

Essential Reference Paper "C"

LAND TO THE NORTH OF **SAWBRIDGEWORTH**

MASTERPLAN FRAMEWORK
AUGUST 2019

REVISION G



COUNTRYSIDE
Places People Love

**BARTON
WILLMORE**

Our vision is to create a place that offers inhabitants a sense of ‘belonging’, a place they can be proud of and feel part of a community.

We will deliver a sustainable community serving the needs of all ages, that is integrated in a well-considered way into the existing facilities of Sawbridgeworth and the natural assets surrounding it.

The characteristics of the existing local community, the unique history of Sawbridgeworth and its rural hinterland provide the context upon which the character of Sawbridgeworth North will take influence, providing continuity with the key design traits and historic rural patterns of development found locally.

The Vision is founded on the following key objectives:

1. Deliver a landscape-led development with a memorable sequence of attractive spaces integrating significant retained trees and other natural assets.
2. Provide new housing at the right scale and of the right type to meet a wide range of community needs. The Sawbridgeworth North development will provide around 200 new homes of which it is anticipated that 40% will be in the form of affordable units, subject to future Detailed or Reserved Matters applications.
3. Create an accessible and connected new neighbourhood where families can choose more sustainable ways to get to key facilities including schools, shops, the leisure centre and employment facilities.
4. Provide attractive pedestrian and cycle routes utilising green corridor routes and public spaces to provide improved connections to the countryside, to the north and to the riverside.
5. Protect and enhance existing wildlife and natural features of the site as well as making it resilient through sustainable drainage measures.
6. Promote healthy lifestyles through sustainable transport measures, high quality placemaking, access to green space, designed with the community in mind.
7. Create a new, attractive, landscaped northern edge to the settlement.





COUNTRYSIDE

Places People Love

ABOUT COUNTRYSIDE PROPERTIES

Countryside is a leading UK home builder specialising in place making and urban regeneration.

We believe place making is more than geography. It is both a practice and a philosophy. A place to us is as much about the feeling people experience in our homes, as it is the physical buildings. We recognise that choosing a place to live is just as much an emotional decision as a financial one.

- We fulfil people's need for a sense of belonging and being 'at home' with where they live
- We provide a common vision for the future of the community
- We bring a renewed sense of identity to the surrounding area
- Our legacy comes from the positive experiences our places make possible
- We deliver enduring value for all

Design and Place Making Excellence

All our developments and homes carry a signature style and character, designed to work for the way people live today, with materials that reflect our commitment to quality. Our exacting standards and

sustainable credentials combine to create places that will stand the test of time. In recognition we have received more than 350 awards for design and sustainability excellence since 2000 and we hold more Housing Design Awards than any other home builder. Indeed we are the only home builder to receive the RIBA Stirling Prize for a housing development.

Generating Value

Our success in housebuilding, creating residential developments and major new communities that generate value and benefit local communities has given us a reputation that sets us apart. We are also highly experienced in working in partnership with local authorities to regenerate public sector land.

We are adept at working collaboratively with landowners, public agencies and major commercial organisations to create places people love that deliver a premium for our partners.



Site Description

The site is one of three sites in Sawbridgeworth allocated for residential development in the adopted Local Plan. This site, known as SAWB4 lies to the north of Sawbridgeworth and currently has a mix of land uses including agricultural land, a small holding, agricultural buildings and includes Northfield House which is proposed to be demolished as part of the proposals.

The site is well served by footpaths, and has extensive post-war residential development to the south, Cambridge Road to the west, and Kecksy's Farm and the River Stort to the east with the railway line further beyond, and a small settlement to the north along with open countryside.

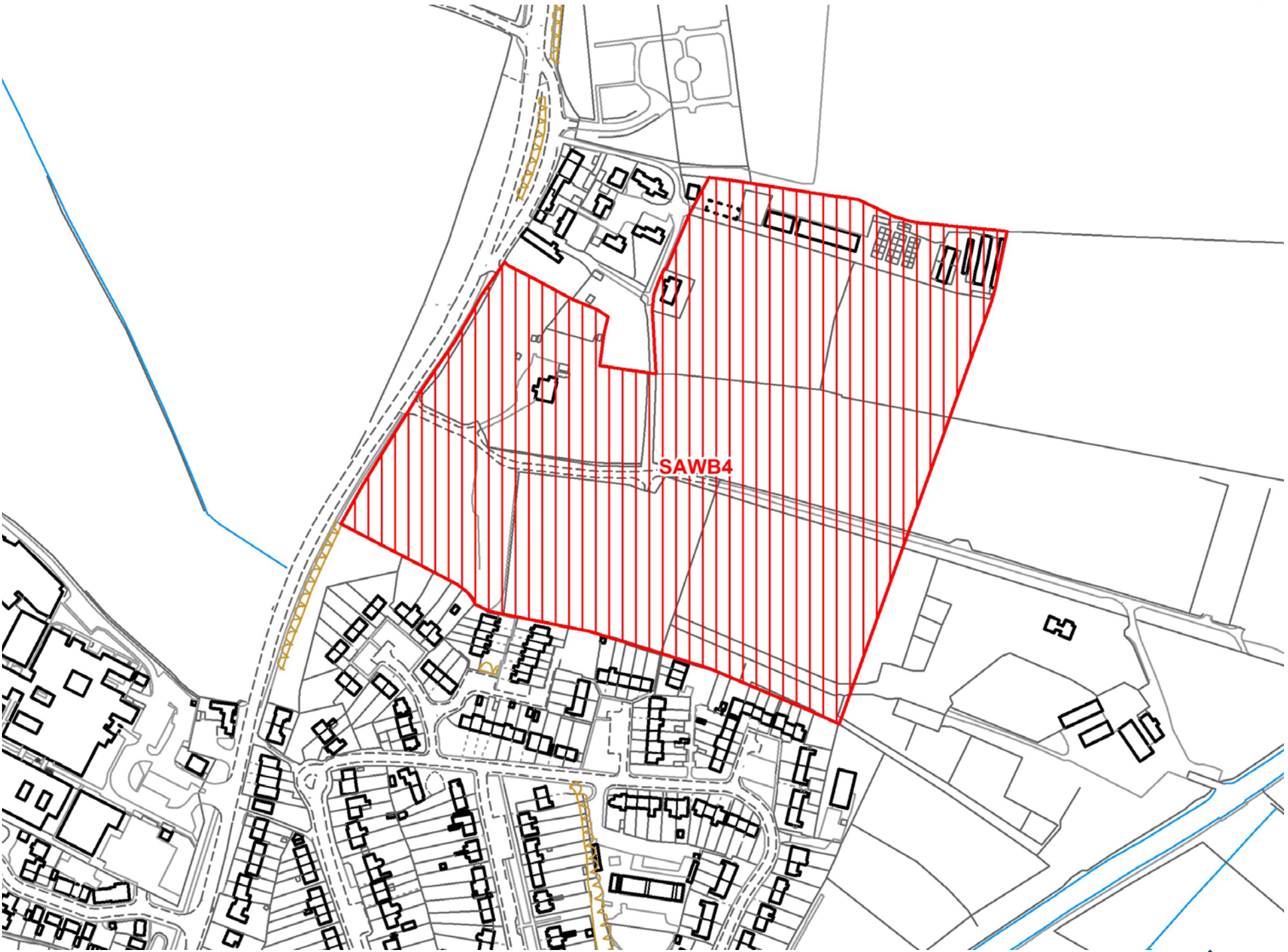
Policy SAWB4 Land to the North of Sawbridgeworth

Land to the north of Sawbridgeworth is allocated as a residential development site, to accommodate around 200 homes by 2027.

