

# BEAULIEU NEWS

DISCOVER WHAT'S HAPPENING ACROSS OUR VIBRANT COMMUNITY | MARCH 2026 - EDITION 9



## *Inside this issue...*

*Beaulieu's new  
train station  
is now open!*

Read more on **P18**

*Housing  
Minister visits  
Beaulieu...*

Read more on **P17**

*Beaulieu  
Healthcare  
Centre opens  
its doors to  
patients*

Read more on **P16**

*Upcoming  
dates for  
your diary...*

Read more on **P14-15**

# BEAULIEU NEWS

WELCOME TO THE 9TH EDITION OF **BEAULIEU NEWS**, PRODUCED ANNUALLY BY THE DEVELOPERS OF BEAULIEU, COUNTRYSIDE (NOW PART OF VISTRY) AND L&Q.

2025 was another busy year at Beaulieu with lots to celebrate not least the opening of the Beaulieu Park Station at the end of October and the Beaulieu Healthcare Centre in November.

Countryside and L&Q continued their support for local charity events throughout 2025 with Beaulieu once again the headline sponsor of the Chelmsford Marathon and Half Marathon in support of Havens Hospices and our continued support for the Chelmsford Rotary Club's activities at Beaulieu including Santa's Sleigh Tours during December.

Beaulieu is home to a thriving community with a number of resident and community events on offer. Check out the 'Dates for the Diary' section on page 14 for details of activities and events Beaulieu Estate Management have planned for you in 2026.



# BEAULIEU COMMUNITY CENTRE UPDATE



*At the heart of a*

# GROWING COMMUNITY

Year after year, as Beaulieu continues to grow and more residents settle into the area, something truly special is happening - a strong, connected community is taking shape. At the very heart of this evolving neighbourhood sits the Beaulieu Community Centre, proudly managed by Chelmsford Garden Community Trust (CGC Trust).

The Community Centre is more than just a building; it is a welcoming hub where friendships are formed, skills are shared and support is always close at hand. Our dedicated staff and valued volunteers work tirelessly to serve and support local residents, offering a wide range of activities for all ages. From improving our facilities for parties and private events, to delivering free and affordable community activities, everything we do is driven by the needs of the people who live here. Visit our website: [beaulieucommunitycentre.co.uk](http://beaulieucommunitycentre.co.uk) to find out more about what we have to offer.

## BUILDING ON A SUCCESSFUL 2025

2025 was a year of real growth for community engagement. We focused on bringing people together, listening to residents and creating

meaningful events - and the response was fantastic. Thanks to the success of our programmes, we are delighted to promise even more in 2026, with a wider variety of talks, workshops, events and holiday clubs designed to inform, support and entertain our diverse community.

## REGULAR COMMUNITY ACTIVITIES

One of our much-loved regular sessions is our Free Stitch & Share, held monthly with the support of wonderful volunteers. Open to children aged 12+ and adults, these sessions welcome everyone from complete beginners to experienced knitters and crocheters. Each month brings the chance to learn a new skill, enjoy a friendly chat and make new connections all while sipping a cuppa. Spaces are limited, so please email [enquiries@beaulieuhub.uk](mailto:enquiries@beaulieuhub.uk) to secure your place.

Our FREE Informative Coffee Mornings also continue to grow in popularity, featuring a packed line-up of interesting organisations and guest speakers. To stay up to date, follow our Eventbrite page by searching CGC Trust Events.

## What's coming up in 2026

*We have an exciting calendar of events planned for the year ahead:*

**MARCH**  
**21**

### COMMUNITY RACE NIGHT.

A fun-filled, affordable evening for the whole family. Tickets are limited.

**APRIL**  
**8**

### TINY TRADERS TAKEOVER

Children aged 7-14 will showcase their talents and creativity at this special market event. Designed to build confidence and introduce real-life entrepreneurial skills, young traders will experience the excitement of selling something they've made - and even earn some money. Stalls are limited and must be pre-booked by emailing [enquiries@beaulieuhub.uk](mailto:enquiries@beaulieuhub.uk).

**MAY**  
**7**

### KNIFE CRIME AWARENESS EVENING WITH JOHN CHARLIE'S WISH AND ESSEX POLICE 7:00-9:00PM.

An important and informative session raising awareness of knife crime and highlighting community initiatives to help combat it.

