

St James' Park Development Update

Issue 05



Welcome to our latest development update from Countryside (now part of the Vistry Group), the principal developer of St James' Park. Countryside is part of the Vistry Group and continues to take St James' Park forward under the new name of 'Vistry Major Projects'.

Contact details for our community representatives are provided at the end of this leaflet.

St James' Park is delivering new homes, neighbourhood centre, primary school and a new campus for The Bishop's Stortford High School, as well as public open space and employment opportunities. Read on for information about progress on-site and what the next stages of development will involve:

- Your opportunity to become a resident representative
- Progress on infrastructure works
- Update on the community amenities
- Update on the delivery of new homes
- Update on forthcoming Applications

Become a Resident Representative

Are you a St James' Park resident who would be interested in joining a Residents Group to meet with neighbours and the developers to help build your community? - we value our residents' experience and local expertise and understand that nobody knows more about what's best for a community than the people who are part of it.

What is a Residents Group? – It would be a forum for voluntary members to highlight any issues or goals, help bring residents together to share their views and priorities, provide input into future decisions, help highlight resident priorities, recommending improvements where necessary.

How much time will it take? – The exact details will be led by you, we envisage that the Residents Group would meet six times a year, with the meetings generally lasting for two hours.

Are members of the group paid? The role is voluntary.

We'd love for you to get involved. Please email: community@st-jamespark.com or call 07883 731491.





Update on the delivery

New homes

St James' Park now has 160 homes occupied across the site, 140 of which are Countryside Homes and 20 of which are Bellway Homes.

Infrastructure Updates

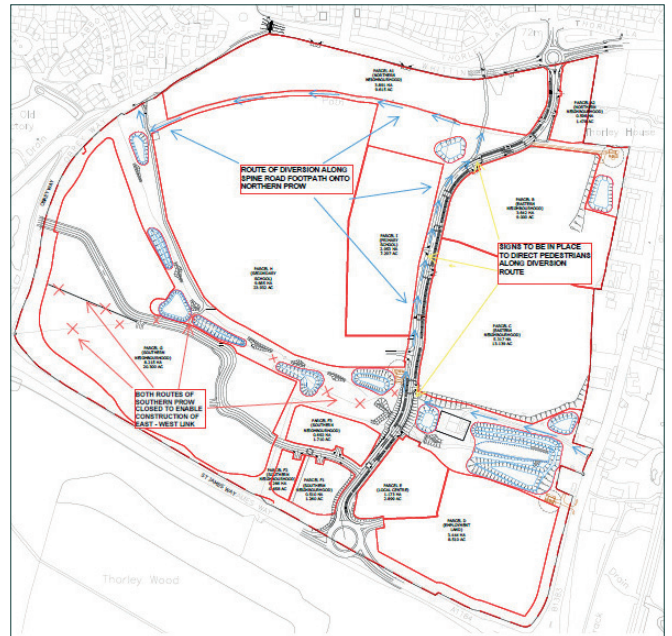
Details of the landscape treatment for 'Periphery Parkland East' were approved in July 2023 (ref: 3/22/1627/REM). This comprises the landscaping around in the South-East corner of the St James' Park, forming the immediate environment around the employment park, St James Way and Thorley Street. The scheme involves extensive new tree and hedgerow planting. Approval has also been granted for the landscaping to be planted along the East-West Road (Ref:3/23/0590/NMA).

We are currently awaiting formal approval of detailed landscaping schemes for areas within St. James' Park including, the public open space around the Local Centre (ref: 3/23/0694/REM) the central corridor (ref: 3/23/1048/REM), plus the South and South-West landscaping areas that wrap around the edge of S James's Park (ref. 3/23/1047/REM). Once approved, our landscaping contractor will be undertaking the landscaping works in the planting season. We are presently working up details for the three new children's play areas located within the landscaped open space; one west of the Local Centre and two within the western parkland areas. We envisage seeking approval for these play areas shortly, with installation next year.

