



Shaping Sawbridgeworth Master-planning

Housing, Education, Environment, Transport , Health and Wellbeing:

Towards a joined up approach for sustainable development

Shaping Sawbridgeworth Agenda 8th March 2018

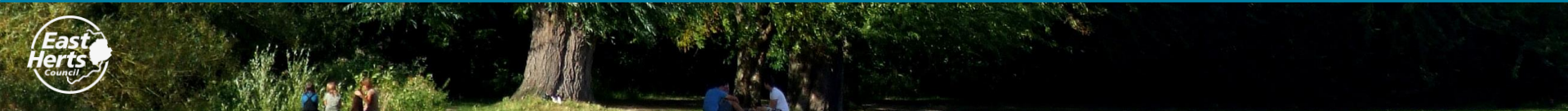
- Introductions
- Master-planning process and topics
- Play-back of member findings
- Key challenges
- Open forum/developer response



Shaping Sawbridgeworth Process

- **Introductory Sessions with each of 3 developers: Barratt Homes, Taylor Wimpey, Countryside.**
- **Briefing/terms of reference meeting for members and officers**
- **Session 1 Reviewed community landscape and needs concerning:**
 - A) Housing, Affordability, character B) Environment, Recreation, play**
- **Session 2 Reviewed Infrastructure and Sustainable Travel choices concerning**
 - A) Education, Roads, Parking, Integration, Access. Technology B) Travel choices, Community bus Walking, Cycling,**

(Transport Initiatives hired to produce Walking and Cycling study)



NPPF Achieving sustainable development

Definition:

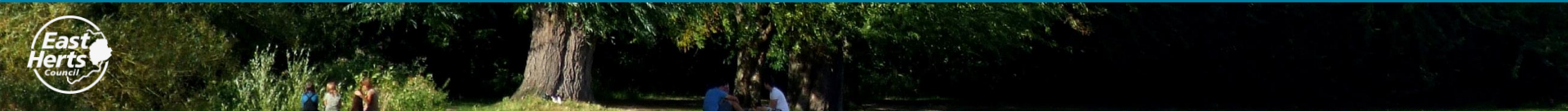
sustainable development is meeting the needs of the present without compromising the ability of future generations to meet their own needs

There are three dimensions to sustainable development:

Economic,

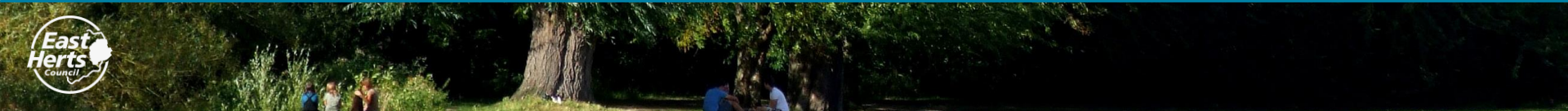
Social

Environmental.



Achieving sustainable development

- take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, **recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it**
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, **recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production)**
- **take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs**
- **East Herts Local strategies: e.g. Health and Wellbeing Strategy**



About Sawbridgeworth

- Currently more than 3,800 homes
- District Plan for at least 500 homes across 3 sites
- grown organically over many centuries
- Strong Social Ethos– wide range of organisations for all ages.
- Robust Physical, Accessible, Community Infrastructure, Open spaces throughout
- Challenging Business environment struggling to sustain itself



Housing

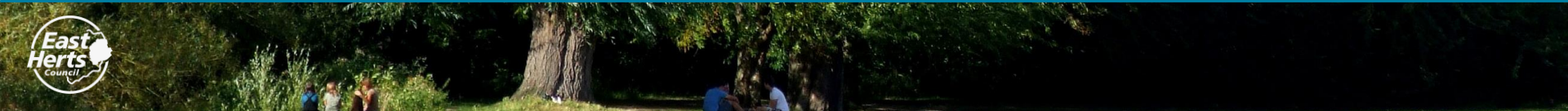


- **Need for attractive houses for downsizing, including bungalows and rooms large enough to take furniture and possessions collected over many years.**
- **There is a need of a mix of houses-across all sizes and affordability. Good garden size**
- **Traditional character. Need to integrate with Sawbridgeworth, look and feel, but energy efficient**
- **Challenge: What is 'traditional' in Sawbridgeworth context**



Housing continued.....

