



**COUNTRYSIDE**

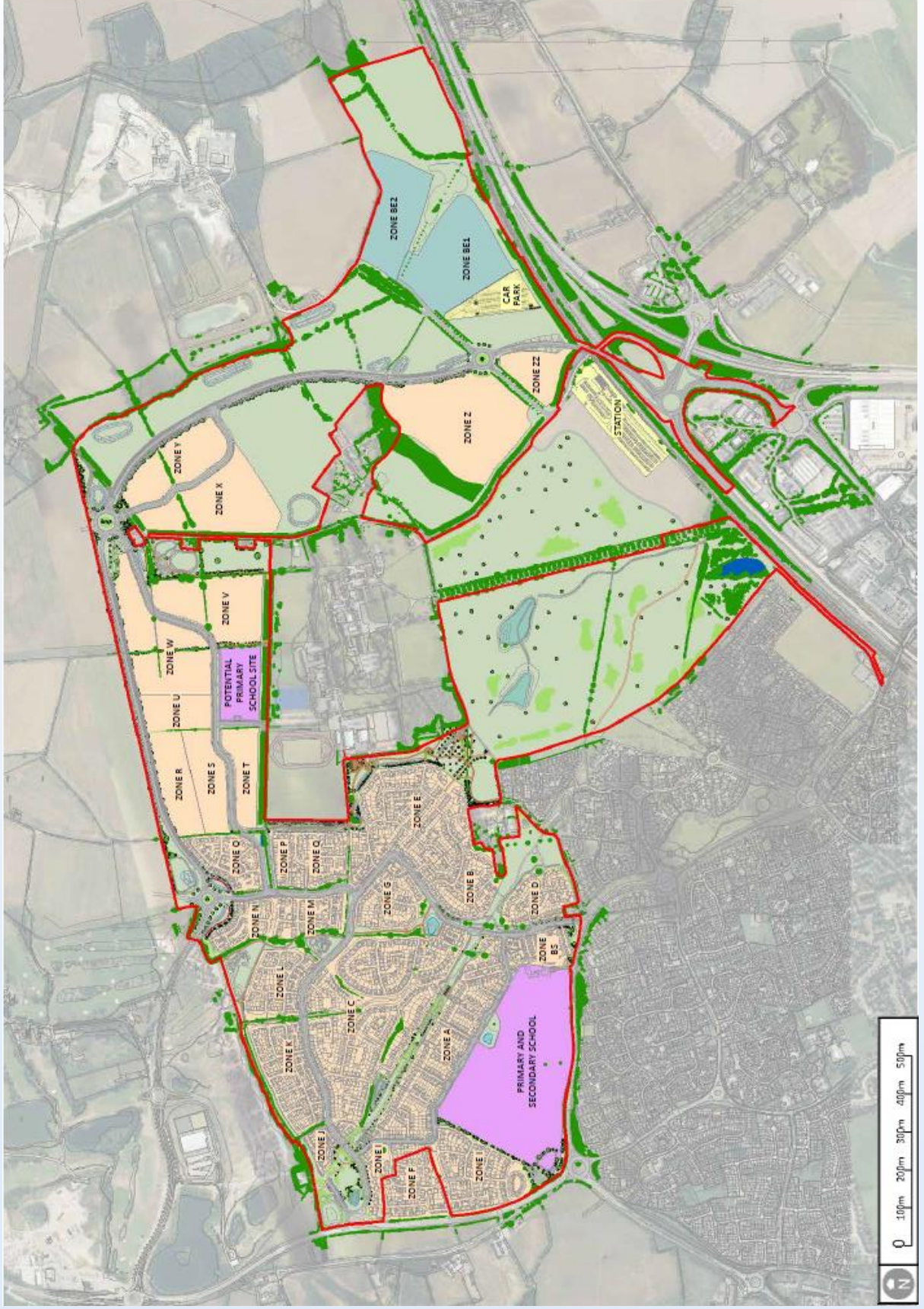
Places People Love

**L&Q**

# Beaulieu Development Delivery Update

July 2021





## New Housing Under Construction

Cala Homes have commenced work on new homes in Zone V. Zone V will provide 145 homes in total, divided by a new area of public open space. Work has commenced on the area to the south of the open space. The website for the development is online and available here:

<https://www.cala.co.uk/homes-for-sale/south-east-england/essex/cala-at-beaulieu-chelmsford>



## Retirement Homes Under Construction

The construction of 82 assisted living homes on Zone J, adjacent to the Deer Sphere, has begun. Construction is due to continue through 2022 with the first residents moving in at the beginning of 2023.



