



BEAULIEU NEWS

EDITION 6 – SPRING 2022

DISCOVER WHAT'S HAPPENING AND HOW TO GET INVOLVED

**COMMUNITY
EVENTS ARE BACK!**

**RELIEF ROAD
PARTIALLY OPEN**

**NEW BEAULIEU HEALTH
CENTRE GETS GO AHEAD**

**BEAULIEU SCORES
HIGH IN QUALITY OF
LIFE SURVEY**

L&Q



COUNTRYSIDE
Places People Love

WELCOME

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

Despite the continuing challenges of the past year, we have continued to make significant progress alongside our development partners, in delivering much needed new homes, open spaces and the all-important relief road, to support Beaulieu and the growing city of Chelmsford.

Countryside and L&Q’s ambition for Beaulieu has always been to create a place that residents would be proud to call home and fosters a sense of community. The Beaulieu Community Centre really has become the heart and soul of Beaulieu. Not only does it provide a centre for many activities and events but during the pandemic particularly, it has become a hub which supports many residents/families from Beaulieu and the wider local area when they need it the most.

It was wonderful in the latter part of last year, to be able to host resident events again and to support local charity events such as the Chelmsford Marathon and Half Marathon on behalf of Havens Hospices. Check out ‘The Dates for the Diary’ section of the newsletter for activities and events we have planned for 2022.

MEET THE TEAM AT THE BEAULIEU COMMUNITY CENTRE

The Beaulieu Community Centre offers a range of activities to bring the community together. Whether it be exercise classes, child development, or after-school fun for children, there is something to suit everyone. Behind the scenes, the Centre is kept running by a dedicated and hard-working group of invaluable staff members...



Ruth
Ruth joined as Centre Manager in 2019. She has a background of working for community based not for profit organisations, such as the Royal Voluntary Service, where she was involved in the area management of several community centres, social clubs and fundraising outlets. When asked about what she most likes about the job, Ruth said she enjoyed building such a wonderful team of colleagues.

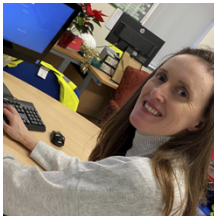


Lara
Centre Assistant Lara started with us last summer, after having a career that took her around the globe for many years. As a Beaulieu resident herself, Lara enjoys connecting with other community members and building strong bonds with local hirers and visitors. Lara also runs her own business; so if you’re looking for an interior designer, please come along to the Centre and meet Lara to find out more.



Emma
Stepping away from the hustle and bustle of a large corporate organisation, Emma brought a huge skill set to the Centre in 2018, when she almost singlehandedly set up all the administrative systems to enable the Centre to open up, providing a wide range of classes from the outset.

Emma recently headed up our Christmas hamper appeal, helping arrange for disadvantaged families in Beaulieu to receive hampers of food and presents when they needed a helping hand.



Louise
Visitors to the Centre on Fridays and Saturdays have come to know Louise really well over the last eighteen months. With a vast background in banking, Louise is the perfect person to monitor incoming invoice payments and reconcile those accounts. In addition, Louise runs her own very successful organising and wellbeing business, called Louise Simpson Coaching. Follow her on social media or check out her website for more information.



Julie
Centre Assistant Julie has twenty years of experience in child and family wellbeing, meaning she is an expert in signposting new parents to vital services, even setting up her own sessions to help spread knowledge on subjects such as ‘fourth trimester’ and ‘baby development’. Julie is also our nominated Fire Warden at the Centre, ensuring our fire systems are working as they should, and all equipment is in order.

Visit our website today and join a class in 2022: beaulieucommunitycentre.org
Or find us on Facebook or Instagram for all the latest updates.



BEAULIEU RESIDENTS AND COUNTRYSIDE STAFF COMPLETE CHELMSFORD MARATHON AND HALF MARATHON RAISING VITAL FUNDS FOR MUCH LOVED LOCAL CHARITY

Beaulieu residents and Countryside staff were among the 971 runners who took part in this year’s Chelmsford Marathon and new Half Marathon, on Sunday 17 October. Sponsored by Beaulieu, participants ran in aid of much-loved charity, Havens Hospices.

