

OUTLINE MASTERPLAN



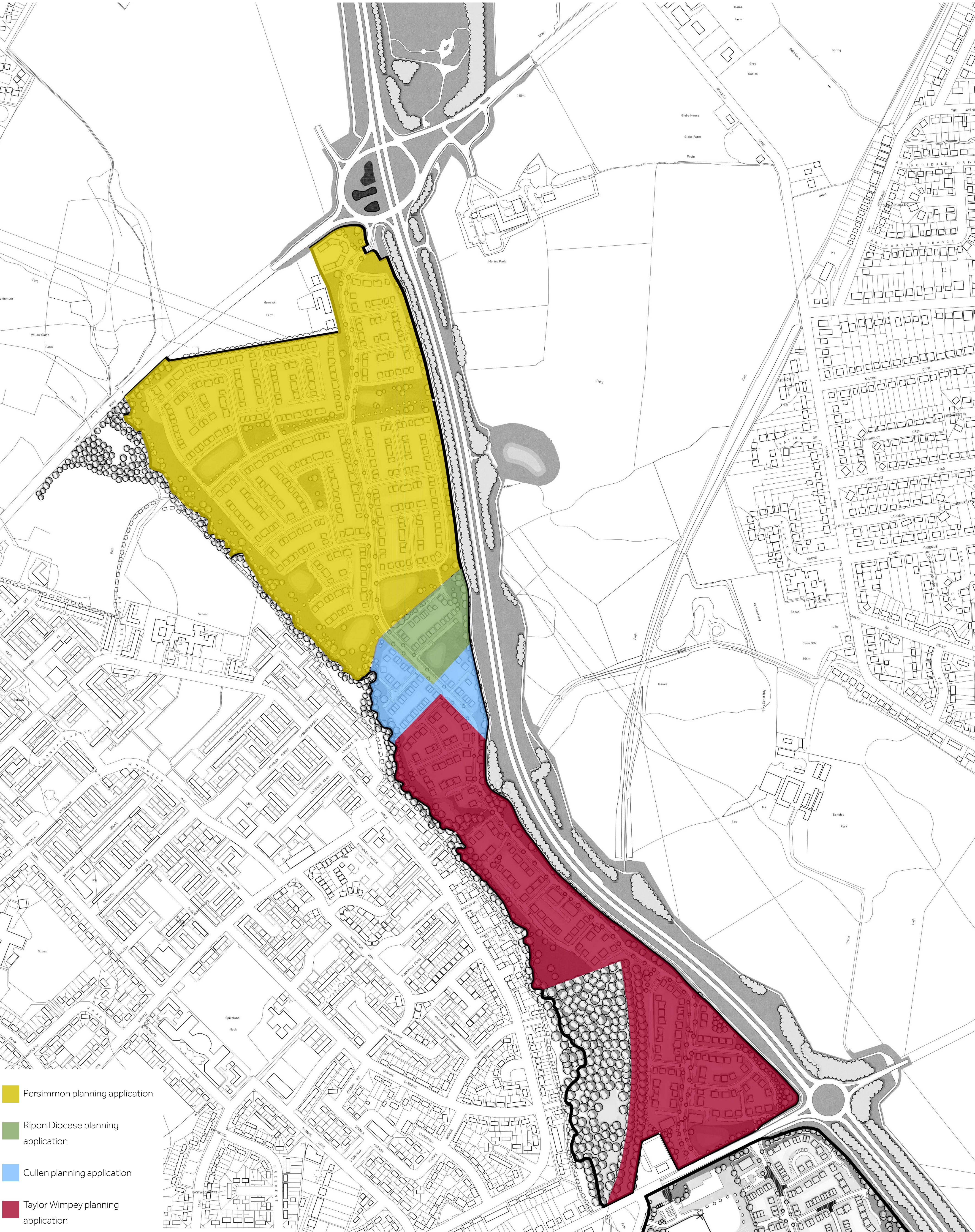
Legend:





- 8m buffer to Beck
- Affordable units
- Proposed play area
- Proposed attenuation basins

