

## **Sandy Sites Summary**

Following the call for sites, 20 sites were promoted for employment, housing or mixed use or purposes. The proposals included 13 residential sites, 4 employment sites and 3 sites for mixed use.

Sites H101 and H368 were eliminated at the first stage due to the net developable sites areas being too small to accommodate 4 or more dwellings. Site E81 was discounted as it was located within Flood Zone 3.

The remaining sites were taken forward to the 2nd round but a number of them were then discounted either, because of their detached location from the town or, that more sustainable alternatives on sites which had scored higher would provide sufficient residential and employment development to accord with the Core Strategy.

The two highest ranking schemes were Sites H240/H276/E13 and Site H295. The former has been allocated for a mixed-use development under policy MA1. Whilst part of this site is Safeguarded Employment Land under Saved Local Plan Policy EMP1 the proposed scheme will provide for continued employment use at such a preferred location.

Site H295 is currently also Safeguarded Employment Land but it is acknowledged through the work of the Council's Employment Land Review (ELR) that the site is not fit for current purpose. The Site Allocations DPD has allocated this site for residential development under Policy HA3.

In terms of the 7 mixed use and employment proposals, one site was immediately discounted following the first stage of assessment. The highest ranking one (E38) was considered to be the most appropriate and sustainable site to allocate compared to the other proposals put forward. It would form a natural extension to Middlefield Industrial Estate and would therefore benefit from its market profile and good road access. It has been allocated for 10 hectares of B1, B2 and B8 under Policy EA2 in the Site Allocations DPD.

H101 - Land adjacent to Chestnut House, Mill Lane, Sandy							
Size (ha)	0.2						
Proposal	7 dwellings						
Description	Located to the south of Sandy and to the south of Mill Lane. The site is currently a paddock						
Issue & Options Consultations							
Consultation Responses	Yes	5%	No	95%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Site is inappropriate for future housing growth</li> <li>• Site is prone to flooding</li> </ul>						
Stage 1							
Green Belt	No	Less Than Four Dwellings	Yes	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	As any area within Flood Zones 2/3 was discounted, the land left was not possible to accommodate 4 dwellings. For these reasons the site has been discounted.						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
<u>Access Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian</u> Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

H151 - Land South of New Road, Sandy							
Size (ha)	8						
Proposal	30 dwellings						
Description	Located to the south of Sandy and to the north of Seddington. The site is vacant grassland						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	94%	Maybe	6%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Site is located on the floodplain</li> <li>• Increase in road congestion</li> <li>• Site is not located near the main settlement</li> </ul>						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	27						
Rank	4413th ranked in settlement out of 4413						
Conclusion	The <del>site scored poorly</del> site received the lowest score within the settlement. The site is <u>detached from the settlement</u> , in an unsustainable location. <u>There are other sites within Sandy that have scored higher and are considered to be more suitable for residential development. therefore For these reasons</u> the site has not progressed to Stage 3.						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anqlian</u> Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H169 - Swaden Strip, Swaden, Sandy							
Size (ha)	1.38						
Proposal	45 dwellings (between this site and H170)						
Description	Located to the south east of Sandy and to the north of Potton Road. The site is currently woodland.						
Issue & Options Consultations							
Consultation Responses	Yes	6%	No	83%	Maybe	11%	
Consultation Comments	<ul style="list-style-type: none"> <li>Negative visual impact</li> <li>Increase in road congestion</li> </ul>						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	80						
Rank	65th ranked in settlement out of 1413						
Conclusion	The site scored reasonably well within the settlement. There are <del>far more suitable sites in the area;</del> <u>other sites within Sandy that have scored higher and are considered to be more suitable for residential development.</u> <del>therefore</del> <u>For this reason</u> the site has not progressed to Stage 3.						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian</u> Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H170 - Swaden Fields, Swaden, Sandy							
Size (ha)	1.68						
Proposal	45 dwellings (between this site and H169)						
Description	Located to the east of Sandy and to the east of Swaden. The site is currently woodland						
Issue & Options Consultations							
Consultation Responses	Yes	13%	No	80%	Maybe	7%	
Consultation Comments	<ul style="list-style-type: none"> <li>The site is located too far from the town centre</li> <li>Loss of countryside</li> </ul>						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	42						
Rank	1312th ranked in settlement out of 1413						
Conclusion	The site <del>scored poorly</del> received the second lowest score within the settlement. The site is <u>detached from the settlement, in an unsustainable location. There are other sites within Sandy that are considered to be more suitable for residential development, in an unsustainable location; therefore</u> For these reasons the site has not progressed to Stage 3.						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian</u> Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H202 - North of Sunderland Road/Beamish Close, Sandy							
Size (ha)	30.0						
Proposal	900 dwellings						
Description	Located to the north of Sandy and to the north of Sunderland Road. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	27%	No	59%	Maybe	14%	
Consultation Comments	<ul style="list-style-type: none"> <li>Poor public transport and Sandy station is at capacity</li> <li>Scale of development is unsuitable to Sandy</li> <li>Increase in road congestion</li> </ul>						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	65						
Rank	87th ranked in settlement out of 1413						
Conclusion	<p>The site scored <del>poorly-reasonably well</del> within the settlement. <u>A number of key services are located in the south of Sandy. The site is in an unsustainable location and its allocation would result in increased trips by private car. The site is in an unsustainable location; There are other sites within Sandy that have scored higher, which provide sufficient residential development to accord with the Core Strategy, and are considered to be more suitable for residential development. therefore For these reasons</u> the site has not progressed to Stage 3.</p>						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian</u> Water	Not applicable						
Conclusion	Not applicable						

