



Strategic Infrastructure Update

One Chelmsford Board

5th December 2024

Content

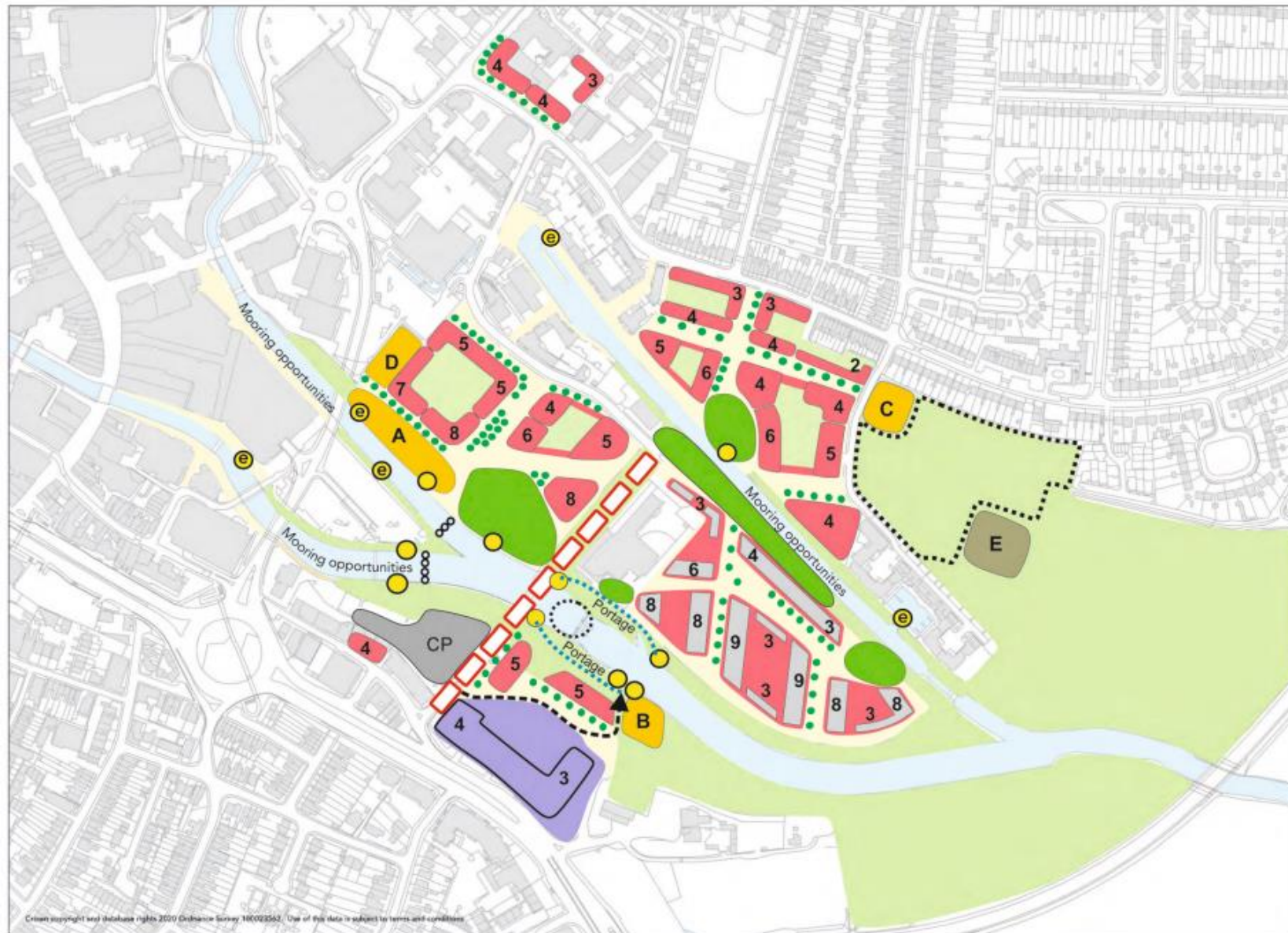
- Chelmer Waterside
- Beaulieu Park Station
- Chelmsford North-East Bypass

Chelmer Waterside

- 15.5 acres of brownfield land on edge of the city centre, CCC owned
- 1,000 new homes – circa 450 already completed
- £40m infrastructure investment – high pressure gas main relocation, new access bridge, land remediation



