

Commercial Road East, Coxhoe

Community Consultation Event

Site Analysis

Constraints:

- Only one primary vehicle access point to the site.
- No immediate bus routes.
- Significant gradient increases towards eastern boundary.
- Possible privacy distance and overlooking issue on northern boundary.

Opportunities:

- Potential for linking with existing footpath networks, walks and enhancing pedestrian routes within the site layout.
- Residential community to support the established village of Coxhoe and complementing current surroundings.
- New affordable homes

Strengths:

- Close to surrounding local employment; Bowburn Industrial Estate and the Amazon distribution warehouse.
- Established residential area, with newly developed houses adjacent.

Site Photos:



View 1 - Site facing from Lime Close junction



View 2 - View from edge of boundary

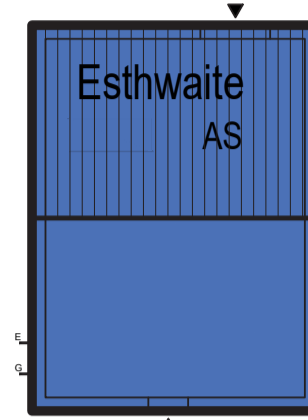
Constraints & Opportunities Plan



Indicative Masterplan

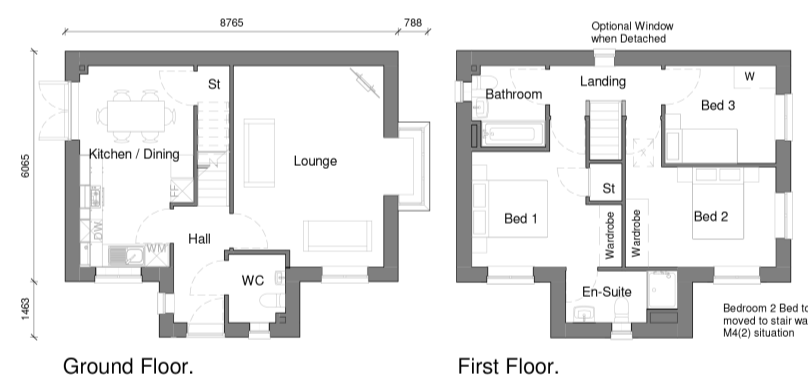
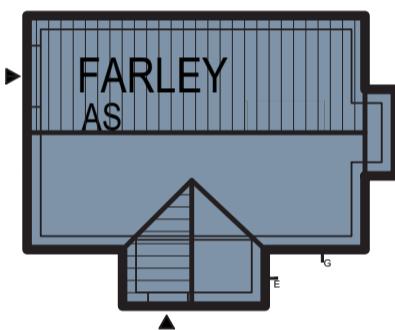


House Type Range



Ground Floor.

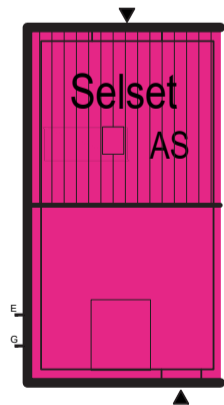
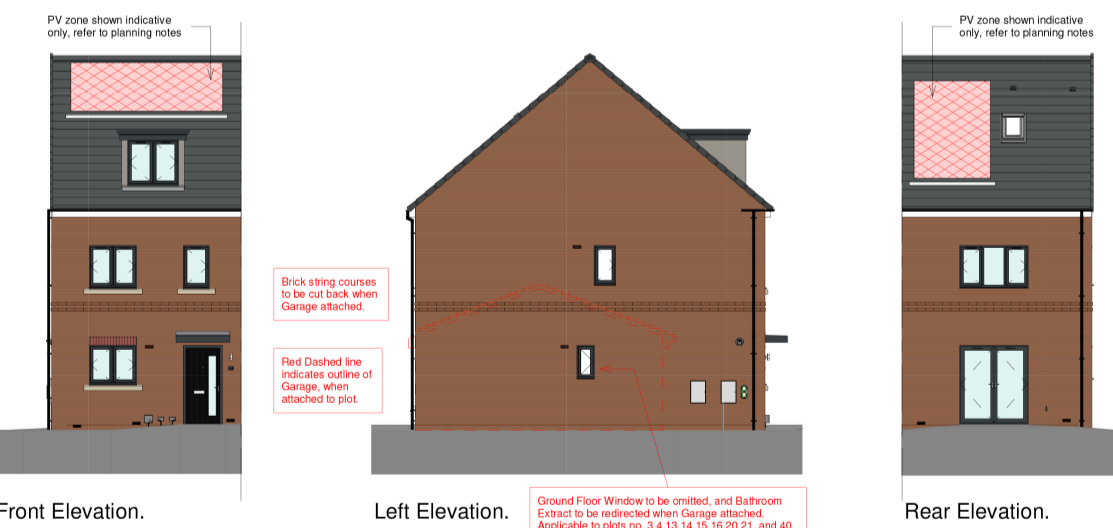
Esthwaite 1 Storey - 2 Bed - 3 Person



