

# Beaulieu Heath Development update



COUNTRYSIDE  
Homes

Issue 2 | Summer 2024



**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

- There has been 76 completions up to the end of June '24. This includes Private Sale and Affordable occupations.
- Construction works will continue in line with the build programme, and it is anticipated that this phase will be complete at the end of 2024.

## Phase 2 Site activity

- On site works are progressing very well and will continue throughout 2024 into Spring 2025. The plan is for the build to move East to West with Area 1 (Plots 1-16) finishing in Feb/March 2025.
- At present, 48 units in total are in build with 75% of all site mains installed
- Recently the site was visited by NHBC to conduct a Construction Quality Review with the site scoring 100%!
- Consider Constructors Scheme scored site as exceptional!
- The site team recently organised a fundraising event for SSAFA, the Armed Forces charity, providing a range of treats for our staff and subcontractors raising an impressive £60.78!

## 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 late July/early August 2024 and will continue into Spring 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 will be provided in line with construction progress on-site. We will be installing footpath connection links from the open space to the development which will provide residents with ease of access to the wider community. We anticipate this to be in place later in the summer.

## Managing agent

- For Phase 1, a Management Company called Beaulieu Park O&P (Chelmsford) Management Limited has been set up for your development to manage areas of the development and some parts of its buildings, where ownership of those areas is not transferred to the residents directly. You will be responsible for the maintenance of your home and any land conveyed to you, whilst the Management Company will maintain any areas which are not conveyed to any purchaser. These are communal areas for the benefit of residents and therefore must be held in a separate entity.
- During the initial set up and construction of the development, Countryside provide the directors of the Management Company. This is common practice as it provides time for the communal areas to be completed and Countryside are responsible for making sure that happens. Once the communal areas are ready, Countryside will hand control of them over to the Management Company and when the development is complete, residents will take over as directors of the Management Company. The Managing Agent (Alexander Faulkner Partnerships) will continue to support the residents in the running of the Management Company so that communal areas are maintained after Countryside have left the development.
- An Estate management company called The Land Trust has been contracted for your development to manage the public open space across both Phase 1 and Phase 2. The Land Trust is a British charity, which owns or manages open spaces restored from derelict land for public benefit. Its vision is "to improve the quality of people's lives by creating sustainable, high quality green spaces that deliver environmental, social and economic benefits". The Land Trust owns or manages more than 2,000 hectares (4,900 acres) in more than 50 spaces in England and is developing projects in Scotland.

## Upcoming Handovers

- The first areas of landscaping installed on Phase 1 have recently been handed over to The Land Trust. Other areas are currently being maintained Countryside's landscape contractor, who will maintain these areas for the first year prior to handover to the Land Trust.

## Services

### **Phase 1 – O&P**

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

## Services

### **Phase 2 - T**

- Surface Water & Sewage: Anglian Water
- Portable Water: Essex & Suffolk Water
- Gas: British gas
- 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 underway for the new Beaulieu Park train station, which is currently due to be completed Winter 2025 and operation during 2026.
- 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
- 3 Bedroom Homes**
- 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 Dunsack  
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, 82, 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**
- Y - Visitor Parking
  - BCP - Bin Station
  - EA - Emergency Access
  - CP - Cycle Point
- 2 Bedroom Homes**
- The Wallowing Mallowettes  
Plots 1, 2, 3, 4, 5, 6, 7, 8
  - The Stonechat  
Plots 11, 23, 30, 34, 35
  - The Osprey  
Plot 42
- 3 Bedroom Homes**
- The Laurel  
Plots 9, 25, 32, 36, 40
  - The Skylark  
Plots 10, 41, 41, 42
  - The Rowan  
Plot 33
- 4 Bedroom Homes**
- The Turnstone  
Plots 13, 14, 15, 28, 84, 45
  - The Orwell  
Plots 16, 24, 39
  - The Greenfinch  
Plots 26, 27
  - The Starling  
Plots 17, 18, 22, 29, 31, 37, 38, 43, 44
- 5 Bedroom Homes**
- The Nightingale  
Plots 95, 30, 31
- Pre-sold Homes**
- 1 & 2 Bedroom Apartments  
Plots 45-53
  - 2 Bedroom Homes  
Plots 43, 44, 54, 55, 56
  - 3 Bedroom Homes  
Plots 57, 59
  - 4 Bedroom Homes  
Plots 34, 40

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](mailto:beaulieuheath@countrysidehomes.com)