All events are listed on our Eventbrite page (CGC Trust Events). We strongly encourage residents to follow us to stay informed and secure tickets early, as many events sell out quickly.

Beaulieu Community Centre is run by a registered charity. Everything that happens here - from children's activities and wellbeing groups to free community events - is made possible through hall hire, fundraising, grants, and the generosity of volunteers giving their time. There's no big pot of money behind the scenes, just a lot of heart, commitment and community support.

Every booking, every fundraiser and every volunteer hour helps us continue supporting our local community.

## LOOKING AHEAD TOGETHER

As Beaulieu continues to flourish, Chelmsford Garden Community Trust remains committed to nurturing a welcoming, supportive and vibrant community. We look forward to another year of bringing people together, creating opportunities and ensuring the Beaulieu Community Centre remains a place where everyone feels they belong.

**We can't wait to welcome you through our doors in 2026.**

THE BEAULIEU COMMUNITY CENTRE TEAM





and support for children and young people living with complex or incurable conditions - and their families - across Essex.

The fastest male to complete the Chelmsford Half Marathon was Martyn Bath, finishing in 1 hour, 11 minutes and 59 seconds, with Allana Falconer taking the title of fastest female in 1 hour, 22 minutes and 55 seconds.

In the full Marathon, William Radley (centre) was the fastest male with a time of 2 hours, 30 minutes, and 24 seconds and Emma Prideaux was the fastest female, finishing in 3 hours, 8 minutes and 37 seconds.

Countryside (now part of Vistry) and L&Q have supported the event since its inception to coincide with the launch of Beaulieu in 2015.

**Martin Leach, Managing Director, Vistry Strategic Land & Major Projects, said:**  
*"The Chelmsford Marathon and Half Marathon is a fantastic event for the Chelmsford community, and we are very pleased to continue our support of such a popular date in the Essex calendar. The team at Little Havens does a fantastic job and we are very pleased to play a part in an event which has such a positive impact for young people and their families all across Essex."*

**James Varley, Head of Development & Project Management at L&Q, said:**  
*"At L&Q, our social mission is to support the creation of neighbourhoods and communities we can all be proud of, and events like the Chelmsford Marathon and Half Marathon form an integral part of that commitment. We are humbled by the sense of community spirit and the support shown for Havens Hospices every year and we are proud to play our part for the event's success since its very inception."*



# CHELMSFORD MARATHON

## and Half Marathon 2025

RUNNERS FLOCK TO CHELMSFORD FOR MARATHON AND HALF MARATHON  
 FUNDRAISER SPONSORED BY BEAULIEU

**Over 2,500 runners signed up for the 2025 Chelmsford Marathon and Half Marathon on Sunday 12th October** showing support for Essex's Little Havens children's hospice, part of Havens Hospices. The event, now in its 10th year and sponsored by Countryside and L&Q's flagship development, Beaulieu, brought together running enthusiasts from across the county and the country. Participants crossed the start and finish line in Central Park, completing

either 13.1 or 26.2 miles through some of Chelmsford's most scenic routes.

Over 700 more runners signed up to take part in 2025 compared to 2024, making 2025's event the biggest to date, with the Half Marathon selling out ahead of race day.

By taking part, every runner helped raise tens of thousands of pounds for Little Havens, part of Havens Hospices, which provides specialist care

**LUCY LOCK, COMMUNITY ENGAGEMENT MANAGER AT HAVENS HOSPICES, SAID:**

*"WE'RE INCREDIBLY GRATEFUL TO EVERYONE WHO SUPPORTED THIS YEAR'S CHELMSFORD MARATHON – OUR BIGGEST YET. FROM RUNNERS AND VOLUNTEERS TO SPONSORS AND SPECTATORS, EVERY SINGLE PERSON PLAYED A PART IN ITS SUCCESS".*