Ground Floor.

First Floor.

Farley 2 Storey - 3 Bed - 5 Person

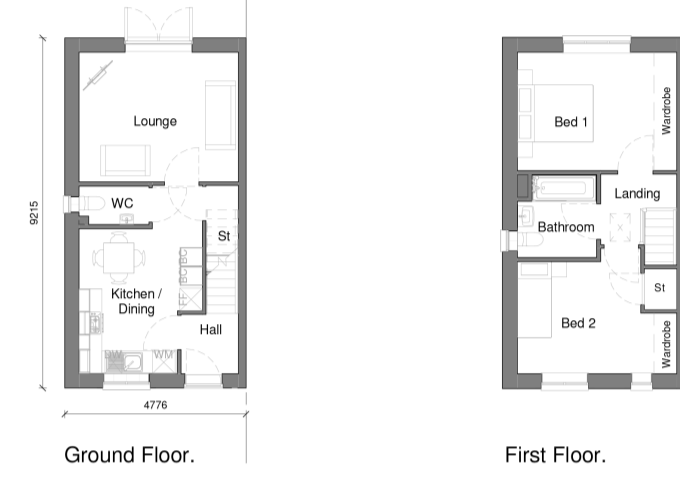
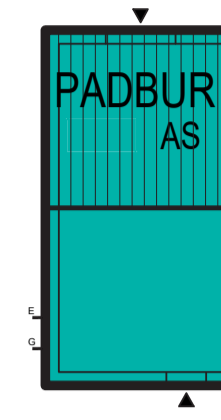
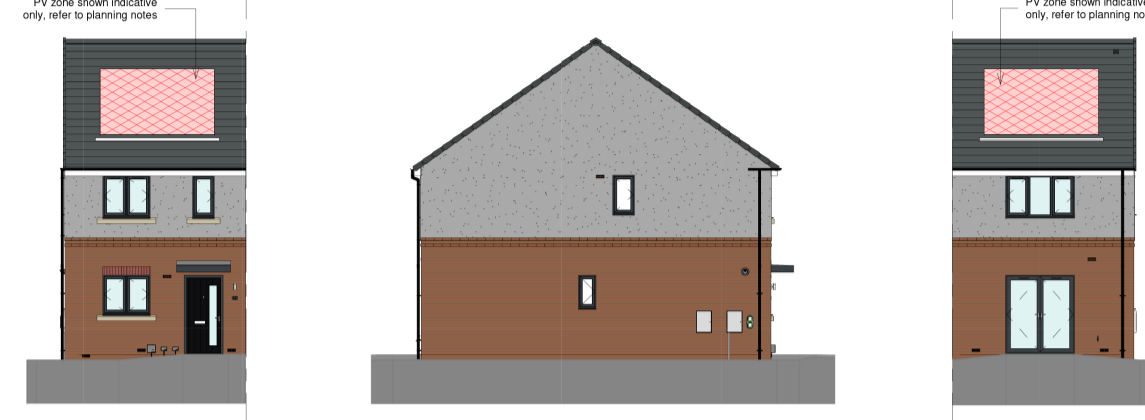


Ground Floor.

First Floor.

Second Floor.

