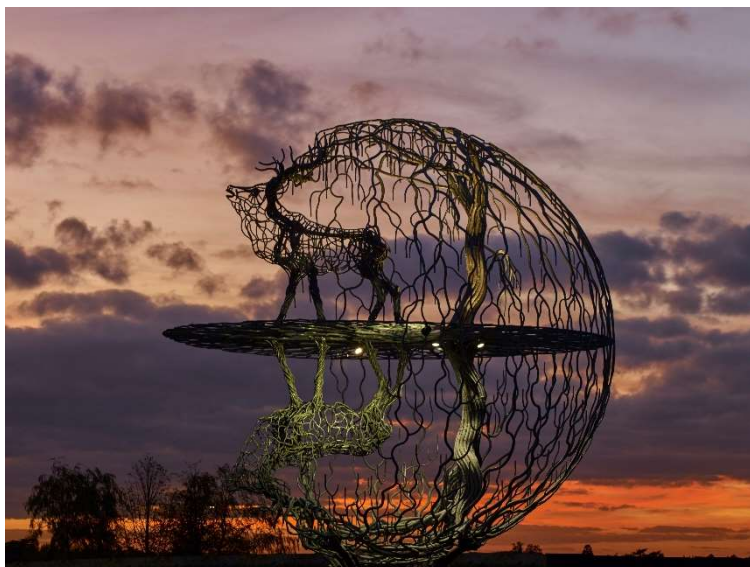


Beaulieu Heath

Development update

Issue 1 | Spring 2024



Welcome to the latest development update for Beaulieu Heath where we provide you with information about progress on-site and let you know what's to come in the near future.

About Beaulieu Heath

Countryside's Beaulieu Heath consist of 111 homes and associated open space.

Set around the majestic New Hall School, formerly King Henry VIII's Tudor palace, and its estate parkland, Beaulieu is conceived as a series of individually designed neighbourhoods that connect to the wider landscape and countryside.

Site activity

- There has been 58 completions up to the end of March 24. This includes Private Sale and Affordable occupations.
- Construction works will continue in line with the build programme, and it is anticipated that phase will be complete at the end of 2024.

Road Sweeping

Countryside's site team work to ensure that the spine roads are kept clean from mud and dirt caused by construction vehicles and road sweeping operates weekly.

Contractor Parking

We understand that contractor parking has been a concern for residents in the past. Countryside's site team have been actively implementing a fining system for our sub-contractor parking if found to be parked on the residential roads.

Timeline

- The first occupations on this phase took place in May 2023 and will continue up until December 2024.
- The Show homes and marketing suite for Beaulieu Heath are open and have recently launched the exciting release of a future phase at Beaulieu which is an extension of the Beaulieu Heath product
- On the development there are a mixture of adopted and private roads. The adoptable roads will be adopted by Essex Highways following completion of the phase.

Public Open Space

The Public Open Space located to the Southern and Eastern boundary of the phase will be provided in line with construction progress on-site. We will be installing footpath connection links from the open space to the development which will provide residents with ease of access to the wider community. We will be able to provide further updates on anticipated completion dates in future correspondence.

Managing agent

- A Management Company called Beaulieu Park O&P (Chelmsford) Management Limited has been set up for your development to manage areas of the development and some parts of its buildings, where ownership of those areas is not transferred to the residents directly. You will be responsible for the maintenance of your home and any land conveyed to you, whilst the Management Company will maintain any areas which are not conveyed to any purchaser. These are communal areas for the benefit of residents and therefore have to be held in a separate entity.
- During the initial set up and construction of the development, Countryside provide the directors of the Management Company. This is common practice as it provides time for the communal areas to be completed and Countryside are responsible for making sure that happens. Once the communal areas are ready, Countryside will hand control of them over to the Management Company and when the development is complete, residents will take over as directors of the Management Company. The Managing Agent (Alexander Faulkner Partnerships) will continue to support the residents in the running of the Management Company so that communal areas are maintained after Countryside have left the development.
- An Estate management company called The Land Trust has been contracted for your development to manage the public open space. The Land Trust is a British charity, which owns or manages open spaces restored from derelict land for public benefit. Its vision is "to improve the quality of people's lives by creating sustainable, high quality green spaces that deliver environmental, social and economic benefits". The Land Trust owns or manages more than 2,000 hectares (4,900 acres) in more than 50 spaces in England and is developing projects in Scotland.

Upcoming Handovers

- The first areas of landscaping installed on the development one are currently being maintained Countryside's landscape contractor, Island who will maintain these areas for the first year prior to handover to the Land Trust.

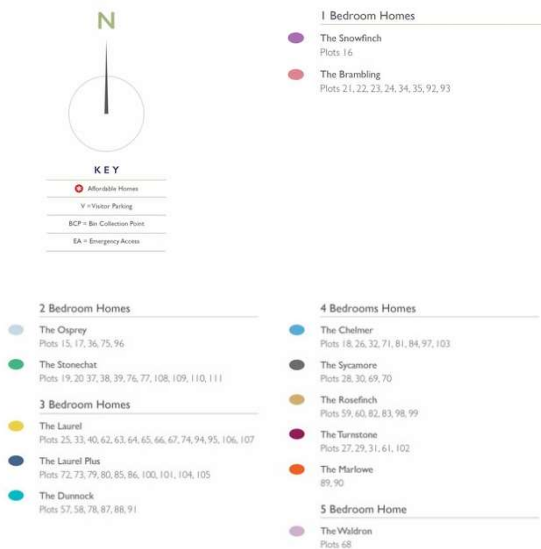
Services

Electricity and Gas: British Gas

Water: Essex and Suffolk Water

Local authority: Chelmsford City Council

Development layout plan



Development News

- Construction of the first Net Zero school building in Essex started on site at Beaulieu in September 2023 which is adjacent to the site along New Hall Way. The new primary school building will form part of the Beaulieu Park School creating an additional 420 primary pupil places
- Works are fully underway for the new Beaulieu Park train station, which is currently due to be completed Winter 2025 and operation during 2026.
- In October 2023 Countryside and L&Q were delighted to open the £14m bridge connecting the new Beaulieu parkway relief road with the realigned Boreham Interchange.
- Construction of the new medical centre commenced in August 2023, with our principal contractor Hutton Construction on site and making good progress. As can be seen on site, works have advanced and currently remain on programme and are estimated to be completed in Autumn 2024

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

Beaulieuheath@countrysidehome.com



COUNTRYSIDE
Homes