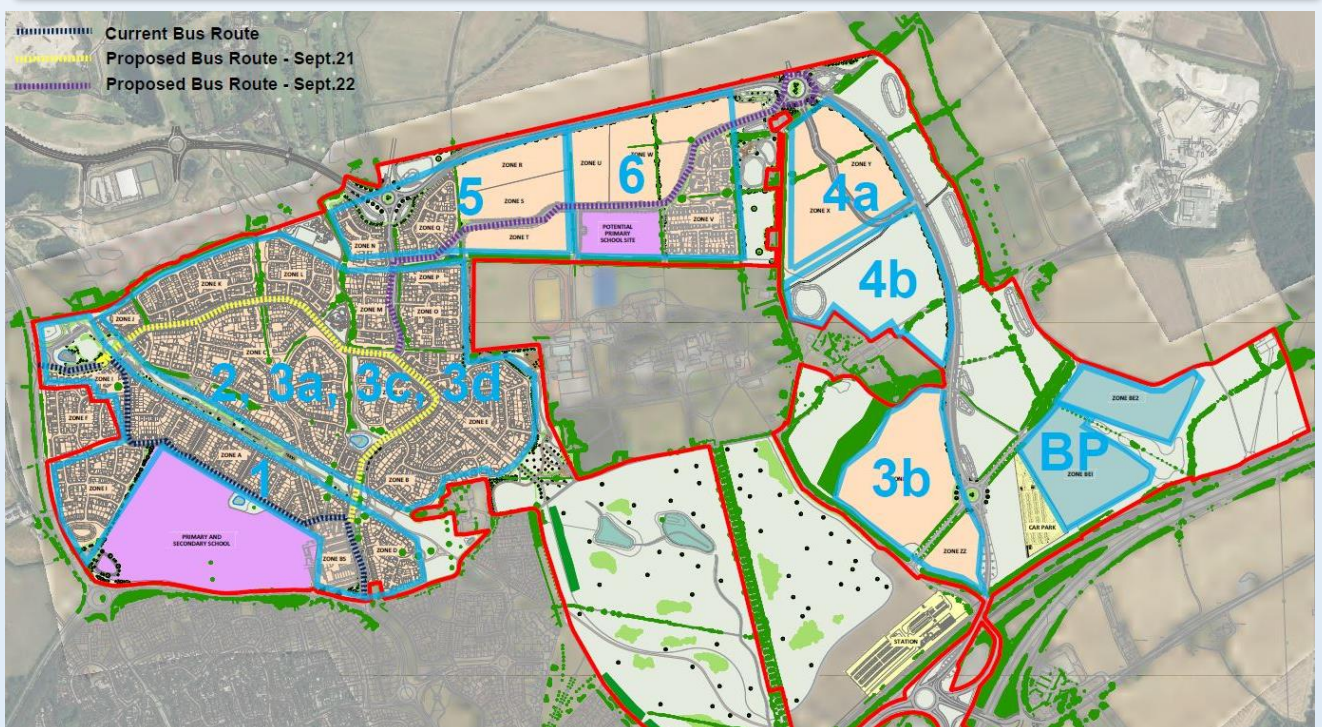
# Roads and Buses

Construction work has commenced on the preparatory works for the Radial Distributor Road (RDR), Phase 3—the new bridge over the railway line. The demolition of the existing General’s Lane Bridge is scheduled over Christmas 2021, with the new bridge lifted into place over Easter 2022.