The development is expected to address the following provisions and issues:

- Endeavour to meet the prevailing planning policy to deliver both private and affordable housing
- Necessary utilities, including integrated communications to facilitate home working, and upgrades to the localised sewerage network;

- Sustainable drainage and provision for flood mitigation;
- Access arrangements and local highways mitigation measures;
- Sustainable transport measures including the encouragement of walking and cycling, in particular to the town centre and railway station, and enhanced passenger transport services;
- Quality local green infrastructure throughout the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhancing biodiversity;
- New public amenity space;
- Landscaping and planting, both within the site and peripheral, to complement development, as appropriate;
- Provision of an appropriate structural landscape belt and public open space along the eastern boundary of the site to provide a soft edge to the development and define the new Green Belt boundary;
- Issues of self build to be considered at planning stage, policy commitment to deliver 2 on site,
- The delivery of necessary on-site and appropriate off-site infrastructure;
- Other policy provisions of the District Plan and relevant matters, as appropriate



Bus Routes

The main bus service consists of bus routes 508, 509 and 510 linking Sawbridgeworth to Harlow Town Centre and Stanstead Airport Coach Station via Bishop's Stortford along the London/ Cambridge Road. There is an additional bus route 347 running from Harlow to Hatfield Oak, and a range of single trip additional services operating in the school term only.

In order to integrate the site with the existing public transport network, we propose a new bus stop on Cambridge Road connecting the site with local amenities.

Trainline

Sawbridgeworth Station dates back to 1842, and was modernised and extended in 2011 to accommodate 12-coach trains. Trains from Sawbridgeworth serve London Liverpool Street and Cambridge.

Sawbobus

Sawbridgeworth Town Council launched Sawbobus in November 2009 to replace the axed SW1, 2 & 3 services. This vital community service has proved popular with the town's residents and in 2015 provided over 22,000 passenger journeys.

The Town Council set up this service and receives grants from East Herts District Council, some councils in Essex and some commercial sponsors which help fund the service.

Cycling

National Route 11 of the National Cycle Network will connect Harlow in Essex with Wigginhall St Germans (south of King's Lynn) in Norfolk via Cambridge and Ely. Harlow to Stanstead Mountfitchet and Waterbeach to Wicken are still under development, along with a link to Saffron Walden.

Site Connections

There is a good network of pedestrian footpaths including PROW's connecting the site from north to south, and there is the opportunity to allow for additional pedestrian and cycle links to the southern boundary of the site, linking in to the existing road network and in the southeast corner of the site the opportunity to enable a new pedestrian route connecting to the River Stort and beyond.

There is an opportunity to create a strong pedestrian and cycle route connection from Cambridge Road through the site and either down to the River, or alternatively into the existing residential area to the south.

On Site Network

The primary route runs along the line of the existing unmetalled track from Cambridge Road eastwards towards the river.

Secondary roads spur off of this primary route to the north and south generally aligned to the contours of the site, with

wide areas given over to significant street trees and planting.

At the site boundaries units can be accessed from private drives and shared spaces, creating a varied built form edge to the perimeter of the site where it meets the countryside.

Key:

THE SITE

SAWBOBUS ROUTE

508/509/510 BUS ROUTE

347 BUS ROUTE

TRAIN LINE

BUS STOPS

PROPOSED BUS STOP

TRAIN STATION

SITE ENTRANCE FEATURE

SERVICES: SHOPS, PUBS AND CAFES

EDUCATION

COMMUNITY HALL, LIBRARY, SPORTS, LEISURE

PEDESTRIAN & CYCLE CONNECTIONS TO SCHOOL AND TOWN CENTRE/RAILWAY

MAIN SPINE ROAD: CONNECTING CAMBRIDGE RD. TO KECKSY'S FARM AND RIVER SORT

SECONDARY ROUTES

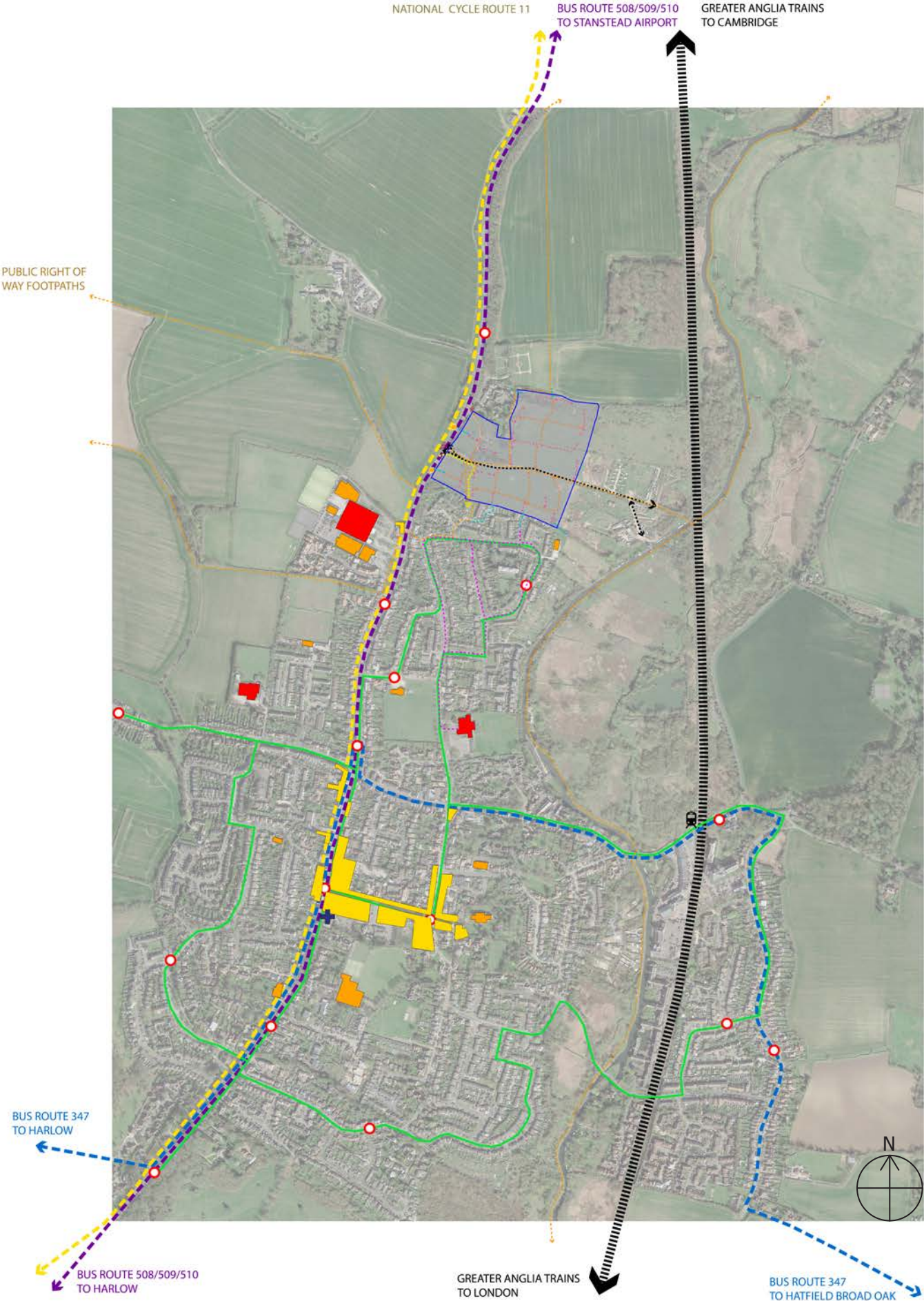
TERTIARY/PRIVATE DRIVE STREET

PUBLIC RIGHT OF WAY FOOTPATHS 4, 5 AND 6 AND PEDESTRIAN / CYCLE ROUTE TO RIVER AND ALONG RIVERBANK

POTENTIAL NEW PEDESTRIAN AND CYCLE CONNECTIONS AT SITE BOUNDARIES

EXISTING NATIONAL CYCLE ROUTE - 11 AND EXTENSION OF CYCLE ROUTE INTO SITE

CONSTRUCTION ACCESS



Street Character

01 Cambridge Road looking South on approach into Town. Development screened with landscape to left of view. The Bull forming notional gateway to Town.



