



COUNTRYSIDE

Places People Love

WOLSEY PARK DEVELOPMENT UPDATE

OCTOBER 2020

Welcome to our fourth construction newsletter, where we provide an update on our continued progress at the Wolsey Park development.

Within this newsletter we provide an overview of how we have made our site COVID-secure, details of work that has been successfully completed since our last newsletter and information on the next stages of development.

A SAFE WORKPLACE

Along with much of the construction industry nationwide, we were forced to suspend the majority of work on-site between April and early June, due to COVID-19.

Since then, Government guidance has enabled us to recommence work and we have introduced robust infection control measures, so that our team has been able to get back to work safely.

Examples of safety measures introduced include: mandatory temperature testing for all on-site workers; one way routes around the site, to ensure social distancing; restrictions on the number of people allowed on-site at any one time; and COVID-19 Compliance Officers, to monitor all safety measures.



PROGRESS ON-SITE

Construction of new homes on the northern part of the site is progressing well and we are now developing plans for the remaining central and southern land parcels, with further information on this provided overleaf.

Our show homes are up and running, providing prospective residents with an opportunity to experience first-hand what their new home could look like. We are excited to announce that we have also recently begun welcoming our first Wolsey Park residents into their new homes.

We'd be more than happy to show you around the showhomes if you'd like to see them for yourself. Please do feel free to get in touch with us using the details overleaf if you'd like to arrange a visit.

We have now completed all preparatory groundworks across the entire site and, in May this year, we achieved Reserved Matters permission from Rochford District Council for the southern part of the new spine road. Once complete, the spine road will provide a new link through from Rawreth Lane on the northern side of the site to London Road at the southern end.

Bloor Homes also recently began construction work on their development parcel, after achieving Reserved Matters permission for 120 homes earlier this year.



DELIVERING THE BEST POSSIBLE MIX OF HOUSING AT WOLSEY PARK

Countryside is bringing forward a new outline planning application for the remaining southern and central areas of Wolsey Park. This new application includes:

1. **Additional non-residential space** – enhancing the range of facilities available to residents of Wolsey Park and the local community, by providing a new social hub in the centre of the development.
2. **Revised density plan** – enabling a more balanced mix of housing across Wolsey Park. Specifically, this change will ensure a greater proportion of smaller properties are provided, helping first time buyers and younger families in particular.
3. **Amended residential development parcels** – slightly increased area of the site to be used for new homes (3.5 hectares of extra land), to deliver a more efficient use of the site as required by planning policy.

These changes would see up to an additional 222 homes at Wolsey Park, with the final number determined by the mixture of smaller and larger properties.

These amended plans will help to respond to housing needs in the District, by providing the right types of homes at Wolsey Park.

The plans have been carefully designed to protect the green nature of Wolsey Park. The new homes will be set within substantial areas of green parkland and open spaces, with only around 40% of the overall site used for housing. Nearly half of Wolsey Park would remain as green parkland, amenity areas and open space, which is over three times the Council's policy requirements.

We submitted a planning application last week for the areas highlighted in red on the plan below and it will now be considered by Rochford District Council through the normal planning process.




For further details, including information videos, please visit:

www.wolsey-park-application.co.uk

PROPOSED SITE PLAN



KEY

-  Proposed residential parcels
-  Homes under construction
-  Additional non-residential space

FOR FURTHER INFORMATION

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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