



St James' Park Development Update – Issue 06

It has been a busy time at St James' Park over the course of 2024 with many development milestones achieved, not least the opening of the new secondary school, home to The Bishop's Stortford High School, as well as the new state of the art care home Meadowbrook.

Many more families have made St James' Park their home and plans have been submitted for the new Local Centre providing shared facilities for the residents and wider local community.

Read on for more details on the current planning applications and development on site.



Site-wide update

It's the start of a new planting season, so you'll see remediation and new trees and greenery going in across the neighbourhood. A planning application is currently with East Hertfordshire District Council that will provide the new planting and detailing around the St James' Way entrance to the development, leading up to the future Local Centre. An acoustic fence has been installed along St James' Way to protect houses from any potential road noise.

Three new play areas are on the horizon, the designs are in a planning application that the Council is currently reviewing. Two will be aimed at younger children, with the third 'central play area' will be aimed more for older children and will include a multi-use games area offering space to play various sports.

The section 278 agreement has been signed for the works to open the Obrey Way / Mountbatten Way junction. These began in early November, and once this junction is open, the remaining section of Obrey Way will be tarmacked, and then Mountbatten Way and Beaumont Avenue will all be fully open.

As a reminder, Beaumont Avenue is a bus-only road, and automatic number plate recognition systems will be put in place and fines issued.

Countryside Homes



Layout of housing parcel G2

All 142 homes in phase A, to the north of the site, are all completed and occupied. Work is still ongoing on the 103 homes in parcel G2, to the west of the site, but some residents have moved in, and nearly 50 of the homes have been completed. Across both parcels, all homes include 40% Affordable Housing.

All building works on the Countryside Homes phases are expected to be finished in spring 2025.

Bellway and Ashberry



Aerial view of the Bellway homes

Bellway Homes is building two of the parcels, with 373 homes overall. Both parcels are close to completion. Overall, they have had nearly 190 occupations, and they include 40% Affordable Housing.

Works continue on their third parcel, which is 124 homes being built by the Ashberry Homes division of Bellway, and the first few homes are already occupied.

Meadowbrook Care Home





The care home and the team

Connaught Care has finished building their new luxury care home at St James' Park, which will have room for 80 residents. The new Meadowbrook Care Home welcomed it's first residents in August. Residents benefit from an on-site hair salon, spa, cinema room, gym, bar and bistro.

In a new move for the care sector, all members of staff, including non-carers such as kitchen or maintenance staff, will receive training in adult care and training from Dementia Friends. The care home has also been built with new caring technology, including the use of acoustic monitoring to reduce the number of falls, and a system of air purification designed to reduce cold and virus transmissions.

For more information please visit: [Meadowbrook Care Home | Hertfordshire | Connaught Care](#)

The Local Centre





Digital images of the proposed plans

Delivery partners Central Co-op and McDonald's have put together a proposal for the design of the new Local Centre at St James' Park. They held a community consultation in the summer, and made their Reserved Matters submission in August 2024, which East Hertfordshire District Council is currently reviewing before making a decision.

The Outline planning permission permits a range of uses in the Local Centre, including 1,000 square metres for shops, and up to 2,200 square metres for cafes, restaurants, hot food takeaway, local services, gym, nursery, and community uses. The Reserved Matters submission seeks approval for a scheme that complies with the Outline planning permission.

The submitted Reserved Matters plans have been informed by extensive discussions with East Hertfordshire Council since July 2022, during which time the scheme has been subject to significant design development.

The Local Centre will create approximately 210 new jobs, a Co-op, cafe, gym, community centre, nursery and a McDonald's restaurant. Users are already on board to run the new spaces, with PureGym running the gym and Community Alliance looking to run the community centre.

It will also benefit from new areas of open public spaces and more landscaping, car parking provision and electric vehicle charging points as well as dedicated cycle and pedestrian routes to promote active travel.

The Bishop's Stortford High School

Students from TBSHS have a new home. The new secondary school (including a sixth form) opened in St James' Park in September 2024, expanding the student capacity and providing modern facilities including a sports hall, conference centre and games pitches.

Countryside (as part of Vistry Group) worked closely with the school and Hertfordshire County Council to bring the site forward, contributing over £10 million towards the new campus for this 'Outstanding' Ofsted rated facility.

There are still a few outstanding areas, such as the visitor car park and the sports hall, due to the contractor going into administration. Hertfordshire County Council has taken on the role of contractor, and all elements should be finalised by early 2025.

Additionally, planning permission has been granted for the new all-weather sports pitch, which will be available to the wider community as well as the students.

The Employment Park



The new buildings

Wrenbridge has opened their new centre, with 12 units across five buildings. Leases are completed on all the employment units except for two, which are under offer. Occupiers include a high-tech printing company named Delta Group, Bunzl and MCP.

The site was completed with net zero carbon construction and has a BREEAM 'Excellent' and EPC 'A' rating. It's sustainable too – with solar panels, energy-efficient lighting and heating and cooling systems, as well as electric car charging points and cycle parking. While it is an industrial site, the extensive surrounding landscaping means it will be a pleasant place to live near or to work in.

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.

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 liaison team using the details below.

Get in contact by emailing: community@st-jamespark.com, calling: 07883 731491 or visiting: www.st-jamespark.com.



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