



BEAULIEU NEWS

SPRING 2021

DISCOVER WHAT'S HAPPENING AND HOW TO GET INVOLVED

**HOUSING MINISTER
VISITS BEAULIEU**

**BEAULIEU'S PARKS
AND GARDENS ARE
BLOOMING**

AWARDS RECOGNITION

**GREATER HOME
OWNERSHIP
OPPORTUNITIES**



L&Q



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Places People Love

WELCOME

Welcome to the fifth annual edition of Beaulieu News produced by Countryside and L&Q, the developers of Beaulieu, for our residents and the wider local community.

This June will be six years since we launched the first phase of new homes at Beaulieu. It has been an amazing six years with many milestones reached and celebrations along the way. In just a short space of time Beaulieu has become a thriving new community, unrivalled as 'the place to live' in Chelmsford. The last six years has seen the delivery of over 800 new homes, stunning new landscaped parks and open spaces and the Beaulieu Square Neighbourhood Centre with all its fantastic community, health, and education facilities. The Beaulieu Park Primary and Secondary Schools have opened, and the Beaulieu Community Centre has become the focal point for the local residents.

Our vision for Beaulieu was always to create a beautiful place, a place where people would be proud to live, that fosters a sense of neighbourliness, with first class community, education, and recreational facilities, supported by improved infrastructure. Despite the unprecedented challenges of the past year and the continuing restrictions to our lives brought about by the COVID-19 pandemic we have continued to make progress in the delivery of more new homes, open spaces and the relief road.

HOUSING MINISTER VISITS BEAULIEU

Countryside and L&Q were delighted to welcome the Minister of State for Housing The Rt. Hon Christopher Pincher MP to Beaulieu on 23rd July 2020.

Joined by Vicky Ford, MP for Chelmsford, Paul Kitson, Director Homes England, and senior representatives from joint venture partners Countryside and L&Q, the Housing Minister was given an overview of progress at Beaulieu and taken on a comprehensive walking tour to view the housing and infrastructure delivery that has taken place since the last ministerial visit in 2016.

The minister's walking tour began with a visit to the new Beaulieu Square neighbourhood centre to view the retail, community, and education facilities. Here he was met by Reverend Dan Pierce, who gave an insight into the strong community spirit at Beaulieu. The Minister went on to view The Beaulieu Park School, Essex's first all-through school, which opened its doors to the first intake of primary school children in September 2018 and secondary school students in September 2019.

Having viewed the new parkland and landscaped open spaces, public art and distinctly designed Beaulieu Heath and Beaulieu Chase residential neighbourhoods the Minister was shown the next stage of active development.

The Minister visited 'The Arbour' at Beaulieu, an exciting new phase being delivered by L&Q and was given a guided tour by Apprentice Project Planner Muhammed Ali Akbulet. Once completed, this new phase will deliver 300 affordable homes, including 255 for shared ownership and 45 for affordable rent. He also met an L&Q resident and heard about how shared ownership - where you part-own and part-rent your home - had helped her to purchase her home at Beaulieu.

Following his visit, the Housing Minister said: *"It was a pleasure to visit Beaulieu to see the impressive progress on the delivery of housing and infrastructure to the area.*

"I applaud the work that has been carried out to develop such a thriving community with excellent local facilities and recreational green spaces for residents. The further development of this community will be instrumental in providing high quality and affordable homes for the people of Chelmsford."

Image, from L-R: Adam Simpson, Christopher Pincher MP, Vicky Ford MP, Jordan Hoy



BEAULIEU'S COMMUNITY GARDENS ARE BLOOMING



Green space and parklands are a key feature of life at Beaulieu and residents have been reaping the rewards of having such vast amounts of outdoor space to enjoy on their doorstep. Since works began on the Community Gardens at the start of 2019, the 11 acres of landscaped gardens and woodland areas have been a source of great joy for residents. Acting as a corridor between many of Beaulieu's outdoor spaces, the Community Gardens are designed to connect allotments for plants and fruits with formal landscaped avenues and the wider Estate Parkland - providing a green space for everyone to enjoy.

