



# COUNTRYSIDE

Places People Love

## WOLSEY PARK DEVELOPMENT UPDATE

MAY 2019

Countryside Properties are commencing work on the construction of a new residential development on the boundary of Rawreth and Rayleigh to be known as Wolsey Park.

We are keen to keep the local community informed as works progress and this newsletter provides an overview of the masterplan for Wolsey Park and explains how construction will be managed. Further updates will be issued in the future as the development progresses.

### WHAT THE PLANS WILL DELIVER

Outline planning permission has been granted for 500 new homes at Wolsey Park, together with new public open spaces and a new spine road connecting London Road and Rawreth Lane.

An extensive network of green spaces is planned around the development which includes recreational routes, landscaped areas, children's play space, sports pitches and drainage features.

Land is also reserved for the building of a potential new primary school and pre-school on site. Essex County Council will in the future make a decision, based on their pupil place planning, whether the school is required or whether it would be better for Countryside Properties to instead fund the provision of new places in existing local schools in the area. A minimum of £3m is reserved for the creation of new pupil spaces.

Areas of Wolsey Park are also reserved for non-residential uses which could include a health or medical centre; crèche, day nursery or day centre; small scale retail, a food or drink establishment or a residential institution. These areas will be marketed in the near future to establish what additional facilities will ultimately be provided.





# CONSTRUCTION OF WOLSEY PARK

The construction of Wolsey Park will be handled and managed in stages and be divided between the construction of infrastructure and the building of new homes.

## ILLUSTRATIVE MASTERPLAN



OS licence no. 100019980

### Key

- Residential
- Potential education land
- Potential healthcare land
- Sports facilities
- Greenspace
- Drainage ponds
- Play space
- Non-residential use
- Lobby green
- Green lung
- Green link
- Phase I

## PHASE I - RESIDENTIAL LAYOUT



## THE PROVISION OF INFRASTRUCTURE

The main infrastructure works will include the building of the spine road through the centre of the site together with the formation of the new vehicular accesses on to Rawreth Lane and London Road. Alongside this work, we will also be undertaking earth works to prepare the land for development and creating a number of drainage features, such as ponds, across the site which are designed to store water during periods of high rainfall.

Additionally, there will be works to supply the site with electrical, gas, water and telecommunications connections.

The provision of infrastructure will be handled in three overlapping stages:

**Stage 1 (Northern part of Wolsey Park)** – Works to form the vehicular access into the site from Rawreth Lane and the northern section of the spine road which will ultimately link to London Road. The new access junction will include some widening of Rawreth Lane to create a right turn filter lane into the development. We will also construct drainage ponds to the north of Rawreth Brook and reprofile parts of the land. These works are commencing in May 2019 with the Rawreth Lane junction works largely expected to be completed by autumn 2019.

**Stage 2 (Southern part of Wolsey Park)** – Works to form the vehicular access into the site from London Road together with the southern section of the spine road. This will also involve widening works on London Road to create a right turn filter lane. There will also be the construction of a further drainage pond to the south of Rawreth Brook. The London Road access works are planned to be completed by Summer 2020.

**Stage 3 (Central part of Wolsey Park)** – Works to complete the spine road and remaining site reprofiling works.

It is currently envisaged that these infrastructure works will be completed late 2020. As individual stages of infrastructure works are completed, we will start the new landscape planting to coincide with the appropriate planting season and this new planting will continue for a number of years.

## BUILDING NEW HOMES

There will also be off-site highway works which include:

- Installing traffic signals at the Down Hall Road / London Road junction
- Provision of improved road markings at the London Hill / Station Road junction
- Signal upgrade to the Victoria Avenue / London Road junction
- Contributions towards a new roundabout at the Rawreth Lane / Hullbridge Road / Hambro Hill junction

Detailed planning permission has been granted for the first 192 homes to the north of Wolsey Park. These new homes will be a mix of one to five bedroom homes. It is currently planned that construction of these new homes and associated access roads will start in summer 2019 with the first homes available to purchase in 2020.

Further planning applications will be submitted over the course of the next two to three years for the design of the remaining house building parcels. The timescale and sequence these are built will be subject to when planning permission is granted.

# DURING THE CONSTRUCTION PHASE

Initially we will create a temporary construction access into the site from Rawreth Lane leading to a temporary construction compound within the body of the site from which construction activity will be managed.

This temporary access will then be removed once no longer required. We will also relocate the construction compound elsewhere within the site as works progress.

We will be installing a mechanical wheel wash through which all construction vehicles will have to pass before leaving the site to help keep local roads clean. Our project manager will also be monitoring local roads and where necessary deploy a road sweeper.



The normal hours of construction activity will be 07:30 to 18:00 Monday to Fridays and 08:00 to 14:00 on Saturdays. To avoid disruption to children travelling to school, restrictions have been imposed on delivery vehicles passing local schools at the start and end of the school day.

Whilst the works are planned to be undertaken as considerably as possible, inevitably there will be some disruption whilst our contractors are undertaking works. Our project manager will do everything possible to keep any disruption to a minimum however we would like to take this opportunity to apologise for any inconvenience you may experience.

## THE NAME WOLSEY PARK?

Wolsey Park was chosen as a historical records search has found that cardinal Thomas Wolsey obtained land in Raureth. Raureth is an alternative spelling for Rawreth, where both spellings were used throughout the Tudor period. This alternative spelling has been used in documents for centuries and was still being used in the 1970s.

Throughout his life, Wolsey earned a reputation as being an efficient administrator for both the Church and the Crown, eventually being appointed by King Henry VIII as his lord chancellor. For fourteen years Wolsey was the King's right hand and indulged in his passion for building – most famously at Hampton Court.

## FOR FURTHER INFORMATION

Further information and development updates will be issued as the development progresses.

Alternatively, should you have any queries in the meantime or if you would prefer not to receive any further updates, you can contact DevComms, our community representatives for Rayleigh:

email: [countryside@devcomms.co.uk](mailto:countryside@devcomms.co.uk)

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