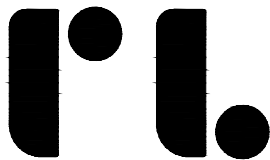




Development Schedule									
9630-Llanwern Phase 4C									
Based on Drawing: 9630-2203 Proposed Site Plan Rev G									
Client: St. Modwen Homes									
Dwelling Type	Number	Percentage	Beds	Parking Spaces*	Floor Area (GIA)		Total Coverage		
					Sqm	SqFt	Sqm	SqFt	
Open Market									
2 Bed Housetypes									
H2B776 - The Nina	4	8%	2	2	72.1	776	288.4	3104	
Sub-Total 2 Bed Houses	4	8%							
3 Bed Housetypes									
H3B777 - The Lawrence	11	21%	3	2	72.2	777	794.0	8547	
H3B909 - The Houghton	14	26%	3	2	84.4	909	1182.3	12726	
H3B922-V1 - The Webster-Kea	1	2%	3	2	85.7	922	85.7	922	
H3B922-V2 - The Webster-Kea	10	19%	3	2	85.7	922	856.6	9220	
H3B934 - The Thea	6	11%	3	2	86.8	934	520.6	5604	
H3B1021 - The Edwina	2	4%	3	3	94.9	1021	189.7	2042	
Sub-Total 3 Bed Houses	44	83%							
4 Bed Housetypes									
H4B1371-V2 - The Paris	2	4%	4	3	127.4	1371	254.7	2742	
H4B1454 - The Garnet	3	6%	4	3	135.1	1454	405.2	4362	
Sub-Total 4 Bed Houses	5	9%							
Sub-Total Open Market	53	90%					4577.2	49269	
Affordable									
2 Bed Housetypes									
AF2B852 Housetype	4	67%	2	2	79.2	852	316.6	3408	
Sub-Total 2 Bed Houses	4	67%							
3 Bed Housetypes									
AF3B1001 Housetype	2	33%	3	2	93.0	1001	186.0	2002	
Sub-Total 3 Bed Houses	2	33%							
Sub-Total Affordable	6	10%					502.6	5410	
Totals	59	100%					5079.8	54679	
* (Including Garages)									
Net Development Area									
	13473	Sqm							
	1.3473	Hectares							
	3.33	Acres							
Coverage	16424	SqFt/Acres							

This line should measure 60mm when printed correctly									
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Rev	Date	By	Chk	Description					
A	04.09.23	MJL	RHC	Adoptable roads amended to suit Highway officers comments					
B	20.11.23	RHC	RHC	Adoptable roads amended to suit Highway officers comments					
C	13.02.24	SO	RHC	Additional landscaping added to parking court areas, boundary treatments adjusted and railings added to Main Street frontages					
D	12.04.24	JH	RHC	Footpath widened to 3m to allow for cycle path connection opposite plot 21.					
E	07.05.24	NLW	JH	Updated to suit current site layout.					
F	23.01.25	RHC	RHC	758 Housetype footprint updated to latest version.					



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Project Name

RESIDENTIAL DEVELOPMENT
LLANWERN PHASE 4C
GLAN LYNN, NEWPORT

Client Name

ST. MODWEN HOMES

Drawing Title

PROPOSED SITE LAYOUT

Scale	Project No.
1/500 • A2	9630

Status	Purpose Of Issue
A3	Issued for Planning

Project	Org	Vol	Level	Form	Role
R9128 •	RLA •	23 •	XX •	DR •	A

Number	Revision
2203	F