

# Welcome

**Bellway**

STRATEGIC  
LAND



**Welcome to our exhibition. We are outlining our plans for a proposed new development of 94 homes for Land at Lower Wyburns, Raleigh.**

This exhibition gives you the opportunity to have an active role in shaping our proposals as we work towards submitting a detailed planning application. We would like to hear your views on the proposals and how this development may integrate with the existing community of Raleigh.

Once you are familiar with our proposals, and have asked any questions you may have, please complete the survey questionnaire and let us know your thoughts on our plans, and your suggestions for improvements. This can be done today, later when you are at home and posted, or online on the project website (see below).

**The public consultation will be open until Sunday 19th April 2026.**

## **Get in Touch**

For further information and to register for updates please go to our project website ([www.planningconsultation.com/lower-wyburns](http://www.planningconsultation.com/lower-wyburns)) or call our helpline number **020 7939 7950** or email us at: **[planning@chelgate.com](mailto:planning@chelgate.com)**.

# About Bellway Strategic Land

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**Bellway Homes began as a small family run business in 1946 – with a passion for building exceptional quality homes in carefully picked locations, inspired by the needs of real families. To this day, we maintain these same core values, combining our decades of expertise with the level of personalised care that Bellway is known for.**

We are an experienced, award-winning developer with numerous similar projects across the county including, the new development north of Hall Road, south of Rochford, completed in 2021.

Bellway focuses on quality craftsmanship, energy efficiency, and customer service. We create thoughtfully planned communities in desirable locations, often incorporating green spaces and local amenities to support modern lifestyles.

We are eager to work with Rayleigh residents to help shape the proposals for the land at Daws Heath Road, Lower Wyburns. Your feedback and contributions will play an important role as the proposals develop. We want to hear from you.

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- The site lies on the southern edge of Rayleigh and consists of two parcels which are bisected by Daws Heath Road: the northern parcel is 1ha (2.4 acres), and the southern parcel is 3.6ha (8.8 acres),
- The northern parcel will be utilised as green open space for the community and will be landscaped with new footpaths, cycleways and play areas,
- The southern parcel will provide 94 dwellings, with a mix of housing ranging from 1-bed maisonettes to 4-bed houses, to meet identified local needs,
- The site is a natural extension to Rayleigh, in a well-connected and sustainable location,
- New active travel routes, linking existing footpaths on Daws Heath Road and Nevern Close,
- 50% of houses will be affordable,
- Financial contributions for health, education and other infrastructure will be provided.

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- Connectivity is key: Rayleigh railway station is approximately two kilometres from the site and offers frequent services to London Liverpool Street and Southend Victoria. The station also provides good parking facilities for both cars and bicycles,
- The town centre lies approximately 1.2km to the northwest of the site, accessible by a pedestrian footpath,
- The closest bus stops are along the A1015, between a 7-14 minute walk from the site,
- The site is close to the A127, towards Southend-on-Sea,
- New active travel routes will be included, linking to existing footpaths on Daws Heath Road and Nevern Close,
- A new vehicular access from Daws Heath Road for the southern parcel is proposed. This is outside of flood risk areas and provides safe access with suitable visibility,
- The existing access (to the northern parcel) will be restricted to cyclists and pedestrians only, providing a safe and controlled link to the existing adjacent public footway.

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- As a company, we are committed to mitigating our impact on the climate, reducing both our waste and our carbon emissions,
- Homes here will fit the new Future Homes Standard that is set to be introduced in the UK in 2027, to include heat pumps, EV charging points, high EPC ratings and solar power,
- Homes will have non-gas heating so will be as energy efficient as possible with lower costs to future homeowners,
- Walking, cycling and public transport will be encouraged to reduce car use.

