



St James' Park Development Update

Issue 03



Welcome to our third Development Update on the progress we are making at St James' Park.

In this edition, you will find updates on the open spaces being provided at St James' Park, the future employment park, the Tiny Forest project and Countryside's work with local charity Grove Cottage, the home of Mencap in Bishop's Stortford.

Please note that future issues will be sent by email. To subscribe to our mailing list, visit: www.st-jamespark.com/about-countryside/contact-us



Planning Update

Open Space delivery

We have made a lot of progress with the site's planning applications in the last few months. We are especially excited about the plans for the several open spaces and the landscaping. The first large open space in the north of St James' Park, providing the community with informal recreational space, the community orchard and the Tiny Forest, has been approved.

Planning applications have also been submitted for other landscaping schemes. The 'Green Corridor' surrounding a stream across the site will focus on nature conservation whilst also providing an attractive area for recreation, and landscaping is planned around the main entrance and the edges of the site.

Employment Park application re-submitted

Following consideration of feedback from residents, the Council and others, Wrenbridge submitted their revised application in early March. The new plans have room for more landscaping and open space, smaller units to encourage a wider range of occupiers and discourage larger vehicles, better pedestrian and cycle access, and cycle storage. Electric vehicle charging points would be installed for 20% of the car park, with provision to easily connect more of the remaining spaces. Wrenbridge hopes the park will provide employment opportunities for around 450 local people.



Site Progress

The main spine road through the site is almost complete, with just final surfacing and kerbing works to be done. We have been working on sustainable travel options for the site. A bus route will travel directly along the main spine road, and we are providing four-metre-wide cycleways between Whittington Way and Villiers-Sur-Marne Avenue, as well as a new footpath from Whittington Way to Obrey Way.

The next phase of infrastructure works will be to construct the second spine road going from East to West across the site. This will require some Public Rights of Way routes to close temporarily. Alternative routes will be available, and we will be sending a separate letter with more details once they are confirmed.

The large play area with a wide range of play equipment including in ground trampoline, suspended bridge, stepping posts, standing see saw, climbing trees and a pair of multi-function play structures. should be installed in the north of the neighbourhood in a few months' time.

The works to construct the new secondary school building for The Bishop's Stortford High School at St James' Park began in July 2021. During the construction period, unknown ground conditions relating to water were found which have caused a delay. Hertfordshire County Council are working with their technical team and appointed contractor to manage the delay as efficiently as possible.

Bellway Homes have recently joined Countryside on site following the purchase of two residential parcels of land at St James' Park. Bellway Homes will be providing 374 new homes, 40% of which will be affordable. They started construction work on their first parcel in March and are planning to open their sales office on site in May 2022.



The Landscape Design Story

The Landscape Architects for this site David Jarvis Associates, who have designed the landscaping on many of Countryside's other sites over the years, describe the 'landscape story' as follows:

The concept for St James' Park from the very beginning has been about 'the bountiful landscape' creating an edible landscape from fruiting hedgerows to a community orchard and providing a kitchen garden of herbs in spaces for play and learning.

All open spaces at St James' Park have been designed as a whole allowing for the character of the place to flow through the

landscape, whilst each area having its own distinct character, be it a meadow, an orchard or stream corridor.

The design focusses on how people travel through a landscape and what a community's needs are. A route of a path is to flow organically but be direct. Open spaces have framed and enhanced views. A community needs spaces to congregate, rest, exercise and play in groups or individually, with a central large open space, plenty of benches, boulders and a trim trail course inviting people to explore. A community also needs to be fed, and with a broad selection of herbs and fruits, foraging is encouraged.



Northern Open Space

The Northern Meadow and Open Space area is predominantly a meadow orchard with views south across the countryside. There are areas of mown and long meadow grass, scattered orchard and parkland trees and a community orchard. There is also an area reserved for the 'Tiny Forest' for the community to engage in and care for.

The play area reflects Bishops' Stortford's Roman history with herbs, whilst the play equipment is timber-based ranging from a small playhouse to a climbing tree pole. Slides, climbing structures, see saw and carousel provide excitement, whilst a bird-nest swing will be a relaxing cradle to lie back in.



The Green Corridor

The stream valley or 'green corridor' is the largest open space within St James' Park. Here the concept of 'the bountiful landscape' is found in the fruiting hedgerows, currant and gooseberry bushes thriving in basins and lines of fruiting trees. But the bounty is not only limited to summer fruits, but provides flowers, swathes of bulbs, wild herbs, scents, and seasonal changes throughout the year.

As much as possible of the existing vegetation along the stream is proposed to be preserved, and where it must be removed, it will be replaced by native trees and thickets.

The basins and stream provide a great opportunity to maximise biodiversity across the site. Where there is water there is life, and the design aims to balance this amenity for both people and wildlife.

The banks of the stream are to be widened where appropriate, for example where close to a play area for safety reasons. There will be marginal planting and natural play is encouraged.

The basins are seeded with wetland meadow mixtures and have trees close by or within them to reduce the water volume, which will also help dry the base out so they can be used as amenity space. The addition of the reed beds for natural water filtration also grants another habitat for wildlife. Access is key, paths follow desire lines and existing tracks, and the existing public right of way will be sensitively integrated into the area.

The trim trail course continues to flow through the landscape, encouraging a new activity in each zone. These areas are also kept mud free by 'Jungle Mulch', a permeable safety surface.

