

BEAULIEU NEWS

DISCOVER WHAT'S HAPPENING ACROSS OUR VIBRANT COMMUNITY | MARCH 2024 – EDITION 7



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Centre coming
to Beaulieu...*

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BEAULIEU NEWS

WELCOME TO THE LATEST EDITION OF **BEAULIEU NEWS**, PRODUCED ANNUALLY BY COUNTRYSIDE (NOW PART OF THE VISTRY GROUP), AND L&Q, THE DEVELOPERS OF BEAULIEU.

It's been an exciting time at Beaulieu over the past year with many more families moving in and lots of development milestones achieved, community events and housing progress. Not least the opening of the new Beaulieu Parkway relief road and bridge in October, providing residents with a fast connection to the Boreham Interchange, and the start of the new Beaulieu Health Centre and second primary school building for Beaulieu Park School.

We continued to support local charity events during 2023 including the Havens Hospices Chelmsford Marathon and Half Marathon, the Chelmsford Mildmay Rotary Club's Santa Sleigh Tours and Heart and Sole wellbeing walks.

Check out the 'Dates for the Diary' section on p14-15 for details of activities and events Beaulieu Estate Management have planned for you in 2024.





SCAN HERE FOR MORE INFORMATION ABOUT HAVENS HOSPICES AND HOW THEY ARE 'MAKING EVERY DAY COUNT' FOR CHILDREN AND YOUNG PEOPLE ACROSS ESSEX.



to continue our support for the Havens Hospices through Beaulieu's sponsorship of the Chelmsford Marathon and Half Marathon.

This is an important fundraising event for Havens Hospices which attracts runners from up and down the country. We would like to express our gratitude to the runners, donors, volunteers, and local community who, once again, have raised the bar in showing their commitment to raising awareness and much-needed funds for the invaluable care provided by Havens Hospices for its patients and their families across Essex. It is a wonderful day out for the whole community."

Beaulieu's continued SUPPORT for Havens Hospices' Chelmsford Marathon and Half Marathon 2023.

Central Park in Chelmsford played host to more than a thousand runners on Sunday 15th October taking part in either 13.1 or 26.2 miles through the streets of Chelmsford and the surrounding villages.

By participating, runners helped to raise vital funds for Havens Hospices, an Essex-wide charity that provides specialist care and support to babies, children and young people living with incurable conditions.

The fastest male of the Chelmsford Half Marathon was Ryan Willmott who finished in 1 hour, 16 minutes and 9 seconds. The fastest female was Hannah McGowan-Jones who finished in 1 hour, 21 minutes and 5 seconds.

Aaron Hudson was the fastest male who completed the Marathon route in 2 hours, 41 minutes and 16 seconds. The fastest female marathon runner was Nikki Woodyard in 3 hours, 3 minutes and 1 second.

Jackie Stretton from the Springfield Striders Running Club was the second female to finish the half marathon race despite breaking her foot earlier in the year. Jackie who has completed the Chelmsford Marathon and half marathon route in previous years said after her race: "This year's event was such good fun, the marshals are great, and there's such good support out there."



Beaulieu has sponsored this popular local event for a number of years, with many Beaulieu residents and Countryside staff taking part including volunteering their time on the day.

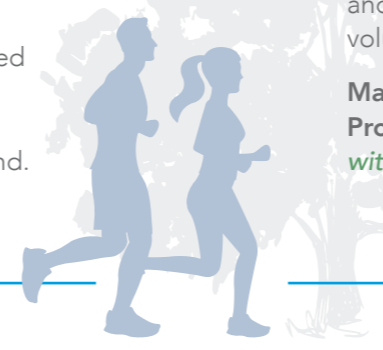
Martin Leach, Managing Director, Major Projects, Countryside, said: "Countryside along with our development partner L&Q, are so proud

LUCY LOCK, COMMUNITY ENGAGEMENT MANAGER AT HAVENS HOSPICES ADDED:

" WE ARE ENORMOUSLY GRATEFUL TO EVERYONE WHO TURNED OUT TO SUPPORT THE CHELMSFORD MARATHON, MAKING IT YET AGAIN ANOTHER SUCCESS IN SUPPORT OF OUR SPECIALIST CARE AND SUPPORT WHICH IS A LIFELINE TO LOCAL FAMILIES.