THE FUNDS RAISED FROM THE EVENT WILL HELP US CONTINUE PROVIDING ESSENTIAL, COMPASSIONATE CARE FOR LOCAL CHILDREN AND YOUNG PEOPLE LIVING WITH COMPLEX OR INCURABLE CONDITIONS. WITH AROUND 25% OF THE CHILDREN WE CARE FOR COMING FROM THE MID ESSEX AREA, THIS EVENT TRULY MAKES A DIFFERENCE WITHIN THE LOCAL COMMUNITY. "



To find out more about Havens Hospices and how they are **'Making every day count'** for those living with complex and incurable conditions across Essex, and **to register for this year's Chelmsford Marathon and Half Marathon** visit [www.havenshospices.org.uk](http://www.havenshospices.org.uk)



**Christmas events at Beaulieu started with the annual Beaulieu Christmas Fayre which took place on Saturday 29 November 2025 at the Beaulieu Community Centre.** It offered residents the chance to purchase Christmas gifts and sweet treats from local market stalls and younger residents to visit Santa in his grotto, courtesy of Chelmsford Mildmay Rotary, where he saw over 200 children.

On the evening of 02 December, the Rotary Club was back at Beaulieu Community Centre with Santa and his sleigh, sponsored for the fourth year by the developers of Beaulieu - Countryside (now part of Vistry) and L&Q. The Mayor of Chelmsford, Councillor Jannetta Sosin and Mayoress, Chris Shaw, waved off Santa and his elves as they started their journey around the streets of Beaulieu, Channels, North Springfield, Boreham, Ford End and the Walthams, stopping on two Saturdays at local supermarkets Sainsbury's and Morrisons, seeing as many children as possible. Fundraising as it went for The Children's Society East (based in Chelmsford) and other local charities, the sleigh tour 2025 raised in the region of £6,000. A huge thank you to all those that came out to see Santa and donated.

The Santa Sleigh has become an eagerly anticipated event throughout the area, and although not originally scheduled due to

accessibility problems for the sleigh, this time a visit was included, by special request, to one of the newer developments around Commonwealth Link. Santa also made an appearance at The Children's Society East Christmas Lunch and on both occasions he was warmly welcomed.

Outside of the Christmas celebrations, Beaulieu has also recently been proud to join hands with Chelmsford Mildmay Rotary to support the global fight against polio. On Monday 24 November, volunteers planted a swathe of vibrant purple crocuses on the grassy area alongside the path between the Beaulieu Community Centre and Sainsbury's Local, land which falls under the responsibility of the Land Trust. At the time it was intended that many more would be planted, but unfortunately due to inclement weather it only accounted for about a third of those available. Nonetheless, the remaining corms will be planted in the autumn to complete the display for residents of Beaulieu to see the full effect by early 2027.

When this first tranche of crocuses blooms this spring, they will stand as a visible reminder of the Purple4Polio campaign and how collective action and global solidarity can protect children worldwide.



CHELMSFORD MILDMA Y  
ROTARY CLUB *supports*

# CHRISTMAS

*at Beaulieu*

# Update from Chelmsford

# Garden Community Council



*CGCC was formed in April 2023 as the new local Council for this area and we are pleased to update residents on our activities.*

One of the primary roles of this Council is to look at ways of bringing residents together to create a community, so we have organised events and activities which may provide a resource, a service or are just an enjoyable way to get together!

We began 2025 with our first set of free Women's Self Defence classes run by the incredible 'Zenshin-Do' Club. These classes quickly sold out, and we received such great feedback that we then continued to run another set in October and November. We also decided to add a young girl's class to the list. The aim was to empower women and girls in our community.

Our second Annual Assembly took place at the Falcon Bowls Club. We hosted the Community Safety Team, the new Padel company, Chelmsford CVS, to name a few. This allowed the community the opportunity to meet with Councillors as well as talk to local groups and organisations. We hope to see many of you on 23rd April 2026, for our Third Assembly. Refreshments will also be available!

To mark the 80th Anniversary of VE Day, the Council hosted double celebrations on 3rd and 8th May. On the 3rd of May we held our Celebration Event at the Beaulieu Community Gardens. There were performances of songs by local singers as well as dancing performed by pupils of New Hall School reflecting on the era as well as a march past by the

Air Cadets (Squadron 276 – City of Chelmsford) the Essex Historic Military Vehicle Association also showcased their vintage vehicles. We welcomed residents to our Beacon Lighting on the 8th at Channels Park and the Salvation Army joined us in commemorating those who lost their lives.

