

## PHASE 2A, 2B, 2C SKELTON GATE PROPOSED RESIDENTIAL DEVELOPMENT

**Taylor  
Wimpey**

*We're excited to share our vision for developing new homes at Phases 2a, 2b and 2c, Skelton Gate.*

*This consultation presents our initial proposals for the site.*

*It provides a chance for you to learn more about our plans and give your valuable feedback.*

Taylor Wimpey is one of the UK's leading homebuilders, with a proud history dating back to the 19th century. We build over 14,000 homes each year.

Our commitment is to create sustainable, thriving communities by building high-quality homes that are environmentally friendly, zero carbon ready, and equipped for the future. We are the first major homebuilder to achieve the Carbon Trust Standard, reflecting our dedication to sustainability.

We are also proud to have retained a 5-star rating for customer satisfaction from the Home Builders Federation, with 9 out of 10 customers recommending us.

Taylor Wimpey are proposing to develop the next three parcels at the Skelton Gate development. This will be in the form of 3 separate applications, one for each of the three phases. The applications will be Reserved Matters pursuant to outline consent 15/07655/OT. The principle of developing these sites for housing have therefore been established.



### Key facts

**15%**

Affordable Homes



A mix of homes for different needs, including adaptable and accessible housing



Outdoor spaces and communal areas that are easily accessible to build a thriving community



Diverse new planting with native trees and other plants



Public open space and landscaped areas

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*The Aire Valley Leeds Area Action Plan (adopted 2017) provides a planning framework to guide the regeneration of the 400 hectare area between Leeds City Centre and the M1.*

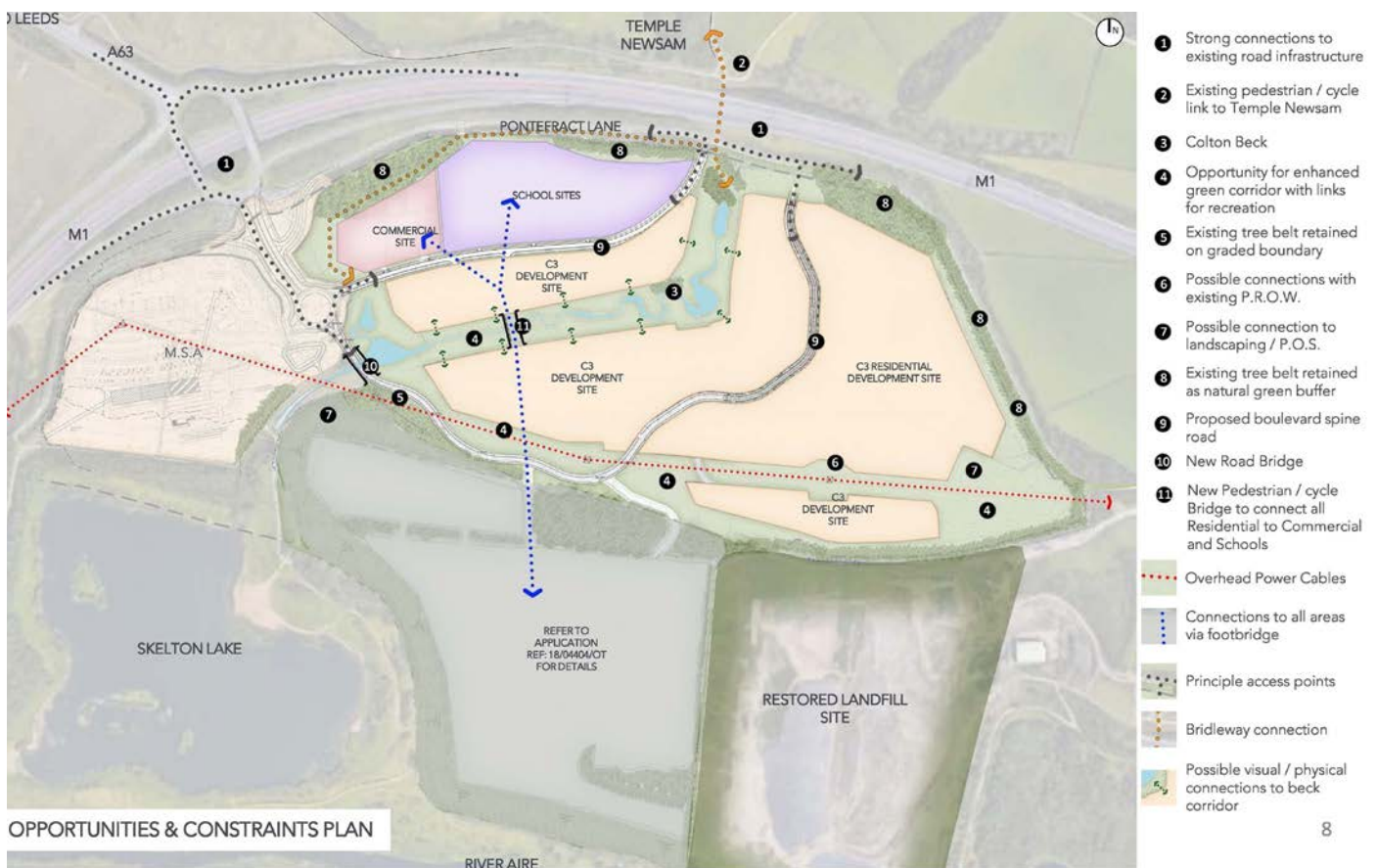
*Under Policy AQVL7, The Skelton Gate site is allocated for housing, with the provision of associated green space, education and community facilities.*

