

Social & Economic Benefits

Proposed New Employment Development

Environmental & Sustainability Credentials



1,833 new permanent jobs
When fully occupied the scheme is expected to support 1,833 new full time jobs.



£72.6m in Economic Output
Once complete the scheme will add £72.6m in GVA to the economy based on direct, indirect and induced employment.



Local Training and Employment
60-120 training and apprenticeship roles created as a result of the scheme.



Highways Improvements
3 new roundabouts and a link road totalling circa £40m cost to improve the highway network around the site.



Business Rates
£3.2million per annum business rates generated.



New Construction Jobs
793 construction jobs supported by the proposed development over a three year period (264 per annum).



Illustrative Masterplan



Precedent images



Construction Value
£120million construction value of the project.



Long Term Development Value
Over the build period the development will add £35.9m in GVA based on direct construction related employment



Increased Landscaping
In excess of 20 acres of enhanced landscaping and woodland surrounding the scheme.



New and Enhanced Footpaths
New and enhanced footpaths links.



Biodiversity Gains
Site wide biodiversity net gain of at least 10%.



Electric Car Infrastructure
10% of parking spaces to have EV charging points.