


Headline information

	Area of Garden Community 836 hectares
	Type of Garden Community Transformational, self-supporting
	New Green Space Over 150ha of new green infrastructure including three destination parks
	New Employment Space Over 9ha of new employment land
	New Retail/Commercial Space Provision within each of the village centres, local facilities and at station hub
	New Jobs 10,000 by 2036
	New Schools 7 – including Essex's first All Through School at Beaulieu: opened September 2018
	New District/Local Centres New Village Centres/Local Facilities
	New Healthcare and Community Facilities 5 – including Beaulieu Community Centre opened in 2018
	New Transport Infrastructure Beaulieu Park Train Station – Open end 2025, Chelmsford North-East Bypass Phase 1a – Open Spring 2026, Northern Radial Distributor Road – Open 2027.



New Homes
10,600 total new homes by 2044
3,007 homes built (up to Q4 2025)

Build-out rates:


Houses per Annum			
2015/16	2016/17	2017/18	2018/19
71	282	372	270

Houses per Annum			
2019/20	2020/21	2021/22	2022/23
256	252	211	312


Houses per Annum	
2023/24	2024/25
457	524

- 4,350 consented at Beaulieu and Channels delivered by mid-2020s
- Extension to site allocated in Local Plan for around 5,500 Homes
- Outline applications for 6,250 homes across three zones submitted


10 Traveller Plots/Pitches



Developers/Promoters
Countryside L&Q
Ptarmigan Land
Halley Development/
Greycoat Real Estate

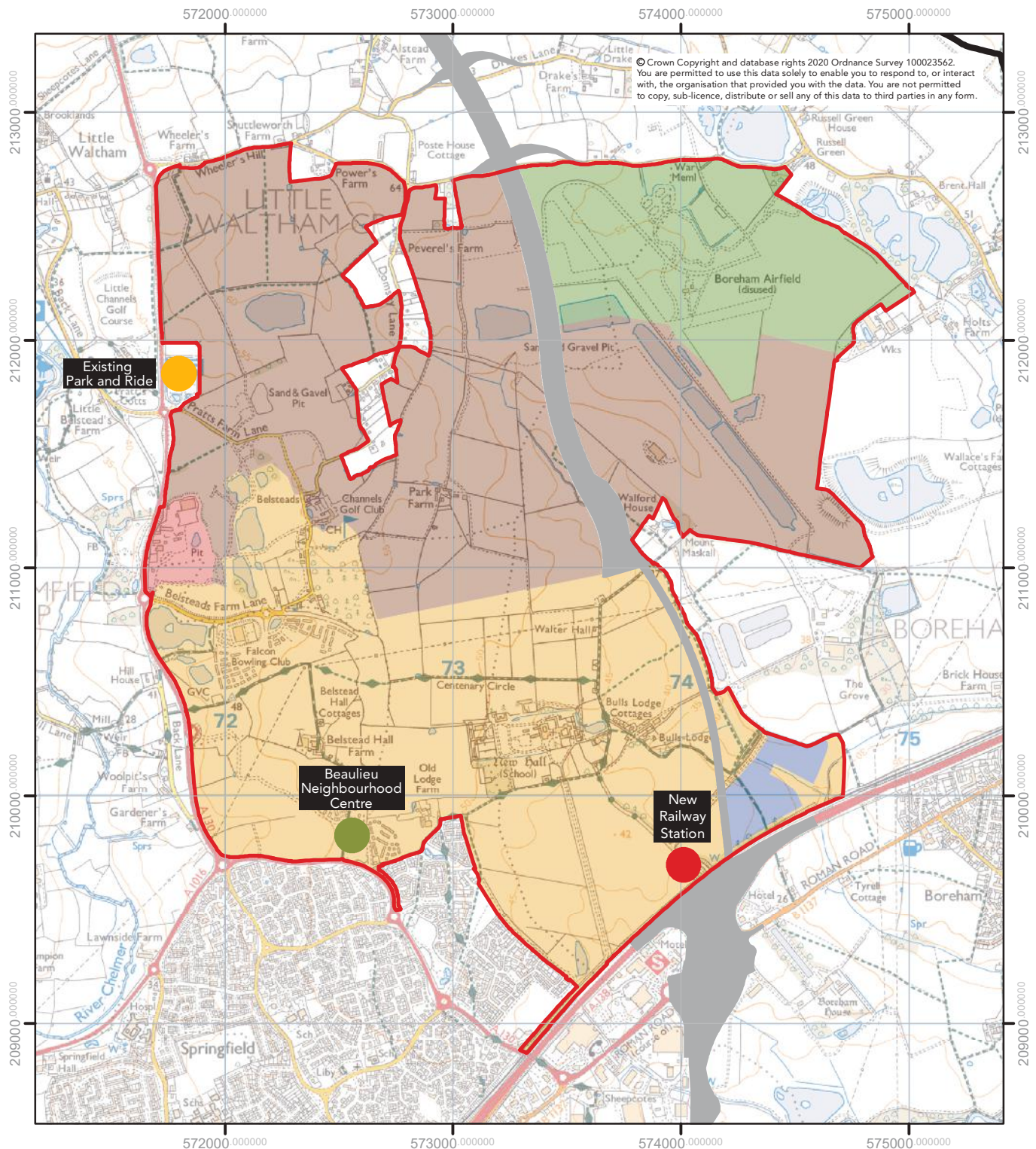


HIF Funding
£225,000,000 for Beaulieu Park Station and Chelmsford North-East Bypass



Garden Community Funding
£709,000 Capacity Grant
£290,000 Small Infrastructure Projects

Chelmsford Garden Community Map



- Area of Chelmsford Garden Community
- Proposed Chelmsford NE Bypass - Detailed Design within Masterplan Area
- Proposed Chelmsford NE Bypass - Safeguarded Corridor
- Proposed Employment Area
- Existing Employment Area
- Proposed Country Park
- New Garden Community for Major Housing and Employment Development
- Masterplan Area for Existing Committed Development



0 250 500 Metres

May 2022

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