Stage 3 of the Bus Strategy is due to commence operations in September 2021. The below diagram shows the extended route of the bus, highlighted in yellow on the plan below, will follow Regiment Gate. An increased frequency of buses will be delivered to Channels residents by September this year.

Beaulieu residents are entitled to one year’s free bus travel and can request a free electronic or paper season ticket within 1 year of moving into their homes for up to 4 members of their household.



# Boreham Interchange Works

Works commenced to enhance Boreham Interchange in February 2021. By mid-July Stage 1 will be completed, which includes preparatory construction for the following: the new Generals Lane roundabout, reconfigured existing Generals Lane roundabout, widening of Drovers Way, construction of new northbound slip road onto the A12 and modifications to the existing southbound on and off slip roads.

Revised traffic management arrangements will be in place from the beginning of July to the beginning of September for Stage 2 works. This will include the construction of the new parapet of the A12, to provide a cyclepath to Boreham Interchange and Drovers Way roundabout.

Stage 3 of the works will take place between September and October 2021 and during this stage the new A12 northbound on-slip road will be operational. A temporary gyratory arrangement will be in operation at the Generals Lane Roundabout whilst works are completed. Drainage works will be completed at this stage.

Stage 4 of the works will take place between the end of October and end of November 2021 which will include night works to complete roads surfacing and lane markings. The works to the interchange are Phase 1 and will be completed by end of November to allow for the demolition of the General's Lane Bridge in December 2021.

More details about the Boreham Interchange Works are available on the following website: <https://www.essexhighways.org/highway-schemes-and-developments/highway-schemes/boreham-capacity-improvements.aspx>



Diagram of works to be undertaken at Boreham Interchange between June and July 2021

## Ecology Update

In 2020, work was undertaken to restore and enhance some of the historic ponds. This involved removing some of the shading and allowing vegetation to grow from an existing seed bank. The enhancements provide egg laying and foraging habitat for newts and other wildlife. Our site ecologist monitors the ponds at Beaulieu for Great Crested Newts every other year and has recently completed surveys of all of the ponds, including those which have been enhanced. The results have been exciting with newts in all of the historic ponds for the first time in many years and records of newts breeding in ponds for the first time. As well as providing essential habitat for amphibians the ponds are important for other wildlife and attractive features in the landscape.

During our surveys this year our ecologist recorded hedgehogs foraging within the Linear Park. Evidence suggests that arable habitat is some of the least suitable for hedgehogs and our ecologist has only recorded evidence of them since the first housing zones were occupied. This year was the first direct sighting. The Estate Parkland, in front of New Hall School, continues to provide good habitat for ecology since the enhancement of the land from arable agricultural use. This year a sparrowhawk was recorded hunting over the Estate Parkland.



Pond 4 (left) an existing pond, adjacent to the north of Zones O&P, where vegetation clearance has taken place and aquatic vegetation is now present. Pond PM3 (right) in the North South Greenway has been allowed to vegetate naturally and now has amphibians breeding in it.

# Upcoming Community Events and Activities

Between June and December Beaulieu Estate Management have planned a number community activities. Some activities may have to be altered to account for Covid-19 restrictions at the time, however, the intended activities include:

- The launch of a monthly 'Heart and Sole' walk to encourage walking for health around different routes at Beaulieu;
- A Big Butterfly Count in the Community Gardens, to coincide with a National Event which runs between 16th July and 8th August;
- A Community Gardens open day in September to unveil the Lime Kiln Artwork. The artwork provides a representation of the Tudor-era lime kiln found buried in the community gardens during archaeological work;
- Halloween Storytelling in October;
- Beaulieu Christmas Event held at the Beaulieu Community Centre in December.
- A pilot project is being carried out by the 'Quality of Life Foundation and Commonplace'. This will involve surveys to help Countryside Zest understand and improve life in Beaulieu, as well as similar communities across the country.



## 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 Hannah Thomas-Davies at [hannah.thomas-davies@dwdllp.com](mailto:hannah.thomas-davies@dwdllp.com).