Runners gathered early on Sunday morning to complete either the 13.1 or 26.2 mile running routes, which started from Chelmsford High Street, through the streets of Chelmsford out into the picturesque Essex countryside, before reaching the finishing line in Central Park.

Beaulieu residents and Countryside staff helped to raise vital funds for the Essex-based charity, which will help them to continue to provide palliative nursing and supportive care to children and adults living with complex or incurable conditions, and their families.

Countryside’s Dan Hearn completed the half marathon in an impressive time of 1 hour 38 minutes, alongside fellow colleagues Alice Egan, David Wilson, Corey Layton and Sam Harding, who was dressed as Countryside mascot, Connie.

Dan said: “It was a great event and clearly very well supported on the day. I do run regularly to keep fit but this was one of the first running events that I have participated in. I beat the time I initially set for myself, finishing in 1 hour and 38 minutes, which I’m delighted about. It was great to see so many people, including Countryside staff and Beaulieu residents taking part and supporting such a worthwhile charity. There was a fantastic atmosphere on the day, really enjoyable.”

We are delighted to confirm that Beaulieu will once again be the headline sponsor for the Chelmsford Marathon and Half Marathon to be held on Sunday 16th October 2022. Look out for further details coming soon.



BEAULIEU'S CONTINUED SUPPORT FOR CHELMSFORD SCHOOLS

by Sara Robson, School Games Organiser
Chelmsford School Sport Partnership.



Working with the 60 schools in Chelmsford we have been busy delivering a full programme of activities and events this academic year. Our aims are to help children achieve the recommended 60 minutes of daily activity, within school and at home. By supporting teachers, staff and parents we develop Physical Education and sporting opportunities within schools and at sporting venues. We strive to develop children's physical skills, so they become happy and healthy citizens. Our website has a tab called virtual competitions, which provides activities for children at home, please do visit it: www.chelmsfordssp.com.

We are so very grateful, for our partnership with Countryside and L&Q, which allows us to deliver many projects, including three programmes on a larger scale: Year 2 Mini Games, Year 3 Fitness Threes and Year 4 Superstars. During lockdown we ran these events virtually, but this year we hope to see over 2,000 children at each event, experiencing opening ceremonies, pledges, carousels of activities, leadership from Secondary students and closing ceremonies celebrating competition winners and individual successes. In recognition of their effort and determination every child goes home with a sports bag, kindly donated by Beaulieu.

Children learn the value of sport, by taking part. After a period where children have had such few opportunities, seeing them being social, working in a team, growing in confidence, and negotiating their way through the physical, is a privilege.

Thank you to Beaulieu for the opportunity to share our news and wishing you all happy, healthy, and active 2022.



QUALITY OF LIFE AT BEAULIEU

Last year, over the course of the summer, we carried out an online survey which asked you, the residents of Beaulieu, about what it is like living here.

In our survey, we looked to hear your thoughts about green spaces, leisure facilities, your local community, transport and movement to name a few topics. To supplement our online survey, we also carried out face to face interviews with residents on site, which gave us the chance to have more in depth conversations with residents in Beaulieu.

Part of our national pilot programme, the survey that we did at Beaulieu set out to

get a better understanding of the quality of life for different communities and neighbourhoods in a mixture of settings. The survey closed in November, and we had a great response from Beaulieu residents. With 145 responses we had plenty of comments and feedback from you all. We found that 67% of those who responded were either Satisfied or Very Satisfied with Beaulieu as a place to live. Women in Beaulieu also feel safer than the national average, with 77% of the female respondents stating that they felt safe walking around alone after dark compared to the 68.8% national average for women. However, fewer residents reported feeling a sense of control over

what happens in Beaulieu, with only 22% agreeing that they could influence decisions affecting their local area.