The western part of the Green Corridor will contain two major play areas and each play space has its own character through planting choices and different timber play equipment that ranges from the easily accessible, to the more challenging. Benches and clusters of wheelchair accessible picnic benches provide areas to rest and to enjoy the outdoors with others.



Community Projects and Sponsorships

Tiny Forest

We are continuing to work with Earthwatch on the exciting plans for a Tiny Forest at St James' Park. A Tiny Forest is a dense, fast-growing, native woodland the size of a tennis court which will attract wildlife and help fight climate change.

We will share more detail with you when we have it, including plans for a community planting day and have longer-term opportunities for volunteer tree wardens to help care for the Tiny Forest.

For more information, email: tinyforest@earthwatch.org.uk and keep an eye out for updates on our website www.st-jamespark.com.

'Grove Cottage in the Park' Food and Music Festival

Countryside at St James' Park is thrilled to be working with charity Grove Cottage as headline sponsors of their 'Grove Cottage in the Park' Food and Music Festival taking place in Sworders Field in Bishop's Stortford on Saturday 3rd September 2022. Grove Cottage is the home of Mencap in Bishop's Stortford and provides social and educational activities for people of all ages with a learning disability. They also support families and carers and run an exciting calendar of events for their members and the community. Offering something for everyone, 'Grove Cottage in the Park' will offer a range of family-friendly activities and entertainment. The Food Fest from 12pm to 5pm will offer a wide variety of food and drink stalls to explore including Ques Idea Mexican Kitchen, Smok'n Greek, Amerio's Bar, Real Lemonade and Waffle & Floss. During the day there will be a selection of live music from local bands, as well as a kids' zone. The evening's entertainment 'Grove will Rock You!' will take place between 6pm and 10:30pm, including live performances from a variety of local musicians before Queen II headline the event. The UK's premier Queen tribute band will perform hits from every decade of Queen's musical legacy. Bringing laughter to the evening, local stand-up comedy legend and actor, Paddy Lennox, will be performing as well as hosting the evening's entertainment.



Bishop's Stortford Tiny Forest

Get involved with your upcoming Tiny Forest at St James' Park, Bishop's Stortford

What is a Tiny Forest?
A Tiny Forest is a dense, fast-growing, native woodland about the size of a tennis court. These are not only an attractive location for wildlife, but for people as well, and can provide a range of benefits in the fight against climate change.

Where will your Tiny Forest be?
Countryside Properties in partnership with Earthwatch Europe will be planting a Tiny Forest at St James' Park this upcoming Winter.

How can you be involved?
Come along to the planting day and work together to create a wonderful natural space in your community. We will be in touch with updates in the Spring and Summer this year.

Volunteering as a Tree Keeper is a great chance to get more involved in your Tiny Forest's development & track the amazing environmental impact of the site. All achieved by spending just a few hours a month in your Tiny Forest! Get in touch if you are interested in becoming a Tree Keeper.

To find out more, email us at tinyforest@earthwatch.org.uk

In partnership with

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For more information, please visit www.tinyforest.earthwatch.org.uk

TINY FORESTS FOR CLIMATE PROOF NATURE PARTNERSHIP URBAN AREAS

To get your tickets, visit:
www.mencapgrovecottage.org/events/food-and-drink-festival-2.



GROVE COTTAGE IN THE PARK

HEADLINE SPONSOR
st James Park

Saturday 3 September 2022
12noon - 10.30pm
Sworders Field
Bishop's Stortford

FOOD FEST
12noon - 5pm

- Wide variety of food & drink stalls
- Live music all day
- Hot food stalls and bars
- Kids' zone
- Adults £5 entry, children FREE

GROVE WILL ROCK YOU
6pm - 10.30pm

An evening of entertainment and live music from local acts PLUS **QUEEN II** performing hits from every decade of Queen's musical legacy... they are truly the champions of tributes!

Tickets are £25 per person (includes FREE entry to daytime Food Fest)

WITH GRATEFUL THANKS TO

DOC CLEANING
HRGO recruitment
Partnership About People

Tickets can be purchased at www.mencapgrovecottage.org
All proceeds to Grove Cottage to support local people with learning disabilities

Grove Cottage
MENCAP

CZ Design & Print ...are proud to support Grove Cottage
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You said, we did

We are a responsible developer and are keen to work with local residents to minimise disruption wherever possible.

You said	We did
Contractor vehicles were parking on local roads	We built a contractor car park with traffic marshals on-hand to ensure it was properly used
Works have damaged grass and bushes in the surrounding areas	We will reseed the grass and plant new bushes where needed once the work is complete
Works have made the roads muddy	We send our road sweeper around when required
You wanted more details on upcoming works and timescales	Plans are explained in these development updates, and more detailed communications will be sent out for certain aspects of the scheme
Your representatives should be kept informed to be a point of contact for you	We hold bi-monthly meetings with councillors, council officers and local groups and ask them to share updates
Biodiversity and the environment are important to you	We gave a specific sustainability presentation to councillors, council officers and local groups showing how care has been taken at every stage to improve the site's biodiversity and the homes will be energy and water efficient.

Get in touch

Read the latest news and sign up to our mailing list by visiting our website: www.st-jamespark.com

Your Community Liaison Team is here to help answer your questions and keep you up to date as plans progress. You can contact us with comments, queries, ideas or suggestions by emailing: community@st-jamespark.com or call: 07883 731 491.

