

Beaulieu Heath Development update



Issue 7 | Winter 2025



Welcome to the latest development update for Beaulieu Heath where we provide you with information about progress on-site and let you know what's to come in the near future.

About Beaulieu Heath

Countryside's Beaulieu Heath consists of two phases. Zones O&P are made up of 111 homes and associated open space, whilst our latest phase, Zone T consists of 66 units, encompassing both private and affordable units.

Set around the majestic New Hall School, formerly King Henry VIII's Tudor palace, and its estate parkland, Beaulieu is conceived as a series of individually designed neighbourhoods that connect to the wider landscape and countryside.

Phase 1 Site activity

We are happy to say the construction works to Phase 1 have completed. The temporary entrance has been removed and the planting laid, the cycleway link has been built and all areas are open.

Once sales have completed we will be reverting the marketing suite and surrounding areas to conclude the development completely, this will begin once Phase 2 has completed so we would not expect this process to begin now until Spring next year at the earliest.

Phase 2 Site activity

On site works are progressing very well and will continue into late 2025. The build is now focused around the small courtyard at the North West side of the development, all other areas are open and complete.

These works are expected to take us up until just before the Christmas break, when we then expect to be able to open this area and the additional road to the front of the development.

Please bear in mind when moving around these areas that roads may be occupied by construction traffic and care should be taken.

Timeline

- The first occupations on Phase 1 took place in May 2023 and will continue up until December 2024.
- The first build completions are due Autumn 2024 and will continue into Winter 2025 for Phase 2
- The Show homes and marketing suite for Beaulieu Heath are open and are located along Commonwealth Link, Chelmsford.
- On the development there are a mixture of adopted and private roads. The adoptable roads will be adopted by Essex Highways following completion of the phase.

Public Open Space

The Public Open Space located to the Southern and Eastern boundary of Phase 1 has been seeded and may take some time to fully bed in. Given the recent weather and heat we are monitoring the landscaping progress and will continue to do so until it has been able to establish and has been handed over to the Land Trust.

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 individual developments where landscaping does not fall within someone's ownership. This will include landscaping, play areas, verges, swales and SuDS.
- For Phase 1, First Port are the appointed Management Company to maintain the other areas across the Phase only. They are responsible for the non-adopted footpaths, non-adopted roads, non-adopted street lighting and associated feeder pillars/electricity. These are items which form the associated Zonal service charge. Where relevant for leasehold properties, they will also provide the block service charges and associated services.
- For Phase 2, HML are the appointed Management Company to maintain the other areas across the Phase only. They are responsible for the non-adopted footpaths, non-adopted roads, non-adopted street lighting and associated feeder pillars/electricity. These are 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

- Following the majority of Phase 1 being handed over, we are anticipating the remaining areas to be handed over across Q1 of 2026 as the planting becomes fully established.
- Handovers for Phase 2 will begin from Q1 2026 as the already established planting is brought up to ours and The Land Trust's expected standard

Services

- Electricity and Gas: British Gas
- Water: Essex and Suffolk Water
- Local authority: Chelmsford City Council



Road Sweeping

Countryside's site team work to ensure that the spine roads are kept clean from mud and dirt caused by construction vehicles and road sweeping operates weekly.

Contractor Parking

We understand that contractor parking has been a concern for residents in the past. Countryside's site team have been actively implementing a fining system for our sub-contractor parking if found to be parked on the residential roads.

Wider Beaulieu Ecology

Plans for the Community Gardens are now in their final phase of design and a detailed planning application to Chelmsford City Council will be made soon. We hope to be able to bring you further news on this in the coming months



Development News

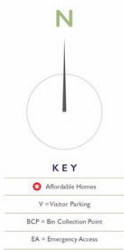
- Works are fully complete for the new Beaulieu Park train station, which is now open and ready for passengers!
- In October 2023 Countryside and L&Q were delighted to open the £14m bridge connecting the new Beaulieu parkway relief road with the realigned Boreham Interchange.
- Construction of the new medical centre commenced in August 2023, with our principal contractor Hutton Construction on site and making good progress. As can be seen on site, works have advanced and currently remain on programme and are estimated to be completed in Autumn 2024
- Construction of the first Net Zero school building in Essex started on site at Beaulieu in September, which is adjacent to the site along Newhall Way. The new primary school building will form part of the Beaulieu Park School creating an additional 420 primary pupil places

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.

Opening hours

Mon	10am – 5pm	Tue	10am – 5pm	Wed	10am – 5pm	Thu	10am – 5pm
Fri	10am – 5pm	Sat	10am – 5pm	Sun	10am – 5pm		

Phase 1: Zones O&P



- 1 Bedroom Homes**
 - The Snowfinch
Plots 16
 - The Brambling
Plots 21, 22, 23, 24, 34, 35, 92, 93
- 2 Bedroom Homes**
 - The Osprey
Plots 15, 17, 36, 75, 96
 - The Stonechat
Plots 19, 20, 37, 38, 39, 76, 77, 108, 109, 110, 111
 - The Laurel
Plots 25, 33, 40, 62, 63, 64, 65, 66, 67, 74, 94, 95, 106, 107
 - The Laurel Plus
Plots 72, 73, 79, 80, 85, 86, 100, 101, 104, 105
 - The Duncock
Plots 57, 58, 78, 87, 88, 91
- 4 Bedrooms Homes**
 - The Chelmer
Plots 18, 26, 32, 71, 81, 84, 97, 103
 - The Sycamore
Plots 28, 30, 69, 70
 - The Rosefinch
Plots 59, 60, 62, 83, 98, 99
 - The Turnstone
Plots 27, 29, 31, 61, 102
 - The Marlowe
89, 90
- 5 Bedroom Home**
 - The Waldron
Plots 68



Phase 2: Zone T



- KEY**
 - V = Visitor Parking
 - BP = Bin Station
 - BCP = Bin Collection Point
 - EA = Emergency Access
- 2 Bedroom Homes**
 - The Wandering Marmoset
Plots 1, 2, 3, 4, 5, 6, 7, 8
 - The Stonechat
Plots 11, 12, 30, 34, 35
 - The Osprey
Plot 42
- 3 Bedroom Homes**
 - The Laurel
Plots 9, 23, 32, 36, 40
 - The Skylark
Plots 10, 41, 44, 45
 - The Rosette
Plot 33
- 4 Bedroom Homes**
 - The Turnstone
Plots 13, 14, 15, 28, 64, 65
 - The Orwell
Plots 16, 24, 29
 - The Greenfinch
Plots 26, 27
 - The Sparling
Plots 12, 17, 18, 22, 25, 31, 37, 38, 43, 64
- 5 Bedroom Homes**
 - The Nightingale
Plots 17, 20, 31
- Pre-sold Homes**
 - 1 & 2 Bedroom Apartments
Plots 45-53
 - 2 Bedroom Homes
Plots 43, 44, 54, 55, 58
 - 3 Bedroom Homes
Plots 57, 59
 - 4 Bedroom Homes
Plots 54, 60

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:

beaulieuheath@countrysidehomes.com

