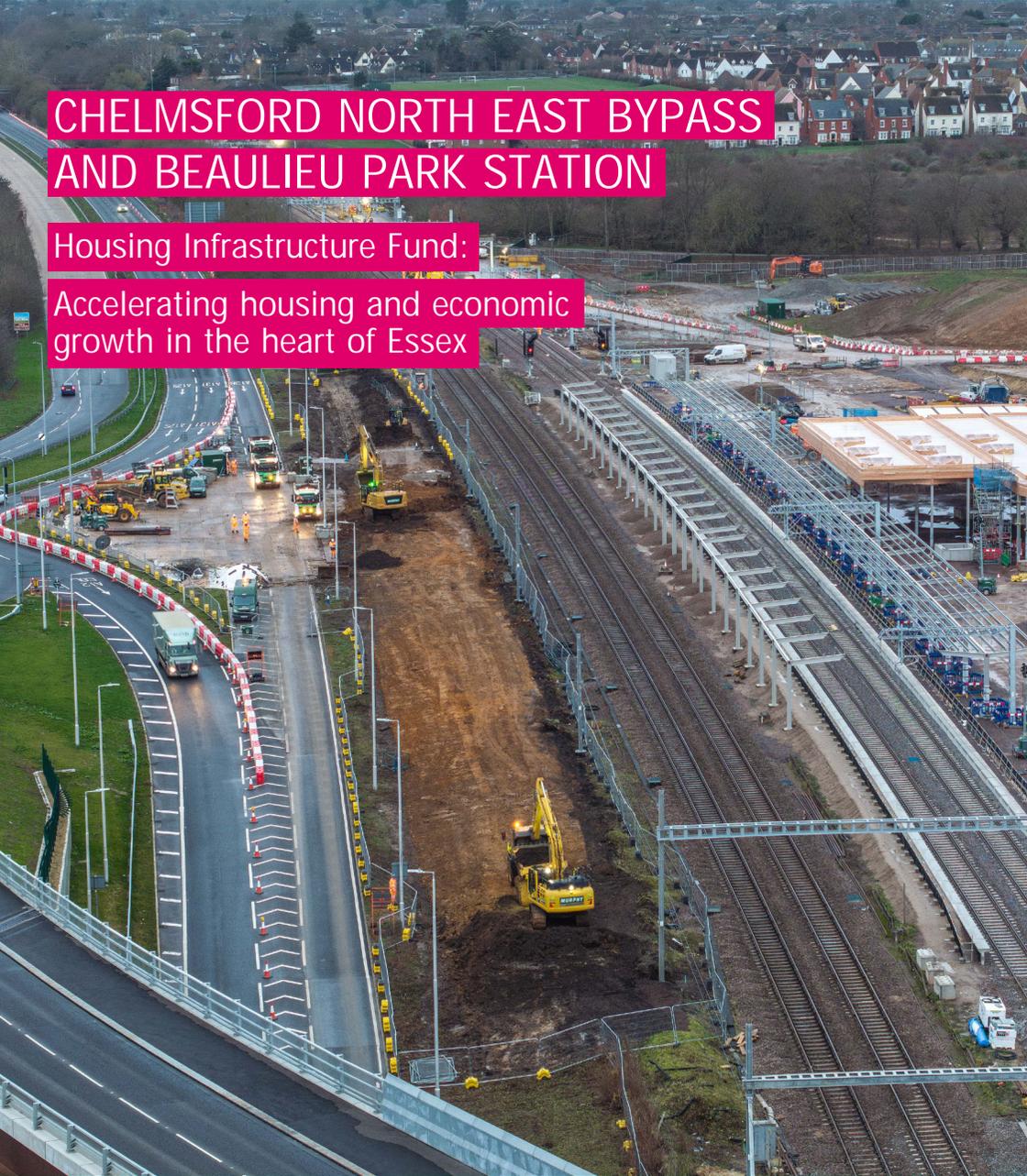


# CHELMSFORD NORTH EAST BYPASS AND BEAULIEU PARK STATION

Housing Infrastructure Fund:

Accelerating housing and economic  
growth in the heart of Essex



Funded by:



Working with:





*“These projects are about supporting the delivery of homes to create great places to live in a sustainable manner. Key to this is the provision of transport infrastructure - we want to ensure that the right infrastructure for all modes of transport is in place to support growth in the region.”*

**Cllr Lesley Wagland OBE**, Essex County Council's Deputy to the Leader with principal accountabilities on Major Infrastructure Projects and Freeports

Chelmsford plays a vital role in the heart of Essex, providing homes, jobs, shopping, healthcare, education, leisure and recreational opportunities for those in Essex, East Anglia and beyond.