THIS EVENT WOULDN'T HAVE BEEN POSSIBLE WITHOUT THE SUPPORT OF OUR SPONSORS AT BEAULIEU, THE BRILLIANT VOLUNTEER MARSHALS AND WATER STATION ATTENDANTS WHO GIVE UP THEIR TIME. "

To find out more about Havens Hospices' upcoming local events, follow @HavensEvents on Facebook or visit www.havenshospices.org.uk/events





FESTIVE FUN AT BEAULIEU!



RETURNING FOR ITS THIRD YEAR, THE TOUR OFFICIALLY COMMENCED ON TUESDAY 5TH DECEMBER AND WAS MARKED BY THE MAYOR OF CHELMSFORD, COUNCILLOR LINDA MASCOT, WAVING THE SLEIGH OFF FROM OUTSIDE THE BEAULIEU COMMUNITY CENTRE.

I am particularly pleased that the Mayor of Chelmsford attended Beaulieu Community Centre to 'wave us off' on our first leg of the tour, and thanks go to Beaulieu for supporting us".

Sponsored by Beaulieu, Chelmsford Mildmay Rotary Club's festive expedition seeks to raise vital funds for local charities each year. Visiting various destinations across north Springfield, Beaulieu, Channels, Boreham, Ford End, Little Waltham and Great Waltham bringing Christmas cheer and the chance for children to meet Santa.

This time the Rotary Club were fundraising for The Children's Society East (Hidden Harm) – a fantastic organisation that works with young people across Essex who live with parents/carers with drug or alcohol addiction, or mental health issues – as well as other local charities.

Jean Harper, President at Chelmsford Mildmay Rotary Club, said: *"I really enjoyed helping Santa take his sleigh around the streets of Chelmsford this year and meeting so many children and their parents who helped us to raise money for local charities.*

COUNCILLOR LINDA MASCOT, THE MAYOR OF CHELMSFORD, ADDED:

“ I WAS DELIGHTED TO BE GIVEN THE OPPORTUNITY TO WAVE OFF THE ROTARY SLEIGH ON THE FIRST NIGHT OF ITS ANNUAL TOUR. CHELMSFORD MILD MAY ROTARY CLUB MEMBERS GIVE VALUABLE SERVICE TO OUR COMMUNITY, FUNDRAISING TO SUPPORT LOCAL CHARITIES INCLUDING THE CHILDREN'S SOCIETY (EAST). ”

The tour ran for 12 nights, completing the tour on 21st December along Centenary Way, Linge Avenue and Regiment Gate.

The Mayor of Chelmsford returned to Beaulieu in December to launch Chelmsford Mildmay Rotary Club's Santa Sleigh Tour...



BEAULIEU COMMUNITY CENTRE UPDATE



IT'S BEEN A YEAR OF CHANGE FOR THE BEAULIEU COMMUNITY CENTRE AND FORMER BEAULIEU COMMUNITY TRUST (BCT). WITH THE ONGOING DEVELOPMENT OF CHELMSFORD GARDEN COMMUNITY, THE TRUST HAS AMENDED ITS CHARITABLE OBJECTIVES AND CHANGED ITS NAME TO CHELMSFORD GARDEN COMMUNITY TRUST (CGCT) TO REFLECT THE WIDER AREA OF BENEFIT THAT IT NOW OPERATES WITHIN. ONE OF THE PRIMARY ROLES FOR THE TRUST REMAINS THE CONTINUED MANAGEMENT AND DEVELOPMENT OF THE BEAULIEU COMMUNITY CENTRE ALTHOUGH THE TRUST WILL BE UNDERTAKING WIDER ACTIVITIES ACROSS THE AREA.

There have been changes to the Trust board and the Beaulieu Community Centre has a completely new team, led by our new Centre Manager Noleen Andrews. The Community Centre is a fantastic facility and a key community asset. The Trust secured grant funding from the new Chelmsford Garden Community Council to implement a



number of security upgrades including additional CCTV cameras and a new door entry system which will be operational imminently. The improvements will help to safeguard the building for the future and ensure that everyone that uses the centre can do so in a safe, secure and welcoming environment.

All signage throughout the centre is currently being updated to reflect the new branding, a new broadband service has been installed to improve the user experience and there are plans to update the foyer area. A new enhanced website is also in development and will be live imminently however for the time being information and updates can be found on the centre Facebook page at www.tinyurl.com/BeaulieuHub

If you want to contact the Community Centre via e-mail, please do so via our new main address: enquiries@BeaulieuHub.uk

Running such a community facility and ensuring it remains accessible for all comes at a significant cost. At the moment the income from room hire does not cover the operational costs, therefore the Trust is undertaking a review of its cost base, centre utilisation and pricing model with a view to creating a robust forward plan to ensure the centre we all know and love can continue to thrive.

