St Michael's Hurst
Development Update

COUNTRYSIDE
Homes

July 2026 Issue





Keeping you updated

We wanted to provide you with an update on the development and what you can expect from us over the coming months.

Overview

Countryside Homes is currently building the fourth phase of the development in Partnership with Paradigm Housing Group. Phase D consists of 207 new homes, including private for sale, shared ownership and affordable homes.

In total St Michaels Hurt will provide 528 new homes, a care home, country park and open spaces including play areas. Phase E is the final phase and also new on site with Paradigm for 50 homes.

Site Activity

- On-site works are progressing well in our fourth and fifth phases of development.
- Works will continue throughout 2026, progressing down the spine road to existing completed homes along Cursoner Avenue. It is anticipated that this phase will be complete in early Summer 2026.
- The site compound will remain in place until all units on site are constructed. Following this the public open space including a play area will be delivered.
- The project team are also currently working hard to address remedial works and snags to enable the drainage and roads to be put onto adoption with Local Authorities. Adoption will not take place for a couple of years until construction is completed.
- Works will be commencing in Bat Willow Hurst Country Park in Spring 2026. These works relate to biodiversity net gain enhancements. This involves improving existing grasslands with new seeding as recommended by our Ecologist. These enhancements are required under the Phase E Planning Permission.

Timeline

- The first occupations of Phase D at St Michael's Hurst took place in September 2023, with completions anticipated until Summer 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 the16-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. Private roads that are not privately conveyed to homeowners/occupiers will be managed by the Land Trust.

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, open spaces and private roads on Phases A, B and C and parts of Phase D. 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.
- Over the next 12 months it is anticipated the majority of the open spaces and private roads within Phase D will be handed over to the Land Trust as the project reaches completion.
- Work is continuing to address the remaining remedial items so that the drainage and roads at St Michael's Hurst can be progressed towards adoption by the Local Authorities





Development Plan

St. Michael's Hurst
BISHOP'S STORTFORD



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

Countryside Homes 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: **CustomerService.CentralHomeCounties@vistry.co.uk** . For out of hours emergencies, please call **01279 972641**

COUNTRYSIDE Homes