02 Cambridge Road heading south. Positive frontage onto Cambridge Road



03 Station Road heading up towards town centre. Marker building aiding legibility along route.



04 The Square. Key central space in the Town centre.



05 Bell Street looking towards London Road. Historic town centre medieval structure. Mix of wide and narrow fronted properties, varied roof form.



06 Sayesbury Road - Victorian era residential development on long north south street layout



07 The Crest. Post war development of homes set against rising topography. Locally referenced colour palette helps integrate modern houses into town character.



08 The Drive - private drive off of London Road serving several large family homes



Residential Character

01 Large family house at corner of Station Road and the Forebury. Wide fronted 2 1/2 storey marker building example



02 Set back dwelling in historic core with typical decorative render partering. Adjacent the Market House



03 Large Victorian family home on Knight Street with strong positive features addressing street



04 Arts and Crafts early c20 houses on West Street utilising colours that are typical throughout town centre



05 Cottages on Cambridge Road showing a mixture of render and timber boarding



06 Post War stepped terraces with painted render in colours that match historic precedent



07 Post-war single storey terraced housing in northern part of town

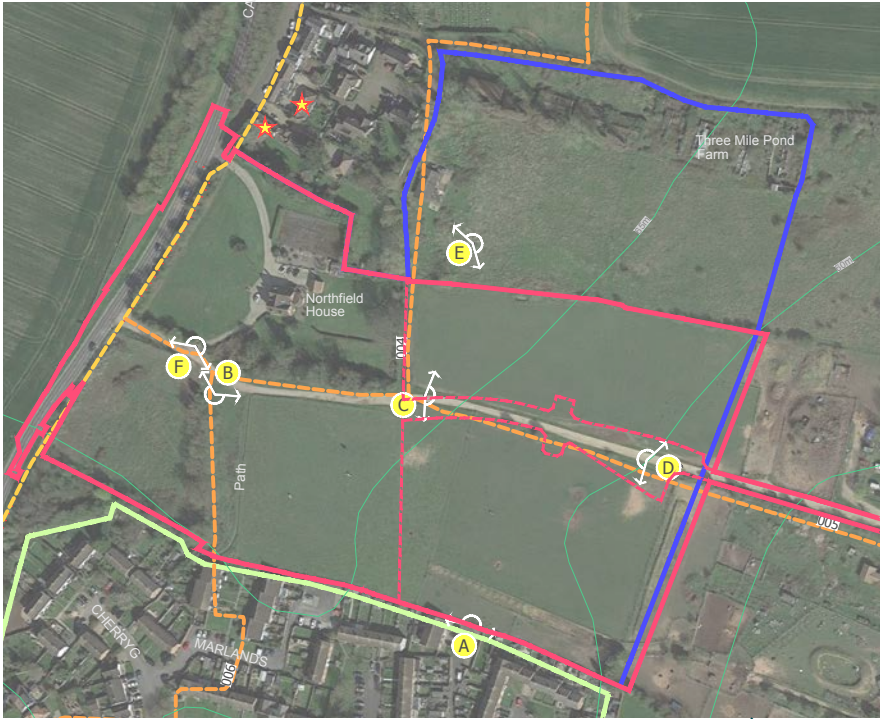


08 Recent terraced development fronting onto Cambridge Road





Site View:

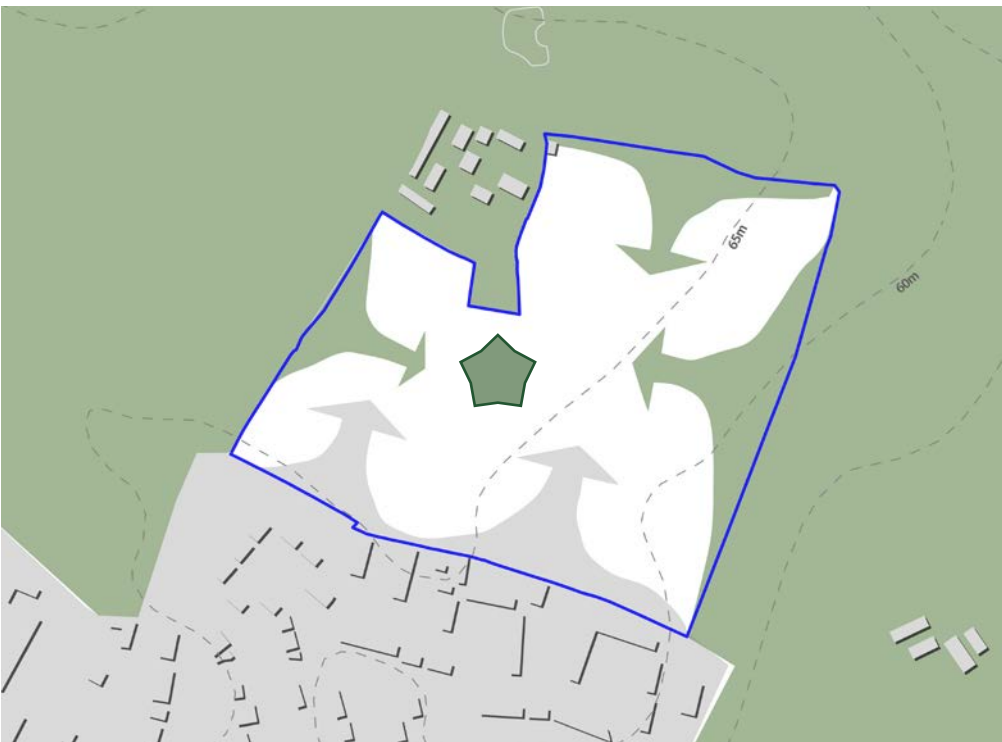




Working With Landscape Structure

Land falls away to the east towards the river valley.

Development and open space concept to respond to topography by aligning generally in north south direction along contour lines



In-Between Town And Countryside

Site forms a mediation between northern edge of town and green belt countryside. There is an opportunity to respond to this by creating a place that blends town and countryside.



Views Connecting To Wider Countryside

Working with the contours within the site and the landform beyond there is an opportunity to create strong visual links from the central space and route through the site out to the open countryside beyond, and for the views from the surroundings into the key space of the central open green space.

There is also the opportunity to respond in this way to the north, with primary and secondary routes all visually connecting to countryside beyond.



Review Playspace Provision

The provision of playspace will be assessed in any future RM application for the requirement of LAPs, LEAPs and NEAPs. However, the Masterplan includes many areas of open space that would allow for different types and scale of play provision to be part of a detailed design.



Houses With Outlook To Cambridge Road Edge And Green Beyond

These houses all have frontage on to Cambridge Road and also, importantly to the wider countryside views rising gently in the fields beyond.



Houses With Outlook To Existing Mature Trees, Village Meadow

The mature trees that form the 'central open green space' and the public footpath through the site and out to the countryside create a natural, biodiverse and rich environment that gives a strong character and setting to the new homes that will address these spaces



Houses With Outlook To North And East Green Belt

These houses all have views and frontage to the green belt and wider countryside views to the east and north, particularly across the river valley.



Houses With Views To North South Green Route

The new green route running along the contour line north to south creates a wider naturalistic street scape with positive frontages for new homes along this route.

