Wolsey Park
Development update

COUNTRYSIDE Homes

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Welcome to the latest development update for Wolsey Park. 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 traditional style 2–5-bedroom houses.

Phase 2 is the second phase of three Countryside phases and the 4th over the wider development. It comprises 76 new homes and associated open space. Phase 2 is now fully build complete and final occupations have taken place.

Phase 3 construction works are progressing and will comprise 189 new homes, spanning two parcels either side of Wolsey Park Road.

BRAND NEW PHASE NOW AVAILABLE!

We have launched our newest and final phase at Wolsey Park. Featuring a range of 2 - 4-bedroom superb NEW homes. Don't miss your chance to be part of this established community. These homes benefit from energy efficient features, on site open space and amenities nearby.

Our marketing suite and sales consultants have now relocated to the new facilities on Phase 3 of the development. Please attend this marketing suite should you wish to speak to a member of the Sales Team.

Open Space and Landscaping

- The Wolsey Park development includes a significant amount of green spaces and social infrastructure for the benefit of residents and which is already very well used. The finished development will include approximately 22.2 hectares of public open space, which amounts to 48% of the whole site area.
- These spaces will in time, all be owned and managed by The Land Trust (with the exception of the allotments), which is a dedicated green space management charity. The Land Trust have a particular emphasis on promoting the use of green spaces for the improvement of the health and well-being of communities and managing green spaces to improve the natural environment through increasing biodiversity and enhancing habitats. The cost for managing these spaces being funded through the annual service charge.
- There are areas where the open space is yet to be constructed, planted or completed. These areas are not currently subject to the annual service charge. Instead, the structure with The Land Trust is that areas of open space are taken under their management in tranches and only where they have been completed and under maintenance for a period so that any defects can be identified and rectified at no cost to the residents.
- The Land Trust's landscape contractor at Wolsey Park is Greenscapes. They are responsible for routine maintenance such as grass cutting, hedge trimming, weeding, litter picking, emptying of litter and dog waste.
- During 2026, the landscaping and associated ground works in the areas coloured orange and dark blue on the adjacent plan have taken place.
- All other areas (not shown on the plan) within the development are either still to be constructed, landscaped or being maintained by the landscape contractors of the original developer for that part of the site at no cost to residents.



- It should be noted that this plan only shows the larger open space & landscape areas to be taken on by the Land Trust. There are many other smaller landscaped areas within housing development parcels. Some of these have already been handed over to the Land Trust. Other areas still need to be completed before any handover process can take place. Residents can check which areas are under Land Trust management on the Land Trust website.

The contact details for the Land Trust are as follows:
Phone: +44 (0)1925 852005
Email: enquiries@thelandtrust.org.uk
Website: https://thelandtrust.org.uk/residents/

The Wider Development

Special Educational Needs and Disabilities School (SEND)

Planning permission for the new SEND school to be built at Wolsey Park was granted on the 29th September 2025. The land for the new SEND school has been transferred to Essex County Council and the works are progressing well. The County Council have appointed Kier to be responsible for the building of the new school and it is expected that the school will open in 2027.

Allotments

The allotment land has now been transferred to Rawreth Parish Council who will complete the laying out of the allotments using funding provided by Countryside Properties. The allotments will be made up of smaller size plots that will be split by raised planters so people can enjoy growing their own crops without the responsibility of managing a full-size allotment plot.

The Parish Council will be responsible for allocating plots and for fairness have decided that the initial provision of allotments will be apportioned based on the number of homes within each phase of the development. This approach will ensure that future residents have a fair opportunity to obtain an allotment plot. The Parish Council will take responsibility for the long- term management of the allotments. If you are interested in a plot, then please register your interest by emailing clerk@rawrethparishcouncil.co.uk at Rawreth Parish Council.

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.



Doctor Bike Event

In October 2025, we held our first Doctor Bike event, which was a great success. Over 20 residents brought along their bikes to be fixed, adjusted or simply have a safety check free of charge. We plan to run another Doctor Bike event in 2026, which will be organised by Mayer Brown.

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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