



## The Rayleigh Club Stakeholder Consultation Report

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The Rayleigh Club public consultation started on Wednesday 14<sup>th</sup> January 2026, on the day of the members presentation, with the upload of the project website. Residents adjoining or overlooking the site were sent a letter offering individual briefings, and then the wider community was sent leaflets advising of the proposals and inviting them to the public exhibition which was held at the club on Thursday 29<sup>th</sup> January 2026. The consultation continued with a virtual exhibition, which closed on Sunday 15<sup>th</sup> February 2026.

This report details the consultation process and summarises the questionnaire responses received.

### Public Consultation Event Summary

- The consultation commenced when the project website was uploaded on Wednesday 14<sup>th</sup> January 2026 (<https://www.planningconsultation.com/rayleigh-club/>). The website provides outline details of the proposals and allows residents to register for future updates and ask questions.
- Homes adjoining or overlooking the site were sent an addressed letter via Royal Mail on Thursday 15<sup>th</sup> January 2026 offering a briefing about the proposals. The offer was taken up by one resident.
- A leaflet was sent to the wider community on Thursday 15<sup>th</sup> January 2026 as a leaflet drop but in unaddressed envelopes. The leaflet provided an outline of the proposals, the site location, guided them to the project website and invited them to the drop-in exhibition.
- The drop-in public exhibition was held at The Rayleigh Club on Thursday 29<sup>th</sup> January 2026 between 3pm and 8pm. A total of 108 residents attended with attendance spread evenly throughout the day.
- A total of 51 residents completed the survey questionnaire, both in paper form and subsequently online.
- There is also an ongoing petition, currently at around 300 signatures, which has been organised by The Rayleigh Club and will end on Saturday 14<sup>th</sup> March 2026.
- Rochford District Council Hullbridge ward members were engaged, offered briefings and invited to the exhibition. None attended either the members' presentation or the exhibition.
- We have engaged with the Hullbridge Parish Council, attending meetings and seeking input.
- The Rayleigh Club presentation to members was held on Wednesday 14<sup>th</sup> January 2026. Around 150 members attended with most supporting the proposals.



- We have also engaged with the Hullbridge Sports FC, which adjoins the site to the north-east, and the Hullbridge Community Centre.
- We have also engaged with local GP surgeries and schools to offer briefings and ascertain the impact of the proposed development on their services and provision.

## Summary of Responses

Residents identified good integration with the surrounding communities of Hullbridge as the most important feature of the proposed development. The most important proposed new facility was the relocated driving range, and the preferred type of housing on the proposed development was two bed houses. Brick was the preferred material for the houses and the option affordable houses for sale favoured for the development. The most important feature to deliver sustainable homes on the scheme was using sustainable construction and materials. The features most preferred to improve biodiversity and create green open spaces were the creation of new cycling and walking links and protecting existing trees and planting new trees. Finally, the most favoured infrastructure that should be prioritised regarding the financial contributions (from the developer) was traffic mitigation measures.

## Responses

**Question 1** asked residents if they were a member of The Rayleigh Club. 16 respondents were members of The Rayleigh Club, and 34 respondents were not members of the club.

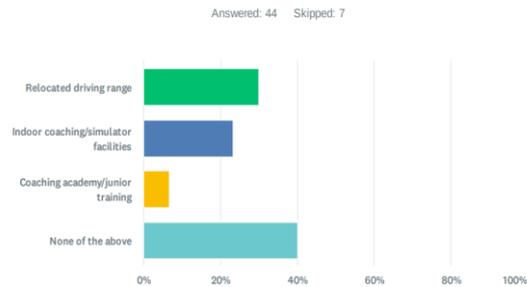
**Question 2** asked residents (if they were members of The Rayleigh Club) how regularly they play at the Club and the responses included “2-3 times a week”, “once a week”, “once or twice a week” and “weekly”.