**Saturday 12th July saw a number of stallholders exhibit at our Dog Awareness Event at Channels Bar and Brasserie as well as being joined by Burnham and District Dog Training who provided a dog agility demonstration. We plan to run this event again in 2026, at a slightly earlier time in the year.**

We were pleased to collaborate with Chelmsford City Council to provide Play in the Park events (crazy golf and disco dome) for ages 6-11 during the School holidays at the Beaulieu Community Gardens. We will look to host the events again in 2026.

Our Community Safety event at the Beaulieu Community Centre included e-safety talks and the children were particularly excited to see inside one of Essex Fire Service's engines, and we also had the Essex Road Safety Team and Neighbourhood Watch to hand.

In October we collaborated with the Beaulieu Community Centre and held our Harvest event - welcoming a local Storyteller and we ran a Pumpkin Competition and had some amazing entries! It was wonderful seeing so many children get involved and have fun.

Following the purchase by this Council of a new defibrillator located at Beaulieu Boulevard (Beaulieu Park) and to help residents know how to



use it and to provide basic first aid, we organised a Cardiac Awareness Course in October. A number of residents learnt emergency first aid and how to use a defibrillator.

**We also ran a Dementia Awareness Course in November. The free course was specifically designed for anyone affected by a diagnosis. We are looking forward to running a Dementia Drop In for those wishing to learn more in March 2026.**

To end the year, our sold-out Christmas event included two showings of the amazing Pantomime 'Aladdin', performed by Shooting Stars Entertainments. Children also had a visit from Santa and received a free gift bag. It was an incredible way to finish 2025.

Don't forget every month residents are also invited to attend our Full Council meetings and Local Councillor Drop Ins. We are excited about our events calendar for 2026 which will feature a Health and Wellbeing event, an Outdoor Cinema and Summer Festival as well as a selection of Fun Runs - to name a few! You can find out lots more on the Council's website [www.chelmsfordgarden-cc.gov.uk](http://www.chelmsfordgarden-cc.gov.uk). The Council is also active on Instagram and Facebook so do make sure you are following our pages.

If you would love to help us and volunteer for one of our events, we have our own 'Volunteer Bank'. Volunteering can be very rewarding in that you meet new people and work as a team whilst

assisting your community. Check out our News page on the website for further details.

**As well as hosting events the Council assists other groups in the Community. It provided a grant to Beaulieu Socials to support its fantastic Diwali event and a grant to the Beaulieu Community Centre.**

The Council Chairman, Derek Drew-Smith comments: *"As Chair of CGCC, I am incredibly proud of how our community continues to grow and come together. Over the past year we have focused on creating opportunities for residents to connect, feel supported and take pride in where they live – whether through events, wellbeing initiatives or simply providing spaces to meet and talk. None of this would be possible without the dedication of our councillors, officers, volunteers and community partners, and I would like to thank everyone who has played a part. We remain committed to listening to residents and working collaboratively to ensure our community is a safe, inclusive and thriving place for everyone."*

The Council also looks to represent the views of the Community on a variety of issues that are of concern to our residents. The Council is here to represent you the residents so please do engage with the Council whether by attending events, coming to a meeting or by emailing us!

**We hope to see you in 2026!**

SUZANNE WALKER, EXECUTIVE OFFICER  
KRISTI LEWIS, EVENTS & ENGAGEMENT OFFICER  
Clerk@chelmsfordgarden-cc.gov.uk  
comms@chelmsfordgarden-cc.gov.uk

# NEWS FROM BEAULIEU ESTATE MANAGEMENT



*2025 was another busy but productive year at Beaulieu with everyone working together to make sure the estate looked its very best and that there was a programme of exciting and accessible events available for residents to enjoy!*



## Events in 2025

*We had another successful run of events including Chelmsford Garden Community Council's 80th VE day anniversary celebrations at the Beaulieu Community Gardens along with a number of successful community litter picks and we would like to thank the residents who attended.*

Other events included our wildlife identification course which was run by our Green Angel's programme in September as well as the ever-popular family pumpkin carving over the Autumn half term.