Currently we are in the process of writing a report with our findings which we will be sharing with Beaulieu Residents by mid-March. So, keep an eye out for that.



NEWS FROM BEAULIEU ESTATE MANAGEMENT



Community Gardens

We hope this year to begin making more use of the community gardens and hope that residents will as well. The gardens have now been established for a couple of years with areas providing excellence places to have a picnic, to enjoy views of Danbury and enjoy the summer sun. This year our focus is on designing a section of the gardens for the benefit of residents and local groups. We hope to take ideas such as raised beds, bug hotels and a herb garden to a designer and have the opportunity for residents to view and have a say on what the area could look like. Ideally we would like to display these ideas at a Garden open day, planned for the weekend of the 28th May.

We do hope to host an open day at the community gardens on the 28th May including planting workshops hosted by our very own landscape team. We look forward to welcoming you for our very first open day.

We have had a number of questions about the purpose of the Beaulieu Community Gardens Cabin. The Cabin is a base/office for Beaulieu Estate Management. A place for residents to speak with a representative of Beaulieu Estate Management in person, and long term will be used to support BEM outdoor learning activities and events in the gardens. For office open hours please refer to the Beaulieu residents website www.beaulieuresidents.co.uk



Christmas at Beaulieu

We were delighted to bring our Christmas event back in 2021 and take over the Beaulieu Community Centre. We combined our event with the Beaulieu Mini Market allowing the event to occupy every room in the centre creating a fantastic atmosphere on the day. We were joined by the Rotary Club of Chelmsford Mildmay who assisted in Santa's grotto helping the residents of Beaulieu visit Santa and receive a gift. Kip McGrath helped to provide a number of craft activities and judging by the state of the tables, fun was had by all. Coffee Squared provided their usual cheer supplying mulled wine and sweet treats. We can only thank all involved for a great day and look forward to inviting you all back again next year!

Trees at Beaulieu

Some of you may have noticed that over Spring 2021, a few of the mature trees on site had works carried out to them. As part of our management, every five years we arrange for an assessment of all the trees by an independent arboriculturist who looks for issues relating to health and safety. From this survey a report is created with a breakdown on how urgent work is required on the trees, if at all. At Beaulieu, none of the trees fell under the critical

category, which would have meant for us to arrange emergency works but we did have some flagged as high priority which meant we needed to carry out the work within six months. In line with the management plan we aim to leave existing trees alone as much as we can for the benefit of the ecology on site but we will carry out any works that relate to health and safety. If you do ever have any concerns about a tree on site, please email us at beaulieu@thelandtrust.org.uk.

Resident's involvement

As the development continues to grow, we would really like to establish a way of better understanding what residents would like to see from their development. As much as we aim to host a number of surgeries throughout the year and we can always be contacted by email, we would like to help establish a residents group that is led by residents for the local community. We don't expect this to appear overnight but we hope to increase involvement year on year.

We also hope that this will tie in with residents that would like to get involved with volunteering once the remaining areas of the Community Gardens has been designed and installed.

If you have any interest in being part of a resident's group or future volunteering, please email us at beaulieu@thelandtrust.org.uk

Residents Website

Another reminder to encourage residents to sign up to the resident's website to keep up to date with the latest news from Beaulieu Estate Management. The website is designed solely for Beaulieu residents and can be accessed at: 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.

BEAULIEU ESTATE MANAGEMENT

Dates for the Diary...



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

Beaulieu Scarecrow Trail 2022 Easter Weekend 15th - 18th April

Once again in partnership with the Beaulieu Community Centre and Coffee Squared, we are delighted to be organising the second Beaulieu Scarecrow Trail. Last year we had some fantastic designs and the trail was enjoyed by over 600 local residents. If you would like to display a scarecrow this year and be added to the trail, please let us know by April 8th. More information will be available on the Beaulieu Residents website beaulieuresidents.co.uk and the Beaulieu Community Centre website nearer the time.



