

Chelmsford North East Bypass and Beaulieu Park Station

Update briefing

June 2022

Welcome and introductions

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Background

- Chelmsford North East Bypass and Beaulieu Park Station are Housing Infrastructure Fund (HIF) schemes
- Both schemes are covered under one contract Essex County Council has with Homes England
- They are progressing with more than £218million in funding from the Government's Housing Infrastructure Fund (HIF), plus £34million of other funding from the South East Local Enterprise Partnership and developer Countryside Zest
- The schemes will create important strategic road and rail links, providing the infrastructure needed to support planned housing and economic growth to the north of Chelmsford, notably Chelmsford Garden Community



Chelmsford North East Bypass



Overview

The proposals comprise different sections:

- Single carriageway link through Bulls Lodge Quarry, running between the current Beaulieu development and a new roundabout on the existing A131 at Chatham Green, with overbridges for side roads
- New roundabout connection to A131, with dualling of the existing road to Deres Bridge roundabout

The new bypass will:

- Provide a strategic link between Chelmsford, Braintree, London Stansted Airport and the wider area
- Help relieve congestion on local roads
- Enable existing routes, such as Broomfield Road and Essex Regiment Way, to become sustainable transport corridors
- Make accessing the new Beaulieu station more attractive, reducing traffic heading into Chelmsford city centre
- Provide easier access to the A12
- Improve journeys between Braintree and Chelmsford



Latest progress

- Scheme granted planning approval in April 2022
- Now progressing through illustrative design and procurement
- Contract for conveyor bridge enabling works now awarded and works will start on site this summer
- The conveyor bridge will span the new bypass and enable the continued operation of an existing mineral quarry, Bulls Lodge Quarry
- Construction of the conveyor bridge is expected to take approximately a year. No major traffic disruption is expected, with most of the works taking place away from the existing road network. Further information will be shared once details are finalised with the contractor
- Land negotiations for the bypass are ongoing and the Compulsory Purchase Order (CPO) process is starting in parallel



Main construction works

- A detailed construction programme will be agreed once a contractor is appointed for the main works
- Construction hours would generally be 0700 to 1800 Monday to Friday (and 0700 to 1200 on Saturday). However, it may be necessary for works to be carried out outside these hours on occasions, e.g. where temporary lane closures/full road closures are required (likely to be overnight to minimise disruption)
- Main construction traffic flows are expected to be on the A130, A131 and Beaulieu Park RDR. Other minor roads would experience some construction traffic during specific periods of the construction programme. No construction traffic will be permitted to use the protected lane section of Boreham Road (between Cranham Road and Drakes Lane) and Leighs Road (north of the works area)
- HGV and LGV delivery trip distribution would travel from the A120 to the construction site via the A131 Braintree Road or along the A12 via the Boreham Interchange and Beaulieu Park RDR. A full construction traffic management plan will be produced by the contractor upon contract award
- Leighs Road, Drakes Lane, and Cranham Road will need to be closed for short periods to allow connection of the existing routes to the new bridges at Cranham Road/Drakes Lane and Leighs Road

Beaulieu Park Station



Overview

- The proposed station at Beaulieu will be the first new station on the Great Eastern Main Line in 100 years
- The new station will play a key role in supporting growth, including the proposed Chelmsford Garden Community (10,000+ new homes, 1 million ft² of new business space, schools, quality open spaces and community facilities) and the growing Beaulieu development
- The station will provide additional access to the railway in Chelmsford, with regular connections to London and other destinations in the East of England
- It will also help relieve pressure on the existing Chelmsford station, which is the busiest two-platform railway station outside of London, and reduce congestion on local and city centre roads



Proposals

The proposed new station will include:

- Three platforms with a central loop line and new tracks to enable stopping services to call at the station while allowing fast trains to pass through unimpeded
- Step-free access to all platforms via two lifts
- Ticketing facilities
- Accessible toilets, baby change facilities, waiting area and space for retail/catering
- A bus interchange, including bus stands for local services
- 500 spaces for cycle parking and storage
- Pedestrian and cycle access routes to the station
- Car and motorcycle parking, including EV spaces