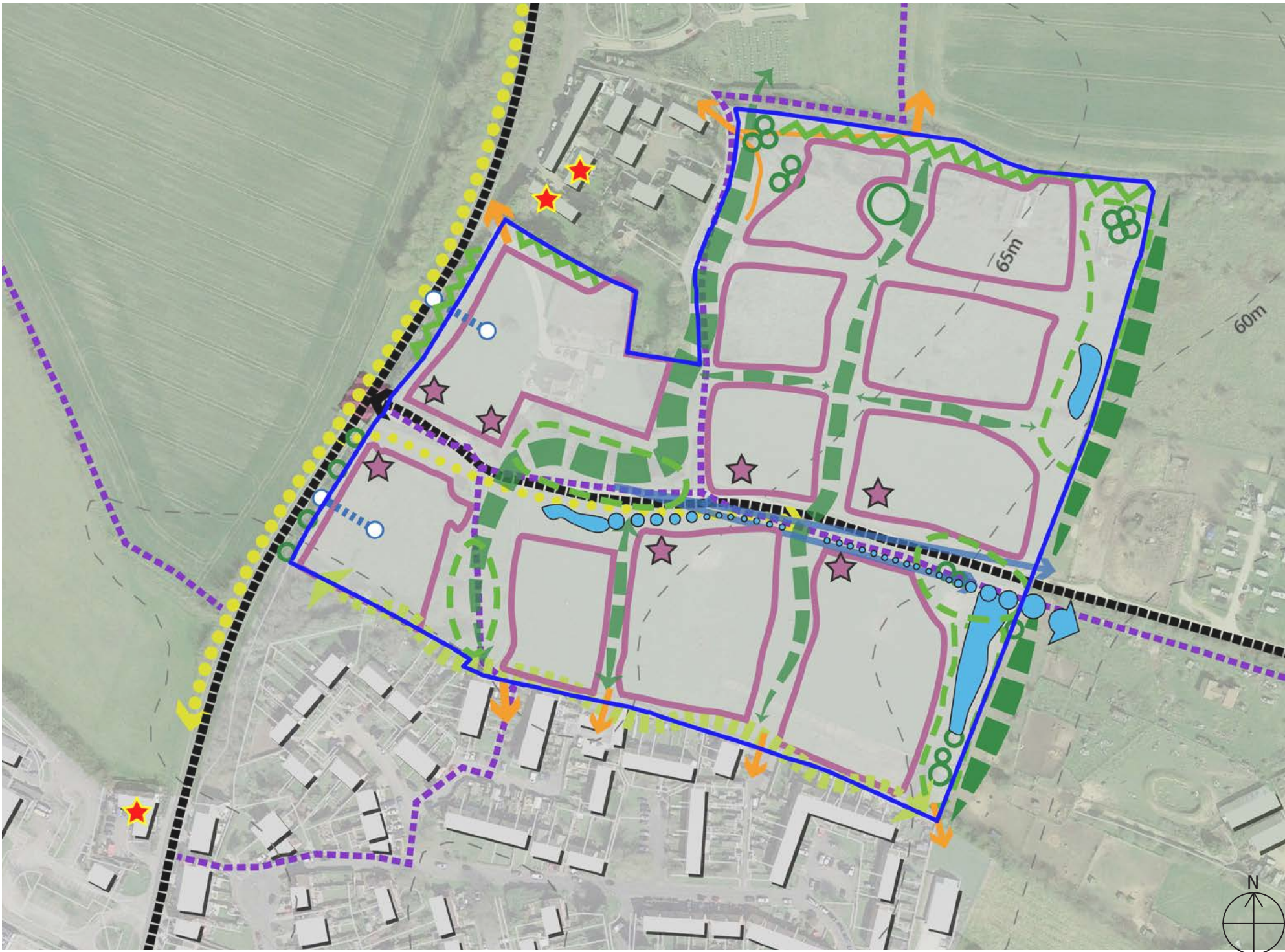
Opportunities and Constraints

The principal existing access to the Site is an east-west oriented unmetalled track extending from Cambridge Road to the boat yard on the River Stort. The majority of the Site, primarily the central and south-eastern areas, comprise fenced paddocks for livestock. The south-western area comprises a scrubby field, separated from the remainder of the Site by an overgrown hedgerow.

The north-western area of the Site comprises Northfield House, a large two-storey villa-type dwelling and its grounds. The northern field is mainly unmanaged pasture with a series of derelict and dilapidated agricultural metal sheds along the northern boundary.

Vegetation is primarily limited to the western and northern areas of the Site. An overgrown hedgerow comprising semi-mature trees extends alongside footpath 006 as it enters the south-western area of the Site. Further semi-mature tree planting, likely from overgrown hedgerows, forms the southern and eastern boundaries of Northfield house in the north-west of the Site.

A line of poplar trees extends east to west through the northern part of the Site, separating the area of dilapidated agricultural buildings from the remainder of the Site. A strong native hedgerow comprising mainly hawthorn extends along the western boundary with Cambridge Road and an overgrown scrubby hedgerow extends along the northern boundary.



- Key:
- THE SITE
 - LISTED BUILDINGS
 - MAIN EXISTING ROAD & PROPOSED EAST/WEST SPINE ROUTE CONNECTING CAMBRIDGE RD. USERS TO KECKSY'S FARM AND RIVER SORT
 - PUBLIC RIGHT OF WAY FOOTPATHS 4, 5 AND 6 TO BE MAINTAINED AND INCORPORATED INTO FUTURE DEVELOPMENTS
 - EXISTING NATIONAL CYCLE ROUTE - 11
 - RETAIN, ENHANCE AND AUGMENT EXISTING PEDESTRIAN ACCESS
 - KEY VIEWS OUT OF SITE RETAINED AND ENHANCED BY FRAMING
 - PEDESTRIAN FOCUSED LINK TO CAMBRIDGE ROAD. NEW BUS STOP LOCATION
 - BLUE INFRASTRUCTURE/SUDS ROUTE
 - RETAIN, ENHANCE, AND REINFORCE EXISTING STRUCTURAL PLANTING
 - POTENTIAL GI LINKS WITH TREE PLANTING TO ASSIMILATE DEVELOPMENT AND SOFTEN VIEWS OF BUILT FORM
 - LANDSCAPE BUFFER TO SOUTH OF SITE TO SOFTEN BUILT FORM BETWEEN EXISTING DEVELOPMENTS
 - GROUPS OF NATIVE CANOPY TREES TO ANCHOR PROPOSED DEVELOPMENT
 - STRATEGIC OPEN SPACE
 - TOPOGRAPHY LINES
 - KEY DEVELOPMENT FRONTAGES
 - LANDMARKS/GATEWAYS
 - SITE ENTRANCE FEATURE
 - OFFSITE LANDSCAPE ENHANCEMENT

LANDSCAPE DESIGN PRINCIPLES

The concept is for a landscape led scheme, utilising the site's unique setting, topography and existing mature trees and established planting to best effect.

The vast majority of existing landscape features on site will be retained as part of these proposals as they give structure and form to the scheme and help to create the sense of place.

GATEWAY LANDSCAPE

The frontage to Cambridge Road is treated in two similar ways to establish to clear identity for the site as the beginning of Sawbridgeworth. The built form to the north and south of the site entrances address Cambridge road in a positive manner, with formal planting and street trees creating an attractive visually connected development which will be clearly identified as a part of Sawbridgeworth.

THE CENTRAL OPEN GREEN SPACE

Taking advantage of the mature trees retained on site, the heart of the scheme is conceived of as a central open green space, which connects along the PROW route to the south. This space will incorporate additional planting, landscape features and seating.

This space will also incorporate the cycle and pedestrian route connecting Cambridge Road, the PROW, and the route down to the River Stort.

SUSTAINABLE DRAINAGE

The SUDS features will form part of the natural systems and will lend character and interest as well as a connection in residents minds between the neighbourhood and the river valley. This SUDS network will be first evident at the central open green space, and will run intermittently alongside the spine road

down towards the river valley, to the larger SUDS pond in the Phase 2 area the eastern end of the site.

GREEN BELT BOUNDARY PLANTING

Structural planting is proposed to the eastern edge of the site where a 5m buffer strip outside of the site boundary but within the application boundary has been identified to create a softer edge to the development edge, particularly when the site is viewed from further away across the River Valley.

The northern boundary, both will form a new green belt boundary and as such will need to provide suitable screening. New native hedgerow and tree planting is proposed to this edge.