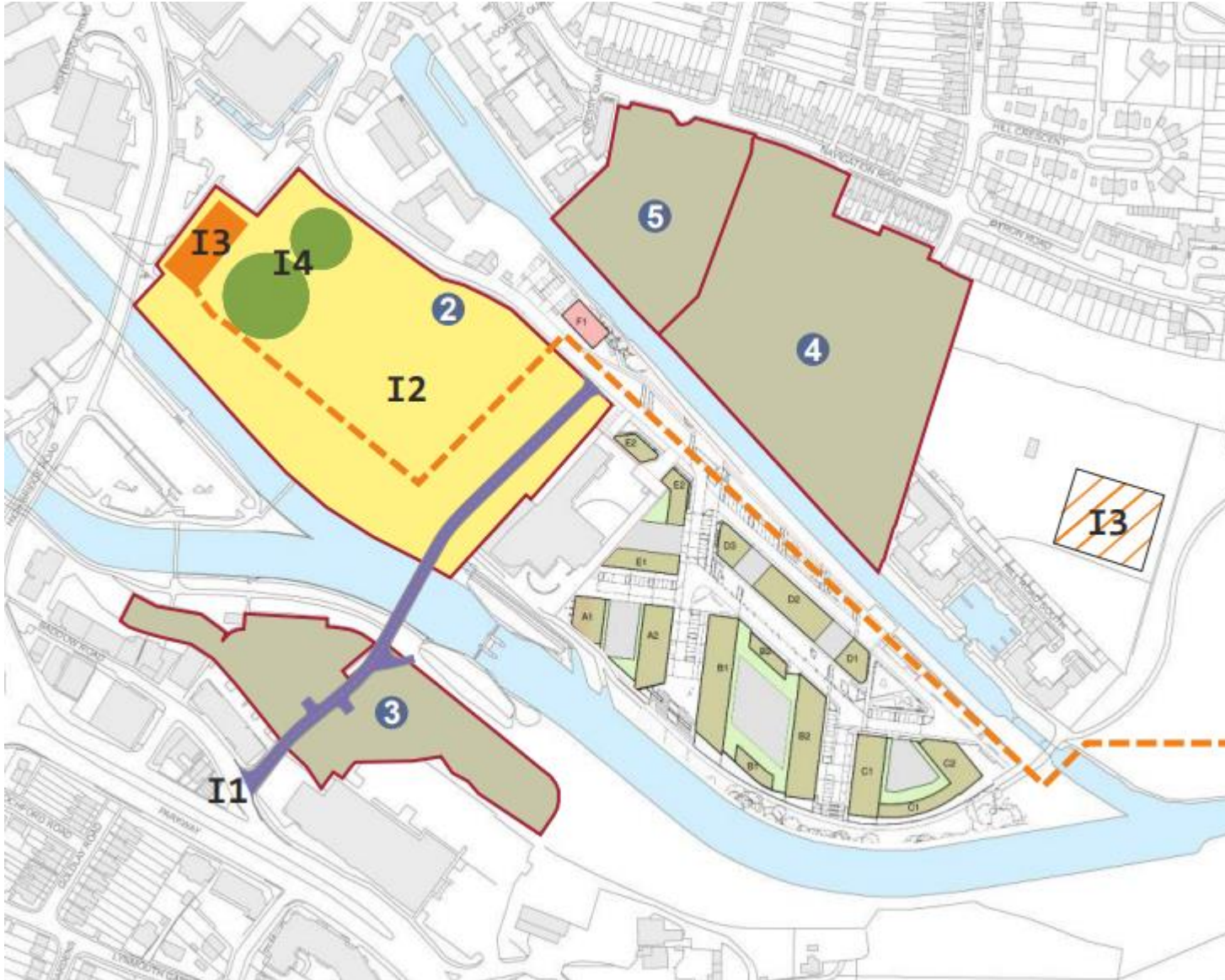
Vision



KEY

- 3 Stories high
- Residential
- Already approved building footprints
- Potential for further mixed use and commercial
- CP Circa. 180 space public car park
- Public space
- A Commercial and water related uses
- B Water related uses
- C Early years
- D Commercial or community functions
- E Relocated gas compound
- e Existing access to water
- Proposed access to water
- New foot/cycle bridge
- New lock
- Safeguard remaining allotment land and bring more of this land into active allotment use
- Trailer access

Infrastructure



I1 – new access road and bridge

I2 – land remediation

I3 – relocation of gas pressure reduction system

I4 – removal of gas towers (completed)