**Question 3** asked residents which feature of the proposed development was the most important to them. Good integration with the surrounding communities of Hullbridge was the most important feature for 24 residents (51.06%). Potential for greater bus connections to Rayleigh and the train station was the second most important feature for 22 residents (45.83%). Expansion of the driving range and club house extension and refurbishment were both the third most popular features for 17 residents (36.96%). Landscaped greenspace with Biodiversity Net Gain of at least 10% to be achieved on the site, East course redesign and a new irrigation system for South course and potential creation of new cycling and walking links to local amenities were all the fourth most popular features for 15 residents (34.09%). A new professional shop was the fifth most popular feature for 12 residents (28.57%), and a new training academy was the sixth most popular feature for 10 residents (23.26%). The least most popular feature for 20 residents (42.55%) was up to 200 homes on the current driving range.



**Question 4** asked residents which proposed new training facilities they would most likely use. The none of the above option was the most popular with 24 residents (40%) and the relocated driving range was the second most popular option with 18 residents (30%). Indoor coaching/ simulator facilities were the third most popular option with 14 residents (23.33%), and the coaching academy/junior training was the least popular with 4 residents (6.67%).

Q4 If you are a Rayleigh Club member, which proposed new training facilities would you be most likely to use? (select all that apply)



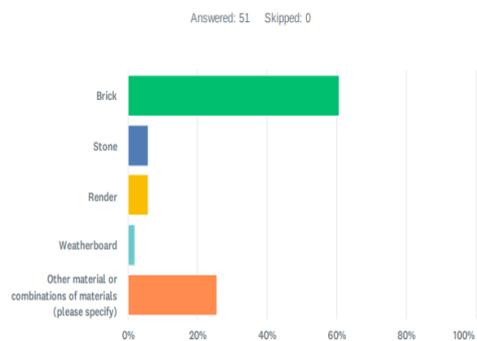
**Question 5** asked residents what types of housing they think should be provided on the housing development proposed in the scheme. 2 bed houses were the most important type of housing for 15 residents (29.41%), bungalows were the second most important type of housing for 12 residents (23.53%) and 1 or 2 bed apartments were the third most important type of housing for 10 residents (19.41%). The fourth most important type of housing for 9 residents (17.65%) was 3 bed houses and the fifth most important type of housing for 3 residents (5.88%) was 4 bed houses. The least most important type of housing with 2 residents (3.92%) was 5 bed houses.

Q5 What types of housing do you think should be provided on the housing development proposed in the scheme? Rank in order with 1 being what you think is the most needed housing locally:



**Question 6** asked residents what kind of housing elevation materials they would like to see incorporated within the housing development proposed in the scheme. Brick was the most popular material with 31 residents (60.78%), the other material option was the second most important answer with 13 residents (25.49%) and stone and render were the third most popular materials with 3 residents (5.88%). The least popular material was weatherboard with 1 resident (1.96%).

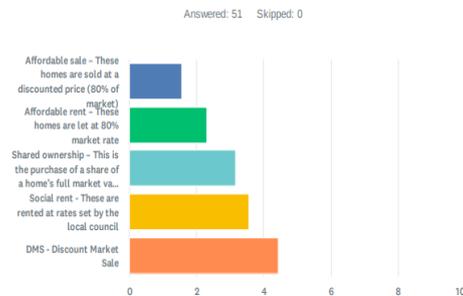
Q6 What kind of housing elevation materials would you like to see incorporated within the housing development proposed in the scheme?





**Question 7** asked residents what kind of affordable housing they think is the most suitable for the housing development proposed in the scheme. Affordable sale housing was the most popular housing type for 33 residents (64.71%), affordable rent was the second most popular housing type for 8 residents (15.69%) and shared ownership housing was the third most popular housing type for 7 residents (13.73%). The fourth most popular housing type for 2 residents (3.92%) was social rent housing, and the least most popular housing type for 1 resident (1.92%) was DMS - discount market sale housing.

