

STORTFORD FIELDS

COMMUNITY MANAGEMENT TRUST

Community Matters

Issue Two

Welcome

Welcome to Community Matters, the newsletter of the Stortford Fields Community Management Trust (SFCMT), which fosters community and will own, manage and protect community buildings and spaces for the benefit of residents at Stortford Fields and the wider community.

MEET YOUR COMMUNITY
Saturday 4 May 2024
2-5pm

Avanti Brook Primary School
Newland Ave, Bishop's Stratford, CM23 2UW

It's our first event! Do come along and support us! All are Welcome

Meet friends, neighbours, local organisations and community groups..

Joining us will be - The Rugby Club, Swifts FC, Herts Police and Fire team, Dogs Trust, Library, Thirst Youth Cafe, Footpaths Assoc, Love World Church, Cycle Stortford, Foodbank, The Residence and many more..

Circus workshops, magic and balloon modelling will entertain the kids

Free tea, coffee and cakes

Could you lend a hand? if you are keen to get involved with the Trust and community, do come and help us!
Email us at: info@stortfordfieldscmt.org.uk

Note: No parking is available on-site
Please arrive by foot or cycle!

What we've been doing

Since our last newsletter the Trust has:

- Held six Trust Board meetings to progress the set up of the Trust and its activities
- Appointed further trustees to the Board
- Begun the process of charity registration
- Opened the Trust bank account enabling the transfer of allocated funds to start activities
- Organised and obtained Board approval of 13 Trust Policies and Procedures
- Met regularly with stakeholders and Swifts FC regarding the design and layout of Hoggates Park, Pavilion and Pitch
- Met with Ellipsis and their consultant team to discuss the design and layout of the community allotments and garden
- Met with the Gateway team at their Southend offices to understand costs, processes, procedures and their workplan
- Further reviewed timescales and costs relating to assets that will transfer to the Trust
- Progressed the Trust Business Plan and budget
- Attended two public community forum meetings
- Organised the first SFCMT community event

The next
Community Forum
will be held on
Wednesday
5 June 2024,
7pm
Bishop's Stortford Rugby Club



Building our Trust Board

The Trust is delighted to welcome our first resident Board member. Yuan Chen lives in Stortford Fields and brings her wealth of experience in the financial services industry and involvement in community engagement programmes on urban planning to the Trust.

Sally Allan, Executive Principal at Avanti Meadows Primary School & Avanti Brook Primary Schools has also joined as a Trustee. Schools are such an integral part of any community, and Sally's significant education and community experience will be invaluable to our Board.

The Board now has four appointed Trustees with Yuan, Sally and Cllr Sarah Copley, Ward councillor for Bishops Stortford North, and Andy Holloway, Land and Planning Director for Taylor Wimpey. The Board will build over time to eventually be community led. Applications for the next resident trustee position will open again later this year.



Do you have/or know someone interested in Ecology/Conservation?

Our Trust is looking to appoint someone with experience and expertise in Ecology and Conservation to join our Board.

When Stortford Fields is complete, around 45% of the site will be open space. Protection and ongoing management of the open space including Hoggates Park and Wood, Ash Grove, and Farnham Bourne Park is a hugely important responsibility.

If you are, or know someone that might be suitable for this role, please ask them to contact us at info@stortfordfieldscmt.org.uk.

How can I be involved?

With the Trust formed and funds now available to kickstart community activity, the Trust is keen to engage with volunteers who'd like to help make positive changes in the community. Do you have a unique skill set that could help us, e.g social media, conservation, community gardening. Would you like to set up a new class or club? Do you just want to feel part of the community at Stortford Fields and meet new people? contact us at info@stortfordfieldscmt.org.uk.

Working with the Consortium

The Consortium of builders at Stortford Fields (BSNC) – Taylor Wimpey, Vistry, Persimmon and Tilia continue to work closely with the Trust and is progressing on:

Western Neighbourhood

Vistry has removed its sales suite at the top of Newland Avenue and is now building the remaining properties in this area as per the masterplan. The Taylor Wimpey Sales Centre has now moved to the Eastern phase and the existing facility will be removed to allow for the completion of two houses which sit below it. The Persimmon sales suite stays where it is.