During the pandemic, Beaulieu's green spaces have been a vital lifeline for the community - providing much needed outdoor space for exercise, relaxation, and general wellbeing. The Community Gardens are developing well after the first full growing season and are already being used by Beaulieu residents along with their four-legged friends, and for some it has become a quiet outdoor workspace. As we look towards spring, the gardens will become a haven for wildlife and a variety of plants.

The Beaulieu Estate Management team will be consulting with the community later in the year establish the long-term

management and use of the northern half of the Community Gardens. Several proposals are being considered including shared planters and raised beds with teaching space for local schools.

The 16th century Tudor lime kiln that was discovered during archaeological investigations, prior to the construction of the Community Gardens, has been preserved underground. A wooden replica of the Tudor lime kiln has been installed above ground to mark and celebrate the archaeological significance to Beaulieu's heritage.

BEAULIEU SUPPORTS THOUSANDS OF CHELMSFORD PRIMARY SCHOOL PUPILS TO KEEP FIT AND ACTIVE

On the 23rd September 2020 over 6000 primary school pupils across 53 schools in Chelmsford took part in 'Skip Hop Hurray', a skipping festival to celebrate National Fitness Day.



The initiative by Chelmsford School Sport Partnership (CSSP), in partnership with Active Essex, was supported by Beaulieu.

Since March 2020, CSSP has put an emphasis on finding creative ways for children, teachers and carers to prioritise sports - helping them find ways to stay fit, healthy and happy through these challenging times. The partnership has supplied a weekly menu of varied activities, challenges, and ideas for physical activities for different age groups, as well as running virtual competitions for all ages. Beaulieu's sponsorship has been key to helping the CSSP expand their programme of activity and deliver even more activities and events for the children and teachers they support across all 60 schools in Chelmsford

When the schools returned in September, CSSP hosted a multi-school skipping festival 'Skip Hop Hurray' with the aim of bringing accessible and safe sports back to children's daily lives. The aim of the sports festival was to celebrate togetherness, teamwork, confidence and enjoyment in fitness. 53 schools across Chelmsford were sent routines to practice ahead of the big day - the fields and playgrounds of Chelmsford schools were filled with pupil's taking part in a group skipping session.

Sara Robson, Chelmsford School Sport Partnership, said: *"We know that children have missed out on doing sport together and all the benefits it brings to healthy minds and bodies. In Chelmsford, together with Active Essex, we wanted children to experience a*

large-scale sports festival within their schools soon after returning from their extended summer holidays.

"The teachers in Chelmsford were keen to take up the challenge of the 'Skip Hop Hurray' day and started teaching the children skipping routines as part of their 60 minutes daily activity. The children enjoyed learning new jumps, getting fitter and simply playing outside with their friends. It was a fantastic day with music and fun seen and heard on the fields and playgrounds of our Chelmsford Schools. We hope the children will continue to have skipping as part of their daily routine. We are grateful, as ever, to our long-term sponsors Beaulieu for the support in delivering the 'Skip Hop Hurray' day for the community."

FIVE YEARS OF BEAULIEU: IN CONVERSATION WITH... BEAULIEU COMMUNITY CENTRE

In celebration of Beaulieu's fifth anniversary in September 2020, Countryside spoke with Ruth Gibson, centre manager for Beaulieu Community Centre, on her work and what makes Beaulieu an exceptional community to live in.

How long have you been working at Beaulieu's community centre?

I've been steering Beaulieu Community Centre for nearly a year as Centre Manager. There was no manager prior to me beginning my position so I am really pleased that I get the opportunity to put my stamp on things and really let my personality shine through my work with the community. I have just managed to get the foyer redecorated and it looks so vibrant and welcoming for when residents and locals visit us. We are a small team of three at the moment, but we build on each other's strengths and together create a great team dynamic.

What drives you to continue working for the people who live and work at the development?

