



St James' Park Development update

Issue 1 | Summer 2024



Welcome to the latest development update for St James' Park, a new quarterly newsletter that we will use to provide updates and information on progress across the development.

Overview

Countryside (part of Vistry Group), St James' Park phase G2 consists of 103 new homes, including private sale, affordable homes and private rental properties. Phase G2 is Countryside's second phase of the wider development. In total St James' Park will provide around 611 new homes, two new schools, a care home, neighbourhood centre and employment space.

Site activity

- On site works are progressing well in our second phase of the development, with our first residents of this phase moving into their homes in March 2024.
- Works will continue throughout 2024 on both sides of Mountbatten Way. It is anticipated that this phase will be complete by Spring 2025.

Timeline

- The first occupations of Phase G2 at St James' Park took place in March 2024, with completions anticipated until Spring 2025.
- The show home and marketing suite for the development remains just off of Whittington Way at Chauncy Gardens.
- The wider development will benefit from a number of green open spaces including sports pitches, woodlands and play areas. A lot of open space is yet to be completed and will be delivered in line with construction progress on-site.
- At St James' Park there is a mixture of adopted and private roads. The roads to be adopted by Hertfordshire Highways will be adopted following the completion of the development.

Managing agent

- The Land Trust took on the maintenance of St James' Park in 2023. They are currently responsible for open spaces and landscaping on completed areas. The link below advises the areas currently under Land Trust maintenance: <https://thelandtrust.org.uk/space/st-james-park/> .
- The Land Trust have their own landscaping contractor who is responsible for routine maintenance such as grass cutting, hedge trimming, weeding etc.
- Countryside remains responsible for the remaining landscaped areas of the development until the handovers take place. Countryside's landscape contractor, MBM, are responsible for maintaining all landscaped areas for the first 12 months post installation.

Bus Service

As part of the development, the 508/509/510 bus service will be diverted to stop within St. James' Park, which will serve Bishop's Stortford Town Centre and Railway Station. We will keep you updated with when the service will be introduced at St James' Park.

Until this service is introduced, your nearest bus stops are located on London Road for the 508/509/510 and Villiers Sur Marne Ave for the 308/309. The 508/509/510 and 308/309 bus services routes to Bishop's Stortford Town Centre and Railway Station.

For more information on bus routes and timetables visit www.arrivabus.co.uk/info or download the Arriva App for Android and iPhone.

All new residents of St James' Park are entitled to 3 months' free bus travel around Bishop's Stortford and beyond. Residents can claim up to two bus passes for members of their household within the first 6 months of moving into St James' Park. To obtain your free ticket please contact our travel consultant Mayer Brown at: rgodden@mayerbrown.co.uk.

Development layout plan



How will St James' Park benefit the local community?

Countryside will also support the local community through S106 contributions, by contributing over £18,775,000 towards:

- Healthcare - £530,852
- Allotments - £72,579
- Southern Country Park - £50,000
- Sports - £1,243,855
- Education and Childcare - £15,672,378
- Youth services - £30,420
- Libraries - £121,690
- Community space - £10,000
- Cemetery - £12,700
- Health and Fitness - £156,939
- Public transport, travel plan monitoring & cycle routes - £875,000