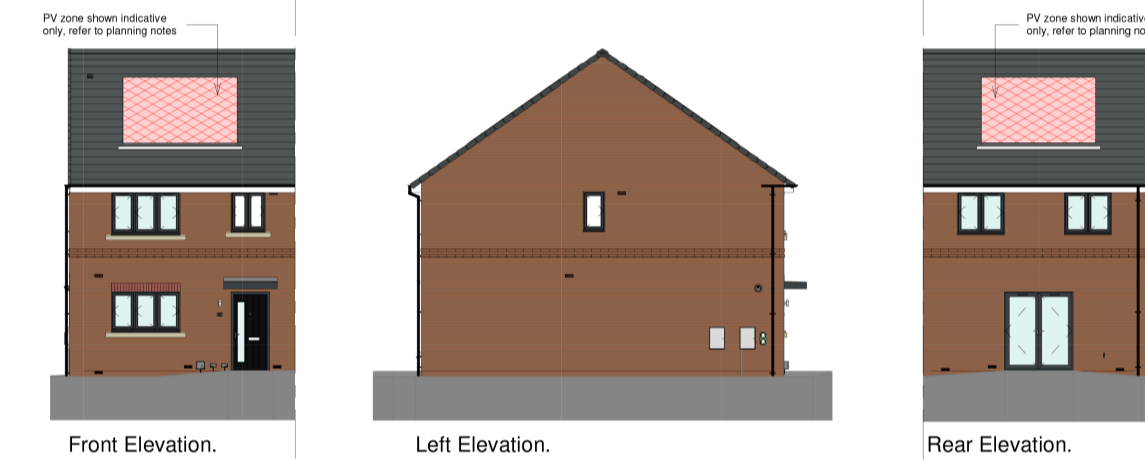
Selset 2.5 Storey - 3 Bed - 5 Person



Ground Floor.

First Floor.

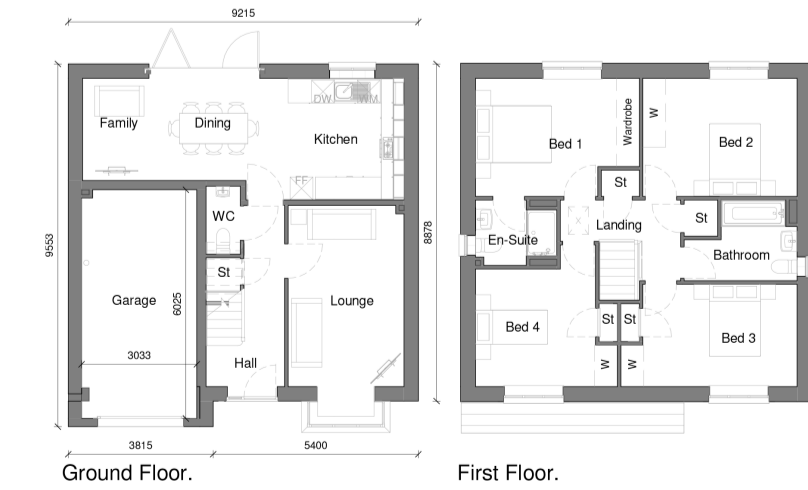
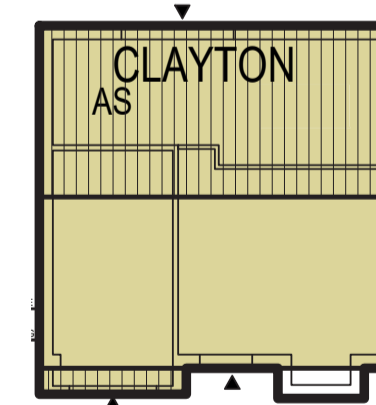
Padbury 2 Storey - 2 Bed - 3 Person



Ground Floor.

First Floor.

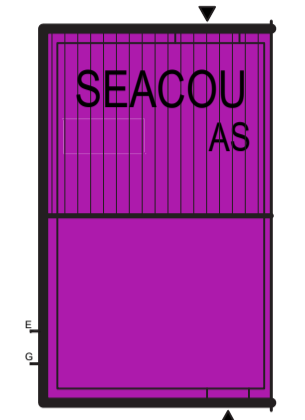
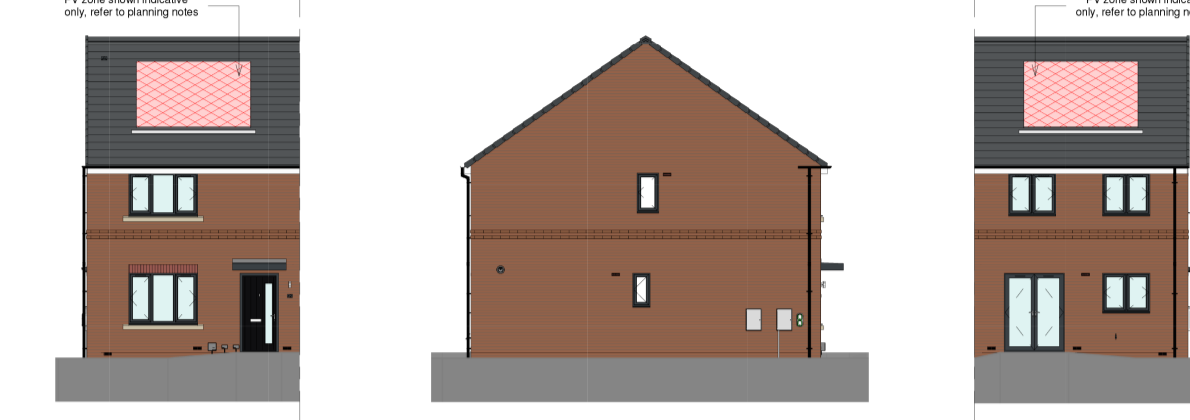
Holgate 2 Storey - 3 Bed - 5 Person