The centre is a key community asset, and the local community can provide much needed financial support by joining the Essex Lottery. Chelmsford Garden Community Trust is officially recognised as a good cause, tickets only cost £1 per week and 50% of proceeds for all tickets sold from the CGCT Essex Lottery Page comes to us plus 10% goes to other good causes in Essex.

It's a win-win for everyone as you can help us improve what we can offer through Trust activities and at the



Beaulieu Community Centre, it only takes minutes to join and you can win up to £25,000!

The Trust will be looking to expand the number of events and activities at the centre in the coming year so keep an eye out on the Facebook page and the new website. We already have a Women's Health event planned for Saturday 20th April (tickets at www.tinyurl.com/WomensHealthTickets), and an Open Mic night which will be hosted by our very own Dan Pierce planned for May (tickets coming soon).

It's the beginning of a new era for the Trust and the Beaulieu Community Centre and the future looks exciting so please do get involved!

For and on behalf of the Trust Board & Beaulieu Community Centre Team...

Andrew Wright
Trustee & Treasurer.



NEWS FROM BEAULIEU ESTATE MANAGEMENT



Beaulieu Estate Management appoints two new estates officers

Following the departure of Martin Payne last year, two new estates officers have joined the Beaulieu Estate Management Team. You may have already met Phillipa Nichols and Graham Kemp.

Pip will be organising and running a programme of events throughout the year to ensure residents have plenty of opportunities to make new friends, enjoy the beautiful outdoor spaces at Beaulieu and get involved in projects such as the implementation and maintenance of the community gardens. Graham's focus is on managing the beautiful parks and open spaces we have at Beaulieu.

Message from Pip...

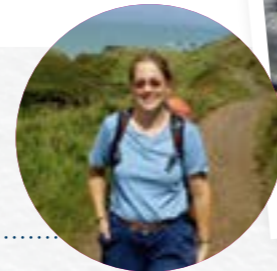
I started at the end of April on a part time job share basis as the Community Engagement Officer. My background is in countryside management and prior to this role I was running a nature reserve in the south of the county. It has been amazing to see just how much wildlife exists at Beaulieu. Some of you will have seen me out and about during my lunch break observing the local wildlife.

In August we welcomed Graham Kemp, the other half of the job share. Graham comes to us from Essex University where he was Deputy Grounds Keeper for seven years, where the team achieved Green Flag Accreditation as well as placing Top 10 in the UK for Green Spaces for seven consecutive years and gaining FA Centre of Excellence Accreditation for the 30 acres of sports pitches.

To date, I have been involved with setting up and running a number of events at Beaulieu including our first ever Green Angels adult education course. Seven people signed up for the course which

ran over four weeks, and was run in partnership with our good friends, Essex Wildlife Trust. Subjects covered included, winter bird and berries identification, winter tree identification, signs of hibernation and finished with participants foraging for materials to make their very own Christmas wreaths. We spotted a wide range of birds everything from hedge sparrows to siskins, mistle thrushes and greater spotted woodpeckers. Our next Green Angels course will commence on the 5th June for four weeks. Please keep a look out for the event being advertised in the Spring.

Other popular activities were Pumpkin carving held over Autumn half term where over thirty children ranging from three to sixteen enjoyed themselves, some carving pumpkins for the first time! We had various designs from the more traditional to a Harry potter deathly hallows inspired pumpkin!



The annual Beaulieu Christmas Fair, in partnership with the mini market, was a great success. Held at the Beaulieu Community Centre, Chelmsford Mildmay Rotary Club once again kindly ran the Santa's grotto. The weather wasn't kind to us on the day but we welcomed a good turnout of residents including a steady stream of visitors to both the grotto and the free Christmas crafts put on by the Land Trust

During the autumn myself and Graham carried out an audit of trees for replacement around the estate and Plant Style, our landscape contractors, have been busy carrying out the replanting.

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.

Finally, please be aware that I run a drop-in surgery for anything estate related that you would like to discuss or just to pop in and say hello. This occurs on the 2nd Wednesday of every month between 2-4pm. This is at the Beaulieu Community Gardens Cabin off Taylor view. Feel free to drop in for a cuppa and a chat.