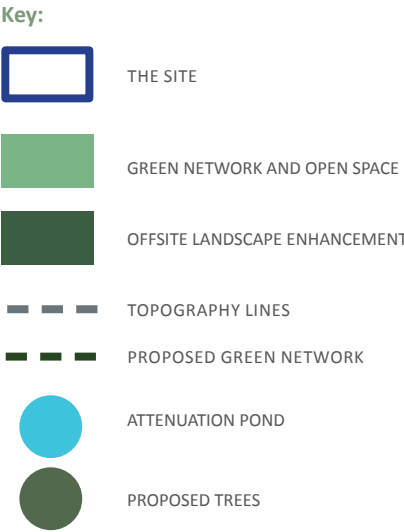
Additional structural planting is proposed to the southern boundary to protect the amenity of the existing residents.

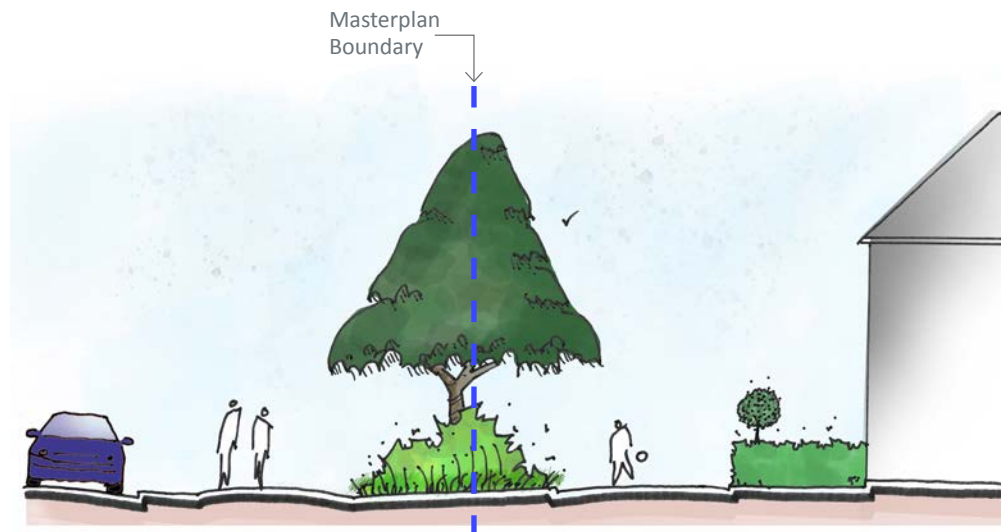
MANAGEMENT AND MAINTENANCE

It is important that the public realm is managed to a high-quality over the long-term. Through the planning application and its s106 legal agreement it will secure the governance and maintenance arrangements. The likely strategy will be in keeping with the management strategies of Countryside's other sites in East Herts, the areas of landscaping, roads, SUDs and other features of the development unadopted by the Local Authorities will be managed by a management company that will be funded by an estate charge levied to new residents.

CONCLUSION

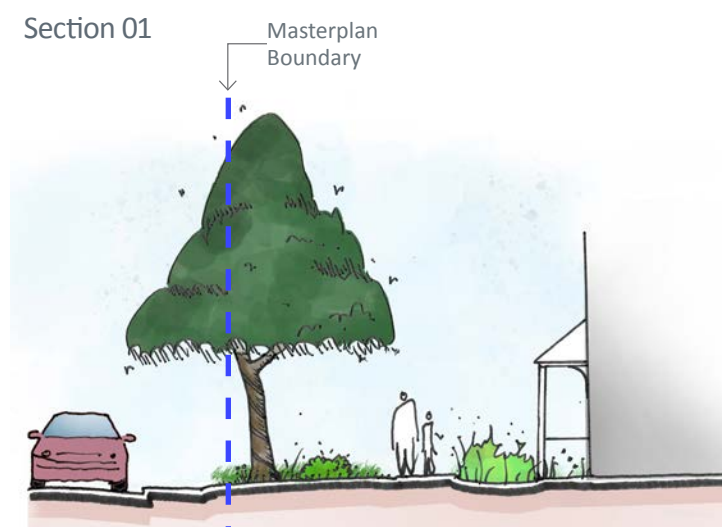
The integration of blue infrastructure with new green spaces and retained and enhanced existing green spaces, vegetation and mature trees ensure that the natural and sustainable systems within the site are a part of the ethos of





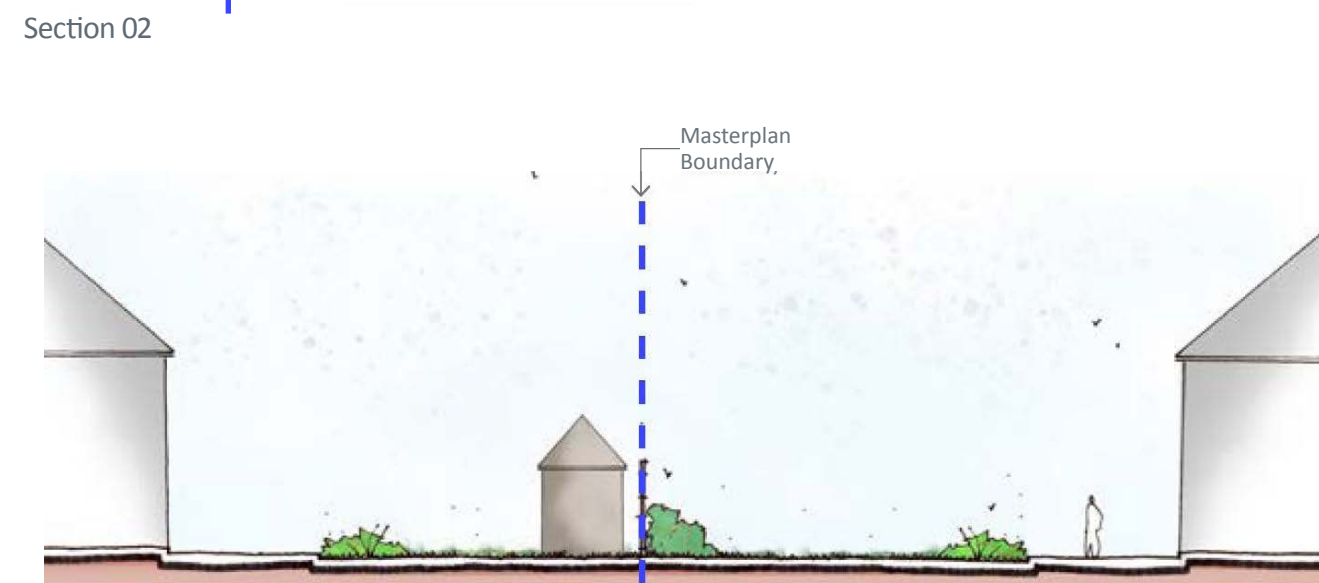
CAMBRIDGE ROAD NORTH FRONTAGE

Provide formal frontage to Cambridge Road, where built form can be clearly seen to establish a statement as the beginning of Sawbridgeworth town. Provide positive frontages to new buildings to enhance views of new, locally characteristic, built form from the west.



CAMBRIDGE ROAD SOUTH FRONTAGE

Provide semi-formal frontage to Cambridge Road, where built form can be seen, framed and softened by formal street trees. Provide positive frontages to new buildings to enhance views of new, locally characteristic, built form from the west.



Section 03

SOUTHERN BOUNDARY

Where appropriate, 'seal in' rear gardens of existing adjacent houses with rear gardens of new houses to integrate the proposed development into the existing settlement pattern. Provide native, species rich hedgerow along parts of boundary where sealing in is not appropriate, for example in areas of public realm within the proposed development. Plant native canopy trees and street trees within public open space and parking areas along southern boundary to soften views of new built form from adjacent residential areas.

