Welcome to Linden Homes’ public exhibition displaying proposals for the redevelopment of the former St George’s Hospital, Morpeth.

We have been selected by the Homes and Communities Agency (HCA) to prepare a masterplan for the first phase of this development. We have organised today’s event to provide you with an opportunity to help shape the plans prior to the submission of a planning application.

We are keen to hear your views so please do take the opportunity to speak to representatives of the project team and submit your comments on the feedback forms provided.

Thank you for visiting.

At the exhibition today:

- ABOUT US
- SITE BACKGROUND
- CONCEPT PLAN
- THE MASTERPLAN
- LANDSCAPING AND ECOLOGY
- HIGHWAYS, ACCESS AND INFRASTRUCTURE
- INVESTING IN LOCAL COMMUNITIES
- COMMUNITY BENEFITS
- NEXT STEPS AND TIMESCALES
Linden Homes is the country’s sixth largest house builder. We are the house building division of Galliford Try, one of the UK’s leading construction companies.

Linden Homes North East is based in Newcastle and is one of 11 regional offices that operate right across England, from Cornwall to Northumberland.

With a reputation for bespoke and creative developments in prime locations, Linden Homes prides itself on its high quality of design. We were named Best Large Housebuilder 2012 at the What House? Awards and Housebuilder of the Year at the Ideal Homes Blue Ribbon Awards 2013.

Engaging with local communities is key to the work that we do. We understand that if we are to deliver houses that not only meet the aspirations of those who seek to live in them but also enhance the existing neighbourhood, then we need to talk to and engage with local people. By seeking out local knowledge, and listening to local opinion, we are able to build a fuller picture and identify the wider benefits that development can bring to the existing community.

Linden Homes is proud to be part of the considerate constructor’s scheme, and works hard with local communities throughout the construction process of its developments.

www.lindenhomes.co.uk/community/stgeorges
Since its closure in 1995, the former St George’s Hospital has been redundant. With no investment in the fabric and upkeep of the facility for almost 20 years, it is now falling into disrepair and is structurally unsound in many places.

- There is asbestos throughout most of the buildings and dry rot spores have been identified.
- Our structural and heritage surveys have highlighted that there is little of architectural merit to be retained.

The proposed redevelopment is an opportunity to rejuvenate this site with a high-quality residential scheme. Our bespoke approach means that we always try to incorporate historic references and so the master plan looks to retain elements of the existing buildings, including the chapel.

This brownfield site measures 18.15 hectares and is situated to the north east of Morpeth in a secluded location. The old hospital building is centred around a main hall, with wings either side. There are a number of additional buildings on site, including the chapel, residential properties and an administration building.

Permission to build homes on the site was previously granted to the HCA. The principle of residential development is therefore already established.

www.lindenhomes.co.uk/community/stgeorges
This board shows how our architects, having considered the constraints and opportunities that the site provides, are starting to think that the development could look. It shows:

- The buildings we propose to retain, subject to further survey work and assessment
- Areas of parkland and open space
- Development zones bounded by existing trees and woodland
- Points of access, both vehicular and pedestrian

www.lindenhomes.co.uk/community/stgeorges
LINDEN HOMES
WORKING IN PARTNERSHIP WITH THE HOMES & COMMUNITIES AGENCY
Proposals for the former St George’s Hospital, Morpeth
The masterplan

What’s proposed?

Linden Homes is proposing to submit a ‘hybrid’ application of up to 375 new homes, approximately 120 of which will be in ‘detail’ (Phase A) and the remainder of which will be ‘outline’ (Phases B and C). If consent is granted, a reserved matters application will be required before work can commence on Phases B and C.

A number of buildings currently on the site are proposed to be retained, including the main water tower, the chapel and the central administration block.

The redevelopment will comprise up to 375 two and three storey homes, through a combination of new builds and conversions.

- A proportion of the new homes would be classified as affordable housing, helping to address the housing need in Northumberland County Council.
- Linden Homes takes pride in its ability to deliver affordable homes that are indistinguishable externally from open market properties.

The proposals would also include areas of public open space in keeping with the mature landscaped environment which would be attractively landscaped.

www.lindenhomes.co.uk/community/stgeorges
Landscaping

At present, the majority of the site has a distinctive parkland character, and is currently used as open grazing land with few trees. The site is surrounded by Bluebell and Howburn Wood, which would not be touched by our proposals.