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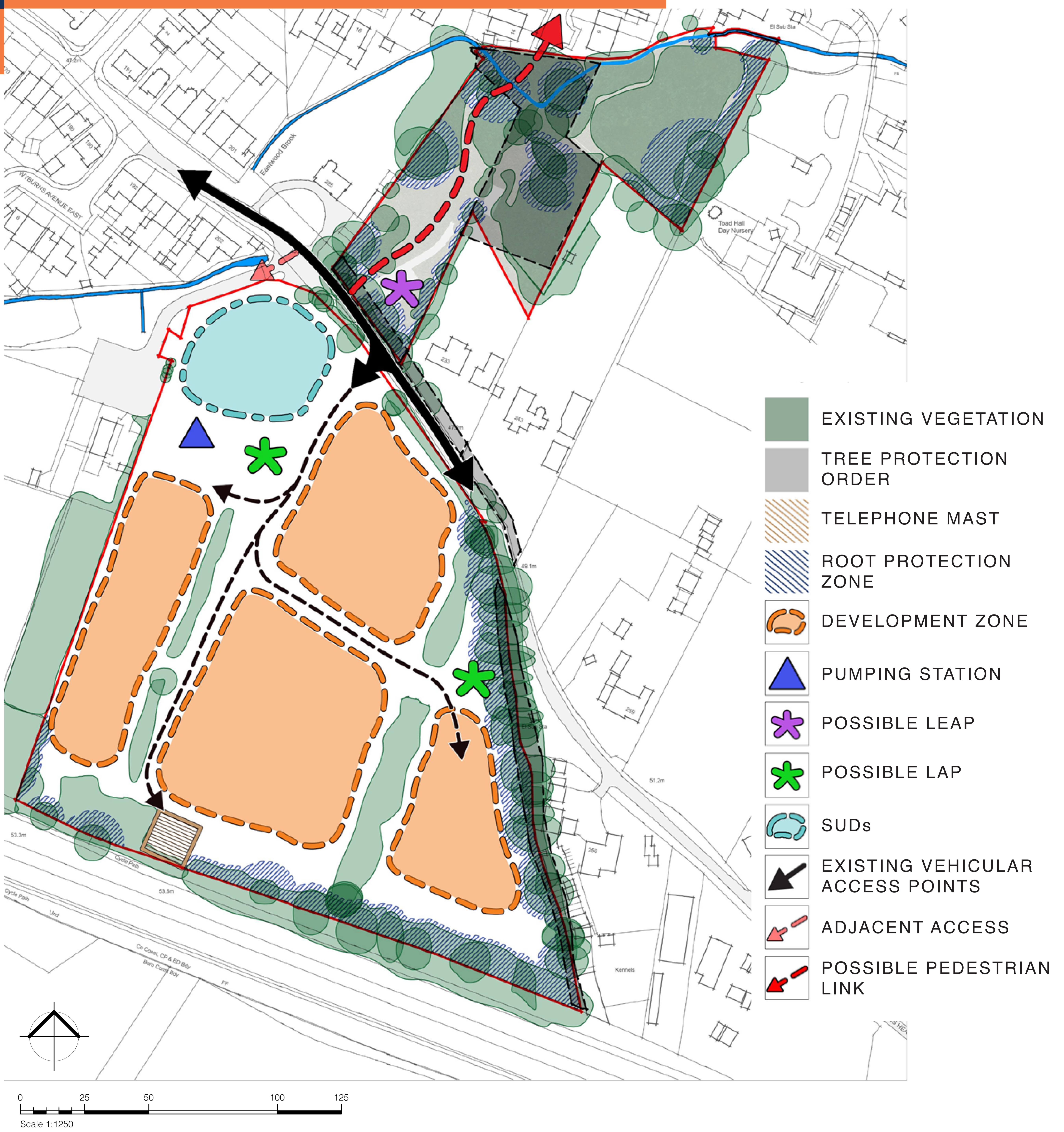
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- We are committed to consulting with residents to understand how best to support the local community with its existing infrastructure,
- The site does benefit from local infrastructure nearby including a supermarket, a primary school and a nursery,
- We have engaged with the education authority, local schools, the Integrated Care Board (ICB), local GP practices and Essex Highways to determine the likely impact of our proposals, and the mitigation required,
- The relevant authorities will specify such mitigation, but is likely to include financial contributions towards primary and secondary education, health provision and others,
- We welcome any suggestions about how financial contributions can best be utilised for the existing community in Rayleigh.

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- Parkland and open space form a major part of these proposals. The total area of green infrastructure is approximately 25% of the site including children's play area, landscaped parkland, biodiversity focused areas, and natural green corridors,
- A minimum Biodiversity Net Gain (BNG) of 10% will be delivered,
- Existing tree belts and hedgerows on site will be retained where possible, and new tree planting and landscaping is proposed,
- The majority of the southern parcel is Flood Zone 1, the lowest level of flood risk,
- Proposals include a sustainable urban drainage system (SuDs) to mitigate rainfall run-off.

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# Timescales and Next Steps

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## Timescales

- We will consider the comments and suggestions received during this consultation and how they can be included within our final proposals,
- We anticipate submitting a planning application in Spring/Summer 2026.

Thank you for taking the time to attend our public exhibition. We encourage you to provide your feedback by completing the survey questionnaire provided, either today or later at home, and return it in the pre-paid envelope provided. Alternatively, you can complete the questionnaire online on the project website ([www.planningconsultation.com/lower-wyburns](http://www.planningconsultation.com/lower-wyburns)).

**The consultation will close on Sunday 19th April 2026.**

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