Welcome to Linden Homes’ public exhibition to display its proposals for an attractive new development of open market and affordable homes on Beeches Road, Chelmsford.

You may be aware that outline planning permission was granted on this site in July 2013, providing consent to redevelop the land with up to 46 new homes. Today’s exhibition provides the community with an opportunity to review and comment on the detailed proposals for the site, prior to submission of a Reserved Matters planning application. We hope that you will find this event informative and helpful.

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 your interest and for taking the time to attend today’s event.

The former St John’s Hospital, Chelmsford, which Linden Homes is currently constructing.
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 Eastern is based in Chelmsford 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 2013 at the Housebuilder 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.
Located on the southern side of Beeches Road, the site is bordered by residential properties on the west, east and south east, and playing fields and the Adult Community College to the south and south west.

Originally constructed in the 1940s as a temporary hospital to look after those injured during the Second World War, the building has subsequently housed a number of Government departments. The site is now unoccupied.

The site is allocated for residential development in Chelmsford City Council’s Site Allocations Development Plan Document (August 2011). The allocation includes specific provision for access to the Adult Community College through the site.

Outline planning consent was granted on the site in July 2013. Linden Homes has closely followed the outline masterplan (opposite) in developing its own detailed proposals for the site (see the scheme proposals board).

**What is consented?**

- Up to 46 new homes
- 8 new affordable homes
- Access to the Adult Community College through the development
- Retention of important trees

www.lindenhomes.co.uk/community/beeches
The proposals seek to redevelop the site with an attractive development comprising:

- 46 new homes
  - 24 three bed homes
  - 15 four bed homes
  - 7 five bed homes
- Eight new affordable homes for local people on Chelmsford City Council’s waiting list
- Public open space in the centre of the development, which will be attractively landscaped
- Retention of hedges across the front of the site, which residents expressed a desire to see during the outline consultation

Highways, access and parking

- Access to the site is proposed from fewer points on Beeches Road, allowing more of the hedge to be retained than in the outline proposals
- All properties would have a minimum of two parking spaces, with the larger ones having three
- Access is provided through the site to the Adult Community College.

What are Reserved Matters?

Reserved Matters are the design details that were not included at the Outline Planning Application stage. Matters such as layout, scale, appearance, access and landscaping were reserved for future agreement by the council. Linden Homes will therefore submit details of these Reserved Matters for approval before the building works can start on site.

Linden Homes’ proposals closely follow the concept developed for the outline masterplan, as shown on the previous board.

www.lindenhomes.co.uk/community/beeches
LINDEN HOMES
Proposals for the former Defra and SVS Offices, Crown Buildings, Beeches Road

Scheme elevations

Proposed Beeches Road frontage

Proposed central courtyard houses

www.lindenhomes.co.uk/community/beeches
LINDEN HOMES
Proposals for the former Defra and SVS Offices, Crown Buildings, Beeches Road

Investing in local communities: a case study

Ogwell Brook: A case study

For many people, the visible sign of Linden Homes’ investment in their community will be the new homes that we build. We are certainly proud of the quality of our product, but we also know that our investment stretches far beyond bricks and mortar; our houses provide homes for families, jobs for local businesses and opportunities for new apprentices.

To demonstrate what this can mean for a community, we looked in depth at our £19.4 million residential scheme in Ogwell Brook, South Devon.

The benefits of the scheme in Ogwell Brook are summarised below:

- 186 new homes (25% of which are affordable)
- 95% of buyers lived within 15 miles of the development
- Those living over 15 miles from the development all have family living locally

The first two phases of the three-phased development have:

- Created 73 jobs on-site for contractors (in addition to 13 engineers, architects and surveyors retained on the project and our team of four locally based Linden Homes staff)
- Enabled 11 young apprentices to be employed
- Used local firms for work on-site
- Used local businesses in the South West to supply a majority of local materials

We believe our experience at Ogwell Brook is reflected across our entire site network. From our engagement during the planning process, to the day we hand over keys to a home, we are fulfilling a local need for employment, for housing and for a range of community benefits.

Community benefits for Beeches Road

The development of Linden Homes’ scheme would deliver a number of benefits to the local community, including:

- The creation of approximately 69 new jobs during the construction phase
- Opportunities for local people seeking apprenticeships in the building industry
- Total investment of circa £1.1 million into the local economy through the development of the site
- The provision of much needed affordable housing for local people
- New Homes Bonus payments to Chelmsford City Council and Essex County Council totalling over £400,000 over a six-year period. This money can be spent on anything
- A comprehensive Section 106 package totalling over £250,000 towards local infrastructure and services

www.lindenhomes.co.uk/community/beeches
The former St John’s Hospital was the birthplace of over 100,000 Chelmsfordians and holds a special place in the hearts of the community. Having closed its doors in 2010, the site is now receiving a new lease of life thanks to Linden Homes and being transformed with new family homes for Chelmsford.

Key facts

- The development represents a total investment of £24.5 million in the area.
- 131 new homes will be delivered, of which 18 will be classed as affordable.
- New properties occupied by local people – 95% of buyers have come from within 15 miles of the development.
- Prospective residents are being offered access to the Government-backed Help to Buy scheme, which helps people to get onto the property ladder. So far 50% of reservations have made use of this option.

Economic benefits

- £950,000 generated for Chelmsford City Council and £237,000 for Essex County Council through the New Homes Bonus. This funding is not ring fenced.
- A contribution of £680,000 made to local infrastructure projects, in addition to highways improvements along the access road and the provision of on-site open space and play equipment.
- Almost 80 jobs have been created on site to date, with all our contractors based within a 25 mile radius.
- 85% of materials used on site have travelled no more than 40 miles.
- Two apprentices are on site learning valuable skills for the future.
Thank you for taking the time to attend today’s exhibition about Linden Homes’ proposals for the former Defra and SVS Offices on Beeches Road.

We hope that you found the event helpful and we would be grateful if you could take the time to complete one of the comment forms available.

Following the exhibition, Linden Homes will review the feedback received prior to submitting a Reserved Matters planning application. You will have a further opportunity to provide comments to the council during the statutory consultation period that will be held following the formal submission of the planning application.

Thank you

If you have any questions or would like to discuss the proposals at any point, please contact us using the details provided below:

Freephone information line: 0800 298 7040
Website: www.lindenhomes.co.uk/community/beeches
Email: feedback@consultation-online.co.uk

www.lindenhomes.co.uk/community/beeches