I love coming to work and getting to know the regulars; many of whom drop by to attend a class and use the spaces within the centre. I meet many families and people of all ages and backgrounds throughout the week. The centre is a place for the community to come together to better their lifestyles - whether through fitness, meeting other parents or learning a new skill. As a manager of the centre that facilitates this, there is no greater reward than seeing people make positive changes.

Is there a strong sense of community at Beaulieu? In what ways is it unique?

I really believe that Beaulieu has one of the best communities of all the places I have lived or worked in. I absolutely love working here. The development is innovative in its approach to design and integrating homes with the various local shops, schools and community spaces.



Ruth Gibson, centre manager for Beaulieu Community Centre

It's especially rewarding to see the community come together for our special events, such as our craft 'mini-markets' or seasonal Christmas carols. Recently I also co-curated a lockdown art exhibition with trustee Reverend Dan Pierce. It featured creations by residents during the past few months when people have unlocked many of their own hidden talents. It really showed that although we have all been physically apart, the community is still as together as ever.

What are you and your team most looking forward to in 2021? Have you got any plans or goals that you're working towards?

After being closed for the best part of 2020, we are really hoping to get back to full capacity in 2021 and to start taking party bookings again for the

community. We have introduced many new safety measures and we are gradually seeing our partners returning to the centre to deliver classes and sessions. Our timetable is being updated with lots of new additions as we look forward, including children's art classes. We hope that even more new classes will start in 2021 and that we are able to organise community events and initiatives such as an indoor cinema and a community café. Another key objective of ours is to preserve the building itself as we want to continually reinvest in the maintenance of the centre to keep it an attractive and functional space for the community.

Right now, we are looking forward to re-opening again when it is safe to do so. Keep an eye on our website for information and updates.

beaulieucommunitycentre.org

NEWS FROM BEAULIEU ESTATE MANAGEMENT



HEALTH AND WELLBEING

It's safe to say that 2020 was a very difficult year for us all so we are always looking for positives. One thing that really cheered us up at Beaulieu Estate Management was seeing the increased use in the open spaces around Beaulieu. As people have been encouraged not to travel to get their daily exercise there's been no better time to explore the parks and trails around the development. There's plenty of circular trails for all walking abilities whether it's having a short walk through Chase Park or walking the outer perimeter of New Hall. Beaulieu already has three play areas for families and this year will add a fourth located to the north east of New Hall.

As restrictions lift we also hope to start our health walk in partnership with Heart and Sole which aims to be a half hour walk around Beaulieu and a chance to meet new people. This was supposed to begin last April but sadly has had to be postponed, however Heart and Sole are constantly monitoring the latest government guidance so we will update the residents' website once we get the go ahead.

RESIDENTS MEETINGS FOR 2021



Currently 2021 is looking similar to 2020 with regards to face to face meetings so we are looking at providing virtual

residents' meetings so we are still able to communicate updates on the open space at Beaulieu. We will communicate using the residents' website for when these meetings will take place. We hope once things improve that we can again begin meeting in the Community Centre. If there are any questions or queries, please don't feel you have to wait and get in touch with us at Beaulieu@thelandtrust.org.uk. These meetings are specifically for things related to Beaulieu Estate Management and we encourage any matters for Countryside to be reported to their Customer Service Team at Customerserviceeast@cpplc.com.

BINS AT BEAULIEU



Currently coffee shops are unable to provide drinks in reusable cups and so there has been a huge increase on site of disposable coffee cups. We do our

best to keep the development looking good and this involves emptying the bins and litter picking. Usually we empty bins roughly once a week although occasionally a bin may be emptied more regularly as required. We have however found our contractors having to spend more time litter picking and emptying bins on site with the main reason being coffee cups. We are asking all those that walk our sites with these cups, if the bin is full, please walk to the next one or even better please dispose of your cup at home. We thank you in advance for your cooperation, understanding and assistance in keeping Beaulieu a special place.