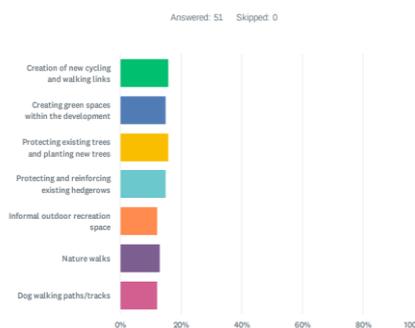
Q7 The scheme will consist of 50% affordable housing, in line with Rochford District Council policy. This can be provided in different ways, to be agreed with the Council. Of the affordable housing, which kinds of tenure do you feel are most suitable? (Please rank them in order with 1 being the most favoured). Please note, affordable homes will only be offered to people who are on the Rochford District Council housing waiting list:



**Question 8** asked residents how important features are to deliver sustainable homes on the housing development proposed in the scheme. Sustainable construction and materials were the most important feature for 29 residents (59.18%), energy efficient ventilation was the second most important feature for 25 residents (54.35%) and solar panels were the third most important feature for 23 residents (50%). The fourth most important feature for 22 residents (50%) was steps to encourage lower car use and the fifth most important feature for 16 residents (36.36%) was electric vehicle charging points. The sixth most important feature for 15 residents (34.09%) was non-gas heating, and the least important feature for 13 residents (29.55%) was air source heat pumps.

**Question 9** asked residents what features they think are important to improve biodiversity and create green open spaces for existing and new residents. The most important features for 39 residents (15.98%) included the creation of new cycling and walking links and protecting existing trees and planting new trees. The second most important features for 37 residents (15.16%) included creating green spaces within the development and protecting and reinforcing existing hedgerows. The third most important feature for 32 residents (13.11%) was nature walks and the least important features for 30 residents (12.30%) were informal outdoor recreation space and dog walking paths/ tracks.

Q9 Our proposals will likely include a variety of measures to improve biodiversity and create green open spaces for existing and new residents. Which of the following features do you think are important? (Rank each with 1 being very important and 5 not important at all)



**Question 10** asked residents what infrastructure should be prioritised regarding the financial contributions via a S106 agreement. The most important infrastructure for 35 residents (76.09%) was traffic mitigation, the second most important infrastructure for 31 residents (67.39%) was health provision and the third most important infrastructure for 26



residents (59.09%) was green spaces. The fourth most important infrastructure for 21 residents (44.68%) was nature walks and parkland and the fifth most important infrastructure for 19 residents (43.18%) was outside exercise/recreation space. The sixth most important infrastructure for 18 residents (41.86%) included enhanced bus services to local amenities, education and pre-school provisions. The seventh most important infrastructure for 15 residents (34.09%) was enhanced cycleways and paths and residential (C2) care home provision. The eighth most important infrastructure for 11 residents (26.83%) was community hall/club events/meetings. The least most important infrastructure for 9 residents (20.45%) was sports pitches and facilities for local clubs.

**Question 11** asked residents if there were any pressing issues in Rayleigh. A thematic analysis of the data highlighted the following key themes; traffic congestion, road infrastructure capacity, housing development density, healthcare and school capacity and flood risk. Other comments from residents included “traffic from new builds”, “poor infrastructure”, “too many houses”, “inadequate road infrastructure”, “traffic issue and drainage problems”, “make Rawreth roundabout bigger” and “lack of doctors, congestion of schools”.

**Question 12** asked residents if they have any further comments or suggestions. A thematic analysis of the data highlighted the following key themes; ground stability risk, housing development scale, affordable housing requirement, traffic congestion and volume, light pollution and wildlife and environment impact.

**Question 13** asked residents what is your postcode? All residents post codes began with SS (for Southend-on-Sea).

### Demographics

Of those who responded, 22 (43.14%) were aged 65+, 10 (19.61%) were aged between 55-64 years old and 9 (17.65%) were aged between 45-54 years old. 6 respondents (11.76%) were aged between 35-44 years old, 2 respondents (3.92%) were aged between 25-34 years old, 1 respondent (1.96%) was aged between 18-24 years old, and another 1 respondent (1.96%) was aged under 18 years old.

Of those who responded, 47 respondents (92.16%) were homeowners, 2 respondents (3.92%) live with parents and 2 (3.92%) live in park homes. 55.56% of respondents were male (30 respondents), 38.89% were female (21 respondents), 3.70% said they would prefer not to say (2 respondents) and 1.85% said other (1 respondent).

### Next Steps

The consultation summary will be circulated to all the politicians, stakeholders, and the residents who registered on the project website. It will then be encompassed within the Statement of Community Involvement (SCI) to be submitted with the planning application.



The development team will continue to engage with Hullbridge Parish and Rayleigh Town councils and will reach out to the local schools and GP practices to offer briefings.