



COUNTRYSIDE

Places People Love

WOLSEY PARK DEVELOPMENT UPDATE

DECEMBER 2019

Welcome to our third construction newsletter, where we provide an update on our continued progress at the Wolsey Park development, as part of our commitment to keep the local community updated throughout the course of the construction works.

Within this newsletter we provide details of work that has been successfully completed since our summer newsletter and information on the next stages of development, as well as an update on our plans for the festive period.

RAWRETH LANE

As you'll be aware, work was recently undertaken on Rawreth Lane to create a new access into the site. As part of this work, Rawreth Lane was widened to create a dedicated right-turn filter lane into the development to help ensure uninterrupted traffic flow in the future. This work was completed on schedule and all the temporary traffic lights used to facilitate this work were removed from Rawreth Lane on Tuesday 1st October.

Following the successful completion of this work, Triconnex (the gas distributor) has been undertaking work on a different section of Rawreth Lane to install the new gas supply into the site. Essex County Council agreed that this work could take place from the end of October and it has now been completed. Much of this work took place over the half-term week when there were fewer cars on the road and we understand every effort was made by Triconnex to accelerate the work over half-term so that it could be completed as quickly as possible.

In order to minimise disruption on the local road network, Triconnex only had traffic management measures in place between 10am – 3pm, outside of rush hour, from Tuesday 26th October.



The highway works on Rawreth Lane are now complete and we would like to thank you for the patience that has been shown by the local community whilst these essential works were carried out.

SPINE ROAD

The northern section of the spine road, which will link up Rawreth Lane to London Road, was completed on 30th September. We will shortly be in a position to begin stage 2 of the spine road construction, which will see a new access created into the site from London Road including a right-turn filter lane.

This work programme is currently being finalised and we will provide a further update on this in the new year. This work will be carefully coordinated with Essex County Council to minimise any impact on the local road network. This work is expected to be completed during 2020, after which the final phase, to link up the northern and southern sections of the road, will be undertaken.

We have now attended a developers forum, organised by Rochford District Council and Essex Highways, which will help to coordinate future road works in the local area and minimise the impact of development around Rayleigh.

These meetings, which are also attended by local Councillors, residents associations and highways authority representatives, will take place regularly going forward and help to manage any impact on the local road network whilst necessary works are undertaken.

SALES OFFICE

As mentioned in our July newsletter, construction of the first phase of 192 new homes began on 15th July and the first homes are expected to be complete by Spring 2020.

Construction is progressing well, and we are now in a position to begin marketing the new homes to local people. We are delighted with the response that we have had to date, with over 1,600 people already registering their interest in the new homes being built at Wolsey Park.

Our new on-site sales office is now open and ready to welcome prospective new residents, with the show homes and marketing suite expected to open in Spring.

CHRISTMAS WORKING HOURS

The entire site will shut down over the Christmas period, with no works taking place. The last day of work on-site will be Friday 20th December and works will re-start on Friday 3rd January. During this period, we will of course have normal security arrangements in place to keep an eye on our site.



FOR FURTHER INFORMATION

We will continue to keep you updated during key stages of the construction phase. However, should you have any queries or require any further information please do not hesitate to contact DevComms, our community representatives for Rayleigh:

email: countryside@devcomms.co.uk

phone: 0800 080 3163



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