

Works commence to improve the Boreham Interchange

The upgrade will facilitate the delivery of a new link road and access to the proposed Beaulieu railway station

20 January 2021

Funded by the developer of Beaulieu, Countryside Zest, a joint venture partnership by Countryside and L&Q, work is commencing on Tuesday 2nd February 2021 to upgrade the Boreham Interchange which will provide relief for local residents and road users.

These vital works form part of a wider package of infrastructure advancements being delivered by Countryside Zest, worth over £35 million, to provide a new link road. The new link road to be known as the A131 will connect the Boreham Interchange to Essex Regiment Way (A130) and 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 link road which is already constructed in part, will also provide the access to the proposed Beaulieu station which is scheduled to open in 2025/2026. This follows the project being awarded nearly £218m of funding from the Government's Housing Infrastructure Fund in 2019 in recognition of the scheme's role in supporting housing growth in North East Chelmsford.

An important step in the sustainable growth of the city, the 1st phase of the capacity improvements at the Boreham Interchange will be completed by Autumn 2021. The majority of the work is being carried out 24 hours a day to reduce the length of disruption, with the existing lanes remaining open during the day. Details of any road closures will be listed in advance on the project website, along with details of the project phases and progress: www.borehamcapacityimprovements.co.uk.

Subsequently a new road bridge connecting the link road to the Boreham Interchange will be constructed, requiring a short period of additional works at the Boreham Interchange to tie in the new bridge. The new link road is planned to open in Autumn 2022.

In line with the final completion of the new link road, road users will see a comprehensive amendment to the traffic signs on Colchester Road and White Hart Lane, to reflect the downgrade of these roads for local users with through traffic signed towards the new link road.

The works at the Boreham Interchange improve the capacity of the interchange by signalising each of the three roundabouts which make up the interchange, but also provide improved pedestrian and cycle facilities particularly for residents from Boreham walking and cycling towards Chelmsford, the commercial areas within Springfield and the planned new railway station at Beaulieu.

Proposals for the new Beaulieu station also include a bus interchange and substantial cycle parking, as well as a dedicated pedestrian and cycle route which will connect both the residential areas and the business park to the new rail station.

Martin Leach, Managing Director, Strategic Land, Countryside said:

“Working together with our partners, we’re pleased to commence the Boreham Interchange improvement works which are key in delivering the much-needed new relief road. The new road will provide a more convenient link between the A12 and the A130 taking a substantial amount of traffic away from the local roads as well as providing access to Beaulieu station.”

Craig Luttmann, Deputy Group Director of Development and Sales, L&Q said, *“The start of works on the Boreham Interchange is great news for Chelmsford – and plays an important part in our plans to deliver a new relief road. Once completed, this will make an important contribution to reducing traffic in the area.”*

Ends.

Further details will be available at www.borehamcapacityimprovements.co.uk

MEDIA ENQUIRIES

Newgate Communications

07981914985

Tali Robinson / Victoria Woollorton

victoria.woollorton@newgatecomms.com

About Beaulieu

Beaulieu is a vibrant new district in Chelmsford, that will ultimately deliver up to 3,600 high quality new homes in an inspirational landscape. Beaulieu is being developed by Countryside Zest, a 50/50 joint venture partnership between Countryside and L&Q.

Conceived as a series of distinctly designed neighbourhoods linked by extensive parks and open spaces, Beaulieu offers a complete range of housing from one bedroom apartments to six bedroom family houses to suit different buyers and lifestyles. Supported by exemplary infrastructure and community facilities including a new neighbourhood centre, schools, parks and open spaces, new relief road and planning permission for a new Railway Station.

A new Neighbourhood Centre known as Beaulieu Square, with shops, day nursery, education centre and the Beaulieu Community Centre has been built as part of the first phase of the development to create a vibrant community hub from the outset. Essex's first all-through school, The Beaulieu Park School opened its doors to Primary School children in September 2018 and Secondary School pupils in September 2019.

Countryside Zest (Beaulieu Park) LLP

Countryside Zest (Beaulieu Park) LLP is a 50/50 joint venture partnership between Countryside and L&Q to develop Beaulieu in North East Chelmsford, Essex.

About Countryside

Countryside is the UK's leading mixed-tenure developer through its two divisions, Partnerships and Housebuilding, creating places where people love to live, with sustainable communities built to last. In April 2020, it was awarded the 5 Star Rating by the Home Builders Federation following the latest home building industry's Customer Satisfaction Survey.

Countryside's Partnerships division was established over 40 years ago, specialising in estate regeneration, with operations in London, the South East, the North West, the Midlands and Yorkshire. It works mainly on public sector owned and brownfield land, in partnership with local authorities and housing associations to develop private, affordable and PRS homes. It recently established a modular panel manufacturing facility in Warrington to improve quality and reduce build times on site. Its developments include large scale urban regeneration projects at Beam Park, Rainham; Acton Gardens, Ealing; and Rochester Riverside, Medway.

Countryside's Housebuilding division benefits from an industry leading strategic land bank which is focused around outer London and the Home Counties. It builds family homes, with a focus on placemaking and selling to local owner occupiers. Its developments include a number of large-scale projects including Beaulieu, Chelmsford, Springhead Park, Ebbsfleet and Tattenhoe Park, Milton Keynes.

Countryside delivered 4,053 homes in the twelve months to September 2020 – 3,213 through its Partnerships division and 840 through its Housebuilding division, with a mix of private for sale, PRS and affordable homes. The Group has a strong balance sheet with new framework agreements signed during 2020 which, along with a record forward order book, up 23% to £1,432m, underpin the mixed-tenure delivery model focused on delivering quality homes and sector leading growth. It was listed on the London Stock Exchange in February 2016 as a constituent of the FTSE 250.

For more information see www.countrysideproperties.com or follow @CountrysideProp on Twitter

About L&Q

- L&Q is one of the UK's leading housing associations and developers.
- Social purpose is at the heart of everything we do. All the money we make is reinvested into new and existing homes, creating successful communities and providing excellent services.
- The safety of residents is our top priority. We are an early adopter of the government's building safety proposals and have committed £250 million to

implementing the recommendations from Dame Judith Hackitt's review of building safety.

- We are fully committed to tackling the housing crisis and have the land, the skills and the ambition to enable the delivery of 100,000 quality new homes nationwide. At least half of our new homes will be genuinely affordable to people on average and lower incomes, with the rest available for private rent or sale.
- We own and manage more than 110,000 homes nationwide, and we are actively involved in the communities we help build, staying locally based and responsive. We listen to our customers and make sure they have a strong and influential voice throughout every part of the business.
- We hope to build aspiration, opportunity and confidence among residents through our community foundation and skills academy. Last year, the Foundation awarded £5.7 million in grants to good causes, including grassroots initiatives to tackle social issues like gang violence and homelessness.
- L&Q Living provides care and support services to people with a wide range of needs, including older people, people with learning difficulties and mental health needs, and people dealing with homelessness.
- For further information about L&Q please visit www.lqgroup.org.uk