

CHELMSFORD NORTH EAST BYPASS & BEAULIEU RAILWAY STATION

Housing Infrastructure Fund:

Accelerating housing growth in the heart of Essex





“This bid is about delivering 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 Kevin Bentley, Essex County Council
Deputy Leader and Cabinet Member for Infrastructure

Chelmsford plays a vital role in the heart of Essex as the county city, 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 future growth.

Essex County Council, Chelmsford City Council, Braintree District Council, Network Rail and Highways England are working in partnership with housing developers to ensure that this vital infrastructure is delivered to support housing growth set out in the published Local Plans for Chelmsford and Braintree and beyond.



Enabling the delivery of housing

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

What are we proposing?

The new Beaulieu railway station will provide access to the Great Eastern Main Line (GEML). Trains can pass each other at the new station to make the whole line more reliable. It will relieve crowding at Chelmsford railway station and act as a transport interchange to encourage sustainable travel by bus, cycle, electric vehicles and on foot.

The Chelmsford North East Bypass will run between the A12 and A131, and will complement Highways England's A12 Junction 19 to 25 improvements. It will relieve congested traffic on the local roads and provide a strategic link between Chelmsford, Braintree, London Stansted Airport and the wider east and southeast of England, including South Essex and the Lower Thames Crossing.

The bypass will enhance access to and increase the catchment area of the station - it is therefore vital that these pieces of infrastructure are delivered at the same time.

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 the completion of over 10,000 new homes relies on Beaulieu Station and Chelmsford North East bypass opening.





To London Stansted

The bypass mitigates the traffic impacts of the station and Local Plan growth

There is only **4% space left** on Chelmsford's highways during the AM and PM peak periods

No more than **2,500 homes** can be built at Beaulieu and northeast Chelmsford without **the station**

Chelmsford has the **busiest two-platform** railway station in the UK outside of London and is **completely full** at peak periods

8.5 million passenger trips per year - more than Nottingham or Oxford railway stations

To London Liverpool Street by train in approx. 35 minutes

To London Southend

Braintree

2,000

1,100

450

8,600

3,250

Chelmsford

To Colchester

KEY

- New road - Chelmsford North East Bypass
- New Beaulieu railway station
- Chelmsford railway station
- Great Eastern Main Line
- Existing road network
- Housing already in development
- Proposed housing
- Park and ride
- Airport
- Urban area of Chelmsford
- Planned growth
- Roundabout
- Broomfield Hospital

Great Eastern Main Line

A131

A130 Essex Regiment Way

A12

Chelmer Valley

Beaulieu Business Park

Anglia Ruskin University

Sandon

Key Benefits

Implementing developments with over **30% affordable** homes

Almost **9,000 additional homes** are allocated in the new Local Plans in the north of Chelmsford and south of Braintree districts

Approximately **1,000 homes and 800 jobs per year** are planned between **now and 2036**

A prospective **garden community** is planned in northeast Chelmsford

2,500 more jobs created at the Beaulieu development

2,500 new homes are under construction at Beaulieu Park alongside 750 at Channels

£1,671m Net Present Value of the additional housing benefits

At least **four trains per hour** towards London

£250m Gross Value Added as a result of additional jobs at Beaulieu

Brand new trains across the Greater Anglia franchise by the end of 2020

The establishment of **Beaulieu railway station** is a priority for the Great Eastern Main Line Task Force



The case for Government funding

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

Our bid asks government to invest £218 million to build Beaulieu Station and complete the Chelmsford North East Bypass.

The station and road will unlock over 10,000 homes between Chelmsford and Braintree - in North East Chelmsford, Broomfield, Great Leighs and Great Notley. This investment is in addition to substantial funding given by the developers and South East Local Enterprise partnership to build the infrastructure.

£218 million is required to build Beaulieu railway station and Phase 1 of the Chelmsford North East Bypass.