



WOLSEY PARK

RAYLEIGH • ESSEX

Development Update

MAY 2022



Welcome to our latest development update for Wolsey Park, where we provide information about progress on-site and let you know what the next stages of development will involve.

Contact details for our community representatives are provided overleaf and we would be happy to answer any questions that you may have.

What’s happened so far?

PLANNING UPDATE

Construction works are progressing well on-site, with approximately 50% of the first residential phases now complete.

A reserved matters planning application was approved in April for the next phase of Countryside homes and we are expecting construction works for this phase to begin during the summer. Bloor Homes have recently submitted a Reserved Matters application for their next phase of development, for a further 91 units.

Barchester Healthcare have also received planning permission to build a new 60 bed-care home located at the northern edge of Wolsey Park. We expect construction to begin on this shortly.

An annotated version of the updated Masterplan is shown opposite, showing the detailed layouts for the approved phases of new homes and the locations of future residential phases and community facilities.

CHILDREN'S PLAY AREA

The children's play area situated in between Countryside and Bloor Homes first phases of new homes at Wolsey Park has now been opened. There was a delay to its opening to enable the various inspections and health and safety checks.

Community first approach

We have recently started detailed design work on a new social area within the development. This will include:

- A second children’s play area
- An allotment for use by the residents of Wolsey Park, including a range of plot sizes to cater for individual requirements
- An informal ‘kickabout area’



- A dedicated youth space with equipment for teenagers
 - A community orchard, which will be free and accessible for local residents to pick their own fruit
- The community orchard is intended to include varieties of apple and pear trees as well as cherry plum trees.

Designs for the social hub area will be brought forward in the coming months and will be outlined in future resident updates.

Countryside has also agreed to make substantial financial contributions to the local authority to deliver a new 3G pitch in the local area for formal sports use.

A 3D architectural rendering of a proposed youth facility. It features three tall, leafy trees on a grassy area. In the center, there is a yellow metal frame with a net, resembling a climbing structure or a small bridge. Two figures, an adult and a child, are standing near the structure. The background is a plain, light-colored sky.

Youth facility consultation

The new youth space will provide facilities that are specifically designed for older children, between the ages of 11-18.

We are currently working up options that can be presented as part of a consultation with teenagers, so that they can be directly involved in helping to decide what outdoor youth facility they would like to see on-site. We will be releasing further details on this in the coming months.

Spine Road and Bus services

SPINE ROAD

Construction of the new spine road through Wolsey Park which provides a link from Rawreth Lane to London Road, has now largely been completed. The road will now be subject to a series of formal inspections and road safety audits.

BUS SERVICE

As part of the Wolsey Park development, Countryside has agreed to fund a new bus service to serve the development.

We are at an advanced stage of formalising contracts with a bus operator to bring a bus service into the development, now that it has a sufficient number of residents to support a bus service. As part of this, Countryside will subsidise the service whilst the development is being constructed and all households will be able to benefit from a free bus pass that will be valid for a year. Further details of the bus service agreement, timetables and bus passes will be provided in a future update.

The opening of the spine road is expected to coincide with the commencement of bus services through Wolsey Park.



Landscaping

Approximately 22 hectares (circa 48%), of the Wolsey Park site will form a variety of green spaces. The provision of these spaces are being provided and opened to the public in phases. As part of this, we are also currently working on a programme of monitoring to ensure new landscaping establishes itself once planted and replaced where necessary, including ensuring weeds are removed in amenity areas.





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Keeping residents up to date

We hope that this development update has been helpful in informing you of our progress to date and our next steps.

We will keep you updated on the progress at Wolsey Park and forthcoming works on site.

If you do have any queries in the meantime, please do not hesitate to contact DevComms, our community representatives for Wolsey Park, using the contact details below, and they will be more than happy to assist.

Email

countryside@devcomms.co.uk

Phone

0800 080 3163



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