RESIDENTS' WEBSITE



Another reminder to encourage residents to sign up to the residents' website to keep up to date with the

latest news from Beaulieu Estate Management. With guidelines constantly changing, we will be using the website more to provide updates on events, works and anything we feel may be of interest for residents of Beaulieu. The website is designed solely for Beaulieu residents and can be accessed at: www.beaulieuresidents.co.uk. As well as receiving an email each time we post an update, you can visit the webpage to view previous news updates.

STORYTELLING AT CHRISTMAS



Something slightly different for Christmas 2020 where we put on a virtual storytelling event that residents could tune in to.

Presented by Shane Ibbs, who some of you may recognise from events in 2019. We had a number of different storytellers telling a mixture of winter tales all of who had been part of the World Storytelling Café, an online gathering of storytellers from across the world who came together through story in response to the 2020 pandemic. We had storytellers based in Scotland and Finland with others telling stories from countries like Russia.

There were also a series of Christmas newsletters with a range of different activities to take part in from the comfort of your own home. We are looking forward to being able to run events with residents in person as soon as we can but look out for more virtual events and activity newsletters in 2021.

BEAULIEU ESTATE MANAGEMENT

Dates for the Diary...



Due to constant changing circumstances, these events will be subject to change. Please follow the residents website at beaulieuresidents.co.uk for the most up to date information.



BEAULIEU SCARECROW TRAIL 2 APRIL - 11 APRIL

Who has the best Scarecrow? Create a scarecrow for your front garden and then let it be judged by fellow residents. In partnership with the Beaulieu Community Centre, we will create a trail using the locations of your scarecrows for residents to follow and then vote for their favourite. Please let us know by the Wednesday 24th March whether you will have a scarecrow to visit.

BIG BUTTERFLY COUNT FRIDAY 16 JULY - SUNDAY 8 AUGUST

Every year the Butterfly Conservation Trust runs a count encouraging the public to count what butterflies they find in their gardens or in their local parks. We hope, if we can run face to face events, to put on a series of crafts in The Chase Park as well as being on hand to help with ID. We will still provide resources to help you ID the butterflies at Beaulieu and would love for you to let us know what you see.

HALLOWEEN STORYTELLING AND TRAIL OCTOBER 2021 HALF TERM

Join us for more spooky stories in the lead up to Halloween. Either log in together at home or join us at the Beaulieu Community Centre for family friendly stories aimed at all ages. Beaulieu Community Centre will also be running their annual trail around Beaulieu Square, and of course, costumes are mandatory!

CHRISTMAS AT BEAULIEU DECEMBER TBC

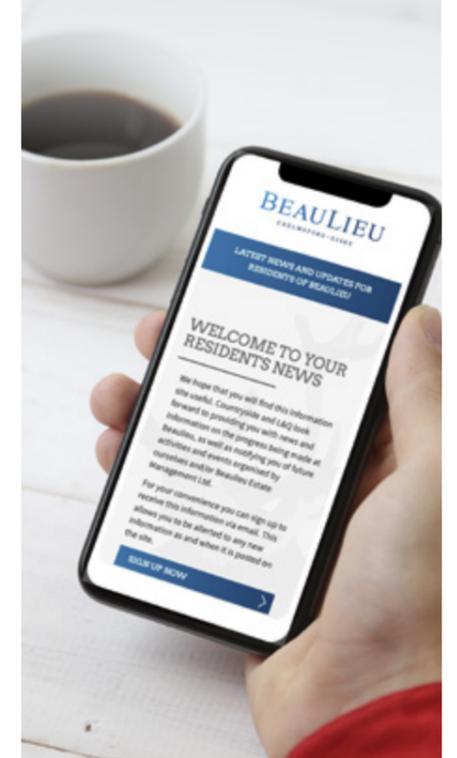
We once again hope to invite Santa to visit the families of Beaulieu alongside craft activities and festive stalls with support of the Beaulieu Square community.

RESIDENTS' WEB PAGE

From time to time, we would like to provide you with news and information on the progress being made at Beaulieu, together with details of forthcoming activities and events organised by Beaulieu Estate Management.