TAYLOR WIMPEY PLANNING LAYOUT



PHASING PLAN

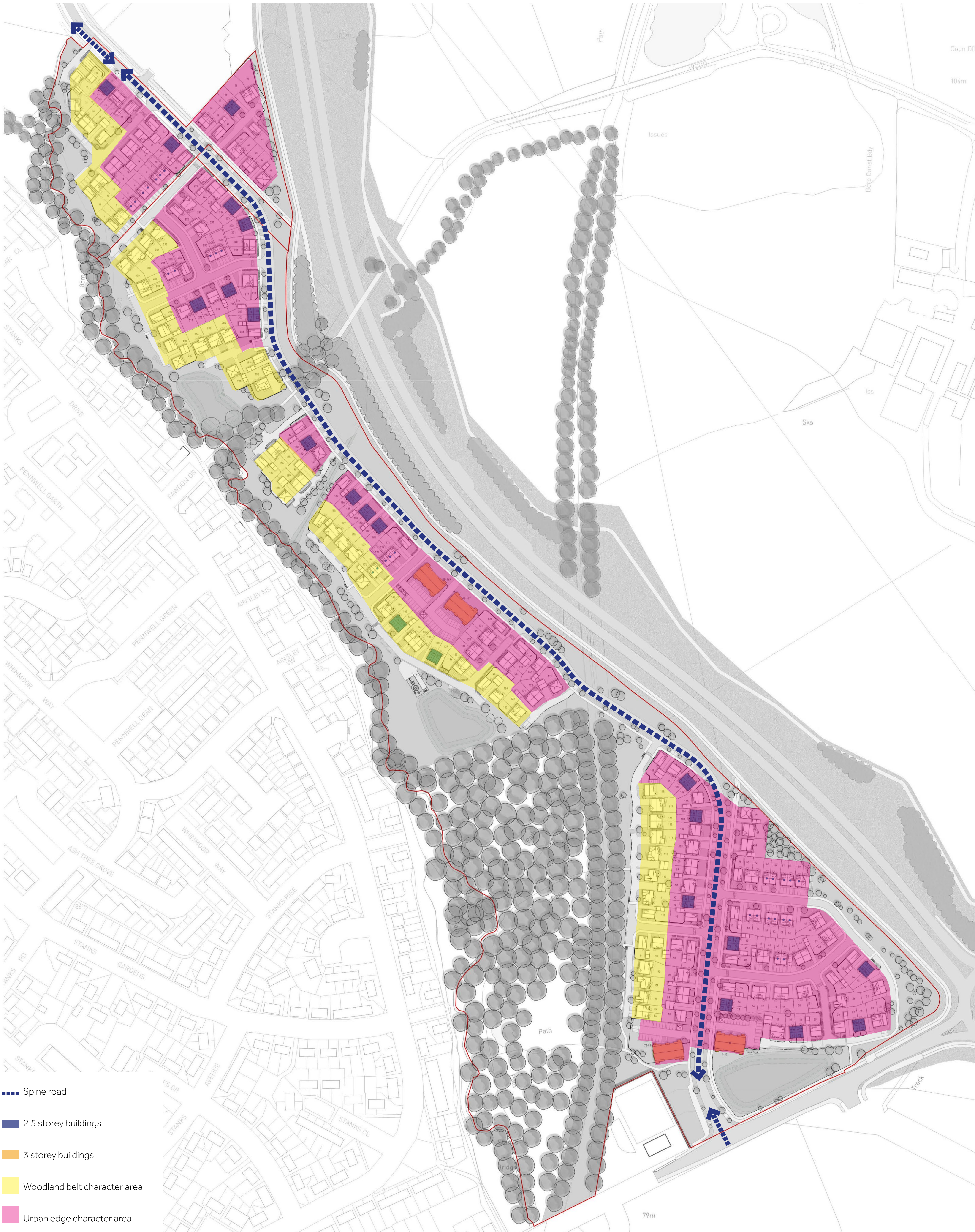


-  Persimmon planning application
-  Ripon Diocese planning application
-  Cullen planning application
-  Taylor Wimpey planning application