In December, we ran our Christmas wreath making event for the second year and as before, it was hugely over-subscribed with 24 people taking part who foraged and made their own wreaths under the expert

tuition of Peter from Essex Wildlife Trust.

Also, our friends from Chelmsford Mildmay Rotary Club have started to plant purple crocuses on the bank to the side of the Beaulieu Community Centre to highlight their work to irradiate polio from the world through their Purple 4 Polio campaign.



## Site Update

Carrying out our general maintenance work across the site was quite a balancing act during the 2025 growth season with unpredictable weather and extended growth which meant that grass cutting was required until November. This has had a knock-on effect to both weed treatment, which in grassed areas should be done at a specific time of the year in between grass cutting and equally to winter preparations such as hedge trimming and ornamental maintenance.

Our contractor, Plantstyle has, and continues to work hard to keep the estate looking its best and has proactively put maintenance measures in place to deal with these issues in the year ahead. We have also taken on further areas of land under our management with the help of Countryside, who we have worked closely with to ensure that the areas adopted transfer seamlessly from the individual developer to the Land Trust.

As with previous seasons, we have undertaken our own internal audits for replacement trees and bedding required across Beaulieu. We have also been working alongside Chelmsford County Council's Planning Team, Countryside and the Resident Association to address concerns and look to not just maintain but to uplift the estate. We started site walks in October 2025 to address any issues which needed to be actioned, and this continued within the planting season in February 2026 when we started planting replacements and identified other areas where additional planting is required to ensure the estate blossoms this coming spring.

We have also spent time working together to review all our site plans to ensure all areas of the estate are identified to ensure everyone knows their responsibilities regarding the on-going maintenance. This will ensure, on an ever-growing estate that no areas are left unmaintained. During this process we have reviewed specifications of any areas we felt would benefit from variations to the estate and implemented these accordingly. These are just some of the changes to the maintenance specifications whilst others will require planning approvals which we look to obtain going forward. We have also actioned various tree works to the veteran trees across the estate based on

tree surveys, homeowners' concerns, and addressed these where possible. The majority of these works have been deadwood removal which do not require council permissions and do not affect the health of the trees to eliminate any health and safety issues.

We are aware that there have been concerns which fall outside of this scope and once the works are completed as per our tree survey reports, any aesthetic changes will need to be carefully considered so as not to affect the overall health of the tree which provide habitats for various wildlife species. These are carefully reviewed by the Land Trust, arboriculturist consultants and in line with permissions from the council team and tree officers and may not always be actioned once these have been fully considered.

# DATES

## for your diary



HERE IS AN OVERVIEW OF SOME OF THE EVENTS COMING UP DURING 2026. ALL BEAULIEU ESTATE MANAGEMENT EVENTS WILL TAKE PLACE AT THE BEAULIEU COMMUNITY GARDENS CABIN AND POSTERS WILL BE DISPLAYED ON THE COMMUNITY NOTICE BOARDS WITH ADDITIONAL INFORMATION.

Alternatively you can keep up to date by visiting the residents web portal [www.beaulieuresidents.co.uk](http://www.beaulieuresidents.co.uk) Here you can sign up to receive news posts via email.

6 April

### EASTER CELEBRATIONS

Time: 9.30am – 2.00pm  
Location: Beaulieu  
Community Gardens Cabin

Come along to the Beaulieu Community Gardens Cabin and take part in our drop in family Easter event where you can decorate your own wooden Easter Egg which you can take home with you. At 12 noon, we will have a rolling contest to see whose eggs roll the furthest.



3 May

### DAWN CHORUS WALK

Time: 5.30am – 6.30am  
Location: Beaulieu  
Community Gardens Cabin

Join in and celebrate national dawn chorus day with a walk across Beaulieu to see and hear the many birds who call Beaulieu home. We will return to the Community Cabin for light refreshments. The walk will last approximately 1 hour.



29 Oct

### PUMPKIN CARVING

Time: 9.30am – 4.30pm  
Location: Beaulieu Community  
Gardens Cabin

Enjoy some spooky fun and join in our ever-popular pumpkin carving event. What design will you carve? Pumpkins and tools will be supplied.