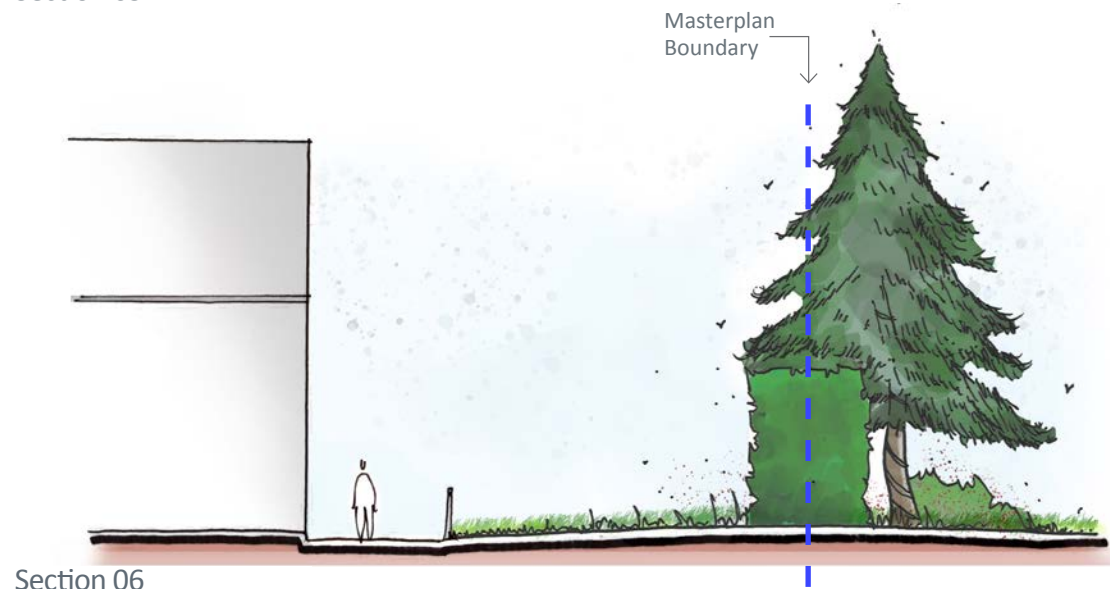




Section 04



Section 05



Section 06

NORTHERN BOUNDARY

Provide a native tree and understorey belt to screen views of the proposed development from the north and provide a strong and defensible new Green Belt boundary.

NORTHERN RESIDENTIAL BOUNDARY

Manage existing boundary planting to maintain visual containment and avoid impacts on listed building and fixed residential receptors. Where appropriate, reinforce existing boundary with native species hedgerow.

EASTERN BOUNDARY

Create a robust and defensible new Green Belt boundary, with a mixture of planting strategies. In the vicinity of the spine road, the boundary would be composed of native species rich hedgerow with occasional canopy trees allowing framed and filtered views out towards the eastern slopes of the River Stort valley. Further north and south along the eastern boundary, the boundary vegetation would be more substantial, comprising belts of native trees with woodland understorey planting informally distributed with SuDS features and open space.



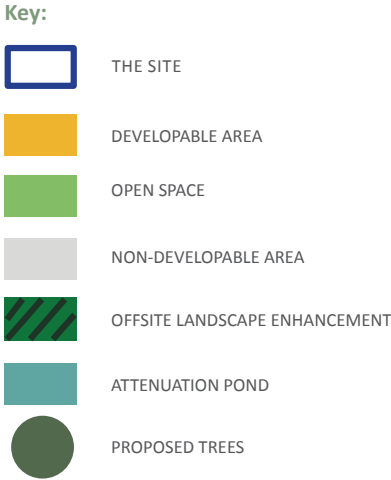


LAND USE

The site is allocated for residential development for around 200 homes in the East Herts District Plan.

The overall site area and its setting can provide high quality residential development set within the exceptional landscape and with distinctive green open spaces running through the development

and centred around the group of mature retained trees in the central open green space.

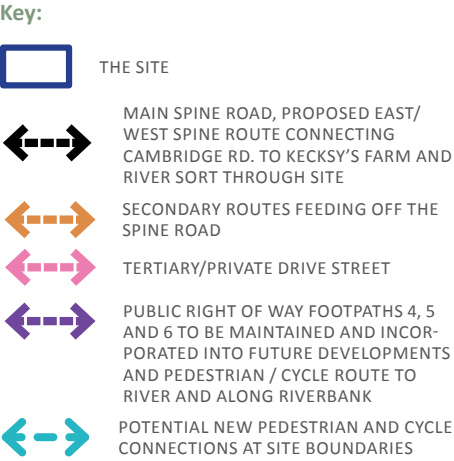
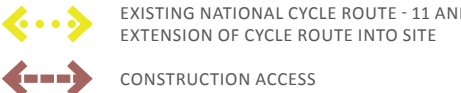


ROUTE STRUCTURE

The movement framework reinforces the concept of breaking up the whole development into bands of built form along contour lines, interspersed with significant areas of public realm planting and suitably scaled street trees.

Smaller routes reduce to serving clusters of houses at the edges of the site through

private drives to ensure the more sensitive green belt edges are varied and opportunities for houses to face directly onto the countryside are taken whenever possible.





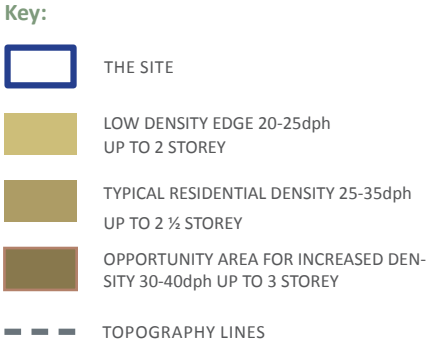
SITE DENSITY AND BUILDING HEIGHTS

We are proposing three density ranges. The higher and more compact built form is arranged centrally around the central open green space and north of Sawbridgeworth.

The blocks of development around this area have a range of typical residential densities, enjoying excellent relationships

with the public open green space that is the heart of the scheme, facing on to Cambridge Road in an appropriately scaled and arranged format, and giving structure and enclosure to the main spine road.

Lowest densities are to the North and Northeast, as proposed development faces on to the green belt boundary here.

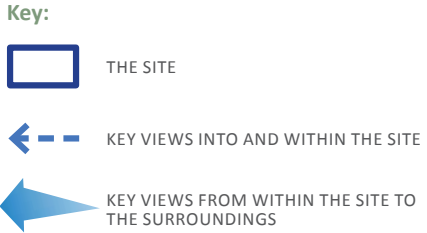


MARKERS AND VIEWS

One of the key assets of the site is the group of mature trees that will form the central open green space. This space is visible past the site entrance from Cambridge Road, and is the linking space that connects with the longer views out of the site to the River Valley to the east.

At most locations in the masterplan views

out of the settlement to the countryside are possible, with the built form opening up at the edges of the site to exaggerate the effect of that visual connection. Within the site there are opportunities for key marker buildings to add legibility to the structure and setting of the neighbourhood as illustrated above.