Ground Floor.

First Floor.

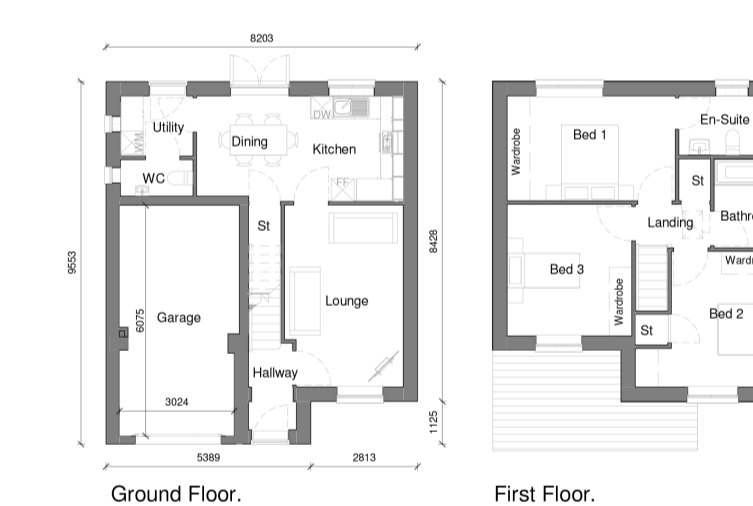
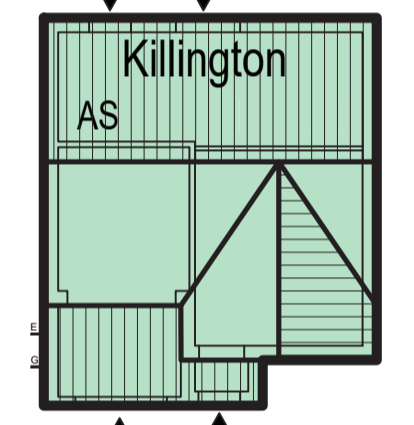
Clayton 2 Storey - 4 Bed - 7 Person



Ground Floor.

First Floor.

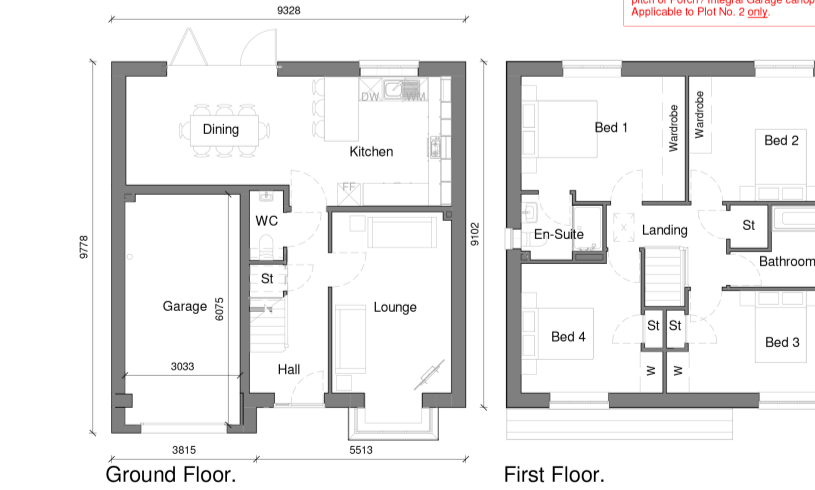
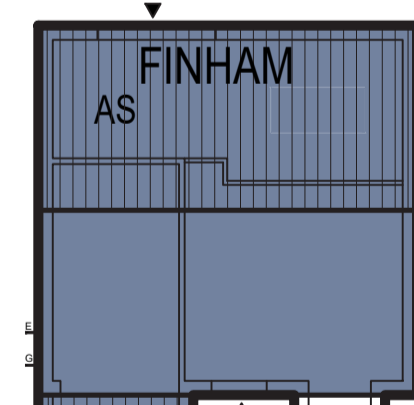
Seacourt 2 Storey - 3 Bed - 4 Person