Latest progress

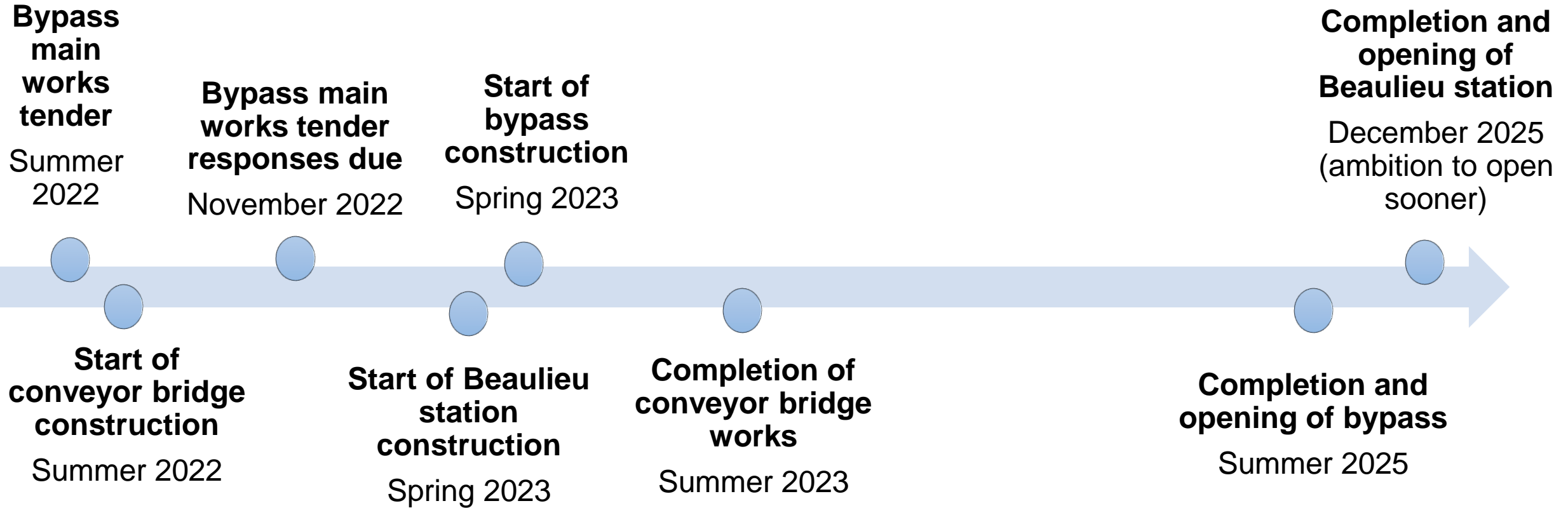
- Project concluded GRIP (Governance for Railway Investment Projects) Stage 4 (single option development) in January 2022
- J Murphy & Sons Ltd (JMS) were appointed to continue to develop the detailed design
- The project avoided the need to go through the Transport and Works Act Order (TWAO) process, resulting in significant programme savings
- Reserved matters application (final stage of the planning process) approved by Chelmsford City Council's Planning Committee last week
- Scheme now progressing through final stages of detailed design and setting up implementation phase work order



Next steps and timeline



Next steps and timeline



Risks



Risks

- **Cost** – Both projects are seeking to understand the impacts of material price increases and construction inflation, so it is very likely additional funding will be required
- **Coordination of works** – A lot of construction works are scheduled to take place in the Chelmsford area at a similar time (e.g. CNEB, Beaulieu Station, A12 improvements, Army and Navy). Works will be carefully coordinated and sequenced to minimise disruption. Although a challenge, this also represents an opportunity for a step change in travel behaviour and demonstrates the significant investment being made in the area
- **Workforce availability** – There is a lot of infrastructure development activity happening nationally and a reduced available workforce could impact both projects
- **Track access** – Accommodating and coordinating with other rail projects in the eastern region (Christmas 2023)
- **CPO** – If CPOs for the land needed for the bypass receive statutory objections, a public inquiry would be required, which would delay the current programme

Communications and Engagement



Communications and engagement

- Memorandum of understanding in place for communications regarding Beaulieu Station (ECC, CCC, Network Rail and Greater Anglia)
- Press release issued last week about Beaulieu station being granted detailed planning permission
- Communications updates in March re. bypass planning approval
- Communications and engagement plans and webpages for both schemes currently being reviewed and updated ahead of construction
- Discussions scheduled with contractor about communications and engagement re. conveyor bridge works, with first updates expected shortly
- Chelmsford North East Bypass project e-newsletter to be maintained and provide regular progress updates
- Key partners, include county, city/district and parish councillors, to continue to be briefed as schemes progress



Bypass connecting 14,000 potential new homes to Chelmsford and Braintree approved

Q&A Session



Thank you for your time

Further information

www.essex.gov.uk/chelmsford-north-east-bypass

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www.networkrail.co.uk/running-the-railway/our-routes/anglia/improving-the-railway-in-anglia/beaulieu-station

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