



COUNTRYSIDE

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L&Q

Beaulieu Development Delivery Update November 2023



Beaulieu Parkway Bridge Opening

Following the opening of the Radial Distributor Road (RDR) Phase 2 in 2021, the Phase 3 Bridge is now complete and was opened to traffic on the 30th October 2023. This marks the final phase of a £35 million infrastructure programme by Countryside and L&Q to deliver a new relief road linking Essex Regiment Way and Boreham Interchange and provides more convenient access to new homes and services in Beaulieu as well as the future Beaulieu Park Station.



Photograph of Beaulieu Parkway Bridge completed

Other Transport Infrastructure Updates

Countryside Zest continue to deliver key pieces of sustainable transport infrastructure to connect Chelmsford with Beaulieu. Some developments include:

- **Infrastructure Road 5** — Connects the RDR to Beaulieu Railway Station. This application was agreed in September 2023 (app ref. 23/00380/FUL) subject to completion of a legal agreement. This application also includes the delivery of both strategic cycle and pedestrian paths from Beaulieu Park Station north towards New Hall School along the edge of the Estate Parkland rather than on-road, and a lit route is to be provided.
- **Beaulieu Park Railway Station** — To be delivered by Network Rail who have confirmed the official name as 'Beaulieu Park Station'. The detailed design was approved at Planning Committee in June 2023 and is due to be open in late 2025.
- **Railway Station Bus Link** — Connects the railway station to White Hart Lane. This application was approved at Planning Committee in June 2023, subject to the completion of a legal agreement. The bus link also provides strategic cycle and pedestrian paths around the Beaulieu Park Sports Ground, linking the station to White Hart Lane.
- **Infrastructure Road 6** - Connects to Beaulieu Parkway and Beaulieu Park Station car park. Application for the Western section was submitted in August 2023. Eastern section of Infrastructure Road 6 due to be submitted in tandem with Beaulieu Exchange (Zone BE1).



Extract of latest Beaulieu Masterplan showing the layout of the station road infrastructure.

Health Centre

The Health Centre was approved as part of the wider neighbourhood centre within Beaulieu. Countryside Zest were asked by the Clinical Commissioning Group (now part of NHS Mid and South Essex) to re-assess the approved Health Centre building and its operation in order to deliver a net zero carbon building.

Following a number of minor amendments approved by Chelmsford City Council's planning department regarding the design for the Health Centre, construction on the Health Centre commenced in October 2023, with its completion being targeted for Summer 2024.

Once opened the transition of services from Mountbatten House Surgery to the new Beaulieu Health Centre will begin, with all patients gradually being moved to the new site.



CGI of Health Centre

Chelmsford Garden Community Zone 2

An application for outline planning permission to for 3,500 homes at 'Zone 2' of Chelmsford Garden Community was submitted in October 2023 (app ref. 23/01751/OUT) to Chelmsford City Council. The application was submitted on behalf of a joint venture between Countryside Partnerships and L&Q (CLQ).

The new community will be delivered around three new villages, providing local services including three primary schools and one secondary school, nursery provision, medical center, village hall and flexible employment floorspace. These proposals form part of the wider Garden Community being delivered by a Development Consortium totaling 6250 dwellings plus other key land uses



Illustrative Masterplan submitted for Zone 2, with Beaulieu to the south.

Landscaping Enhancements

In August 2019, application ref. 19/01484/REM for landscaping to the North of New Hall School, known as the Northern Meadows, was approved. This application saw the delivery of an area of meadow, part of a series of compensatory measures to protect the setting of the Grade I listed New Hall, its Grade II Registered Park & Garden and other listed building groups, as well as the creation of a new area of open space for the residential development .

This landscaped area is now fully open for residents to use, with the final addition to the area being the opening of the playground.



