



Case Studies

Beaulieu Park, Chelmsford

Beaulieu Park is a proposed sustainable urban extension to the North East of Chelmsford. We are working in partnership with stakeholders to create a sustainable community on 850 acres in a highly accessible location between the A131 and the A12 at the Boreham Interchange.



Key elements of the overall proposals are:

- A mixed-use residential and commercial development providing at least 3,200 new mixed-tenure homes.
- An 850,000 sq ft strategic business and technology park which will provide important opportunities for employment growth with the opportunity to attract new 'blue chip' businesses to the area.
- An enhanced setting for historic New Hall school.
- Extensive community facilities incorporating recreation facilities, retail opportunities, open space and playing fields, as well as primary and secondary schools.
- Relief road offering traffic reduction to White Hart Lane and Colchester Road, with this new relief road comprising part of a first phase of a full North East Chelmsford bypass.
- A new railway station - one of only a handful of new station proposals in the UK which has full rail industry support. Passing loops will improve greatly the capacity of the line in the region. Together with strategic road improvements this brings important infrastructure enhancements to the County town.

The Group has previously built the majority of the 615 new homes on phase one of Beaulieu Park.

Rigorous and robust analysis has identified Greater Beaulieu Park as the most sustainable location for growth in the Borough. The Planning Inspector has recently confirmed Chelmsford Borough Council's Core Strategy, which supports the development of at least 3,200 new homes in North East Chelmsford, as being sound.

The Group is proposing to submit a planning application in Autumn 2008. A resolution to grant planning permission is anticipated in 2009, with a start on site in 2010 at the earliest.