Ground Floor.

First Floor.

Killington 2 Storey - 3 Bed - 5 Person



Ground Floor.

First Floor.

Finham 2 Storey - 4 Bed - 8 Person



Our Vision: Building Communities, Transforming Lives

Our Mission: Building long-term partnerships to deliver high quality, community regeneration solutions

Our Values: Straightforward, passionate, collaborative, creative

Keepmoat is a fast growing top 10 UK housing company. In the year to October 2021, Keepmoat sold 3,915 new homes generating a turnover of £701.6m. The company employs approximately 1,300 people.

We create long term partnerships with public and private sector organisations who have unused land or properties. Together we build homes and communities that people want for their affordability and quality. Our investment and participation helps transform neighbourhoods and improve the lives of local people.

We are different to a traditional builder or developer in five ways: our:

- Experience of partnerships
- Public service ethos
- Broad and deep capabilities
- Focus on creating homes for younger and older people
- Commitment to communities.

We are a business that works on a daily basis in deep partnerships, with government and voluntary/ charity/ housing sector organisations. Our typical partnerships are with private landowners, councils, housing associations, registered providers and infrastructure organisations. Working with our partners means we have a strong understanding of their challenges and ambitions and we are a very effective, reliable and attractive partner for both public and private organisations, often in very challenging urban and brownfield locations.

Our business has national breadth and local depth, with expertise in all aspects of housing including finance, design and planning, and developing homes. We have a comprehensive set of skills and capabilities that give us a wider perspective across the whole housing life-cycle and we create lower risk ways of building homes people need. Our strengths have always been focussed on people at the start of the housing ladder, whether renting or buying. One of the biggest housing challenges in the country is creating more starter homes and shared accommodation for younger people; 79% of our open market sales are to first time buyers and 67% of buyers are under 35 years old, which highlights how Keepmoat is playing an important part in addressing the country's housing needs.

The majority of our partners take a long term view of the places that they shape and our business is aligned to those long term ideals. Therefore, we naturally look to maximising our social impact and leave a positive, lasting local legacy in the North East. Often we are integrating low carbon technologies, working in live environments and creating new opportunities for people. The very nature of what we do and who we do it for goes way beyond the bricks and mortar, and this was recognised recently by Keepmoat winning the "Heart of the Community Award" at the North East Business Awards 2020.

We create opportunities for people to work and communities to grow and succeed. Already 6% of the workforce is made up of trainees, apprentices or graduates and we want that to grow significantly. We hire local suppliers and tradespeople, we work with local communities so plans meet their needs, we connect to schools and help children learn about the world of work so they have a better chance of getting a job.



Economic Benefits of Development

Introducing 90 new homes will improve the economic and social benefits outlined here. The figures below are based on the Home Builders Federation calculator tool.



Social Value Benefits

During the lifetime of the project we aim to deliver:

Approx. £5.5m Social Value

Potential job/ apprenticeship opportunities

Minimum of 8 Work placements

Minimum of 4 site visits by local schools and colleges

Minimum of 8 school/ college activities



Expenditure Benefits

£2.4m Local Expenditure

Spending by residents

The amount spent in local shops by the residents.

Feel At Home

First Occupation Expenditure

On goods and services with a proportion being in the local area.

Local Support

FTE Jobs

Increase resident expenditure supports local area.



Construction Benefits

96 Jobs

Direct Employment

Estimated to create 96 temporary construction jobs.

72 Extra Jobs

Indirect Employment

Estimated an additional 72 jobs could be supported in the supply chain.

New Trainees

Apprentice schemes

Potentially an additional 3 new trainees will be supported through a apprentice/ graduate schemes.