There is one final phase to be built in the Western Neighbourhood. The remaining roads will be topped imminently. Discussions are ongoing between the Consortium and Hertfordshire County Council to progress the adoption of Thorpe Road and Rainbird Road and outstanding works required as part of the adoption e.g white lines, street signage.

Hoggates Pavilion and Sports Pitch

The consortium design team is working with the Trust, East Herts District Council, Herts FA, Sport England and Swifts Football Club on the design of a pavilion building and pitch. The building and pitch will be owned by the Trust, and leased to Swifts FC but will be available for hire/use by the local community for clubs, activities and events. The ground floor designs show space for a Club room, bar, external serving hatch, changing rooms, medical rooms and associated facilities. The upper floor has a large function room, with a bar and kitchen, office space, and an outside terrace overlooking the pitch. A separate car park will be adjacent to the Pavilion.

The Consortium is hoping to have a detailed planning application for consideration by East Herts District Council in April/May 2024.

Road Management

We are aware of resident concerns around the cost of maintaining roads that will not be adopted by the Council, and some anomalies with TP1s versus plans. We are reviewing and will update as soon as we can.

Eastern Neighbourhood

Breheny is due to finish on site in early November, after completing work on Rye Street and Farnham Road, which will allow future access to Stortford Fields. Work on the new A120 roundabout junction will begin once approval has been given by Herts County Council.



Breheny is nearing completion on the final two bridges, having already completed one bridge in the Eastern Neighbourhood last year.



Good progress is being made on remaining infrastructure such as the roads, footpaths and accompanying work.

Hoggates Wood

A tree survey has been undertaken to identify any work to be carried out to ensure the ongoing maintenance of trees in the woodland.

Transfer for Phase 1 land

Legal discussions are now underway between the Trust and Consortium regarding the transfer of the phase 1 public open spaces.

Ash Grove

The Consortium and Trust are liaising with East Herts District Council to bring forward the allotments and community garden, with shared space for events and activities. Detailed designs are now being worked through for approval by East Herts District Council.

Foxdells Farm

A condition survey has been carried out on the listed buildings at Foxdells Farm. The consortium is now reviewing the results and agreeing the next steps. This is another key facility for community use.

Sales underway...

All of the developers are now selling new homes in the Eastern Neighbourhood. There are a mix of private for sale, affordable, and private rented homes, as well as a range of financial support initiatives for buyers.

An update from Gateway

What's happening next and when?

The bund was replanted at the end of 2023 with over 1,100 whips and mature trees. The first bund cut of the year took place in March. The lower section of the bund is cut whilst the middle and upper sections are left to wildflower which is cut back twice a year to ensure room for growth for the younger trees.



There will be an ongoing programme of maintenance and replanting throughout the year for the health and overall appearance of the common managed grounds.

A Trapeze in the play area adjacent to Stephenson Drive has recently been replaced. The next ROSPA inspection will be in early 2025.

When we're on site

Our current estate maintenance plan involves two teams, the ride on team and grounds team. The ride on team currently attends fortnightly to cut the public open space areas, and monthly to cut the bund. The grounds team is on site every week - three days one week and four days the following week.

The last parcel of land in the Western Neighbourhood will be handed over for Gateway to maintain in the next few months.

We are looking to recruit locally by the Summer for a Stortford Fields based team.



Gateway Property Management's Customer Services Department

Call: 01702 443555

Email: customerservices@gatewayplc.co.uk

Contact online: gatewayplc.co.uk/contact-us

Office hours: Monday to Friday – 0830-1730

Other Useful Contacts:

For matters concerning your home at Stortford Fields, contact your developer:

Vistry Group - Bovis Homes and Linden Homes

Call: 01992 367859

Email: CustomerService.CentralHomeCounties@vistry.co.uk

Tilia

Call: 01234 417838

Email: eastern.sales@tiliahomes.com

East Herts District Council

Call: 01279 655261

Persimmon

Call: 01376 518811

Email: esse.custcare@persimmonhomes.com

Taylor Wimpey

Call: 01494 509090

Email: ccnthames@taylorwimpey.com

Information on Stortford Fields issued by East Herts District Council is available at: <https://shorturl.at/lmoxP>

Have you Connected with Herts new Community Engagement Platform?

Keep up to date with what's happening locally and receive messages from Neighbourhood Watch and the local police.

Sign up by visiting www.hertsconnected.co.uk