

# A Vision for Väsby Sjästad

## Community Planning Weekend Report Back

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#### Community Planning Weekend Report Back

Over 120 people participated in the Charrette workshops on 7th and 8th October that began with an assessment of what people valued about their town as well as its problems. This was followed by further creative sessions where people worked with the Community Planning team to explore ideas for sustainable development and establish some key principles to guide the masterplanning process. These principles have been developed into a plan that seeks to achieve a 'Natural Balance' between growth and preservation of recreational and ecological assets.

#### Participation and Communication

- Establish a Community Forum to encourage further public and stakeholder involvement in the masterplanning process.
- Provide regular updates on the development of the plan through newsletters and a website.
- Raise the profile of VS with a view to attracting new resident/developer pioneers with an interest and commitment to sustainable living.

#### Sustainable Design

- Establish key principles and standards for sustainability to ensure community and municipal aspirations for creating a special place are fulfilled.
- Appoint a masterplanner with a track record of sustainable design and a commitment to involving the community in the decision making process.
- Develop a sustainable transport plan for VS that integrates with the local and regional transport strategy.

#### Conservation and Stewardship

- Undertake further surveys to assess the ecological and recreational value of the forest in consultation with local experts.
- Fix the boundaries of the forest area to be protected and enhanced and explore ways of implementing statutory protection such as designating it as a nature reserve.
- Develop a new 'forest plan' in consultation with local people and landowners that sets out how protection of areas of ecological value can be balanced with the recreational uses of the community.
- Establish a mechanism for developers to fund the implementation of the 'forest plan' including jobs and training for local stewards and guides.

#### Implementation

- Subject to establishment of the forest plan, begin the process of changing the boundaries of the existing nature reserve to facilitate development of selected areas.
- Undertake detailed capacity and viability assessment of agreed development areas based on an assessment of requirements for the percentage of different housing types.
- Develop a phasing and implementation plan underpinned by a sound evidence base.
- Select suitable 'green' developers and begin phased development.



### Väsby Sjästad – achieving a Natural Balance

Väsby Sjästad will provide new, high-quality housing, sensitively located alongside a well preserved, well managed and valuable forest with numerous high-quality recreational opportunities. Väsby Sjästad will also provide a new area of waterfront living, marina, boardwalks and floating houses on lake Mälaren, and a new community-driven organic farming area.

These are just some of the ideas from the 'Vision for Väsby Sjästad' presented to the public on Wednesday 12 October at Messingen in Upplands Väsby.

Upplands Väsby is a growing town of around 40,000 people and one looking to transform its image. Upplands Väsby is strategically located between Stockholm and Arlanda Airport, served by a good road and rail network. A new sustainable neighbourhood called Väsby Sjästad is proposed to accommodate part of the expanding population within the Stockholm region. The municipality's ambition for Väsby Sjästad is for it to be a model for sustainable development in an area of high ecological value - within the Stockholm region as well as the rest of Sweden. However, opposition to the

planned expansion has been growing as residents fear the loss of the forest to development.

The municipality is keen to find the right balance between preserving this natural asset and achieving growth and economic prosperity for the community. In line with their policy of involving citizens in the decision making process they commissioned an international Community Planning practice, John Thompson & Partners, along with their local partners People Owned to facilitate a participatory design process known as a Charrette.

### Väsby Sjästad Forum

25 November 2011 at 3pm

Messingen, Upplands Väsby

# Väsby Sjöstad - achieving a Natural Balance

## Sustainable housing solutions within beautiful surroundings



### A Vision for Väsby Sjöstad

Proposal by John Thompson & Partners och People Owned Community Planning team

#### Masterplan Key:

- 1. Forest Village South**  
Car free solar apartments in woodland pocket
- 2. Forest Village Square**  
School, shops, café, meeting place and bus stop
- 3. Forest Village Main Street**  
Shared surface with apartments and sequence of public spaces
- 4. Forest Village Edge**  
Low density housing near lakeside and forest
- 5. Upper Forest Village Square**  
Bus terminus, apartments and community facilities
- 6. Upper Forest Village**  
Low density housing
- 7. Eco Hotel**
- 8. Improved pedestrian and cycle route**
- 9. Protected forest wetland**
- 10. Protected mountain forest area**
- 11. Protected forest view point to lake**
- 12. Kairo and Canoe Club**
- 13. Floating Village and public boardwalk**
- 14. Improved marina**
- 15. Lakeside Village**  
Mixed use area with apartments and bus stop
- 16. Boat Club**
- 17. Existing stables**
- 18. Farm Village**  
Eco-homes, with Terra Preta system
- 19. Perma-Culture Village**  
Low density solar housing in forest clearing
- 20. Forest Hamlet**  
Car free eco housing
- 21. Boardwalk**  
Improved route to picnic area and beaches



FLOATING HOUSES



BOARDWALKS WITH EDUCATIONAL INFORMATION



FARM VILLAGE



# A Vision for Väsby Sjöstad

## Community Planning Weekend

October 2011

Illustrative aerial view  
over Väsby Sjöstad



### Potential loss of forest habitat

People were passionate about maintaining existing forest habitat around the town and emphasised its ecological value as well as its importance as a recreational resource. Stockholm's regional policy of maintaining the 'green wedges' connecting the city to the countryside was also discussed and it was generally agreed that maintaining as much of the forest as possible for the benefit of future generations should be a priority. It was also noted that the most ecologically valuable parts of the forest were not within the nature reserve and were therefore vulnerable to damage from logging.

### Why build near the lake

Many people questioned the need to build in the selected location close to the lake as they believed there were adequate sites within the existing urban area. However, the municipality advised that many of these sites were affected by noise and they already have plans for developing apartments on the remainder so that additional sites are needed to accommodate the predicted population growth. Some people also favoured building to higher densities within the town rather than extending along the lakeside. But it was noted that Upplands Väsby already has the highest density of Stockholm's 26 municipalities and building more apartments would not attract a more diverse population.

### Accessibility

It was noted that existing access to the lakeside site is poor for both vehicles and pedestrians and that there is already serious congestion in summertime. It was agreed that if new homes and attractions are to be built, a sustainable transport solution will be essential and that recreational cycle and pedestrian routes through the forest should also be improved.

### Lakeside recreation

Many people wanted more facilities for recreation and would like to see public access to the lakeside improved.

### Communication

Some people complained of poor communication between politicians and the community but the opportunity to participate in the Community Planning Weekend was generally appreciated and people stressed the need to continue community involvement in the masterplanning process. Representatives from the municipality emphasised their commitment to an open and democratic process in developing plans of the town expansion.

## Väsby Sjöstad Forum

25 November 2011 at 3pm  
Messingen, Upplands Väsby