- **Housing no higher than three stories, Height of houses and density according to topography. Avoid overlooking school**
- **Good Parking ratio. (subject to policies in District Plan updated 2015) wide enough garages. Electric charging**
- **For density prefer larger houses on outside otherwise fairly uniform**
- **Adequate Services infrastructure, especially water, sewerage**



Housing Register Local need

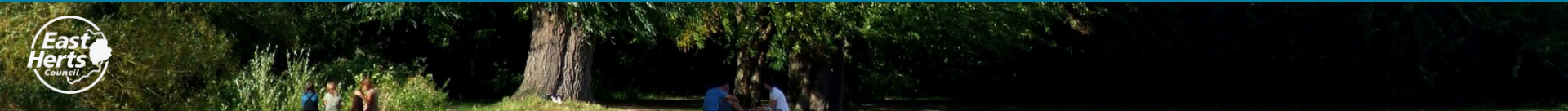
Applicants registered from an address in Sawbridgeworthⁱ

61	46	3	2	1	9
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Bedroom need of applicants registered from an address in Sawbridgeworth with a local connection for living in East Herts

	All	1 bed	2 bed	3 bed	4 bed
General needs	61	23	26	10	2
<i>Of which have 100 points or over</i>	28	8	11	7	2
Sheltered	9	9	-	-	-
All	70	32	26	10	2

ⁱ Applicants can be registered from an address in Sawbridgeworth , but fail to have a connection for living in East Herts if, they have not lived in EH for at least 12 months or the address is a correspondence address rather than their home address.



Layout and Landscape

- Layout and road width to enable access for Sawbobus, waste collection bin lorries, cycle and footpath connections
- Bin Storage and Bike Storage at rear preferably, not on street including for flats
- Secure Design, Sympathetic Street Lighting
- Foot/cycle/mobility scooter access multiple routes out to Coney Gree and Gilders from Sawb 3
- Sawb 3 needs two access roads –one of them emergency



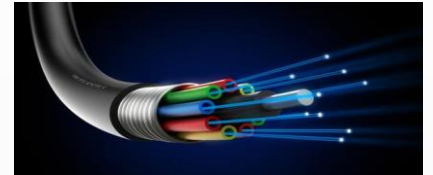
Layout and Landscape continued....

- Sawb 2 footpaths north of site very muddy, upgrade link to school
- Flood risk – measures are needed for all sites. SUDS
- Playing field in Sawb 3 for older children with space for ball games plus play area in Sawb 2
- Land west of Sawb 3 for allotments and play area in
- In proportion to increased need
- Integrated access – all sites should have multiple walking/cycling routes.
‘North’ site needs more than one access point.
- SAWB3 needs bridge over the brook for improved walking/cycling.



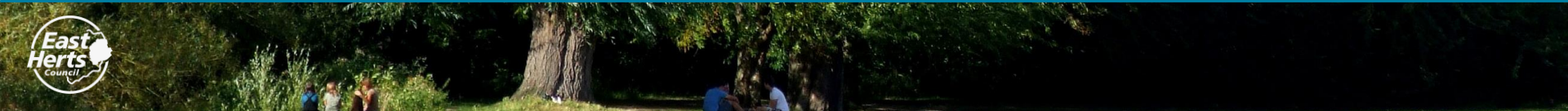
Technology

- Solar panels
- Car charging points in every house and some for visitors.
- Fibre broadband from exchange to the premises and make sure BT exchange has capacity
- Should encourage flexible working space for start-ups.



Roads, Parking

- **Congestion is already an issue and will be more so with all other development plans (e.g. Gilston area). Impact of Junction 7A unknown**
- **Internal road design to be low speed**
- **Crossroads - Intelligent signals at cross roads is important. Also at high school access? Perhaps with phasing for different times of day.**
- **Primary school – need some arrangement to allow drop-off e.g. circular system, one-way system and encourage less car traffic to school. This has air quality implications too.**
- **Do not want to encourage rat running on back roads.**



Roads, Parking Continued.....

