

Wolsey Park Development update



COUNTRYSIDE
Homes

Issue 4 | Winter 24/25



Welcome to the fourth quarterly update for Wolsey Park, and the first of 2025. We use this newsletter to provide updates and information on progress across the development, next steps and what to expect.

About Wolsey Park

Located on the western fringe of the market town of Rayleigh, Wolsey Park is an exciting new community of tradition style 2-5 bedroom houses.

Countryside are currently building their second phase of the development comprising 76 new homes and associated open space. Phase 2 is Countryside's second phase of the wider development.

All homes on Phase 2 will be fitted with PV panels and benefit from an electric charging point as standard.

X30 Bus Service

Since October 2023, the X30, operated by First Bus has been running a service through Wolsey Park.

As a new occupier you are entitled to two free one-year travel passes to Rayleigh Rail Station per household. You can apply for these passes within 12 months of moving into your home.

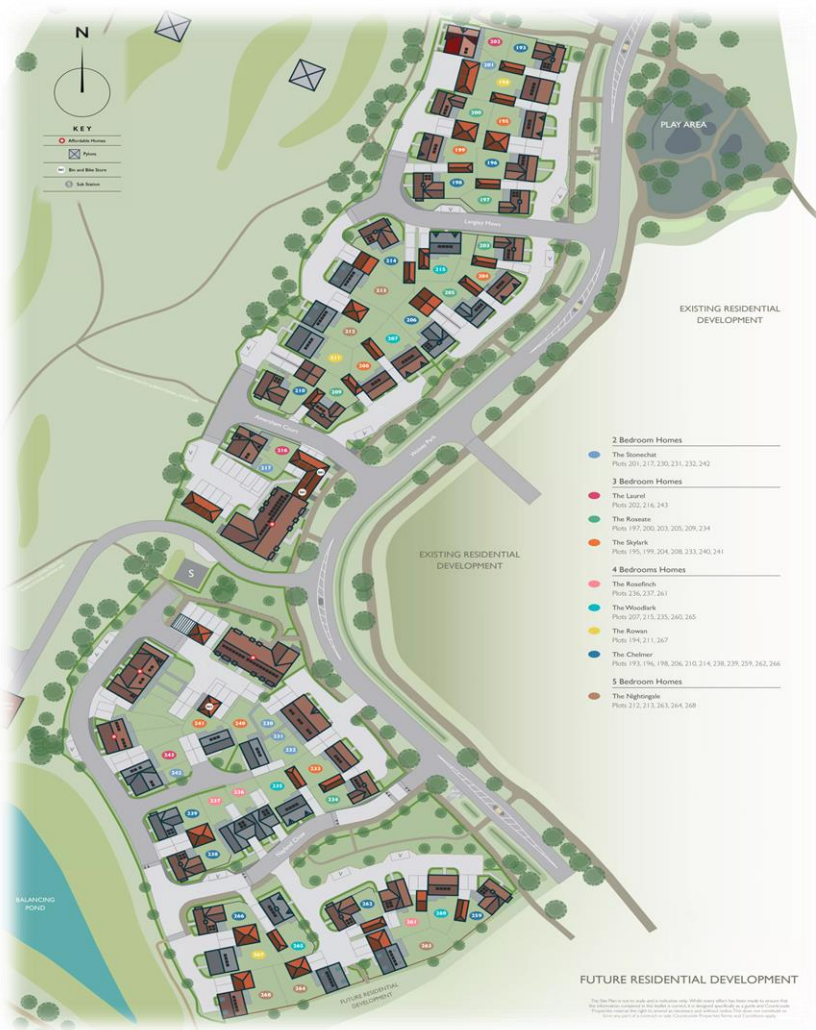
There are copies of the leaflet used to access your free travel located in the Sales and Marketing suite. You can also download the First Bus app for real time bus travel and service updates.

Children's Play Area

We are aware that during periods of high rainfall there is a flow of water from the children's play area onto Wolsey Park road. Investigative works have been carried out however further works are required to find the source.

A letter is due to be send out shortly to update all residents on the upcoming works which will be carried out to rectify this.

Phase 2



Construction Progress

Works are progressing well on site with our second phase with the northern and central part of the phase now complete.

Construction works will continue during the first quarter of 2025 as we continue to progress down the spine road to the south of the site. It is anticipated that this phase will be complete Spring 2025.

Road Sweeping

Countryside's site team are continuing to ensure that the spine road is kept clean from mud and dirt caused by construction vehicles with road sweeping happening weekly.

Contractor Parking

We understand that contractor parking has been a concern for residents in the past. Countryside's site team have been actively implementing a fining system for our sub-contractor parking if found to be parked on the spine road or residential road.

Timeline

- The first occupations on Countryside's second phase took place in October 2023 and will continue up until Spring 2025.
- The Show homes and marketing suite for Phase 2 remains at the north of Wolsey Park Road.
- In phase 2 there is a mixture of adopted and private roads. The roads to be adopted by Essex Highways will be adopted following completion of the phase.

Public Open Space

The Public Open Space, located to the western boundary of phase two, will be provided in line with construction progress on-site. We will be installing footpath connection links from the open space to the development which will provide residents with ease of access to the wider community. Works to prepare the land ahead of it being landscaped have commenced. We will be able to provide further updates on anticipated completion dates in future correspondence.

New Landscape Corridor

The landscape corridor to the eastern boundary of the wider development is anticipated to be completed throughout 2025. Once this is completed it will provide a new social space for the community of Wolsey Park, a second children's play area, a young space for teenagers, kickabout area and a community orchard and allotment.

Services

Electricity and Gas: British Gas

Water: Phase 1: Essex and Suffolk Water

Phase 2: Independent Water Networks Limited

Local authority: Rochford District Council

Managing Agent

- The Land Trust took on the maintenance of Wolsey Park in April 2023. They are currently responsible for the northern end of the estate which includes the verges, swales and play areas as well as the meadow areas to the West.
- All remaining areas of open space on Phase 1 were handed over to the Land Trust on the 1st June 2024.
- The Land Trust's landscape contractor at Wolsey Park is Plant Style Limited. They are responsible for routine maintenance such as grass cutting, hedge trimming, weeding, litter picking, emptying of litter and dog waste.
- The first areas of landscaping installed on Phase 2 are currently being maintained by Countryside's landscape contractor, MBM, who will maintain these areas prior to handover to the Land Trust.



The contact details for the Land Trust are as follows:
Phone: 0300 3230 170
Email: mail@thelandtrust.org.uk
Website: www.thelandtrust.org.uk/wolsey-park/

The wider development



How will the development benefit the local community?

Countryside have made financial contributions of over £3 million towards local projects such as investing in local school, NHS services and local roads and infrastructure.

Education Site

You will have received an update regarding the proposals for the education site at Wolsey Park. Alongside Countryside's financial contributions to education, part of the site has also been reserved for an education facility should Essex County Council require it.

Essex County Council are progressing with a new SEND School which will be provided alongside a new early year's facility. If there are any specific matters you would like them to consider, we would recommend writing to Essex County Council.

Please note the close board fencing surrounding the site has been removed for security reasons, to provide passive surveillance and deter antisocial behaviour. During the construction of the school site, there will be construction hoarding placed around the boundary of the site and in the long term there will be standard school fencing for the security of the school children.

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:
wolseypark@countrysidehomes.com



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