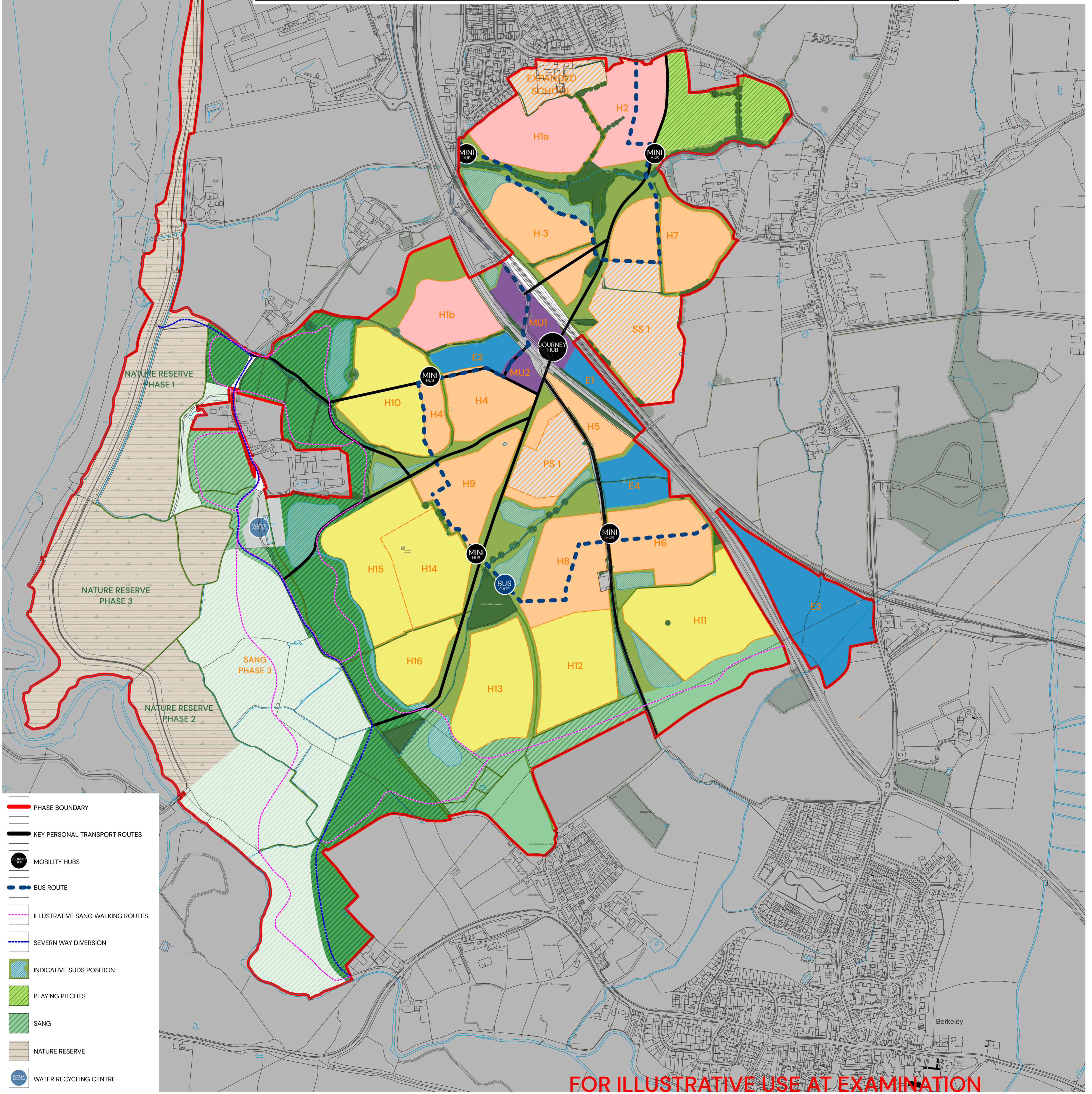
- PHASE BOUNDARY
- KEY PERSONAL TRANSPORT ROUTES
- MOBILITY HUBS
- BUS ROUTE
- ILLUSTRATIVE SANG WALKING ROUTES
- SEVERN WAY DIVERSION
- INDICATIVE SUDS POSITION
- PLAYING PITCHES
- SANG
- NATURE RESERVE
- WATER RECYCLING CENTRE

FOR ILLUSTRATIVE USE AT EXAMINATION

SHARPNESS - PHASE 2 PHASING (2030-2035)



PHASING & DELIVERY OF KEY USES											
Parcel	Land Use	Area (ha)	Area (acres)	Gross Density (dph)	Net Density (dph)	No. of dwellings	SANG Required (8ha per 1,000)	SANG Proposed	Delivery Numbers	Delivery Years	Annual Completions
PHASE 1 2025-2030 (ESTIMATED 2028 START)											
MU1	Mixed Use incl Retail	1.85	4.57			15					
	Expanded Newtown Primary School										
SS1	Serviced Secondary School Land	6.31	15.59				8.5	23.8	455	2025-2030 (2028 ESTIMATED DELIVERY START DATE)	152
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										
PHASE 2 2030-2035											
MU2	Mixed Use incl Community Facility	0.66	1.63			15					
PS1	Primary School	2.67	6.60								
H3	Residential	4.14	10.23	40	43	165	20.1	10.2	1090	2030-2035	218
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										
PHASE 3 2035-2040											
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								
Residential Sub Total						2750	50.7	61.9	2750		



FOR ILLUSTRATIVE USE AT EXAMINATION

SHARPNESS - PHASE 3 PHASING (2035-2040)