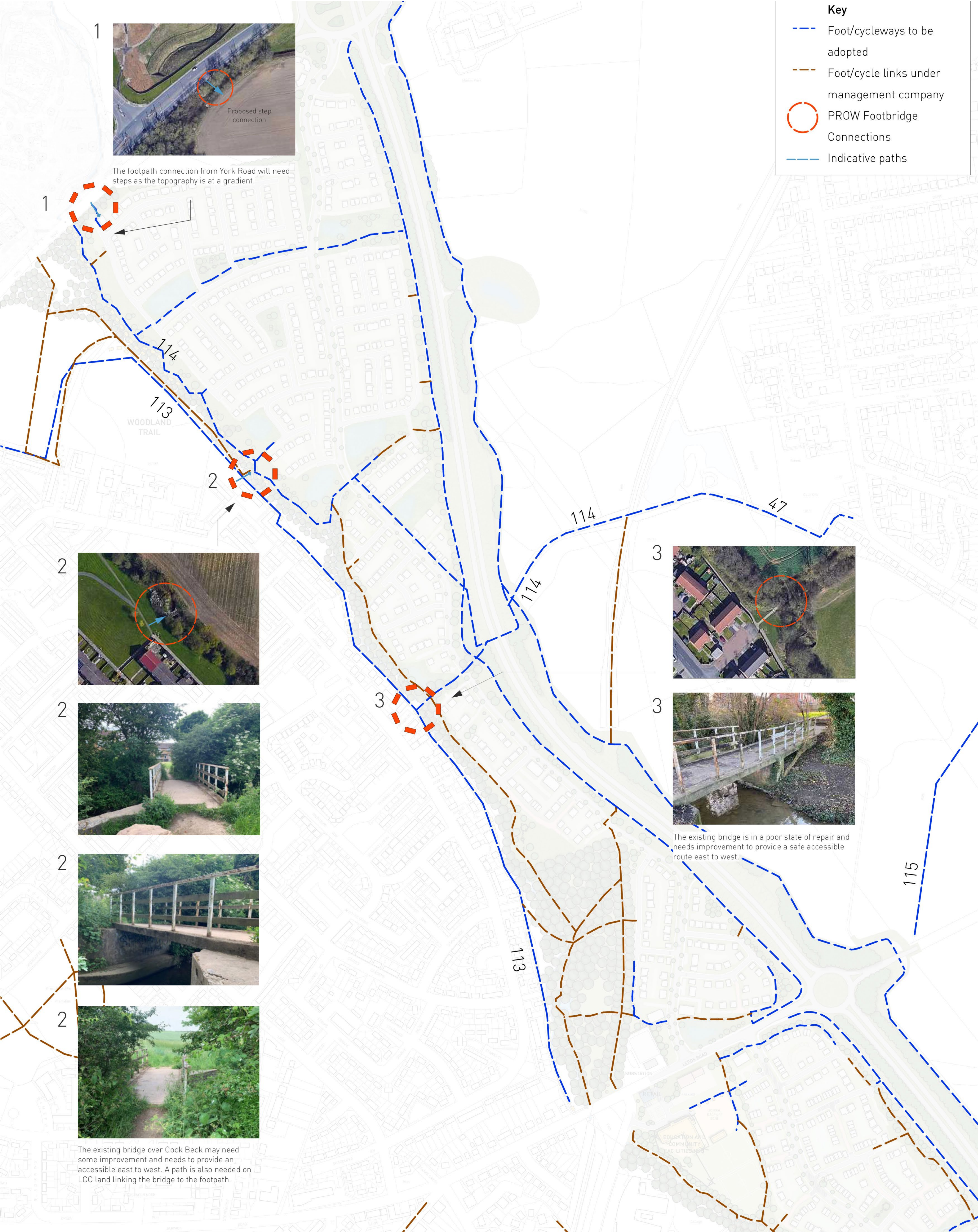
NEW & DISTINCTIVE CHARACTER



NEW & DISTINCTIVE CHARACTER



PRoW HIERARCHY PLAN



GREEN & BLUE INFRASTRUCTURE PLAN



FUTURE PLANS



2021 Building Regulations compliant home

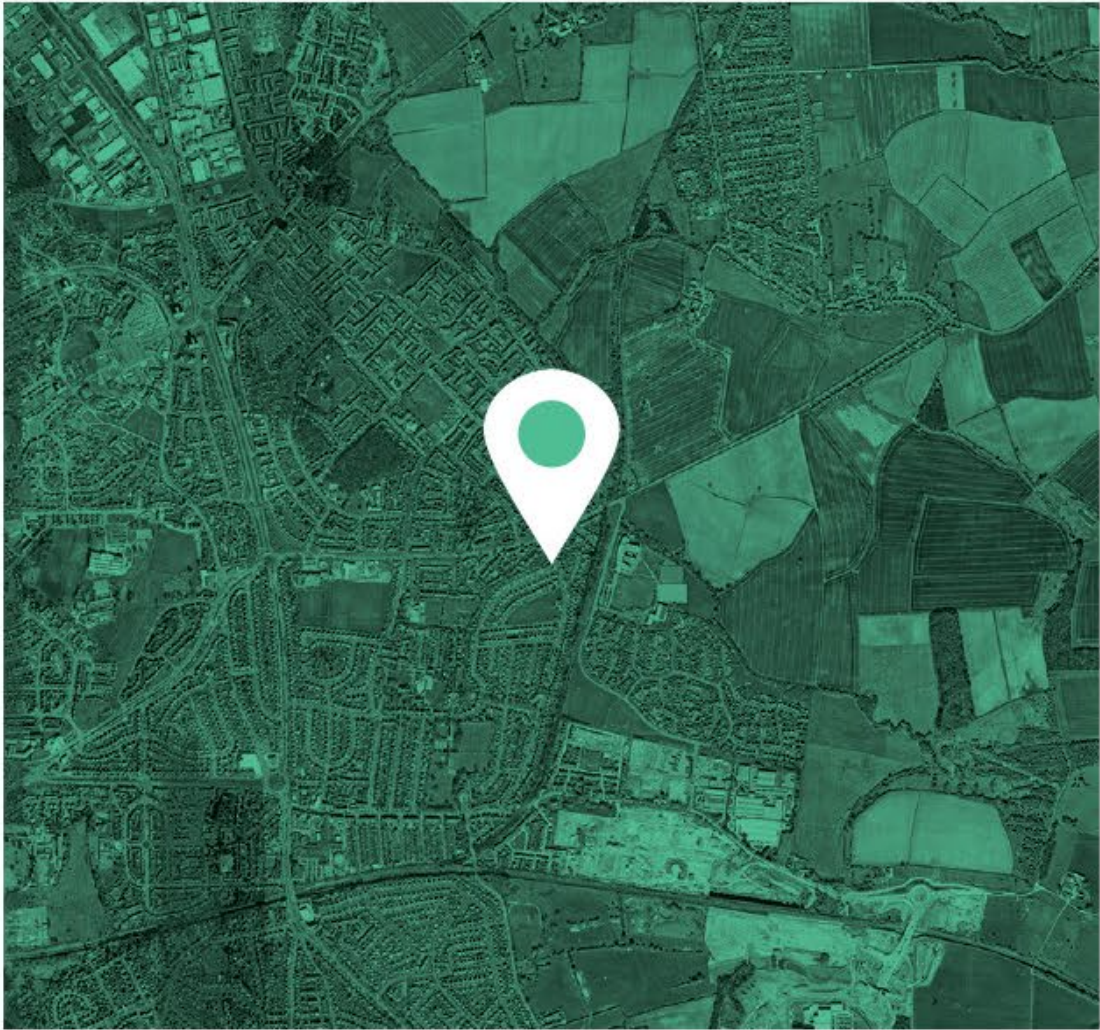


2025 Future Homes standard home



ECONOMICS PLAN

The provision of 1,812 new homes offers the opportunity to deliver economic growth and will assist Leeds City Council in meeting their locally assessed housing need.



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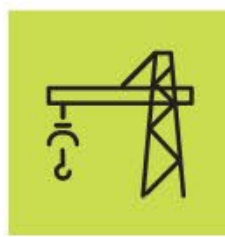
The proposal

1,812 New homes

15% Affordable homes

Other details:
2 Form Entry Primary School
280m² of retail floorspace

Construction benefits



£225m
Construction value
(total construction cost)



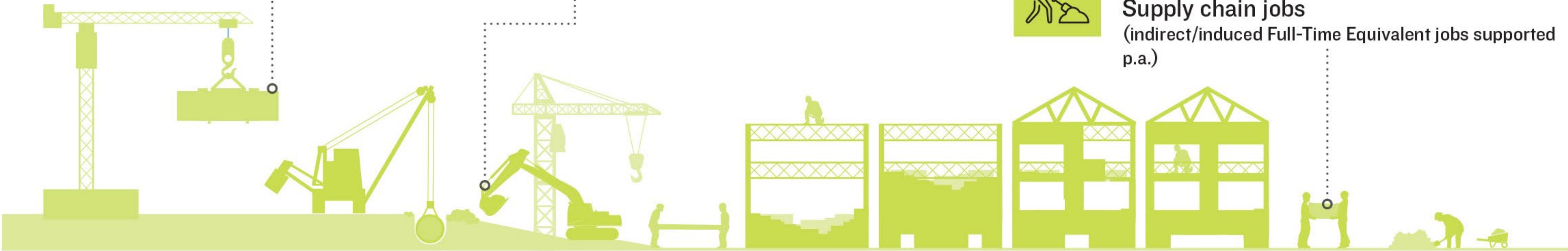
£73.8m GVA
Economic output
(additional GVA p.a.)



530 Jobs
Construction jobs
(Full-Time Equivalent jobs supported p.a. over the 7.25 year build period)



800 Jobs
Supply chain jobs
(indirect/induced Full-Time Equivalent jobs supported p.a.)



Operational and expenditure benefits



33 Direct FTE jobs
(additional jobs from new retail/education uses)



13 FTE Supply chain jobs
(indirect/induced jobs supported)



£1.4m
Economic output
(additional GVA p.a.)



£10.0m
First occupation expenditure
(spending to make a house 'feel like a home')



£34.1m
Resident expenditure
(within local shops and services p.a.)



580 FTE jobs
(supported by increased expenditure in local area)

Local Authority revenue benefits



£10.6m
New Homes Bonus payments
(over a 4 year period)



£2.5m
Council Tax revenues
(p.a.)



£45,000
Business Rates payments
(p.a.)



Analysis and design by Lichfields (January 2020)

(LF61473)