Outline planning application has been granted for access only with appearance, landscaping, layout and scale all being Reserved Matters.

The outline approval is for the creation of a new community of up to 1,100 dwellings, a new food store (A1) (up to 2,000sq.m) a new local centre (A1-A5 and D1 and D2) (up to 1,300 sq.m), a new school and areas of public open space, together with the means of vehicular access at land.

Due to all matters other than access being reserved, parameter plans have been approved which identifies indicative land uses, positioning of buildings, scale and mass of all buildings and spaces, as well as the constraints of the site, such as the flood zone area, location of the pylons and established public rights of way.

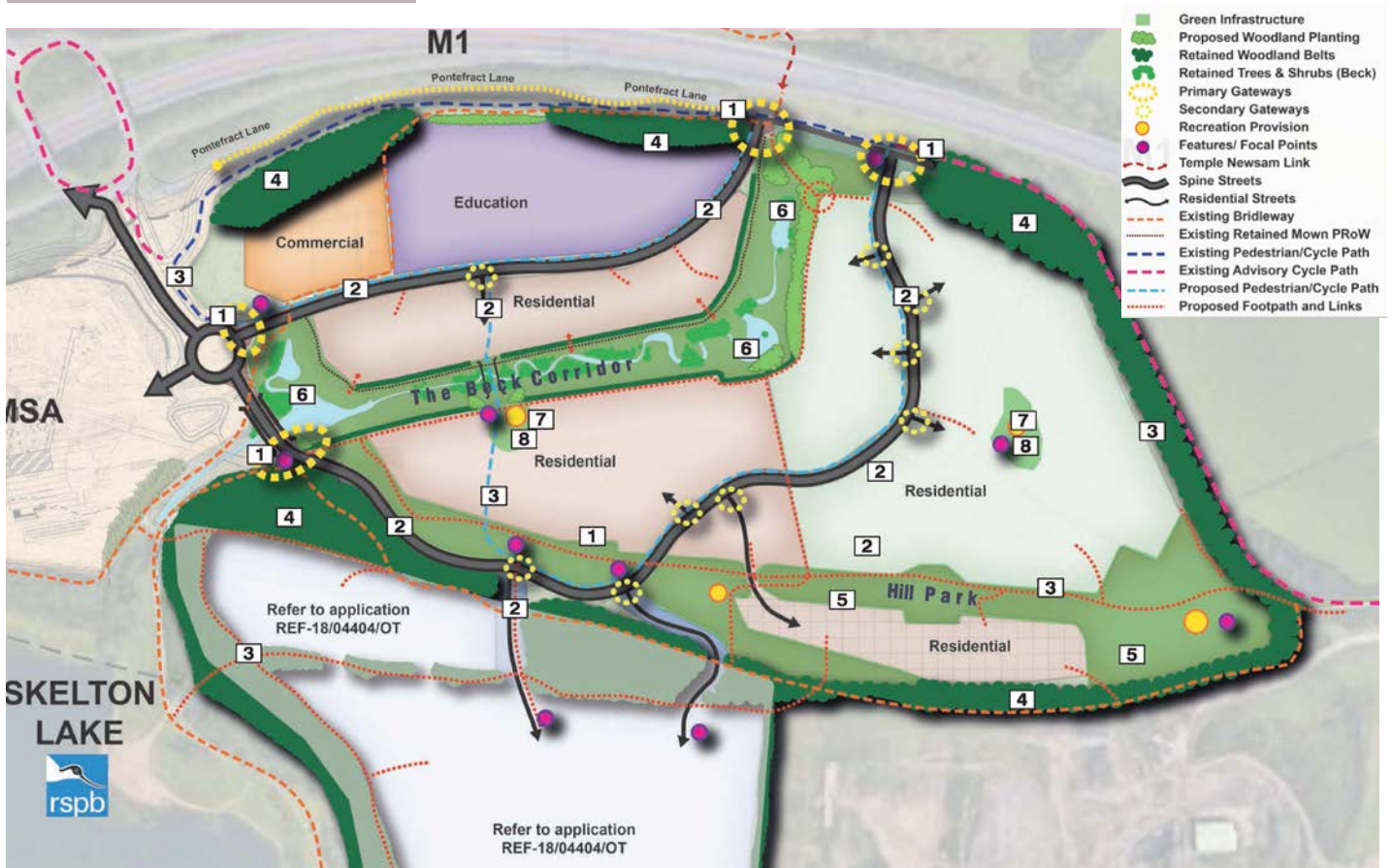
The Parameter Plans are identified below as a means of informing any detailed designs.