Community Gardens open day Sunday May 29th

Ever visited the Community Gardens to the east of Beaulieu? Well now is your chance! Join us for a day of activities including gardening workshops, storytelling and gain ideas of how to improve your own garden. The day will have things for both adults and children to take part in so hope to see you all there!

Big Butterfly Count Wednesday 27th July & 3rd August

With the Big Butterfly Count getting ever bigger we hope to encourage more people to take part and look out for the wonderful butterfly's that also call Beaulieu Home. We will be in the Community Gardens to help with ID and to record all the butterflies you have spotted. The national event runs from 15th July till 7th August so there is plenty of time to carry out your own count either in your garden, or in one of the parks across Beaulieu.

Christmas at Beaulieu Sunday 4th December

Once again, we will be inviting Santa to visit all the children of Beaulieu for our annual festive event held at the Beaulieu Community Centre. This will include stalls, crafts and music, as well as Santa's grotto for Beaulieu Residents. Don't forget to look out for more information nearer the time to book a slot for Santa!

Chelmsford Marathon and Half Marathon sponsored by Beaulieu Sunday 16th October

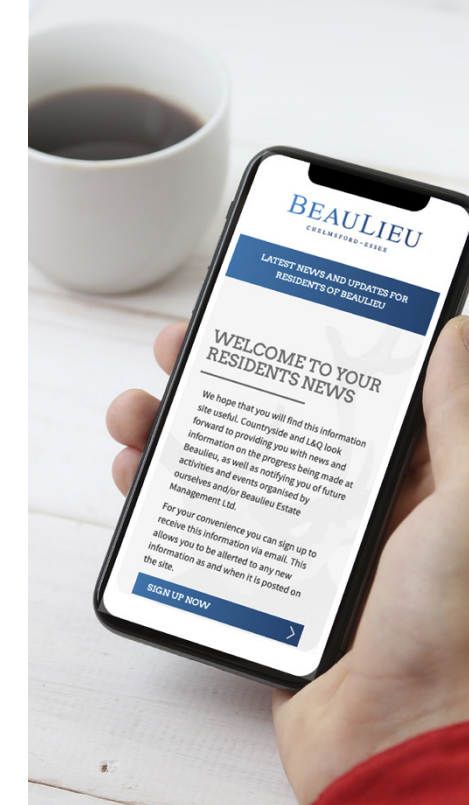
In support of Havens Hospices Countryside and L&Q invite you and your families to take part in the Chelmsford Marathon and Half Marathon again this year. Havens Hospices are also planning to introduce a third event aimed at children and families along a much smaller course. Look out for further details. www.havenshospices.org.uk

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.



