

St Michael's Hurst Development update

Issue 1 | Summer 2024



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

Overview

Countryside Homes (part of Vistry Group) is currently building the fourth phase of development in partnership with Paradigm Housing Group. Phase D consists of 207 new homes, including 82 private for sale, 52 shared ownership and 73 affordable homes.

In total St Michael's Hurst will provide 529 new homes, a country park and open spaces.

Site activity

- On site works are progressing well in our fourth phase of the development, with our first residents of this phase moving into their homes in September 2023.
- Works will continue throughout 2024 and 2025 and will progress down the spine road, connecting to existing completed homes along Cursoner Avenue. It is anticipated that this phase will be complete at the beginning of 2026.
- The site compound is due to be relocated in Summer 2024, to allow for the remaining dwellings on the site to be constructed.

Timeline

- The first occupations of Phase D at St Michael's Hurst took place in September 2023, with completions anticipated until the beginning of 2026.
- The show home and marketing suite for the development remains on the corner of Morbury Avenue and Barker Close.
- The wider development benefits from the 16-acre Bat Willow Hurst Country Park (delivered by Countryside) located just the other side of Hazelend Road. A further open space with play area will be delivered in the centre of the development in line with construction progress on-site.
- In Phase D there is a mixture of adopted and private roads. The roads to be adopted by Hertfordshire Highways will be adopted following the completion of construction within St Michael's Hurst.
- The final phase of development (known as Phase E) is due to start on site in Autumn 2024 (subject to receipt of satisfactory planning consent). Phase E will be made up of 50 new homes ranging from 1-4 beds.

Managing Agent

- The Land Trust took on the maintenance of St Michael's Hurst in 2019. They are currently responsible for Bat Willow Hurst Country Park and open spaces on Phases A, B and C. 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 510 bus service will be diverted to stop within St Michael's Hurst, which will serve Stansted Airport, Bishop's Stortford Town Centre and Railway Station. We will keep you updated with when the service will be introduced at St Michael's Hurst, but this is unlikely to take place until road adoptions.

Until the service is introduced, your nearest existing bus stops are located on Rye Street for the 510 and Michael's Road for the 301. The 510 and 301 bus service routes to Bishop's Stortford Town Centre and Railway Station.

For more information on bus routes and timetables visit traveline.info or download the free Bus Checker App for Android and iPhone.

Development layout plan



How will St Michael's Hurst benefit the local community?

Countryside will also support the local community through S106 contributions, by contributing over £13,445,000 towards:

- Healthcare - £317,828
- Allotments - £31,588
- Public Transport & Pedestrian/ Cycle Links - £1,004,294
- Sports - £714,609
- Education and Childcare - £10,711,868
- Community Buildings - £151,514
- Allotments - £31,588
- Council monitoring and coordination - £66,670
- Libraries - £147,089
- Recycling and refuse - £130,499
- Burial Space - £12,771
- Sworders Field and Riverside - £126,453
- Offsite cycling/footpaths - £33,261
- Youth Services - £33,411
- Rhodes Museum - £18,076

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:

stmichaelshurst@countrysidehomes.com



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