Photograph of the newly opened playground in Northern Meadows

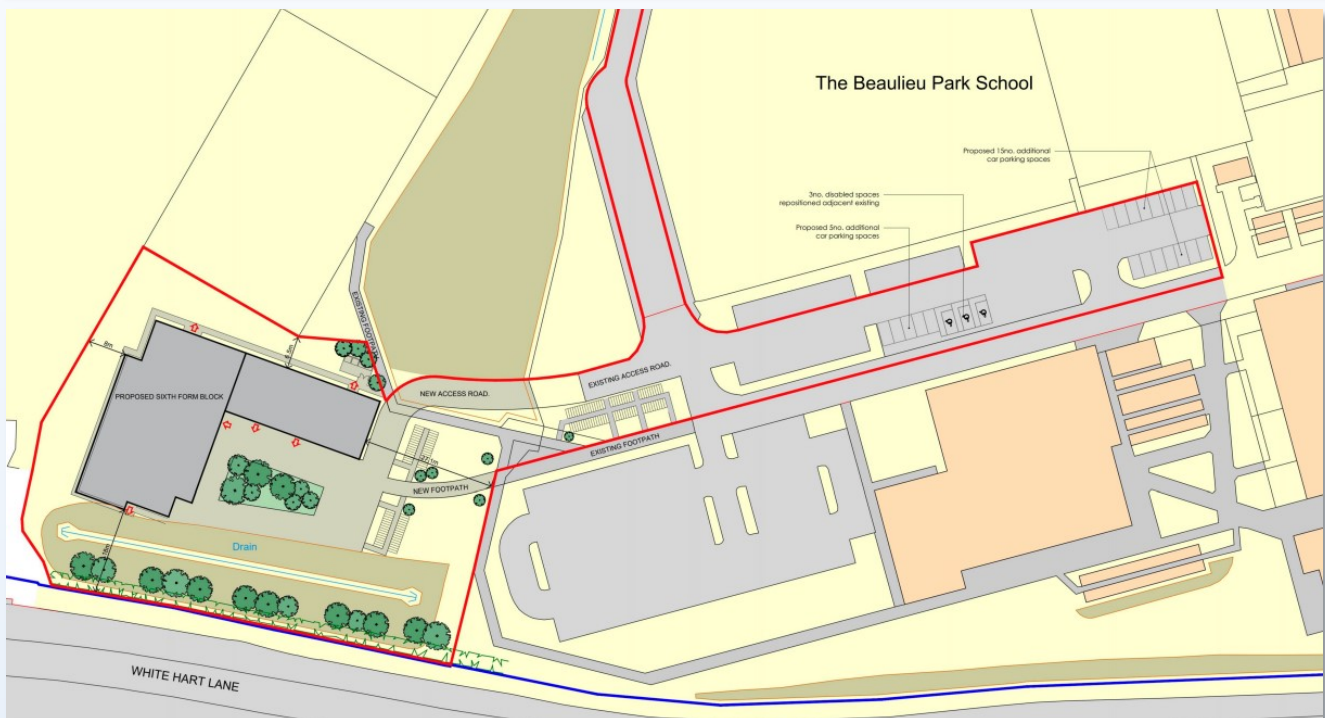
The Deer Park located to the south of New Hall, has established its part within Beaulieu and is a key part of the wider public open space enhancements. The paths have been designed to allow for local residents to walk, cycle and/or run through an area that is rich in biodiversity and heritage value. These paths extend around the edge of the Estate Parkland and through the Public Parkland.



Photograph of the Deer Park

Education Enhancement

As part of the education provision at Beaulieu, an application for a sixth form college at The Beaulieu Park School (app ref. 22/01629/FUL) was approved in January 2023. This development will bring another 10 classrooms to the school to accommodate more pupils, alongside new offices, study areas, dining and social spaces and a new access road for service and maintenance vehicles.



Proposed Site Plan of sixth form college

An application (ref. 23/00028/CM) was approved by Essex County Council in April 2023 for the second primary school in Beaulieu located off New Hall Way. The school is proposed to be open in September 2024 and Countryside have transferred the fully serviced site to Essex County Council who are delivering the school.



Proposed North-West Elevation of approved primary school

Community Events

To help residents enjoy what Beaulieu has to offer, and to promote a sense of community, a number of events have occurred and more are planned by the Land Trust in collaboration with various Councils for this year. This includes:

- 15th October 2023 to 06 December 2023—Green Angels Course with Christmas wreath making.
- 3rd December 2023—Christmas Fayre at the Community Centre. Welcoming Santa to Beaulieu with festive stalls and craft activities.
- April 2024—Play in the Park Easter School Holidays Event. Chelmsford Garden Community Council is pleased to again be collaborating with Chelmsford City Council and the Land Trust on this event. The event will be suitable for children between the ages of 3 and 11 and play workers will provide an opportunity for children to create, play and take part in sports, games and craft activities.
- 06 June 2024 —D-Day 80th Anniversary Commemoration event at Channels Park. This event is organised by Chelmsford Garden Community Council. Starting at 6.30pm residents will be able to enjoy food and drink and activities culminating in a beacon lighting at 9.15pm.

For further information on these events, please visit <https://thelandtrust.org.uk/space/beaulieu-chelmsford/> where additional information and contacts can be found.



Questions?

Countryside Zest remain committed to the delivery of the housing and infrastructure within and around Beaulieu.

If you have any further questions then please do not hesitate to contact DWD, the Planning Consultants acting on behalf of Countryside Zest, by emailing Lucy Freeman at Lucy.Freeman@dwdllp.com.