27 May

### BIRD BOX BUILDING

Time: 9.30am – 3.00pm  
Location: Beaulieu  
Community Gardens Cabin

Have half term fun building your own birdboxes. Choose from two different designs to build, all instructions and materials are included.



6 December

### CHRISTMAS WREATH MAKING

Time: 9.30am – 12.30pm  
Location: Beaulieu  
Community Gardens Cabin

Put your creative skills to the test and make your own Christmas wreath at our workshop. Places will be limited to 12 people per session. This ever-popular wreath making workshop will start off with a foraging walk then back to the community cabin to make your own natural wreath with expert tuition on hand.



## DEVELOPMENT NEWS



# New Beaulieu HEALTH CENTRE OPENS ITS DOORS

The new Beaulieu Healthcare Centre officially opened its doors on Monday 10 November.

Located in Beaulieu Square, the new-build healthcare centre has been provided by Countryside and L&Q, the developers of Beaulieu. It is as a branch surgery of nearby North Chelmsford Healthcare Centre. It is open to the practice's existing patients as well as new patients wishing to register, which can be done via **How to register** <https://nhc.gpsurgery.net/patient-info/register/>

The ribbon-cutting ceremony, held on Monday 10 November, welcomed elected officials, healthcare leaders, and members of the community to celebrate the launch and take a tour of the new state-of-the-art facility.

The new centre features 13 clinical rooms, two virtual consulting rooms, and a counselling room, providing greater access to clinical appointments with GPs, nurses and pharmacists.

**Representing the developers of Beaulieu, Countryside (part of Vistry) and L&Q, Martin Leach, Managing Director of Vistry Strategic Land & Major Projects said:** "The new Beaulieu Healthcare Centre is a fantastic facility, and we are very pleased that it is finally open. The provision of infrastructure and essential services is vital to support the long-term, sustained growth of evolving communities and the healthcare centre is a great addition to the wide range of local amenities we have delivered to date at Beaulieu."



*We were delighted to welcome the Rt Hon Steve Reed OBE MP, Secretary of State for Housing, Communities and Local Government, to Beaulieu on the 8th January.*



## SECRETARY OF STATE STEVE REED visits Beaulieu

During the visit, the Secretary of State toured a number of aspects of the development, starting at the Beaulieu Square Neighbourhood Centre where he was able to see the fantastic community and education facilities that are helping Beaulieu to thrive. He was introduced to Noleen Andrews the Manager of Beaulieu Community Centre, where he learnt first-hand how the Centre is at the very heart of Beaulieu providing not only social and recreational activities but support services for those that are struggling.

The tour concluded at the recently launched Beaulieu Park Station, the first new station on the Great Eastern mainline in over a century.

Delivering the infrastructure required to create thriving long-term communities is central to our placemaking approach. We are proud to have contributed £22 million towards the new station, alongside delivering the Beaulieu Park relief road and bridge, improving access from the A12 and A130. Combined with the extensive network of well-lit footpaths and cycleways across Beaulieu and the surrounding area.

It was a pleasure to showcase what has been delivered at Beaulieu so far, and what is still to come, at this landmark development.



## DEVELOPMENT NEWS

# ALL ABOARD AT LAST!

The New Beaulieu Park Station officially opened on Monday 27th October 2025 marking a major transport milestone for Beaulieu.

Beaulieu residents can now travel from Beaulieu Park Station to London Liverpool Street in 40 minutes and to Colchester in 25 minutes.

The new station was officially opened by the Rt. Hon Sir James Cleverly MP for Braintree and Lord Hendy CBE, the Minister for Rail, as they unveiled a plaque commemorating the station opening in the 200th year of rail in the UK.



Above: Councillor Louise McKinlay, Lord Hendy CBE, Rt. Hon. Sir James Cleverly MP

## 30 years in the making - A developer's gamble

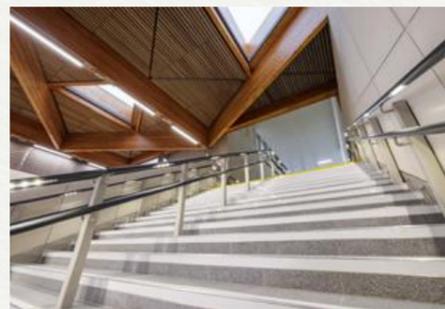
The idea for a new station was first tabled by Alan Cherry, Chairman and founder of Countryside Properties, the developer behind Beaulieu Park, the first phase of the wider Beaulieu district being delivered now. His early 2000s masterplan for Beaulieu formed the basis of a planning application for a new station, submitted in 2010.