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**Taylor Wimpey**





## PHASE 2A, SKELTON GATE PROPOSED RESIDENTIAL DEVELOPMENT

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### Key Elements of the Layout

**Diverse housing mix:** Phase 2A proposes 108 dwellings with a range of one, two, three, four and five-bedroom homes, with 16 designated as affordable housing. This mix supports various needs, from young professionals to families and those looking to downsize.

**Architectural interest:** Focal buildings at key locations add variety to the streetscape. Homes face public spaces, with private drives to create quieter streets and ensure natural surveillance for safety.

**Green spaces and play areas:** The development lies to the north of the Beck Corridor which provides opportunities for socialising and outdoor activities. This space connects with paths to the wider Skelton Gate development to support walking and cycling.

**Access and connectivity:** Enhanced pedestrian paths and new routes providing sustainable travel options.

**Sustainability and ecology:** The scheme promotes biodiversity with wildlife corridors, increased native plantings, and street trees. A Sustainable Drainage System (SuDS) manages water runoff.

### Key Elements of the Layout

**Number of dwellings**  
108

**Affordable Homes provision**  
16

**Bed Range:**  
1, 2, 3, 4 and 5

**Storey Heights:**  
2 and 2.5 storeys

**Types of dwellings:**  
Detached, semi detached, short terraces  
Quarter Houses



Proposed Homes



Proposed Greenspace / Play Area



Affordable Homes



Parking spaces / Garages



Gardens



Roads within the development



## Development Proposals



## PHASE 2B, SKELTON GATE PROPOSED RESIDENTIAL DEVELOPMENT

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### Key Elements of the Layout

**Diverse housing mix:** Phase 2B proposes 173 dwellings with a range of one, two, three, four and five-bedroom homes, with 26 designated as affordable housing. This mix supports various needs, from young professionals to families and those looking to downsize.

**Architectural interest:** Focal buildings at key locations add variety to the streetscape. Homes face public spaces, with private drives to create quieter streets and ensure natural surveillance for safety.

**Green spaces and play areas:** The development lies to the south of Beck Corridor which provides opportunities for socialising and outdoor activities. This space connects with paths to the wider Skelton Gate development to support walking and cycling.

**Access and connectivity:** Enhanced pedestrian paths and new routes providing sustainable travel options.

**Sustainability and ecology:** The scheme promotes biodiversity with wildlife corridors, increased native plantings, and street trees. A Sustainable Drainage System (SuDS) manages water runoff.

### Key Elements of the Layout

**Number of dwellings**  
173

**Affordable Homes provision**  
26

**Bed Range:**  
1, 2, 3, 4 and 5

**Storey Heights:**  
2 and 2.5 storeys

**Types of dwellings:**  
Detached, semi detached, short terraces  
Quarter Houses



Proposed Homes



Proposed Greenspace / Play Area



Affordable Homes



Parking spaces / Garages



Gardens



Roads within the development



## Development Proposals

## PHASE 2C, SKELTON GATE PROPOSED RESIDENTIAL DEVELOPMENT

**Taylor  
Wimpey**

### Key Elements of the Layout

**Diverse housing mix:** Phase 2C proposes 89 dwellings with a range of one, two, three, four and five-bedroom homes, with 13 designated as affordable housing. This mix supports various needs, from young professionals to families and those looking to downsize.

**Architectural interest:** Focal buildings at key locations add variety to the streetscape. Homes face public spaces, with private drives to create quieter streets and ensure natural surveillance for safety.

**Green spaces and play areas:** The development lies to the south of Hill Park which provides opportunities for socialising and outdoor activities. This space connects with paths to the wider Skelton Gate development to support walking and cycling.

**Access and connectivity:** Enhanced pedestrian paths and new routes providing sustainable travel options.

**Sustainability and ecology:** The scheme promotes biodiversity with wildlife corridors, increased native plantings, and street trees. A Sustainable Drainage System (SuDS) manages water runoff.