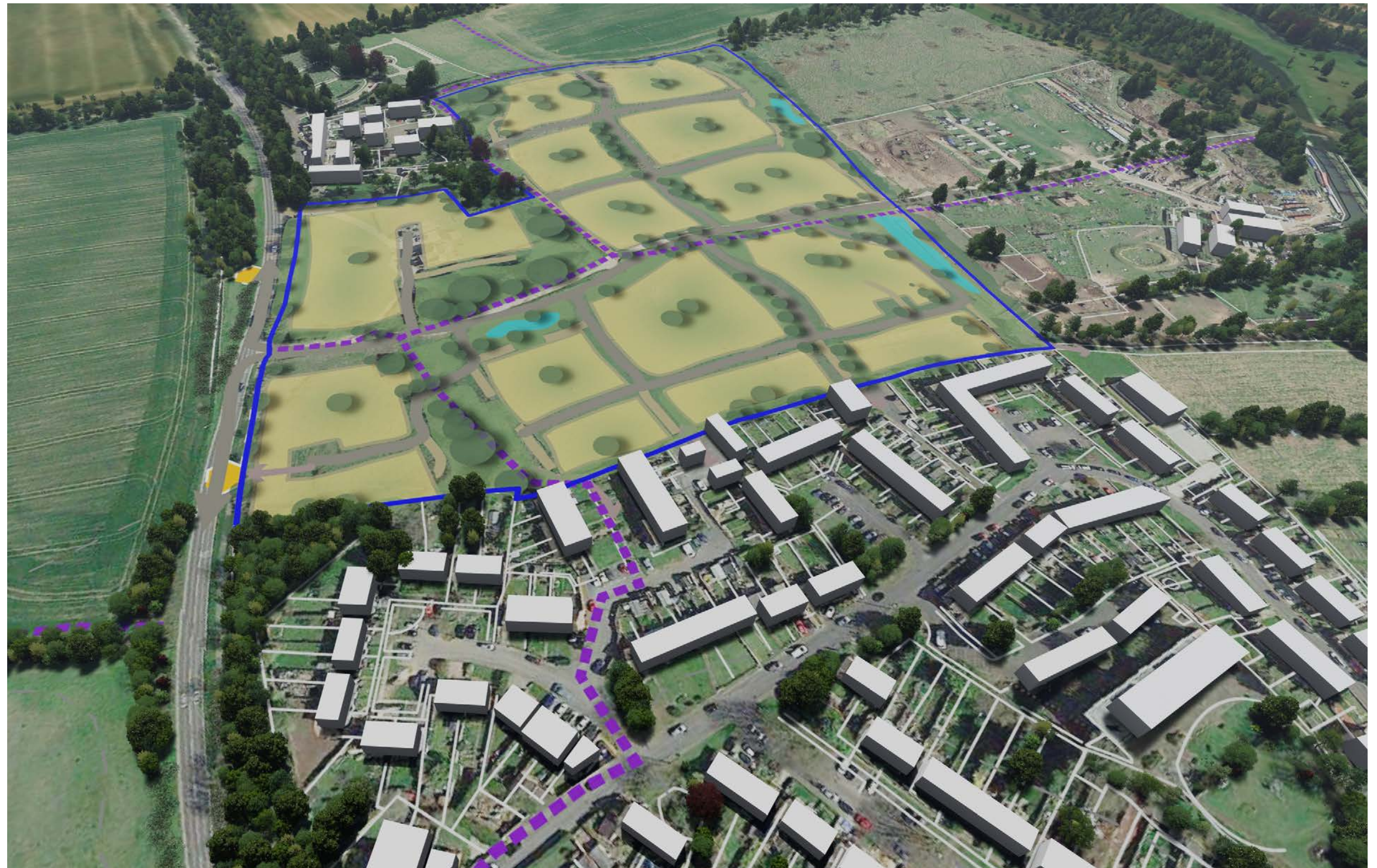
MASTERPLAN PRINCIPLES

Delivery of high quality dwellings within a landscape setting with a strong sense of place.

1. Positively address Cambridge Road in the area north of the site entrance.
2. Junction demarcated with entrance features and marker buildings creates new gateway to Sawbridgeworth.
3. Homes facing Cambridge Road to south of junction can address the road more positively with greater visual links and more explicit townscape character.
4. Retained vehicular access for limited number of homes and potential footpath link.
5. Arrival space set between marker buildings. Visual line through to central green open space from entrance.
6. Road layout runs through central green space as per The Square in Sawbridgeworth town centre.
7. Creation of multi-functional central open space to provide recreational value for the development as well as landscape and nature conservation benefits. Retain good specimen trees.
8. Play provision in green open space corresponding to each phase of development.
9. North/south routes generally follow contour lines and are wider with street planting to break up overall development from across the valley, and properties benefit from east-west garden orientation.
10. Open space adjacent to spine road to widen out connection between green belt and development and open up scheme to provide views out to countryside beyond River.
11. Softer edge to development with built form broken up with landscape and structural planting to maintain good views whilst reducing visual impact and creating a defensible green belt boundary.
12. Proposed bus stops on Cambridge Road in north and south direction with new pedestrian link and connections to bus stop.
13. Potential pedestrian and cycle links to wider paths and routes created and enhanced.











COUNTRYSIDE PROPERTIES (UK) LTD
NEW HOMES AND COMMUNITIES
SAWBRIDGEWORTH – SAWB4
SUSTAINABILITY
12th AUGUST 2019

The following table is based on the headings identified by Hertfordshire Building Futures and from within current East Herts Local Plan. It to demonstrate how the proposed development of Sawbridgeworth (SAWB4) is to be delivered in a sustainable way.

Air	
Minimise Dust and Other emissions during construction activities	Future applications will be accompanied by a Construction Environmental Management Plan (CEMP) that outlines the measures to be taken to minimise dust and other emissions from the site.
Design out known pollutants eg composite timber products/Synthetic floor finishes	The development will, where appropriate, seek to reduce the use of materials that may contain known pollutants eg Low/no VoC paints and materials that may produce off gasses.
Manage atmospheric pollution during building operation eg NoX emissions	A fabric first approach will be adopted including high levels of insulation and airtightness in order to minimise energy consumption. The residual energy demand will be met by way of Low NoX, condensing and combination gas boilers.
Climate Change Adaptation	
Overheating	Individual homes will be designed to be dual aspect in nature and to permit through ventilation. All homes will also have opening windows and the careful placement of landscaping elements such as trees will provide opportunities for shade from the summer sun.
Precipitation and flooding	A combination of SUDS features will be used throughout the development in order to minimise the potential of flooding from a 1:100 year storm +40% climate change factor. SUDS features proposed for the site could include permeable paving, swales, ponds and other surface water features.
Pressure on Water resources	Low and reduced water demand fittings such as taps, showers and water consuming appliances will be provided to individual homes helping to reduce water demand from the development.
Ground Conditions	Extensive new landscaping which will predominately be native in species and will provide significant ground cover in order to prevent changes to ground conditions.
Electric charging points	Electric charging points to be considered.
Design	
External Targets eg Building for Life 12, BREEAM, Home Vision and Design Concept	A Building for Life 12 assessment will be included with any future Reserved Matters or Detailed Countryside Properties has a 60 year track record of delivering sustainable new communities. SAWB4 will be a major new community located in Sawbridgeworth that will provide a range of different types of housing set around and amongst new areas of high-quality open space.
Alternative options	The alternative option is to leave the site as it currently stands as residential and agricultural land.
Walkable neighbourhoods	The development forms part of the planned expansion of Sawbridgeworth. Walking and cycling networks will be proposed between each of SAWBs 1-4, Sawbridgeworth Town Centre and the railway station where a number of pedestrian and cycle routes either already exist or are proposed as part of the planned developments in the area.
Mixed Use and Tenure	The development will comprise around 200 new homes of which it is proposed 40% will be affordable housing with an 84/16 rented/intermediate split.
Adequate Space	Homes at the development will be designed to offer appropriate living space according to the number of bedrooms. Garages will be designed to meet East Herts District Council guidance. All homes will have access to some form of private/semi private external amenity space such as gardens, shared gardens, roof terraces or balconies.
Traditional and locally sourced materials	The design intention is for the development to reflect the local Sawbridgeworth vernacular through the use of a range of different materials including coloured bricks, render and weatherboarding on elevations, plain tiles, pantiles and slate effect materials on roofs
Energy and Climate Change	
Reducing demand and Energy Efficiency	A fabric first approach will be adopted including high levels of insulation and airtightness in order to minimise energy consumption. Windows will be sized appropriately in order to provide good levels of daylighting helping to further reduce energy consumption. Where appropriate landscaping and land form features will be used to provide shelter to buildings from colder prevailing winds.
Renewable and Low Carbon Energy solutions	As may be necessary and in accordance with planning policies in place at the time of individual phase reserved matters approvals, renewable energy features such as Solar Hot Water and Photovoltaics may be incorporated into the design of the development.
Passive Design inc Natural Ventilation and daylighting, solar gain and overheating	Individual homes will be designed to be dual aspect in nature and to permit through ventilation. All homes will also have opening windows and the careful placement of landscaping elements such as trees will provide opportunities for shade from the summer sun.
Landscape and Biodiversity	
Site status e.g Conservation areas, Tree Preservation orders	The Site chiefly comprises open, agricultural land adjoining the existing developed edge of Sawbridgeworth to the south and Cambridge Road (A1184) to the west. The eastern and