Alan sadly died that year. His son Graham remembers: "In the late 70s or early 80s, he became aware that Chelmsford was approaching major housing need.

He carried out an analysis of where new homes could go, and North East Chelmsford emerged as the most realistic area.

"It had to be a fairly big development, because it needed to support infrastructure improvements for the area. Boreham Interchange was already getting over capacity, and even then, it was recognised that Chelmsford railway station was too busy.

"He'd be so proud that the station, which really crowns his vision, is now open to the public."



# CROSS-PARTY SUPPORT



Former city council leader Councillor Roy Whitehead, who was in charge when the development was first approved, describes the station as "marvellous."

"In 2003, we were whisked off to see Alan Cherry's masterplan, which was the first I heard of the station," he said. "It was a story of segments, really – to create a new station, you need investment, but you also need somebody with a reason to do it. Countryside, now part of Vistry, were those people, and we have been very fortunate to have officers in Chelmsford and Essex with the vision to make all the other stuff happen that you need apart from the station itself – the bridge, the bypass, the bus interchange and so on."

Councillor Stephen Robinson, who became leader seven years ago, credits cross-party co-operation.

"For a project like this to stay on track over such a long period of time, and to overcome all the challenges of funding in today's climate, is very unusual," he says. "It's a testament to the commitment of all the partners – including the city and county councils, Countryside, L&Q, Network Rail and local enterprise – that the new station has been achieved. I think Chelmsford is a particularly good environment for partnership working like this. Everyone's approaching it from a slightly different angle, but we're a well-connected community which comes together to get things done for local people."

## A crucial funding boost

In 2015, Essex County Council, Chelmsford City Council, Network Rail and Countryside signed an agreement to work together to find a way to deliver the new station. The initial funding for the project came from developers Countryside and L&Q to the tune of £22million, supplemented by another £12million from SELEP, a business-led organisation which no longer exists.

That still wasn't enough to make it happen. A turning point came in 2019, when Essex County Council secured £218 million in funding from Homes England.

With the funding secured, a detailed application for the technical aspects of the new station could begin.

## A JOURNEY THAT'S BEEN WORTH THE WAIT

It was a special moment when the first train pulled in at the new Beaulieu Park Station on the 16th October – the culmination of decades of hard work.

As Jeremy Potter puts it, "Throughout my working life, so many people told me the station would never happen. It's really satisfying to see it open, to know



what a community can do together with the right co-operation and persistence.

"This isn't just a station. It represents 30 years of partnership, setbacks, luck and determination. But above all, it's for the residents who have waited so patiently. I hope this new station makes their lives easier."



# HOUSING NEWS



## **HOPKINS HOMES** *at Beaulieu*

**A year after opening its doors, Hopkins Homes at Beaulieu continues to flourish. With already less than 50 homes remaining for sale, it has become an exciting new addition to the community.**

The development, which comprises a limited collection of 3-bedroom townhouses to 5-bedroom detached properties, has received an exceptional reception from buyers seeking superior craftsmanship, traditional architectural details, and modern energy efficient design.

Adding to the development's appeal, on-site commercial space will bring essential everyday convenience to residents' doorsteps.

The two show homes, "Alston" and "Abberton," showcase Hopkins Homes' commitment to architectural excellence. Constructed in timber frame with open-plan layouts, high ceilings, and abundant natural light, each home comes move-in ready with

high-spec kitchens, flooring throughout and modern conveniences. Energy-efficient features include air source heat pumps, ground-floor underfloor heating, electric car-charging points, and super-fast broadband.

Book your visit today by calling **01245 904482** or emailing [beaulieu@hopkinshomes.co.uk](mailto:beaulieu@hopkinshomes.co.uk). For further information visit: [www.hopkinshomes.co.uk/beaulieu](http://www.hopkinshomes.co.uk/beaulieu)



**Do you have a friend that is looking to buy? Introduce a friend to Hopkins Homes at Beaulieu and we'll give you both £1000\* when they buy from us.**

\*Terms and Conditions apply.