Access Road and Bridge



**Programmed
Completion
Date:
April 2025**

**Contractor:
GRAHAM**



Gas Pressure Reduction System Relocation



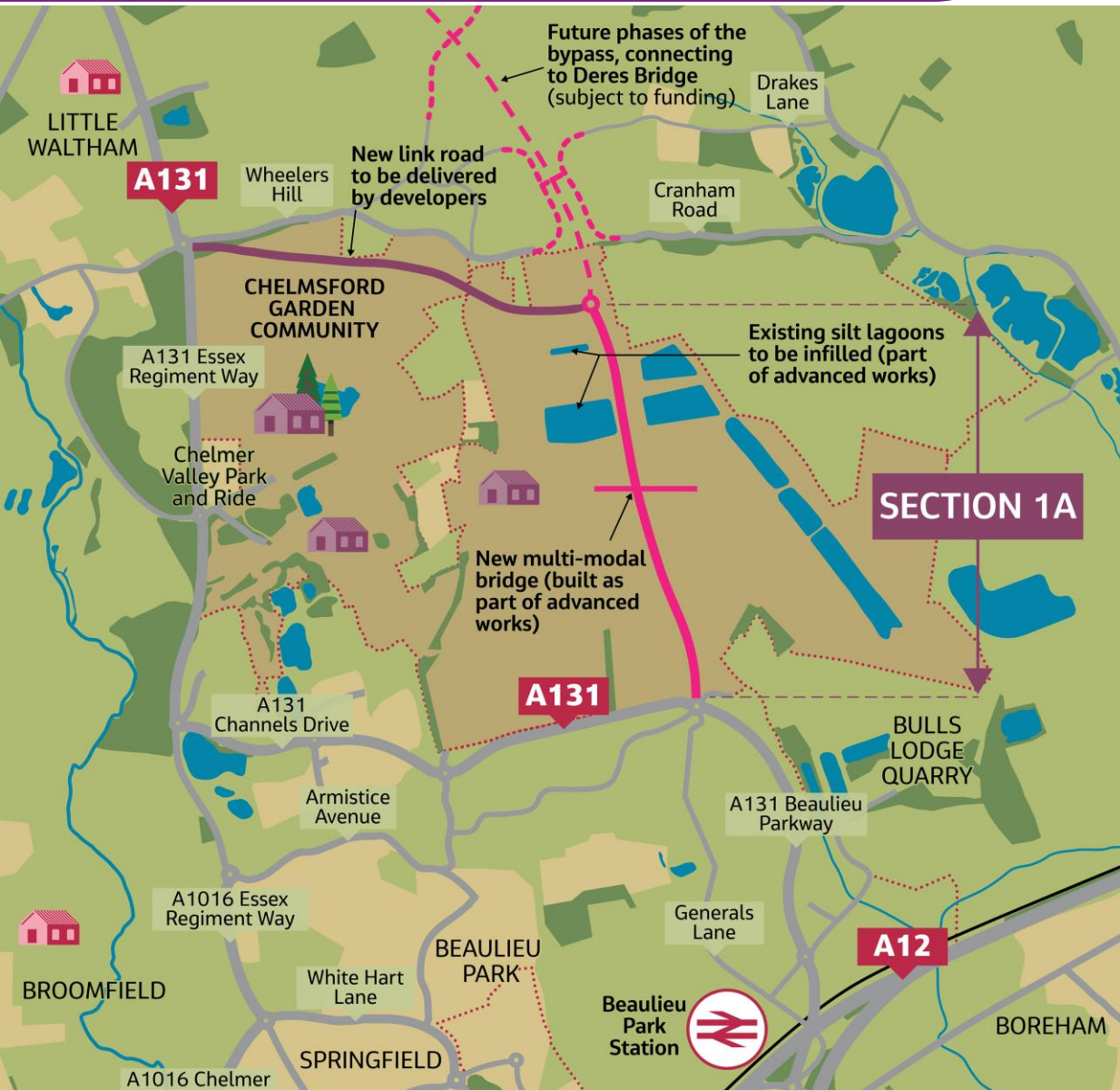
**Programmed
Completion
Date:**
Summer 2025

Contractor:
Morrison Energy
Services on behalf
of Cadent





Chelmsford North-East Bypass



Commencement: early 2025

Programmed Completion Date:
Spring 2026

Contractor: Octavius



Beaulieu Park Station

- First station on Great Eastern Main Line in 100 years
- £170m investment
- Murphy main contractor
- Funded by Government, SELEP and developer funding
- Due to open in December 2025
- CCC landowner, ECC project sponsor

Facilities

- 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 2 lifts
- Accessible toilets, baby change facilities, waiting area and space for retail/catering
- Ticketing facilities, with ticket vending machines and a gate line
- Pedestrian and cycle access routes to the station
- 500 spaces for cycle parking and storage
- A bus interchange including bus stands for local services
- Pick up and drop off area with dedicated taxi bays
- Parking for over 700 cars, 5% of which to be designated Blue Badge bays, and motorcycle spaces, as well as dedicated parking for station staff, emergency services, and a dedicated space for service access