To help keep you up-to-date, we have created a Beaulieu Residents' portal, which can be found at: www.beaulieuresidents.co.uk

Here you can view the latest news and information. To save you having to log onto the website to check for news, you can sign up to receive news posts via email.



DEVELOPMENT UPDATE



Roe Deer



Muntjac Deer

SUMMER ECOLOGY

Our site ecologist has been undertaking surveys and ecology work all through last summer within the parks and open spaces here at Beaulieu. Ecologists have been enhancing the ponds in the Community Gardens and in Beaulieu Heath. Native shrub planting has been provided around the ponds to improve the habitat for the Great Crested Newts population. On Beaulieu Heath a woodland strip has been created linking habitats for Great Crested Newts in this area. New ponds have been created along the route of the new relief road which are holding water and beginning to develop aquatic vegetation.

Bat surveys have been taking place throughout the summer and the maternity colony of soprano pipistrelle bats onsite was between 10-20 bats recorded this summer. The area known as The Great Park in front of New Hall School provides habitat for both Muntjac and Roe deer, as well as several brown hares and a kestrel. This area has been expanded this year, with the eastern half of the Park taken out of agricultural use. New bat boxes are also being installed on several of the new buildings nearby.



Bat

NEW RELIEF ROAD

Progress is continuing to construct the new relief road around the outskirts of Beaulieu that will ultimately provide a direct route from Junction 19 of the A12, known as the Boreham Interchange, through to Essex Regiment Way (A130). The new relief road, to be known as the A131, will replace Colchester Road and White Hart Lane as the strategic route to Braintree, Stansted Airport and the M11, ultimately relieving congestion in and around Springfield. The new relief road will also provide the access to the proposed Beaulieu station which is scheduled to open in 2025/2026.



View of the first phase of the newly constructed relief road

The new relief road is already constructed in part and will be opened in phases to provide local access from Essex Regiment Way to Beaulieu via two new roundabout entrances. It is hoped that Essex Highways will adopt and open the first phase imminently.

DEVELOPMENT UPDATE

IMPROVEMENT WORKS TO BOREHAM INTERCHANGE

Also funded by Countryside and L&Q, the developers of Beaulieu, work commenced at the beginning of February 2020 to upgrade the Boreham Interchange to facilitate the delivery of the new relief road and access to the proposed new Beaulieu railway station.

These vital works form part of a wider package of infrastructure advancements being delivered by Countryside and L&Q worth over £35 million, to provide the new relief road.

The majority of the work is being carried out 24 hours a day to reduce the length of disruption, with the existing lanes

remaining open during the day. Details of any road closures will be listed in advance on the project website, along with details of the project phases and progress: borehamcapacityimprovements.co.uk.

Subsequently a new road bridge connecting the link road to the Boreham Interchange will be constructed, requiring a short period of additional works at the Boreham Interchange to tie in the new bridge. The new relief road is planned to open in Autumn 2022.

In line with the final completion of the new relief road, road users will see a comprehensive amendment to the traffic signs on Colchester Road and White Hart Lane, to reflect the downgrade of these roads for local

users with through traffic signed towards the new link road.

The works at the Boreham Interchange improve the capacity of the interchange by signalling each of the three roundabouts which make up the interchange, but also provide improved pedestrian and cycle facilities particularly for residents from Boreham walking and cycling towards Chelmsford, the commercial areas within Springfield and the planned new railway station at Beaulieu.

Proposals for the new Beaulieu station also include a bus interchange and substantial cycle parking, as well as a dedicated pedestrian and cycle route which will connect both the Beaulieu residential areas and the business park to the new rail station.



HOUSING NEWS

AWARDS

Beaulieu wins recognition at prestigious Evening Standard New Homes Awards 2020



Beaulieu was crowned the winner of the 'Best Shared Ownership' Development at the prestigious Evening Standard New Homes Awards 2020.

Entering its 29th year of acknowledging the very best achievements from Britain's housebuilders, these highly coveted awards recognise innovation and excellence, and we're delighted to be amongst the winners. Judged by a panel of industry experts, the awards look for developments that display excellence in overall design, including aesthetics, suitability for purpose and sustainability.

