

St Michael's Hurst Development update

Issue 2 | August 2025



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 up 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 phase of development.
- Works will continue throughout 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 in late Spring of 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 final phase of development, known as Phase E, started on site in January 2025. This will consist of 50 new homes and will be complete by Summer 2026.
- 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.

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 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. 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 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 are completed. 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 Plan



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