As well as people commuting to and within the city, strategic road and rail links make Chelmsford a particularly attractive base for people commuting into and out of London.

Chelmsford is the driver of the regional economy and it needs a transport network to match if it is to properly facilitate growth.

Funded by the Government through Homes England's Housing Infrastructure Fund (HIF), Essex County Council is working with partners including Chelmsford City Council, Network Rail and housing developers to ensure that vital transport infrastructure is delivered to support housing growth set out in the published Chelmsford Local Plan.



## Enabling the delivery of housing

Investing in the infrastructure to the northeast of Chelmsford will support housing growth and enable better connectivity within the region and beyond.

### What are we delivering?

The new **Beaulieu Park Station** will be the first station built on the Great Eastern Main Line for over 100 years. The three-platform layout creates a passing opportunity for fast 'Norwich in 90' trains and freight trains to pass slower stopping trains. The passing loop will make the train line more resilient, while the station will relieve crowding at Chelmsford Railway Station and help reduce car journeys into the city centre. Construction is well underway and the new station is due to open in 2025.

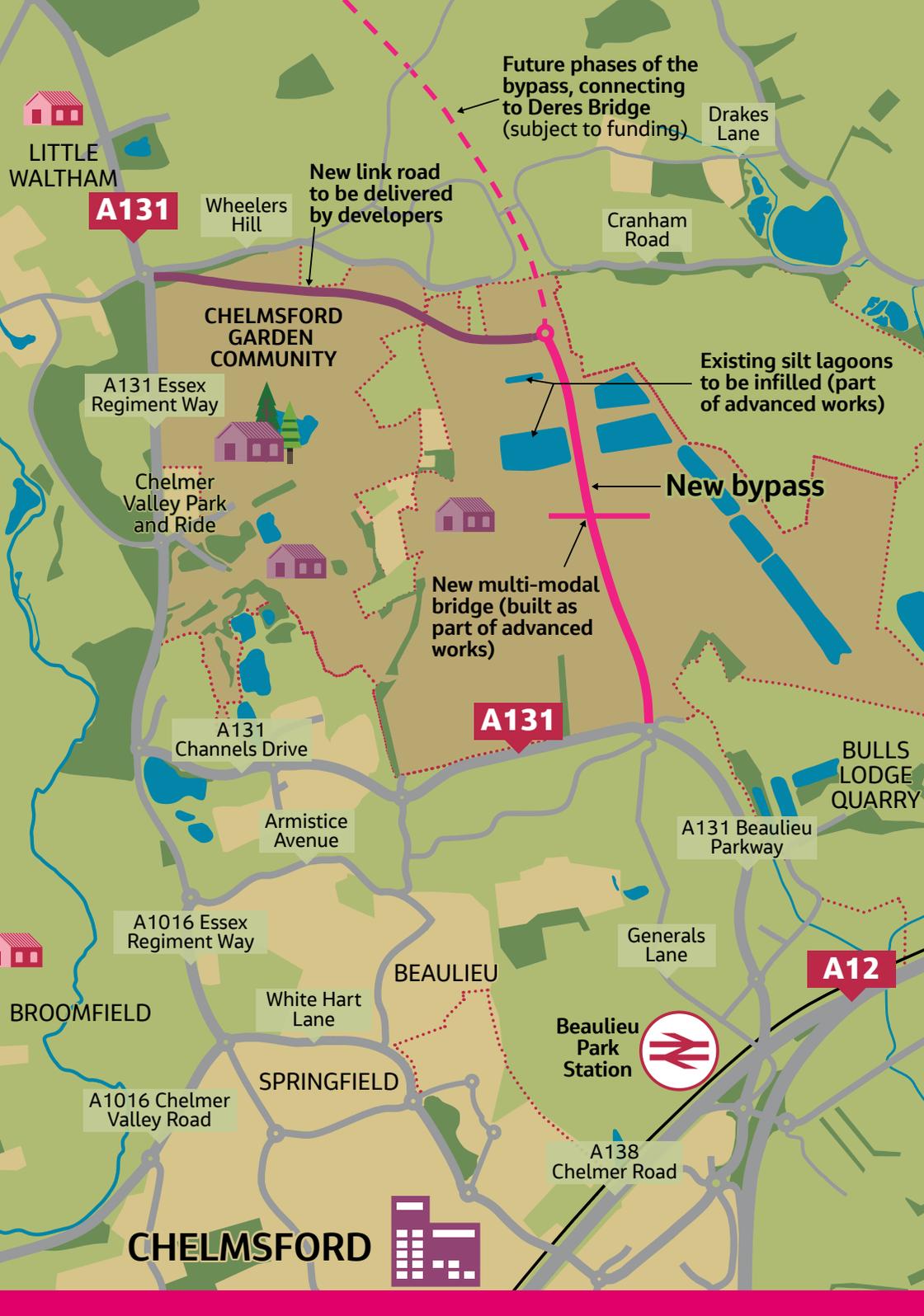
The first phase of a **new bypass to the north east of Chelmsford** will connect with Beaulieu Parkway in the south, providing access to the A12 at Boreham Interchange via the new Beaulieu Parkway bridge. To the north, it will join with a new link road, to be built by developers as part of the Chelmsford Garden Community, to the Wheelers Hill roundabout on the A131 Essex Regiment Way. The bypass will provide easier access to both the A12 and the new station for people travelling from Braintree and surrounding areas, helping reduce congestion on local roads. Enabling work for the bypass is underway and main construction works are scheduled to start in early 2025.

