



**Chelmsford
Garden
Community**

Headline information

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Area of Garden Community
836 hectares
- 

Type of Garden Community
Transformational, self-supporting
- 

New green space
Approx. 400 hectares including a new Country Park
- 

New employment space
46 hectares
- 

New retail/commercial space
19.5 hectares
- 


New jobs
10,000 by 2036
- 

New schools
5 - including Essex's first all-through school open in September 2018
- 

New district/local centres
7
- 

New health care and community facilities
5 - including Beaulieu Community Centre opened in 2018
- 

New transport infrastructure
Beaulieu Train Station by mid-2020s
Chelmsford North East Bypass by mid-2020s
Radial Distributor Road 2
Expansion of Chelmsford Area Bus Based Rapid Transit (ChART)
Expansion of Park & Ride




New homes
10,000 total new homes by 2044
1,712 complete (up Q4 2022)

Build-out rates -


Houses per Annum			
2016/17	2017/18	2018/19	2019/20
282	372	270	256
2020/21	2021/22		
252	209		

- 4,350 consented at Beaulieu and Channels delivered by mid-2020s
- 3,000 allocated in new Local Plan (by 2036)
- 2,500 post-2036


35% affordable
9 travelling showpeople



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

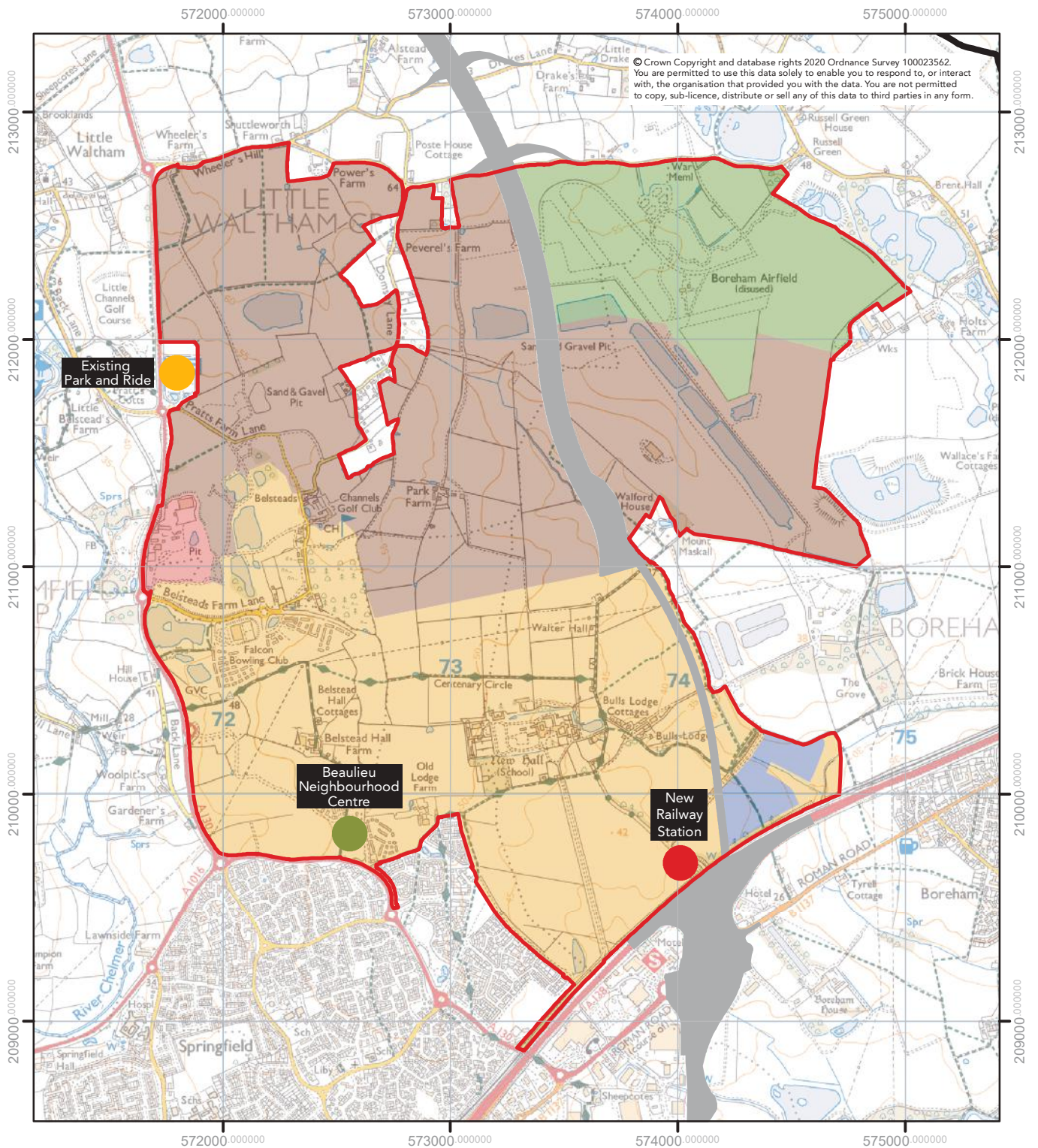


HIF Funding
£218,000,000 for Beaulieu Train Station and Chelmsford North East Bypass



Garden Community Funding
£400,000

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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