Beaulieu awarded coveted Green Flag Award for its

PARKS & OPEN SPACES

for the second year running

BEAULIEU IS A UNIQUE LANDSCAPE-LED RESIDENTIAL DEVELOPMENT THAT WILL ULTIMATELY PROVIDE 176 ACRES OF GREEN SPACE INCLUDING COMMUNAL GARDENS, PARKS, PLAY AREAS, AND MEADOWS ALL OF WHICH ARE LOOKED AFTER AND MAINTAINED BY BEAULIEU ESTATE MANAGEMENT, A SUBSIDIARY OF THE LAND TRUST, FOR THE ENJOYMENT OF CURRENT AND FUTURE GENERATIONS TO COME.

The news that Beaulieu has retained the accreditation - the international quality mark for parks and green spaces - is testament to the hard work and dedication of the team that care for the green space so that everyone can enjoy them.



Ganesh Chaturthi Festival celebrated by the Indian community at Beaulieu in September...

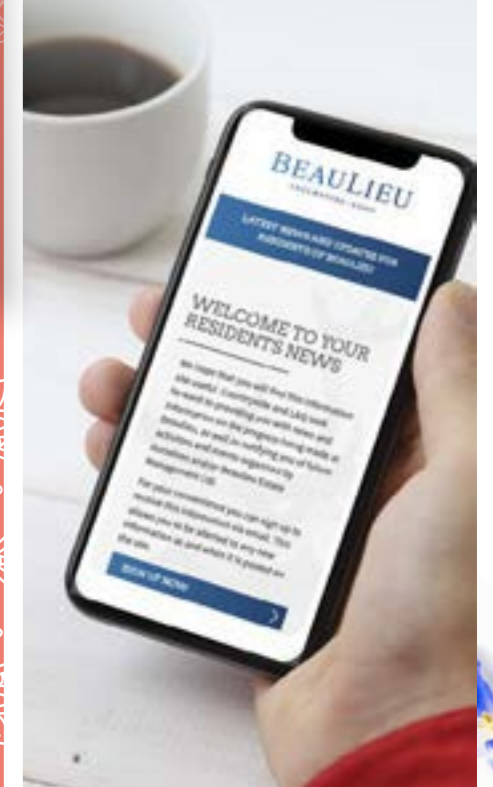


NEW RESIDENTS WEBSITE

From time to time, Beaulieu Estate Management would like to provide you with news and information on upcoming activities and events.

To keep you up to date, we have refreshed the 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. We would ask that all residents who have previously signed up to this portal, do so again please, as it has been rebuilt using different software. The new residents web page will go live at the end of March.



DATES

for your diary

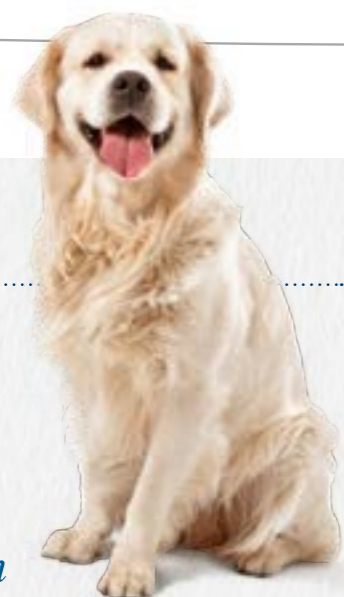


23 Mar

DOG DAY!

Time: 12-4pm
Location: Beaulieu Community Gardens

In partnership with the Chelmsford Community Garden Council, Beaulieu will be hosting its first Dog Day. Bring your four-legged friends along for an afternoon of fun and information. Chelmsford City Council will be in attendance offering free chipping and advice, along with the Dogs Trust, Police dog unit, fun competitions and much more!



24 Mar

HOLI CELEBRATIONS



Time: 12-4pm
Location: Beaulieu Community Gardens Cabin

Holi celebrations with the Beaulieu Indian society, come and join in the Hindi festival of Holi celebrations at the Cabin.

8 Apr

EASTER CRAFT MAKING

Time: 11-4pm
Location: Beaulieu Community Gardens Cabin

Pop into the Community Gardens Cabin on Monday 8th April for a day of craft making.



4 Apr

PLAY IN THE PARK

Time: 10-4pm
Location: Beaulieu Community Gardens

Chelmsford City Council's Play in the Park. Active play, sports skills crafts etc. Aimed at 3-12 yrs.



5, 12, 19, 26 Jun

GREEN ANGELS

Time: 9:30am-2:30pm
Location: Beaulieu Community Gardens Cabin

The Land Trust free adult education programme. Come and learn about the wildlife that abounds at Beaulieu with our partners from Essex Wildlife Trust and make new friends. Subjects covered are wildflower and grasses, bird and insect identification.