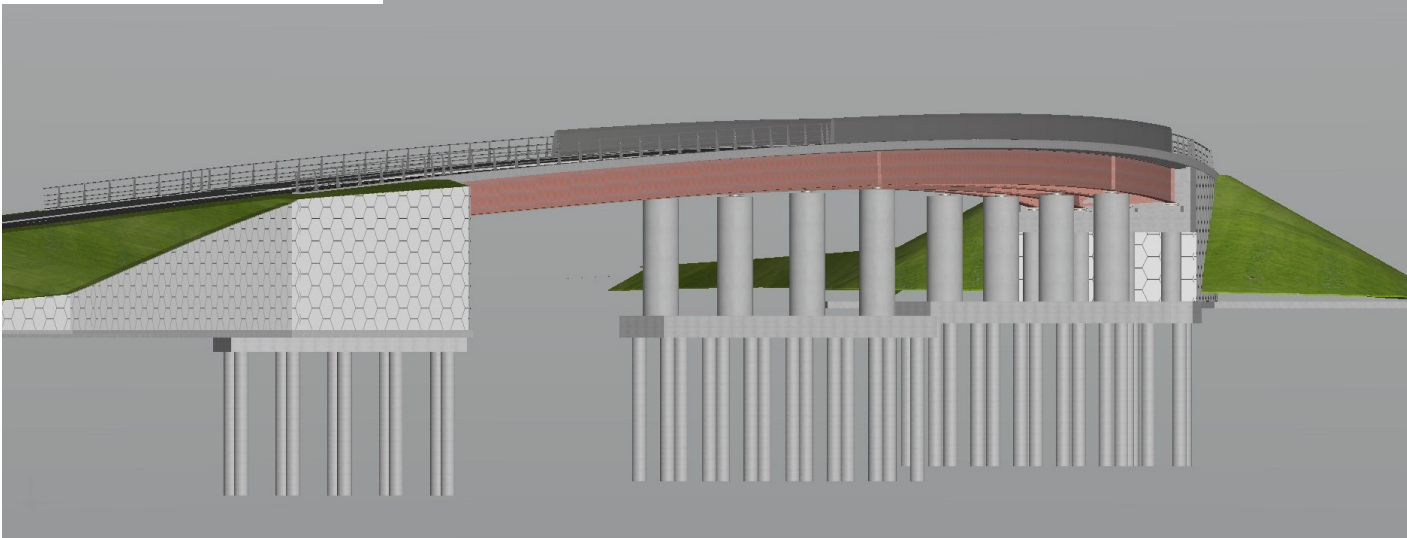
DEVELOPMENT UPDATE



Images of the old Generals Lane bridge over the railway line and A12 slip road being demolished



Illustration of the new General Lane bridge



GENERALS LANE BRIDGE DEMOLITION SUCCESSFULLY COMPLETED OVER CHRISTMAS

Following on from the major infrastructure improvement works to the Boreham Interchange which commenced in January 2021 by Countryside and L&Q, the demolition of Generals Lane Bridge in Boreham, Chelmsford – a key milestone in the delivery of the new relief road around the outskirts of Beaulieu – was successfully completed over the Christmas break.

Undertaken by specialist demolition contractors JF Hunts on behalf of Countryside and L&Q, the demolition of Generals Lane Bridge over the railway line and A12 northbound slip road at Jct.19 took place over four days, starting on Christmas Day. The works were completed on time and the railway line and A12 slip road were able to re-open on the 29th December as planned.

The road bridge has been demolished to make way for the construction of the final section of the new radial distributor road (relief road) being built by Countryside and L&Q, that will provide a direct connection between the Boreham Interchange and Essex Regiment Way (A130).

You will most likely have noticed that the new relief road, named as the A131 Beaulieu Parkway, has already opened in part providing two new accesses to Beaulieu. The final and most complex section is now under construction, including the construction of a new bridge over the railway line to connect the relief road with the re-aligned Boreham Interchange.

Once open in full, the new relief road will provide a more convenient link between the A12 Jct. 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.

The new relief road will also provide access to the planned new Beaulieu railway station which is scheduled to complete in 2025/6.



Illustration of the new Generals Lane bridge under construction

DEVELOPMENT UPDATE

THE GREAT PARK
— BEAULIEU

We have started to implement our approved landscape plans for the area known as The Great Park in front of New Hall School. The land was previously in agricultural use and is now being turned into informal parkland with an area to the east and west of the entrance avenue to New Hall School being fenced off for potential future grazing and to protect the setting of the Grade 1 listed New Hall School building. The remainder of the parkland will be for public use and will include an informal kick-about area.

The installation of estate railings and tree planting has already started on site with many trees, hedgerows and grasslands to be planted to enhance the ecology of the parkland along with bench seating. At a later stage a footpath/cycleway will be constructed leading through the park to the new Beaulieu railway station.

NEW HEALTH CENTRE

We are delighted to report that planning permission has been granted for a new health centre at Beaulieu. We hope to be in a position to start construction of the new Health Centre, to be located next to the Community Centre at Beaulieu Square, in early summer with completion anticipated in Summer 2023.

HOUSING NEWS

BEAULIEU AWARDED BEST SHARED OWNERSHIP DEVELOPMENT AT THE INSIDE HOUSING DEVELOPMENT AWARDS 2021

We are excited to announce that in November Beaulieu received yet another accolade being awarded the 'Best Shared Ownership Development Award' (rural and suburban), at the Inside Housing Development Awards 2021. This follows the receipt of the 'Best Shared Ownership Development Award' at the prestigious Evening Standard New Homes Awards in 2020.