- **West Road is not suitable for the amount of traffic and needs improvements to elevate pedestrians in the hierarchy. Some form of shared space would make drivers take more responsibility.**
- **Access to schools is important.**
- **Crossing of West Road by playground would be helpful.**
- **Construction traffic would need careful management.**
- **Residents parking off street in Taylor Wimpey Sawb 2 (also as traffic mitigation on West Road).**



Education

- **Mandeville School must be useable land, must be space for additional sports/football pitch.**
- **Need to include land with footpaths, and there must be a room for a hall to take the whole school.**
- **Facilities at school could be improved for community access.**
- **Education must make sure that there is enough space to expand school(s) and that County has a plan for this.**
- **Bullfields centre must extend in order to increase capacity for pre-school, Children's Centre/Family Centre, and Youth organisations**



Sustainable Travel Choices



- **Should coordinate public bus service with school times.**
- **Sawbo-bus should be extended into new developments and further into outlying villages with S106 funding to encourage take up.**
- **Link Community Transport in Sawbridgeworth and Bishop's Stortford to station, and schools. More cycle racks needed at station.**
- **Improvements to connect to wider cycle network towards Harlow and Bishop's Stortford.**
- **Cycle links should be sign-posted. Cycle paths to station possibly along river. Towpath along river needs improving**

Recreation and Play

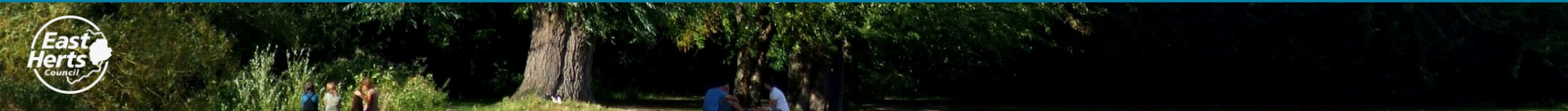
- **Need recreation /sports area like Vantorts Park not on site but next to it (Sawb 3) Play spaces on all sites**
- **Possibly increase the use of Hailey Centre, New Guide Hut**
- **MUGA and hard play area in Bullfields**
- **West side of SAWB3 should be for allotments and play space.**



Vantorts Park

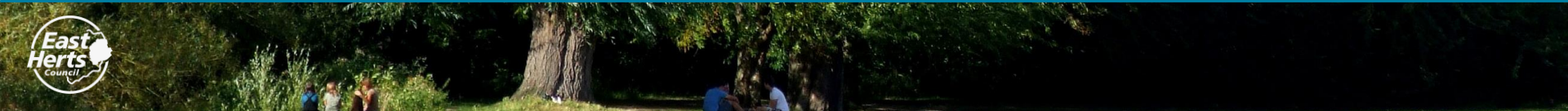
Challenges

- **Cambridge Road already designated as an area of poor air quality**
- **Sawbridgeworth is a through Route between Bishop's Stortford, Harlow, and Gilston**
- **West Road is a narrow country lane with on street parking and potential for rat runs**
- **HCC Highways have currently done only high level work traffic mitigation measures**
- **Infrastructure must include improved provision of improved walking and cycling routes**
- **Proper community and recreation space must be provided, see Vantorts Park, and Southbrook allotments.**



Co-ordinated Masterplanning Approach

- All three developers to commit to responding to aspirations raised in Master-planning sessions
- Highways infrastructure: All three developers plus County and District Officers must meet to determine traffic mitigation measures for Cambridge Rd/West Rd/Station Rd junction and to improve air quality.
- Likewise to consider traffic flow mitigation through West Road both during construction phase and thereafter.
- All three developers plus District officers and members to consider appropriate community and social infrastructure needed for Health and Wellbeing of residents arising from increased housing.
- School and County Councillor liaise with HCC Planning officers to coordinate requirements.



Why we must get this right

- **Chief Medical Officer Dame Sally Davies** has warned that people in Britain are being put at risk by a “daily cocktail” of diesel fumes which is fuelling heart attacks, cancer, lung disease and stress. New research shows that the majority of people aged over 60 (more than 7m) live in places which breached air quality limits in 2015. Daily Mail, Page: 14 BBC News
- **Overweight warning for millennials**
Cancer Research UK has warned that UK millennials are on track to be the most overweight generation since records began.more than seven in every 10 people born between the early 1980s and mid-90s will be overweight or obese by the time they reach middle age. This compares with about half of the "baby boomer" generation. Being overweight or obese as an adult is linked to 13 different types of cancer. [The Times](#) [The Guardian](#) [BBC News](#)

Diabetes cases double

Analysis by Diabetes UK shows the number of adults and older teenagers with diabetes in the UK has more than doubled over the past 20 years. There are now 3.7m people aged 17 or older known to be living with the disease, and in England alone 6.7% of the population have been diagnosed with the condition.



Final thought

- **An adopted District Plan is not a Free Pass for development**
- **You must prove you are addressing all of the issues and challenges to achieve sustainable development by the time of the application**
- **We'll work with you towards achieving the development the town needs.**