30 May

SCARECROW MAKING WORKSHOP

Time: 12-5pm
Location: Beaulieu Community Gardens Cabin

This year sees the return of the scarecrow trail. Come along and make a scarecrow in good company. Please bring any materials along with you. Refreshments will be provided. If you can't make the date and wish to make your scarecrow at home to be included in the trail, please let us know by 3rd June. The trail will run from Monday 1st July.



Dec

RESIDENTS CHRISTMAS EVENT

Date and details to follow



DEVELOPMENT NEWS

New Beaulieu Parkway

RELIEF ROAD

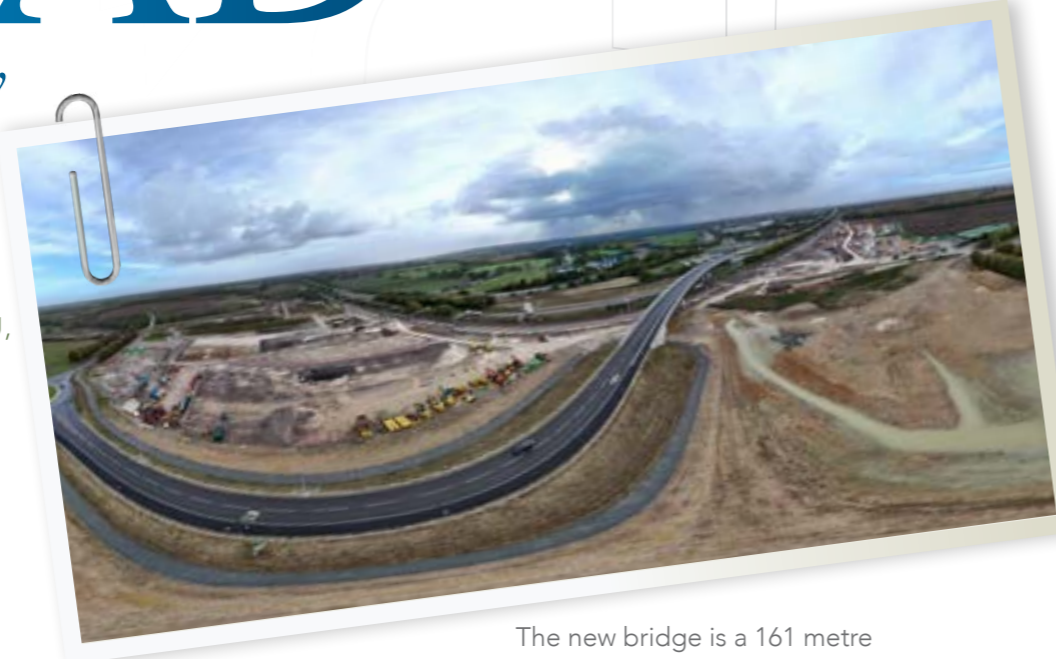
and bridge now open in full

ON OCTOBER 30TH COUNTRYSIDE AND L&Q, THE DEVELOPERS OF BEAULIEU, WERE DELIGHTED TO OPEN THE NEW £14M BRIDGE CONNECTING THE NEW BEAULIEU PARKWAY RELIEF ROAD WITH THE RE-ALIGNED BOREHAM INTERCHANGE. BBC LOOK EAST AND VICKY FORD MP WERE IN ATTENDANCE TO MARK THE FINAL STAGE OF THE DEVELOPERS' £35 MILLION INFRASTRUCTURE PROGRAMME TO PROVIDE A NEW RELIEF ROAD BETWEEN THE A12 AND A130.

The new relief road, named the A131 Beaulieu Parkway, provides residents with a more convenient link between the A12 (Junction 19) and the A130 (Essex Regiment Way) and 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.

Funded and delivered by Countryside and L&Q, the new relief road also provides access to the planned new Beaulieu railway station which is scheduled to be complete by the end of 2025 and operational during 2026.



The new bridge is a 161 metre long three-span superstructure of composite weathering steel fabricated girders. It was initially constructed on site in a temporary location between February 2022 and September 2022 before being moved over the Great Eastern railway line and the A12 north bound slip road in September 2022. From here it was prepared to be moved into its final position where it was lowered onto the permanent substructure spanning the Great Eastern railway line and A12 northbound slip road in October 2022.

Adam Simpson, Director, Development & Project Management, L&Q, said:

"The opening of the Beaulieu Parkway Bridge marks an important milestone for Beaulieu and for Chelmsford as a whole. This is the key step in the completion of our major infrastructure investment that will bring a major improvement to the local road network, reduce congestion, and will make a really positive difference to the lives of local people who will benefit from it.