This category not only recognises outstanding projects that make a real impact on the delivery of quality homes but also developments that provide young professionals and families an opportunity to put down roots.

Beaulieu wins commendation at The First Time Buyer Readers' Awards 2020



Beaulieu was highly commended for 'Best Large Development' at last year's First Time Buyer Readers' Awards. The awards, seek to celebrate

organisations that have demonstrated excellence in producing top-quality homes for aspiring buyers across a range of criteria.

The 'Best Large Development' category is for developments that have used the best design and quality to create an affordable, desirable and inspirational environment and that has provided additional facilities to benefit the local community and surrounding neighbourhoods.



RETIREMENT APARTMENTS ARE COMING TO BEAULIEU

Anchor Hanover, England's largest not-for-profit provider of specialist housing and care for people in later life, has received planning permission to build 82 new homes for the over 65s at Beaulieu.

Over the next 24 months, Anchor Hanover will deliver the independent living scheme of one and two-bedroom apartments which will be available for private sale and shared ownership. The new homes will also

be complemented with an onsite bistro, a communal lounge, hair and beauty facilities and a guest suite.

Construction is due to start early 2021, with a sales and marketing suite opening in 2022. It is expected that the development will be completed early in 2023 ready for the first residents to move in.

For more information contact chelmsford@anchorhanover.org.uk



WE ARE DELIGHTED TO WELCOME CALA HOMES TO BEAULIEU

CALA Homes North Home Counties has officially started work on its brand-new scheme of 145 high quality homes at Beaulieu. Comprising of 72 one and two-bedroom apartments and 73 three, four and five-bedroom houses. Of these properties, over

25% will be provided as much-needed affordable units for rental and shared equity tenures. It is anticipated that the new homes will launch in May. For more information about CALA Homes' development at Beaulieu, please visit www.cala.co.uk

HOUSING NEWS

L&Q INCREASES ITS SHARED OWNERSHIP OPPORTUNITIES AT BEAULIEU

Available through L&Q's Shared Ownership scheme, a selection of one and two-bedroom apartments will be launching this Summer at Beaulieu Heath. Designed as a stepping-stone to outright ownership if you cannot afford to buy a home on the open market, with Shared Ownership you part-own and part-rent your home. The minimum share you can purchase is 25% and the maximum is 75%. You usually pay a mortgage on the part you own and a subsidised rent on the part you don't own. As your income rises, you can 'staircase' to increase the share you own until you eventually own 100% and no longer pay any rent to L&Q.

To find out more, visit lqhomes.com/beaulieu

THE ARBOUR

L&Q are set to launch The Arbour, a collection of 255 new homes available through Shared Ownership this year. The homes will be a natural extension of the existing community in Beaulieu and will draw upon the rich heritage of local village architecture and more formal buildings surrounding the development. The homes will be a mix of one, two and three-bedroom apartments and houses.

Offering a high specification as standard, The Arbour will meet L&Q's 'New-Build Homes: Quality Standard' promise. There are no added or hidden costs for the inclusion of carpets, fittings, and essential appliances, ensuring homes are fully equipped for buyers as soon as they move in. Once a buyer purchases an L&Q home, L&Q will continue to manage the home and neighbourhood, supporting its residents every step of the way.

Register your interest or find out more, visit lqhomes.com/beaulieuarbour



FURTHER PHASES OF NEW HOMES AT BEAULIEU HEATH

Countryside has recently launched a selection of new one and two-bedroom apartments for private sale at Beaulieu Heath, available through Help To Buy.

In addition to the recent launch of new apartments at Beaulieu Heath, Countryside is preparing to launch their latest phase of 1-4 bedroom new homes later this year, to be known as Beaulieu Gate. Occupying a key location on the development, these new homes are inspired by Tudor architecture drawing on features such as red brickwork and stone detailing from the nearby New Hall School, formerly the palace of King Henry VIII.



BEAULIEU GATE