## Final Decision

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H236 – Tempsford Road Georgetown, Sandy							
Size (ha)	0.32						
Proposal	Residential – Number not specified						
Description	This site is located to the West of Sandy, close to the junction of the A1.						
Issue & Options Consultations							
Consultation Responses	Yes	40%	No	40%	Maybe	20%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Increase in road congestion</li> <li>• Good cycle access to the town centre</li> </ul>						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	150						
Rank	<del>4th</del> 3rd ranked in settlement out of <del>14</del> 13						
Conclusion	The site scores <u>reasonably</u> well within Sandy. <del>The site is considered too small to allocate compared to the minimum of 50 dwellings required. There are far more suitable sites in the area; There are other sites within Sandy that have scored higher, which provide sufficient residential development to accord with the Core Strategy, and are considered to be more suitable for residential development. therefore</del> For these <u>reasons</u> the site has not progressed to Stage 3.						
Stage 3							
Highways <u>Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Anglian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H240/ <del>H276/E13</del> – <del>REGA Factory, Land West of New Road/</del> Station Road/ <del>New Road,</del> Sandy							
Size (ha)	0.879.5						
Proposal	H240: 65 dwellings H276/E13: Mixed use development, numbers not specified						
Description	This proposal is <del>positioned</del> <u>located</u> to the South of Sandy, almost opposite the railway station. The site <del>is</del> currently <u>has two varying uses: vacant fields which are used for grazing and a vacant employment site, mainly used for storage.</u> The <u>wider industrial estate is designated as a Key Employment Site in the Local Plan Saved Policies Policy EMP1.</u>						
Issue & Options Consultations							
Consultation Responses	<u>H240</u>	Yes	40%	No	47%	Maybe	13%
	<u>H276/E13</u>	Yes	23%	No	65%	Maybe	12%
Consultation Comments	<ul style="list-style-type: none"> <li>• <u>Good use of a brownfield site</u></li> <li>• <u>Good location near train station and town centre</u></li> <li>• Negative impact on neighbours</li> <li>• The site is prone to flooding</li> <li>• <del>Ideal site as its on brown field</del></li> <li>• <del>Good location near train station and town centre</del></li> <li>• <u>Site is home to a variety of wildlife</u></li> <li>• <u>Increase in road congestion</u></li> </ul>						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. <u>As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u>						
Stage 2							
Score	176						
Rank	2nd ranked in settlement out of <u>4413</u>						
Conclusion	The site scores very highly within the settlement. For this reason the site has progressed to Stage 3.						
Stage 3							
Highways Authority	<del>none</del> <u>No comments made</u>						
Highways Agency	<u>Assessment of the safety record at the A1/New Road all-movements priority junction to ascertain whether any safety improvements are required to facilitate development</u>						
Environment Agency	<u>No site specific comments made</u>						
Archaeology	<u>No comments made</u>						
Built Conservation	<del>none</del> <u>No objection in terms of the historic environment, subject</u>						

	<u>to suitable scale/massing of any new housing</u>
Contaminated Land	Medium risk
Internal Drainage Board	No increase in flows to IDB watercourses will be permitted.
Environmental Health	RAG rating is amber – Traffic and rail noise
English Heritage	<del>none</del> <u>No comments made</u>
Landscape	<del>none</del> <u>No comments made</u>
Natural England	<del>none</del> <u>No comments made</u>
Anglian Water	RAG rating is red – Waste water treatment capacity
Conclusion	<del>The Stage 3 assessment has not identified any exceptional issues with the proposal. Although issues have been raised at Stage 3, it is considered that these can be overcome. For these this reasons</del> the proposal is acceptable for <u>allocation in</u> the Site Allocations DPD.

