

# Beaulieu Gate Development update

Issue 7 | Winter 2025



**Welcome to the latest development update for Beaulieu Gate where we provide information about progress on-site and let you know the next stages**

## About Beaulieu Gate

Beaulieu Gate is the latest addition to Chelmsford's vibrant new district. Surrounded by ancient parkland and inspired by the design of Henry VIII's Tudor Palace (now New Hall School), Beaulieu Gate has been designed to make an instant impact, a new gateway to the wider Beaulieu development.

## Site activity

Site works are now coming to an end across our second phase. A small unit is located at the front of the site which will be being removed before Christmas. Even with the greatly reduced construction presence please be conscious of ongoing construction traffic around the development, with many of our neighbouring sites still having heavy plant moving around.

## Landscaping

Following the reviews and handovers with The Land Trust earlier this year, they will be maintaining the first Phase from now on, with some additional tree planting to be undertaken by us when the weather is suitable.

Across the second phase we will begin the handover process and start including more areas with The Land Trust's stewardship, to ensure planting is fully established this process will take us all the way through 2026.

## Timeline

- The first occupations on Beaulieu Gate took place in December 2021, our final occupations of the remaining homes will be complete at the beginning of 2026.
- The show homes and marketing suite within Phase one have been reverted back and the hard landscaping around them will shortly follow

## Public Open Space

All open space across Phase one is completed and handovers have taken place with The Land Trust.

The open space across Phase two is partly planted and handovers have begun but for the full site to be within The Land Trust's stewardship will take us up to the end of 2026.

## Managing agent

- The Land Trust are the Estate Management for the entirety of Beaulieu Park. They are responsible for all public open space areas across the wider estate and within the individual developments where landscaping does not fall within someone's ownership. This will include landscaping, play areas, verges, swales and SuDS.
- HML Limited are the appointed Management Company to maintain the other areas across the development only. They are responsible for the non-adopted footpaths, non-adopted roads, non-adopted streetlighting and associated feeder pillars/electricity. These are the items which form the associated Zonal service charge. Where relevant for leasehold properties, they will also provide the block service charges and associated services.

## Upcoming Handovers

Our next handovers to the Land Trust will include the areas on the outside of Phase 2, this includes the Northern, Southern and Western boundaries.

## Services

Electricity and Gas – British Gas

Water – Essex & Suffolk Water

Local authority – Chelmsford City Council

# Beaulieu Gate

Beaulieu Park is a well established community and Countryside continue to contribute towards this to ensure it keeps growing.

Existing amenities include;

- Local supermarket
- Dentist
- Veterinary practice
- Primary and Secondary school
- Dedicated bus services
- Local community centre

Works are underway to include more to Beaulieu!

- Recently the Beaulieu Parkway relief road and bridge has been fully opened.
- Works are underway to open a net zero Primary School
- Beaulieu Health Centre construction is in progress and estimated to be completed Autumn 2024



## Beaulieu Park Station

Works are fully complete for the new Beaulieu Park train station, which is now open and available for all passengers!

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

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