Transport and connectivity are key ingredients to our placemaking strategy to meet the needs of our growing community at Beaulieu. That is why L&Q is proud to have invested alongside our partner, Countryside, as well as Essex and Chelmsford councils, to bring forward vital transport infrastructure such as the new relief road, the new station, alongside new homes and amenities of exemplary quality."

Following the completion of the Beaulieu Parkway Bridge, Phase 2 of the Boreham Interchange upgrading works has also now been completed, with the new road markings and signage implemented. This has now concluded our works on the junction.



Construction of the new Beaulieu HEALTH CENTRE is well underway

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 out of the ground with the superstructure masonry completed up to the first floor. The works currently remain on programme and are estimated to be completed in Autumn 2024.

Located next door to the Beaulieu Community Centre, the new Beaulieu Health Centre will span 815.8sqm and will house GP-led services delivered by a variety of healthcare professionals such as advanced nurse practitioners. The building will also be BREEAM excellent and designed to be Net Zero in operation with solar panels and smart management systems.

Marking the first health provision of its kind to be delivered in Chelmsford, this brand-new facility contributes to the impressive range of new community and health services already available at Beaulieu.

Martin Leach, Managing Director, Major Projects, Countryside, said: *"We are thrilled to have reached another major milestone at Beaulieu. This impressive new health centre will provide the residents of Beaulieu and north Springfield with primary health facilities on their doorstep.*

We look forward to continuing to work closely with the NHS over the coming months, to deliver the Health Centre for the community and build on the extensive community services we have already provided at Beaulieu."



New net zero primary
SCHOOL
under construction at Beaulieu

Construction of the first Net Zero school building in Essex started on site at Beaulieu in September.

The new primary school building will form part of the Beaulieu Park School creating an additional 420 primary pupil places.

This new two storey building will include ground floor classrooms for reception and key stage 1 pupils and a nurture class space, with the upper floor designated for key stage 2 pupils. It will also provide a new sports hall, kitchen and dining space and externally include a range of recreational and soft and hard play areas, playing fields and a habitat area.

This environmentally friendly building has been sensitively designed in conjunction with Essex and Chelmsford City Council planners to integrate the approved planned proposal into the surrounding housing development. External and internal spaces have also been designed flexibly to benefit the numerous community uses.

To achieve net zero status in operational carbon, a variety of sustainable technologies will include PV panels and air source heat pumps to reduce the building's energy used and maximise renewable sources coupled with a highly insulated building fabric with low air tightness formed by a timber frame structure constructed offsite to reduce deliveries impact to the local community.



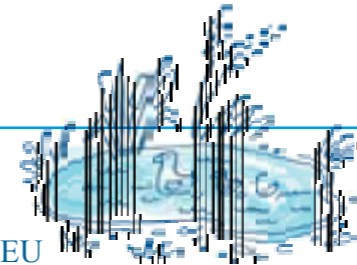
James Donaldson, Principal of The Beaulieu Park School said, *"All of us at the school and at our trust, The Chelmsford Learning Partnership, are looking forward to expanding our outstanding provision, for the benefit of the growing community. We are very excited at the prospect of working with lots of new families over the coming years, to provide the very best education possible for so many more children and whatever their background or ability."*

The new Net Zero school building is due to complete for the Autumn 2024 term.



BEAULIEU WATER MEADOWS

Construction has just concluded on the new drainage and ecology enhancement works in the vicinity of Boreham Brook at the location of the proposed Beaulieu Exchange commercial area. Works comprised of constructing three new attenuation basins, which will assist in providing flood alleviation for the area, as well as futureproofing the location for when the development of Beaulieu Exchange commences. The new basins, along with the new proposed landscaping layout, will help encourage and improve the biodiversity for this area of the development. In addition to this, public access will also be improved for this area, with the forming of new rural walking routes and the installation of a new timber footbridge over the brook. Public access to this area is expected to be available on conclusion of the Beaulieu train station works.



OTHER SITE WIDE WORKS

On the North-South Greenway, works have now been completed on a pedestrian link between Beaulieu Heath and Beaulieu Chase, via the existing footway / cycleway link on the North South Greenway. Works comprise the construction of a new culvert within the existing ditch so that a formalised footway could be implemented, which allows for improved pedestrian movement between these two areas of the development and will help mitigate against people creating informal access through the historical hedge line. Also within this area, the new attenuation basin has been undertaken, along with the implementation of new footway links.