### Final Decision

~~There have been no issues identified within the three stages of assessment that prevent the allocation of this site. The Council has allocated 1.89 hectares of this site, located beyond Flood Zones 2 and 3, for a mixed-use development comprising a minimum of 50 dwellings and a minimum 0.5 hectares of employment development. The Employment Land Review Stage 3 concluded that there are more suitable sites for employment development in Sandy. However, due to the sites proximity to the station, employment use will be retained as part of the mixed-use redevelopment and the site will continue to be designated as a Key Employment Site. The Council has included the site within the Site Allocations Development Plan Document. There have been no exceptional issues identified within the three stages of assessment.~~

<b>H276/E13 – Station Road/New Road, Sandy</b>							
Size (ha)	<u>8.63</u>						
Proposal	<u>Mixed use development</u>						
Description	<u>The site, located to the south of sandy, is opposite the train station. The land has two varying uses, derelict employment land and vacant fields which are used for grazing. The wider industrial estate is designated as a Key Employment Site in the Local Plan Saved Policies Policy EMP1.</u>						
<b>Issue &amp; Options Consultations</b>							
Consultation Responses	Yes	<u>23%</u>	No	<u>65%</u>	Maybe	<u>12%</u>	
Consultation Comments	<ul style="list-style-type: none"> <li>• <u>Site is prone to flooding</u></li> <li>• <u>Site is home to a variety of wildlife</u></li> <li>• <u>Increase in road congestion</u></li> <li>• <u>Good location to train station and town centre</u></li> <li>• <u>Good use of a brown field site</u></li> </ul>						
<b>ELR Stage 1</b>							
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>Yes</u>
Less than 0.25 ha in size or promoted for less than 500m <sup>2</sup> of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion	<u>The Stage 1 assessment has identified a discounting factor. Therefore, the site has not progressed to Stage 2. As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes. The housing assessment concluded that the site scored very highly within the settlement. The Stage 4 assessment below reflects the proposal for a mixed-use development.</u>						
<b>ELR Stage 2</b>							
PDL	<u>Not applicable</u>						
Accessibility to Housing	<u>Not applicable</u>						
Road Access	<u>Not applicable</u>						
Availability	<u>Not applicable</u>						
AGLV/Gap	<u>N/A</u>	Flood Zone	<u>N/A</u>	Important Open Space			<u>N/A</u>
Other Important Land Uses	<u>Not applicable</u>						
Number of 'Reds'	<u>Not applicable</u>			Number of 'Ambers'			<u>N/A</u>

Rank	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
<b>ELR Stage 3</b>	
Score	<u>Not applicable</u>
Rank	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
<b>Stage 4</b>	
Highways Authority	<u>No comments made</u>
Highways Agency	<u>Assessment of the safety record at the A1/New Road all-movements priority junction to ascertain whether any safety improvements are required to facilitate development</u>
Environment Agency	<u>No site specific comments made</u>
Archaeology	<u>No comments made</u>
Built Conservation	<u>No objection in terms of the historic environment, subject to suitable scale/massing of any new housing</u>
Contaminated Land	<u>Medium risk</u>
Internal Drainage Board	<u>No increase in flows to IDB watercourses will be permitted.</u>
Environmental Health	<u>RAG rating is amber – Traffic and rail noise</u>
English Heritage	<u>No comments made</u>
Landscape	<u>No comments made</u>
Natural England	<u>No comments made</u>
Anglian Water	<u>RAG rating is red – Waste water treatment capacity</u>
Conclusion	<u>Although issues have been raised at Stage 3, it is considered that these can be overcome. For this reason the proposal is acceptable for allocation in the Site Allocations DPD.</u>
<b>Final Decision</b>	
<u>There have been no issues identified within the three stages of housing assessment that prevent the allocation of this site. Due to the constraint of the Flood Zones, the Council has allocated a proportion of this site, located beyond Flood Zones 2 and 3, for a 1.89 hectare mixed-use development comprising a minimum of 50 dwellings and a minimum 0.5 hectares of employment development. The Employment Land Review Stage 3 concluded that there are more suitable sites for employment development in Sandy. However, the Employment Land Review Stage 1 concluded that the site is fit for purpose and employment use will be retained as part of the mixed-use redevelopment. The site will continue to be designated as a Key Employment Site.</u>	

H242 – Field at Swaden, off Potton Road, Sandy							
Size (ha)	5.87						
Proposal	135 dwellings						
Description	The site, located to the east of Sandy, is currently used for grazing (horses).						
Issue & Options Consultations							
Consultation Responses	Yes	6%	No	94%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>Negative visual impact</li> <li>Other sites are more suitable for development in Sandy than this one</li> </ul>						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	47						
Rank	<u>4211</u> th ranked in settlement out of <u>4413</u>						
Conclusion	<p>The site scored poorly within the settlement. The site is <u>detached from the settlement, in an unsustainable location. There are other sites within Sandy that have scored higher and are considered to be more suitable for residential development, in an unsustainable location; therefore</u> <u>For these reasons</u> the site has not progressed to Stage 3.</p>						
Stage 3							
Highways <u>Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Anglian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H272 - