

Development Update

FEBRUARY 2020

Bishop's
Stortford
South



Phase One of Bishop's Stortford South set to get underway

East Herts District Council (EHDC) granted planning permission on 20th December 2019 for Bishop's Stortford South, a 750 home mixed-use scheme.

Countryside is now looking to move forward with the first stage of a 142 homes development in Spring of this year.

This development update is intended to keep you informed of progress in relation to Bishop's Stortford South.

www.bishopsstortfordsouth.co.uk



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Next steps

The first homes to be built will be at the northern part of the site between Whittington Way and the Hertfordshire Way footpath.

There will be 142 homes built in this phase, with 40% being affordable (affordable rent or shared ownership). At the same time we will be creating new public open spaces and landscaping, and providing the infrastructure necessary to create a new sustainable and thriving community in an environment where people will be proud to live.

We will also be creating a site access from Whittington Way, and a new North-South road that will run through the development to St James Way. This will include a bus only section to prevent rat running.

As well as full planning permission for Phase One, EHDC has granted outline planning permission for a further 608 homes, a care home, up to four hectares of employment land and a local centre with shopping facilities,

as well as for landscaping, sustainable drainage systems, and open space with equipped play areas. Further detailed applications will be made to the Council before construction on this part of the site can commence.

A new primary school and secondary school will sit together at the heart of the development, surrounded by extensive playing fields and green space. Construction on the secondary school site is due to start in the coming months following the County Council granting permission last year. This involves relocating Bishop's Stortford High School onto the site and the formation of a secondary school with six forms of entry, ultimately increasing to eight. The primary school will follow and will take up to three forms of entry and have Early Years facilities.



Timeline

PHASE ONE

The initial site access works, supporting the delivery of Phase One's 142 homes, are as follows:

Spring - Summer 2020

1, 2, 3. Site access works and infrastructure works for Housing Phase A

Summer - Winter 2020

- 4. Whittington Way Roundabout
- 5. Commence North-South Spine Road
- 6. Whittington Way/Obrey Way Pedestrian/Cycle Link
- 7. Minor junctions 2 and 3

2021

- 8. St James Way Roundabout
- 9. Western Footway to Obrey Way



Section 106

Public transport, education and leisure will all benefit from a multi-million pound S106 agreement.

Countryside will put forward more than £650,000 for buses to run regularly into the town centre from the site.

The agreement also includes more than £15 million to improve education facilities in the area, including the provision on site.

Archaeology open day

Running between 10am-3pm each day, archaeologists will be hosting open days for members of the public to visit the site of their excavations, see the finds and meet the teams involved.

Archaeologists from L - P : Archaeology and Oxford Archaeology have undertaken extensive archaeological investigations on the site and have recorded an area of Iron Age, Roman and Anglo-Saxon activity with evidence for settlement and agriculture.



**Friday 21st and Saturday 22nd
February at Whittington Way.**

We would encourage anyone interested in the history of the area to come along to an open day. Don't forget a warm, waterproof coat and wellies!



Contact us

If you are interested in hearing more about Bishop's Stortford South, please contact us:



Visit us online at:

www.bishopstortfordsouth.co.uk



Email your queries to:

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