THE RYDES PARK AND PLAY AREA NOW OPEN

The Rydes Park and play area located to the north of Beaulieu near to CALA Homes has now opened following the completion of the H&S inspections and the installation of the perimeter fencing.



STATION APPROACH ROAD AND BUS LINK

In March 2023, Countryside and L&Q submitted their plans for approval for the new infrastructure layouts which will provide access to the new Beaulieu Station for both vehicles and pedestrians. Following a lengthy consultation period, planning permission has now been granted for both schemes, with construction works due to commence in April 2024. These new infrastructure works will be delivered and funded by Countryside and L&Q.

The new Station Approach Road is located on Loverose Way which leads to Generals Lane and the Bus Link on The Avenue from White Hart Lane. Both schemes consist of constructing just under 1km of new highway and dedicated footway / cycleways, as well as two new bus stops on the Station Approach Road. Further enhancements to the existing pedestrian / cyclist network, to and from the development to the new train station, are proposed under these schemes, with the construction of new footway / cycleway links through the Beaulieu Great Park.

FUTURE works

Future works at Beaulieu will include upgrade works to the existing northern bridleway near Beaulieu Chase and the laying out of the new sports pitches at Beaulieu Fields.

HOUSING NEWS

BEAULIEU GATE WINS!



Lynda Clark, Editor of First Time Buyer magazine commented, *"We were delighted that Countryside Partnerships and L&Q won Best First Time Buyer Apartment at the FTB Readers' Awards 2023. Competition was fierce this year so just to get shortlisted was quite an achievement, but Beaulieu Gate was a winner!"*

"The apartments are stunning with an excellent specification, top of the range integrated appliances, luxury flooring and beautiful bright and spacious rooms. The real icing on the cake is that they are surrounded by acres of public open space alongside good transport links. The Readers of the magazine were certainly impressed as it was an outright winner!"

Beaulieu Gate wins Best First Time Buyer Apartment at the First Time Buyer Readers' Awards 2023.

Celebrating the commitment of housebuilders and housing associations who are helping aspirational buyers across the UK to step onto the property ladder, these acclaimed awards highlight our commitment to providing high-quality homes in sought after locations at an affordable price.



Work on the latest phase of Beaulieu Heath started on site in June 2023, and once complete, will deliver 66 much-needed new homes, comprising 48 private homes and 18 affordable homes.

Work on the affordable homes, in partnership with affordable housing provider Eastlight Community Homes, is progressing at pace and will be ready for new residents to move in later this year. The remaining private homes are scheduled for completion in Autumn 2025.

Located north of New Hall School, the new mixed-tenure homes will offer a mix of 1-5-bedroom homes, from 1 and 2-bed apartments to 2-bed maisonettes and 2-5-bedroom houses. The new homes will form part of the popular Beaulieu Heath character area, providing a range of styles to suit different requirements and preferences. The traditionally styled homes feature a mixture of elevation treatments including brick and boarding.



The Arbour is a development by L&Q that will eventually consist of 255 houses and apartments, available exclusively through Shared Ownership.

To date, 122 households have settled at The Arbour, which is fast becoming a lively and welcoming new community within Beaulieu.



Two-time L&Q buyer, Laura, recently upsized from her L&Q home at Beaulieu and secured a two-bedroom house at The Arbour. She explains, *"I loved my home and the area; I was just ready for a bigger place. I'd been in my one-bedroom*

apartment at Beaulieu for four years, and I knew it was time to purchase a larger home, but I didn't want to leave the area!"

"My new house is spacious for a two-bedroom home, and it is really great value for money – especially when comparing it to others on the market in the area."

Shared Ownership enables hopeful purchasers to secure an apartment or house at The Arbour with a lower deposit – as low as 10% of the share value of the property.

"I knew I wanted to buy with Shared Ownership again as it is such a simple process and it really supports single buyers onto the property ladder," Laura comments. *"There is no way I could afford a home like this on my own without the scheme!"*

Homes at The Arbour have been finished to an impressive

specification, with two colour palettes for buyers to choose from when they reserve - Classic Contemporary and Cool Style. Kitchens are complete with integrated appliances including an oven, hob, fridge freezer, dishwasher and washing machine as standard, meaning buyers can move straight in without worrying about additional costs. Bathrooms are finished with a stylish chrome plated bath, shower and basin tap.

Offering an opportunity for a range of buyers to secure a new home at The Arbour, L&Q will bring new collections of one-, two- and three-bedroom homes to the development throughout 2024.