These prestigious awards celebrate the best residential developments across the UK, recognising housebuilders' delivery of desirable, high-quality homes, and we are proud to be named amongst the winners.

Named the winner of the 'Best Shared Ownership Development' (rural and suburban), this award acknowledges the development's ability to successfully meet local demand. Offering some of the most affordable homes in Chelmsford, Beaulieu comprises 432 one, two and three-bedroom Shared Ownership apartments and two and three-bedroom Shared Ownership houses, set amongst the themed, manicured gardens and tree-lined avenues. With 87% of all buyers originating from the surrounding area, Beaulieu's provision of affordable homes has enabled buyers previously priced out of the area to step onto the property ladder.



INSIDE HOUSING
**DEVELOPMENT
AWARDS 2021
WINNER**

Proving popular with first-time buyers, second-steppers and downsizers alike, every phase of Shared Ownership here at Beaulieu has received more applications than the number of units available. With approximately 200 Shared Ownership residents currently living on site, alongside private residents, Beaulieu boasts a vibrant and diverse community.

THE ARBOUR

L&Q launched its first phase of new homes at The Arbour in September. The homes were snapped up by first time buyers and growing families looking to make their first step on to the property ladder.

The Arbour development at Beaulieu will ultimately provide 255 new homes all available through Shared Ownership. The homes are 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 surrounding area, supporting its residents every step of the way.