## **BEAULIEU HEATH** *by Countryside Homes*



**The next phase of new homes at Beaulieu Heath has now received planning approval, marking another exciting step forward for our growing neighbourhood. Due to launch in spring 2026, this new phase will offer 270 homes, including 138 private properties, with a mix of 1 to 5 bedroom homes designed for a variety of lifestyles and family sizes. The first residents are expected to move in by autumn 2026, great for anyone aiming for a fresh start before the end of the year.**

The area is already well connected, and the new homes will be just a short walk from Beaulieu Park station, thanks to dedicated footpaths and cycleways running right through the development. The brand new show homes are set to open this autumn, giving prospective buyers a first look at what's coming.

If you'd like to stay updated or find out more, feel free to get in touch at [beaulieuheath@countrysidehomes.com](mailto:beaulieuheath@countrysidehomes.com) or pop into the marketing suite. Don't miss out on your chance to be part of the next stage of Beaulieu Heath's story!

# HOUSING NEWS

*The Beacons at Beaulieu offers a brand-new collection of 1 and 2 bedroom apartments designed specifically for those aged 55 and over available for Shared Ownership and Private Sale.*

With 1 bedroom apartments starting from £335,000 and 2 bedroom apartments starting from £440,000. These ready to move into apartments boast a vibrant community lifestyle with access to an on-site bistro, a communal lounge, and a comprehensive well being programme designed to promote a healthy, active, and connected life.



With nature on your doorstep and central London just a train ride away, The Beacons provides the perfect balance for an active and fulfilling retirement lifestyle in a stunning location.

Having held many successful events since launching on site, our residents and potential new purchasers can really gage the community feel on site and what The Beacons has to offer, we most recently held The Beacons Great Beaulieu Bake-Off that brought the residents



and community together; for some fun filled healthy competition, whilst enjoying a slice of cake along with a warming cup of tea. During the festive season, we like to host a Christmas event offering mince pies, mulled wine and guided tours around our beautiful Show Suite to showcase how each apartment is built to the highest standard and what amenities The Beacons has to offer.

Since the huge success of the launch, residents are now moving in and creating that strong community feel, which many of our recent reservations have

highlighted, The Beacons is all about building relationships with residents which we will continue to strive for as we approach 2026. The Beacons is more than just a collection of new apartments, it is a community-orientated living experience with premium amenities and convenience for later living, offering the perfect blend of modern living tailored to the needs of its residents.

When purchasing an apartment at The Beacons, you will also have access to the exclusive BeWell Service. The new BeWell 360 is there to support you to develop or maintain a healthy, active and connected lifestyle. Whether it's group exercise classes, learning something new, connecting with people, having a health assessment, improving your diet, finding the ability to fully relax, or tackling another area of your life in order to achieve a healthy balance, Be Well 360 can work with you.

### YOUR WELLBEING ADVISOR WILL OFFER YOU:

- A complimentary Fitbit
- A full wellbeing assessment (& goal setting)
- A comprehensive health assessment (including strength and balance tests)
- Exercise classes and activities on site
- Monthly catch ups to discuss how things are going
- Online platform of live or recorded exercise and activity classes, and interactive talks
- Signposting to community groups and organisation

# DATES

SEE PAGE  
14-15  
FOR FULL  
DETAILS

for your diary



6 April

## EASTER CELEBRATIONS

Time: 9.30am – 2.00pm  
Location: Beaulieu  
Community  
Gardens Cabin



3 May

## DAWN CHORUS WALK

Time: 5.30am – 6.30am  
Location: Beaulieu  
Community Gardens Cabin



27 May

## BIRD BOX BUILDING

Time: 9.30am – 3.00pm  
Location: Beaulieu  
Community Gardens Cabin



29 Oct

## PUMPKIN CARVING

Time: 9.30am – 4.30pm  
Location: Beaulieu Community Gardens Cabin



6 Dec

## CHRISTMAS WREATH MAKING

Time: 9.30am – 12.30pm  
Location: Beaulieu Community Gardens Cabin