### What will this do for housing growth?

This infrastructure will maximise the housing and economic opportunity in the area and sustain the continued delivery of hundreds of homes each year. In total, Beaulieu Park Station and the Chelmsford North East Bypass will help support the completion of over 10,000 new homes.

Elsewhere in Chelmsford, Essex County Council has also been conditionally **awarded £68.75million** towards the proposed Army and Navy Sustainable Transport Package. The scheme will help improve journeys through a vital gateway to the city, as well as encouraging sustainable travel and supporting growth.





Future phases of the bypass, connecting to Deres Bridge (subject to funding)

Drakes Lane

LITTLE WALTHAM

A131

New link road to be delivered by developers

Wheeler's Hill

Cranham Road

CHELMSFORD GARDEN COMMUNITY

Existing silt lagoons to be infilled (part of advanced works)

A131 Essex Regiment Way

New bypass

Chelmer Valley Park and Ride

New multi-modal bridge (built as part of advanced works)

A131

A131 Channels Drive

BULLS LODGE QUARRY

Armistice Avenue

A131 Beaulieu Parkway

A1016 Essex Regiment Way

Generals Lane

A12

BROOMFIELD

White Hart Lane

BEAULIEU

Beaulieu Park Station



SPRINGFIELD

A1016 Chelmer Valley Road

A138 Chelmer Road

CHELMSFORD



# Key Benefits

Implementing developments with around **35% affordable homes**

**10,000 new homes** across a variety of tenures

**57,000sqm** of new employment space, creating approximately **10,000 jobs** by 2036

Three new **destination parks**, covering **150 hectares**

Essex's **first all-through school** for 5 to 18-year-olds at Beaulieu, plus an **additional all-through school** and **three primary schools**

Early years and childcare **nursery provision**

At least **four trains per hour** towards London and Colchester during peak times

An integrated network of **walking and cycling routes**, including a new multi-modal bridge across the new bypass

An **express regular bus service** to the city centre

A new **parish council** and **long-term stewardship arrangements**

Expansion of **Park and Ride** facilities

New **Beaulieu Health Centre**



## Investing in infrastructure to support growth

Essex is a growing, attractive and competitive place for people to live and for businesses to locate. In the next 20 years there will be a need for 180,000 new homes in Greater Essex. Chelmsford enjoys a buoyant housing market with major plans for housing and economic growth. It is vital that infrastructure keeps pace with this growth.

The new Beaulieu Park Station and Chelmsford North East Bypass demonstrate a welcome investment in Essex and highlight the importance of an infrastructure first approach to delivering sustainable housing growth.

Together, the station and road will unlock over 10,000 homes and help relieve congestion on local roads in and around the city, enabling easier and more reliable journeys.

Over  
**£250 million**  
of funding has been secured by ECC for this transformational road and rail upgrade