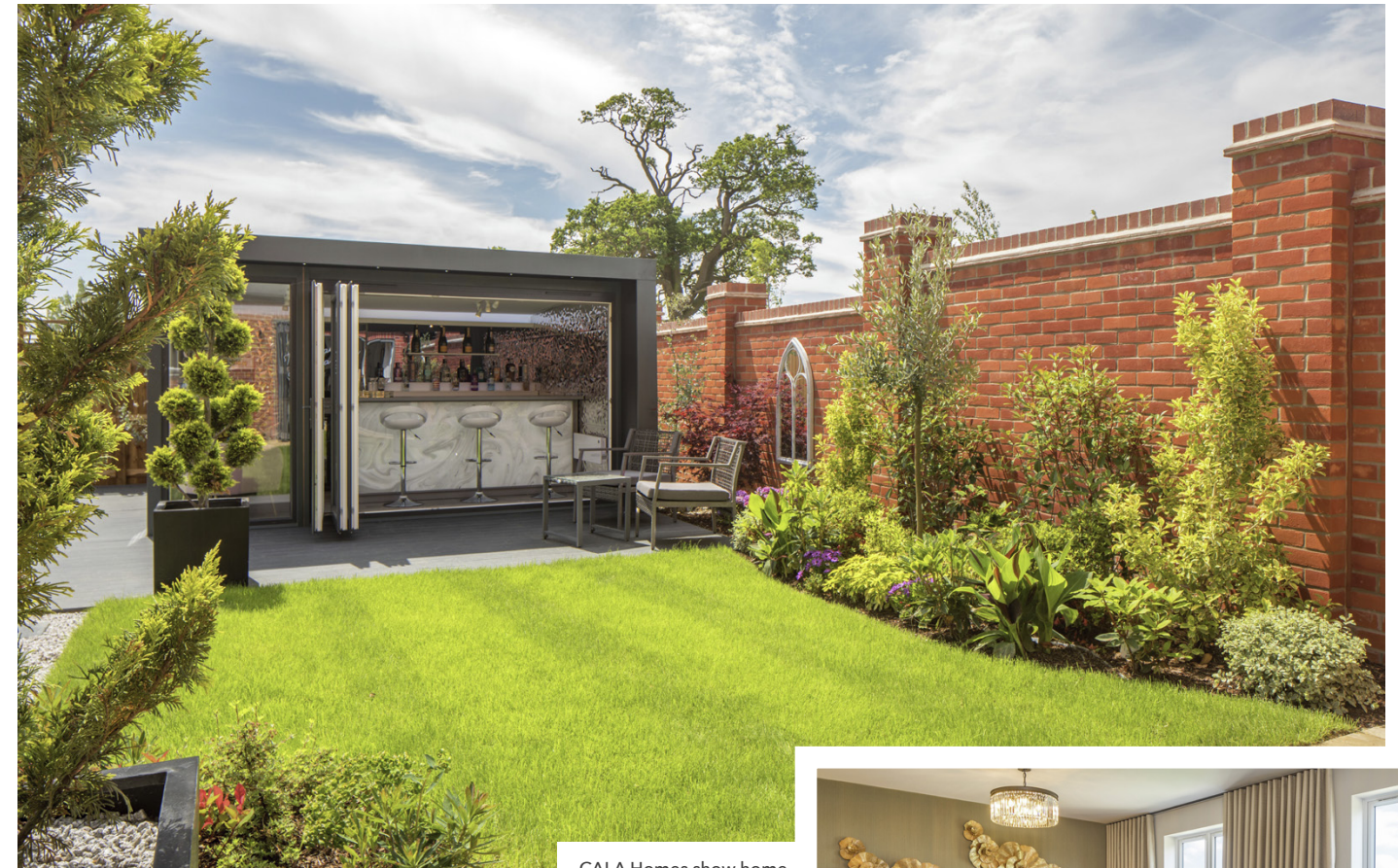


The Arbour show home.

We welcomed our first new residents into their new homes at The Arbour this January. Further phases are due to be released in the spring and summer. To register your interest or find out more, visit lqhomes.com/beaulieuarbour

THE ARBOUR
— BEAULIEU —

HOUSING NEWS



CALA Homes show home

CALA HOMES OPENS THE DOORS TO ITS FOUR-BEDROOM SHOWHOMES

Construction is well underway on CALA's development at Beaulieu, with phase one already a third reserved.

CALA's 145 properties offer a choice of 72 one and two-bedroom apartments and 73 three and four bedroom homes, ranging in size from 547 to 2,317 square foot. Of these properties, over 25% will be provided as much-needed affordable homes for rental and shared equity tenures.

Curated by interior-design experts, Killer 5 Interiors and Interiors by Abode, the new showhomes, which are split

over three levels, give prospective buyers an opportunity to discover the lifestyle on offer.

The trend for three-storey living follows research from CALA which found homebuyer interest for split-level properties is on the rise, with online trends demonstrating a 41% spike in searches over the past decade.

The demand has been driven by an increase in home-working, in addition to a growing number of step-families and more multi-generational households living together.

The development's split-level properties leave more room for outside space, are easier to heat, and you can have the added benefit of creating functional hubs within the home, whether creating a nursery, a home office, or a separate space for teenagers or guests.

CALA's Beaulieu showhomes are open daily to the public from 10:30am-5pm. To book an appointment, please call the sales team on 01245 984087. Prices start from £624,950.

For further information, please visit: www.cala.co.uk





Bellway Homes

BELLWAY HOMES COMING TO BEAULIEU

Bellway Homes are the latest housebuilder to secure a development parcel at Beaulieu. At the end of September they submitted a Reserved Matters application to Chelmsford City Council to build 194 new homes, which includes the provision of 52 affordable homes, on land at the north of Beaulieu opposite CALA Homes. Bellway hope to start construction of their new homes at Beaulieu later this year.



Bellway Homes

BEAULIEU GATE

In January Countryside opened their new marketing suite and show homes at Beaulieu Gate. Their latest phase of 1-3 bedroom apartments and 2-4 bedroom houses. Inspired by Tudor architecture drawing on features such as red brickwork and stone detailing from the nearby New Hall School, formerly the palace of Beaulieu, owned by King Henry VIII. Why not pop along and take a look. For further information please visit www.beaulieu.uk.com



BEAULIEU
GATE