The existing mature landscape of the site and its surroundings would be utilised to create areas of green open space, including recreation areas for residents, green routes for walking and cycling and ecological enhancement. The hedgerows and tree lines would be used to create small parcels of development.

Several key areas of public open space would be created on site, including a central green avenue, a green by the Chapel building and an area of central parkland around the existing buildings proposed to be retained.

In addition, up to four areas of play space would be provided within the greenspace as shown below, allowing for informal recreational use such as ball games.

Ecology

The development would retain the majority of the existing trees and hedges along the woodland which surround most of the site, whilst existing vegetation would be linked by green corridors to allow birds and small mammals to cross the site.

In addition, new trees and hedgerow would be planted within open space areas on the site, and meadow areas would be utilised where practical to enhance additional opportunities for wildlife.
Linden Homes has appointed BWB Consulting to undertake a comprehensive Transport Assessment, which will be submitted as part of the planning application to Northumberland County Council. This looks at the relationship between the development and local transport infrastructure in the vicinity of the site including sustainable modes of walking, cycling and public transport. It also assesses the operation of key junctions in the vicinity of the site taking into consideration the number of vehicular movements likely to be generated.

- The project team is in the process of finalising the proposals for the access and is currently proposing a signalised T-junction.

• Our modelling work has demonstrated that this would provide sufficient capacity to support up to 375 new homes.
• If the development would lead to capacity issues with the operation of any junction, we will consider suitable mitigation of this through agreement with the highway authority.

Drainage

The proposals would use swales – shallow channels designed to carry storm water – and permeable paving to allow surface water to drain through a conventional piped system into a pond in the southern part of the site. The pond would store water runoff during peak flows and then release it at a controlled rate. This would provide additional habitat land and enhanced biodiversity.

Foul water would connect into the existing public sewers around the site, using pumping stations to help drain the lowest parts of the site if a gravity connection is not feasible.

Education

We have held early discussions with both the local schools and the education authority at Northumberland County Council to understand the current education provision and likely future need.

- The schools are highly regarded and popular.
- Although they may be near capacity now, it is forecast that the school rolls will fall in the coming years.
- We will work with the education authority and the schools to monitor this and to ensure that we mitigate any impact that our proposed development might have.
Case Study: Ogwell Brook, Devon

- 186 new homes are currently being built
  - 25% (or 46 units) are affordable and are being made available through a local housing association to people on the local council’s waiting list;
  - 95% of all homes for sale have been bought by local people living within 15 miles of the development;

- A direct investment of £19.4 million into the local community

- Up to 280 jobs generated (research by the Home Builders Federation concludes that every home built delivers 1.5 full time jobs on site and in the supply chain)

- 73 jobs have been created on the first two phases of this three-phase scheme, two-thirds of which are with firms based less than 30 miles away.
  - A further 13 architects, surveyors and engineers are retained on the project, in addition to our team of four locally-based Linden Homes’ staff

- Local businesses have undertaken the majority of the work on site
  - 90% of our contractors are based in Devon and Cornwall
  - Three-quarters of our suppliers are also based in the south west
  - Working with local firms, we have been able to train 11 young apprentices

Our experience at Ogwell Brook is replicated on the majority of schemes across our entire national development network.

When we say that we work with communities, we mean it.
This scheme would deliver a number of benefits to the local community, including:

- A direct investment of some £45 million into the local community.

- The delivery of much needed affordable housing in the area, equating to a proportion of the total number of homes onsite (subject to viability).

- A New Homes Bonus payment over six years of more than £2.7 million to Northumberland County Council.

- As many as 560 new jobs on site during the construction phase (calculated using an industry accepted formula). These would be primarily with local contractors as our case study (see separate board) shows.

- Opportunities for local people seeking apprenticeships in the building industry.

- Highly energy-efficient new homes, built to the 2013 Building Regulations standard.

- A woodland management programme for Bluebell and Howburn Woods.

- New parkland open to the public.

- 200-300 new trees planted
Following today’s public exhibition, we will review all feedback received, prior to finalising the proposals and submitting a planning application to Northumberland County Council.

The team looks forward to receiving your feedback and is grateful that you have taken the time to attend today’s event.

Should you have any further questions or comments or if you would like to discuss the proposals with the team after today, you are welcome to contact us using the details below.

Freephone information line: 0800 298 7040
Website: www.lindenhomes.co.uk/community/stgeorges
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