# Wolsey Park Development update



Issue 8 | Autumn 25



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 4<sup>th</sup> over the wider development. It comprises 76 new homes and associated open space. Phase 2 is now build complete with final occupations taking place in the next few months.

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 just 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.

#### 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 oneyear 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.



Preliminary Phase 3 Site Plan

## 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 Greenscapes. 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
  have been handed over to the Land Trust. Remaining
  areas are still currently being maintained by
  Countryside's landscape contractor, MBM, up until
  the point of handover to the Land Trust.

The contact details for the Land Trust are as follows:

Phone: +44 (0)1925 852005

Email: enquiries@thelandtrust.org.uk

Website: <a href="https://thelandtrust.org.uk/residents/">https://thelandtrust.org.uk/residents/</a>

#### **Construction Progress**

Construction works are progressing on the Southern Parcel of Phase 3 with the first units anticipated to be build complete and occupied by the end of the year. This parcel will comprise 136 new homes and associated green space.

#### Public Open Space

The Public Open Space, located to the Western boundary of Phase 2, 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 been completed and communications regarding the landscaping will be distributed in due course.

Land Trust Management



Land Trust Map- https://thelandtrust.org.uk/residents/

#### The Wider Development



### **Bus Stops**

Following incorrect signage being displayed on the bus stops along Wolsey Park Road, these have now been amended to correctly show 'Wolsey Park North'.



#### **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.

#### New Landscape Corridor

The landscape corridor to the eastern boundary of the wider development is anticipated to be completed throughout 2026. 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.

There will also be a new allotment in this area. Works to form the access and the allotment car parking have recently been completed as the first stages of creating this new community space.

#### **Services**

Electricity and Gas: British Gas

Water: Phase 1: Essex and Suffolk Water

Phase 2: Independent Water Networks Limited

Local authority: Rochford District 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.