For more information and to register your interest ahead of upcoming launches, please visit: <https://lqhomes.com/beaulieuarbour/>

HOUSING NEWS



Bellway has now sold almost 30 per cent of the homes it is building at Beaulieu.

The housebuilder has finished 16 of the 194 properties it is delivering at the site off Remembrance Way, where the first residents have now settled in.

So far, 39 of the 142 private homes have been sold and 16 of these have been handed over to their new owners. A further 52 properties are being built as affordable housing available to local people through shared ownership or low-cost rent.

Bellway launched Beaulieu Grange in April 2023, when it opened two three-bedroom showhomes alongside a sales and marketing suite.

To find out more about Beaulieu Grange, call the sales team on 01245 960217 or visit <https://www.bellway.co.uk/new-homes/essex/beaulieu-grange>



CALA'S COMMUNITY PLEDGE



^
Photography taken from a previous Cala development

As part of its Community Pledge at Beaulieu, Cala Homes has invited schools in and around Chelmsford to take part in their educational initiatives; Land to Life and Stay Safe, Stay Away.

Land to Life, an educational school project aimed at 7-11 year olds, is a comprehensive suite of teacher's notes and detailed lesson plans to educate children on how new communities are created. From the land acquisition right through to the

sales and marketing, the children learn the full process.

Stay Safe, Stay Away is an interactive session focused on health and safety, specifically designed to educate children between the ages of five and seven about the potential hazards of playing in and around construction sites. Both initiatives are provided by Cala Homes as a part of Cala's Community Pledge and are free for the schools.

Last year, Cala at Beaulieu donated £1,500 to Chelmsford City Youth Football Club U8 and U13 teams to provide the players with fresh new kits which helps them look and feel like professionals on the pitch as part of the Community Pledge.

Learn more about Cala's Community Pledge and how to apply for funding here: <https://www.cala.co.uk/social-value/community-pledge/>

Cala currently have a mix of one and two bedroom apartments and 3 and 4 bedroom houses available. To help you get moving this year they have some great incentives on offer including; Part Exchange, Mortgage Pay, Stamp Duty Contribution. You can also speak to the sales team about Assisted Move*, Guaranteed Buyer* and the Deposit Unlock scheme*.



^
Photography taken of Chelmsford City Youth Football Club (CCYFC)

*T&Cs apply. Their customer reception and view apartment is open daily from 10.30am – 5.00pm. You can contact the sales team by email: beaulieu@cala.co.uk or call: 01245 807485 or by visiting us just off Remembrance Avenue.

BEAULIEU SET TO WELCOME HOPKINS HOMES

Hopkins Homes, renowned for building distinctive homes in the East of England, is venturing south to add a new chapter to Beaulieu.

The highly distinguished housebuilder crafts each and every home to its meticulous standards only working with carefully curated materials that complement and enhance the local area.

Energy efficiency is at the top of the agenda, alongside individuality and character. From the external brick detailing to the various internal features

that help to make a house a home, Hopkins Homes has earned a reputation for delivering homes that people trust and aspire to.

Hopkins Homes at Beaulieu will feature 246 exquisitely designed homes ranging from one-bedroom apartments to five-bedroom detached houses. It will also establish a small local retail centre to support the residents living nearby.

Hopkins Homes is expected to start construction in Spring 2024. For further information, please visit www.hopkinshomes.co.uk.



DATES

SEE PAGE
14-15
FOR FULL
DETAILS

for your diary



23 Mar

DOG DAY!

TIME: 12-4PM
LOCATION: BEAULIEU COMMUNITY GARDENS



24 Mar

HOLI CELEBRATIONS

TIME: 12-4PM
LOCATION: BEAULIEU COMMUNITY GARDENS CABIN



8 Apr

EASTER CRAFT MAKING

TIME: 11-4PM
LOCATION: BEAULIEU COMMUNITY GARDENS CABIN



4 Apr

PLAY IN THE PARK

TIME: 10-4PM
LOCATION: BEAULIEU COMMUNITY GARDENS



30 May

SCARECROW MAKING WORKSHOP

TIME: 12-5PM
LOCATION: BEAULIEU COMMUNITY GARDENS



5, 12, 19, 26 Jun

GREEN ANGELS

TIME: 9:30-2:30PM
LOCATION: BEAULIEU COMMUNITY GARDENS



Dec

RESIDENTS CHRISTMAS EVENT

DATE AND DETAILS TO FOLLOW