Highways and Public Rights of Way

Our appointed contractor, Breheny, have substantially completed the current phase of highways work. The connection to Obrey Way is to be completed once the Highway Agreement (s278) with Hertfordshire County Council is finalised.

The footpath closures are in place whilst works within the area are progressing to ensure public safety. Alternative routes are available and clearly signposted.



Our Development Partners

Meadowbrook Place Care Home

We are pleased to announce that construction work for the new care home at St James' Park has begun. Care home provider Connaught Care, is in the process of building a state-of-the-art care home that will house up to 80 residents.

Designed to provide a five-star service for its residents with impressive facilities such as an onsite Bistro, cinema room, private dining room, and a health spa. The care home has also incorporated innovative technology, including the use of acoustic monitoring to reduce the number of falls, as well as Pure Air, a system of air purification to reduce cold and virus transmissions.

We anticipate that the new care home will be ready to open and welcome its first residents in January 2025.

For more information please visit: www.meadowbrookplace.co.uk

The Local Centre

We are continuing to work with our delivery partners on a scheme for the new Local Centre. The Local Centre will include a retail and food offer plus community space. The Community Space will be an integrated within the Local Centre and be capable of accommodating a variety of community activities. As part of this, we have been engaging with local parties who have expressed an interest in managing the community space at St James' Park.



Employment Park

You will have seen the considerable progress made by the Wrenbridge team in delivering the employment park, comprising 12 units. Wrenbridge are on track to complete in January 2024.

The team are completing the steelworks of units A and B, cladding Units D and C1-3 and install the glass for units D, C1-3, and C4. Over in units C1-3, C 4-7, and unit A the internal offices are nearing completion. Across the site there's lots of fitting out and formation of the associated external areas.

You can see the units take shape in our timelapse video by visiting: www.wrenbridge.reachtimelapse.co.uk/stjamesway

The Bishops Stortford High School

The development of the school is progressing well and is on target to be open for the September 2024 academic year, with the move from the London Road school taking place over the next summer holiday.

Watch the building progress in the latest timelapse by searching Time-lapse Video- January – June 2023 v2 on Youtube.



The Tiny Forest

Countryside and Earthwatch Europe hosted a science day to engage the local community in the benefits of St James' Park new Tiny Forest.

After a very successful community planting day back in March, the tiny forest is flourishing. Now the plants are settled in, Earthwatch needs tree wardens to monitor and tend to the trees.

On Wednesday 13th September, Countryside welcomed the local community to St James' Park, to take part in some hands-on research at their on-site Tiny Forest. The Tiny Forest initiative is a programme run by Earthwatch Europe – an environmental charity and Independent Research Organisation – which works with local communities and partners to plant and maintain dense and fast-growing native woodlands in urban areas, to reconnect people with nature, mitigate the impacts of climate change and provide nature-rich patches to support urban wildlife.

A range of educational activities were organised for members of the local community, including approximately 80 pupils from The Bishop's Stortford High School. They learned data collection methods, such as monitoring the trees to measure carbon capture, recording butterfly and other pollinator numbers to understand biodiversity at the site. They also looked at the forest's flood management and thermal comfort capacity, all of which allows Earthwatch Europe to assess the progress of the Tiny Forest.

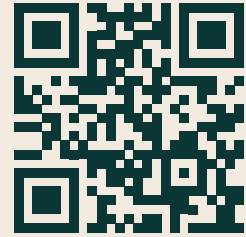
To learn more about the Tiny Forest, get in touch or visit: www.tinyforest.earthwatch.org.uk.



Keeping you up to date

We hope that this development update has been helpful in informing you of our progress to date and our next steps.

We will be moving from physical copies of the development update to a digital version. If you are interested in the progress of the project and ways to get involved, then please sign up for them electronically by scanning the QR code, or email us.



All copies of these development updates are available to access on the St James' Park website - www.st-jamespark.com/news.

If you have any questions at all on the contents of this update, or the scheme in general, please do get in touch with our community representatives using the details below.

Get in contact by:

 community@st-jamespark.com

 07883 731491

 www.st-jamespark.com