	northern boundaries are more loosely defined by a combination of existing gardens and open, mixed agricultural land.
Protecting existing landscapes and habitats	The site is currently formed by an agricultural field and residential use. There are several identified wildlife habitats on site for bats, birds and reptiles and these will be retained as far as possible through future Reserved Matters or Detailed applications. Where this is not possible an appropriate mitigation strategy will be put in place. Existing hedges and trees around the development will be protected during construction works by appropriate temporary fencing.
Creating of new habitats and landscapes (habitats, landforms, multifunctional landscape)	Within the development there are plans to create new open spaces in accordance with East Herts planning policy. These open spaces provide the opportunities for the introduction of major new planting and will act as wildlife corridors running through the development. Where appropriate log piles, bat and bird boxes and hedgehog highways may be introduced throughout the development.
Enhancing habitats and landscapes (local character and natural play)	New landscaping will be designed to support the objectives of the Hertfordshire Biodiversity Action Plan as far as they apply to the context of the development. Buffer planting will be provided to enhance the quality of hedgerows and boundary planting around the proposed development. Opportunities for the provision of natural play including elements such as logs, natural colours and places to sit in, under, lean against and provide shelter and shade and different levels, nooks and crannies will be considered at detailed design stage.
Management and Legacy	In keeping with the management of Countryside's other sites in East Herts, Countryside would look to appoint The Land Trust, (or a company of similar reputation) a charitable body to undertake the management and maintenance of landscaping, non-adoptable roads and other features at the development.
Adapting to Climate Change	The new open spaces being provided within the development provide opportunities for carbon sinks to be created. New trees and planting within the development will also provide the opportunities to act as wind breaks against colder winds and will provide some shading opportunities for the new buildings and users of the development. The potential use of swales within select areas will provide opportunities for additional planned floodwater storage.
Land	
Making best use of land	The development seeks to deliver around 200 new homes. The site is already allocated for residential development and the provision of homes helps to meet local housing need while reducing reliance on greenbelt and other sites.
Materials	
Efficient use of materials	Buildings will be designed to make efficient use of materials through designing to full brick sizes, plasterboard sizes etc. This helps to reduce waste from the construction process. In addition premade offsite components will be considered such as precast floors and roof trusses. These are made in a factory and help to reduce on site waste.
Reclaimed/Reused/Recycled Materials	Reclaimed/recycled bulk aggregates will be considered for use within the development as may be appropriate for areas such as pipe bedding, hard surface sub base construction under roads and parking areas as may be permitted under the relevant technical regulations. Where appropriate materials that contain a recycled content such as slate effect roof coverings or aggregate replacement concrete will be specified.
Environmental Labelling (Green Guide)	Where appropriate all materials specified will be a 'C' grade or above. White goods and appliances provided will be selected on the basis of their performance with preference being given to 'A' or higher ratings.
Timber Certification	Countryside aim for 100% of directly procured timber to be certified to either FSC or PEFC Standards.
Low Embodied Energy Materials	As may be appropriate to the design of the buildings, low embodied energy materials will be selected, these may include lightweight blockwork for external and internal walls, timber studs and floor joists among other elements.
Local Materials	Where possible materials sourced from within the UK will be used for the construction of the development. Bulk aggregates and concrete, accounting for a significant volume of material by weight will all be sourced locally with typical supply locations being Thorley Wash Quarry located to the south of Bishops Stortford, Elsenham to the North East and Little Canfield to the East.
Natural Materials	Where appropriate natural materials such as brick and timber elements will be specified from natural sources.
Noise	
Building Design/Layout	The main source of noise in relation to the development is from traffic associated with Cambridge Road which borders the western and northern boundaries of the site. As far as possible buildings will be designed to be set far enough back from this noise source, or if not



	possible will feature enhanced glazing/ ventilation or dual aspect rooms allowing windows to be opened towards a quieter façade. A full noise report will be provided with any future Detailed or Reserved Matters applications.
Construction Phase	Noise associated with construction activities will be minimised in accordance with the requirements as set out in the CEMP which will be submitted with any future Detailed or Reserved Matters applications. Key principles to be adopted include locating noise generating machinery away from sensitive receptors and if unavoidable shrouding potentially noisy works in order to minimise nuisance.
Building Services	Building services noise associated with the residential development is likely to be minimal.
Safety	
Permeability of development	Permeability is a key aspect of the overall masterplan with new pedestrian and cycle routes being created throughout the development and vehicular transport being kept to the edges. Further pedestrian, cycle and vehicular links will be created from these key routes into the housing areas and these will be joined together accordingly to create a walkable neighbourhood. Distinctive buildings and landscape features will be provided in key locations to enable legibility throughout the development.
Parking	Vehicular Parking will generally be provided within garages which will be appropriately sized to provide cycle parking, driveways and small scale parking areas. Each of these will be located so that there is a good degree of natural surveillance.
Property security	In general homes will be overlooked by other homes so that a good degree of natural surveillance and security is available.
Street lighting and External Lighting	Street lighting will be provided to all key routes through the development and will accord with Hertfordshire Highways guidance. In parking areas, external lighting controlled by time sensors and where appropriate movement and motion detectors will be provided. All streetlighting and external lighting will be directed away from existing and proposed possible wildlife habitats.
Waste	
Design	Through the design process waste will be minimised through the following ways: <ul style="list-style-type: none"> • Optimisation of the design to component dimensions to reduce wastage • Where appropriate the use of offsite premade components • Use of materials which can be recovered and reused at the end of the buildings useful life.
Construction waste management	A Site Waste Management plan will be prepared in accordance with Wrap/Ciria Guidance. This will seek to minimise waste generated, divert waste from landfill and the reuse of materials as may be appropriate. Arisings from excavations may be reused on site to create landform features within the open space areas.
Operational waste management	Each home will be provided with waste provision in accordance with East Herts DC Guidance that is in place at the time
Water	
Minimising water consumption	Low and reduced water demand fittings such as taps, showers and water consuming appliances will be provided to individual homes helping to reduce water demand from the development.
Managing surface water drainage	A combination of SUDS features will be used throughout the development in order to minimise the potential of flooding from a 1:100 year storm +40% climate change factor. SUDS features proposed for the site could include permeable paving, swales, ponds and other surface water features.
Water Consumption	Commitment to complying with the policy requirement (WAT4) of 110 litres or less per day. Also the consideration of using grey water recycling.
Others	
Ongoing Community Engagement	Ongoing engagement with the local community will be continued throughout the construction process. This engagement is likely to include: <ul style="list-style-type: none"> • Opportunities for school and educational site visits • Regular distribution of Development Newsletters • Engagement with the local media publications • Dedicated development website • Supporting local community events
Considerate Contractors	The Development will be registered with the Considerate Constructors Scheme and regular monitoring of the performance against the schemes standards will be undertaken.
Sustainable Transport	Sustainable transport measures that will be included within the development include: <ul style="list-style-type: none"> • Encouragement of walking and cycling through the provision of a range of on and off road segregated cycle and walking routes with clear linkages into surrounding local amenities. • The implementation of a Travel Plan and associated monitoring to encourage the use of alternative forms of travel. • Provision of opportunities for Electric Car Charging facilities if required to mitigate air quality issues.