### Key Elements of the Layout

**Number of dwellings**  
89

**Affordable Homes provision**  
13

**Bed Range:**  
1, 2, 3, 4 and 5

**Storey Heights:**  
2 and 2.5 storeys

**Types of dwellings:**  
Detached, semi detached  
Quarter Houses



Proposed Homes



Proposed Greenspace / Play Area



Affordable Homes



Parking spaces / Garages



Gardens



Roads within the development





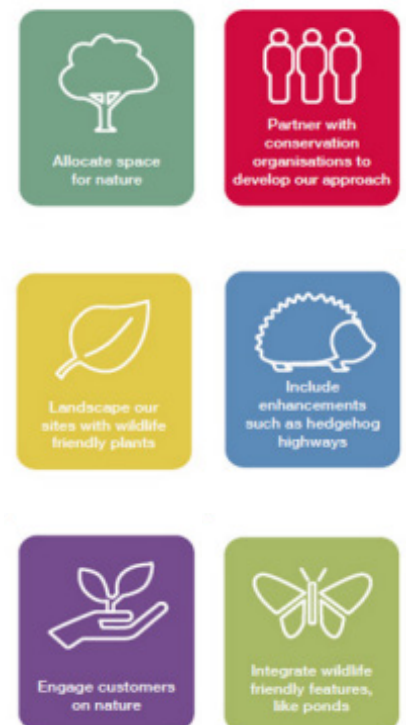
## PHASE 2A, 2B, 2C SKELTON GATE PROPOSED RESIDENTIAL DEVELOPMENT

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Taylor Wimpey will purchase 100% renewable energy for all new construction sites. Some principles include:

- We will reduce emissions from our customer homes by 75% (by 2030) including renewable and lower energy use.
- Introduction of our revised house types portfolio in 2021 which are better designed to achieve carbon reduction including waste water heat recovery, flue gas heat recovery, PV, car charging points and eventually air source heat pumps.
- Inside our homes we use energy efficient fixtures and fittings including 100% low energy light fittings and LED recessed downlights.
- All appliances that we offer as standard options are at least A rated for energy efficiency.
- We are partnering with a number of nature organisations including Buglife and Hedgehog Street to encourage and provide bird boxes, hedgehog houses and highways, bee bricks and bug hotels.
- In constructing our homes we already source many materials with lower embodied carbon and energy such as,
  - Using timber frames where appropriate
  - Using glass mineral wool insulation which is made from recycled glass bottles,
  - Using recycled uPVC in our windows - recycled uPVC makes up over 60% of the material used in our window frames and cavity closers, using recycled aggregates and bricks and blocks and using chipboard flooring that contains 30% recycled wood and 70% wood sourced from Forest Stewardship Council certified supplies.
- We take the risk of flooding on our developments extremely seriously and identify potential flood risk as part of our site selection process.
- We do not buy land unless we can mitigate flood risk. We integrate sustainable drainage systems (SDS) that decrease flow rates to watercourses, increase infiltration into the ground and improve water quality such as ponds, swales, permeable paving, retention basins, infiltration trenches and soakaways. Many of these features also contribute to good placemaking.
- We put significant investment in Research and Development to provide efficient homes of the future. We work with universities and experts to explore the impacts of future regulatory requirements to design, specification, health and wellbeing in new homes. The R&D teams are currently trialling a range of energy efficient and low carbon technologies as well as continually looking at new and sustainable methods of construction. This will help us to meet our climate change targets and comply with expected changes to building regulations.

### “Our aims and goals towards the approach to built fabric & technology”



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### House Type Design

The images below identify some of the house types that are proposed as part of the development. The homes will range in size from 1 bedroom up to 5 bedroom and will be a mix of detached, semi detached, short terraces and limited apartments in the form of quarter houses.

### What Happens Next?

- We welcome the views of local residents and businesses.
- Taylor Wimpey will review all comments received as they finalise their proposals.
- It is the intention to submit a planning application to Leeds City Council in March 2025.

### Key Benefits



Overall, Parcels 2a, 2b and 2c will provide 370 new homes at this key strategic site.



A range of affordable homes - provision of 15% affordable homes to help local people to continue to live in the area.



Job Creation - through the construction process



Walking and Cycling Routes - the new cycle and pedestrian linkages connect these parcels into the wider Skelton Gate development.



Access to Open Space and play facilities - New play facilities will be created within the development and connections created to wider open spaces established as part of the green infrastructure plan of Skelton Gate.



Ecological Benefits - Introduction of additional tree planting and enhancement of natural habitats.

### Have Your Say

We value the comments and suggestions of local people and businesses, particularly where this helps to refine and improve the development proposal so that the social, environmental and economic benefits are maximised. You can do this by:

- Emailing us via [comments@aseland.co.uk](mailto:comments@aseland.co.uk)
- Please include the following site reference to all emails: Skelton Gate
- Writing to us at ASE Land, 26 West Street, West Butterwick, DN17 3LA

## Key Benefits and Next Steps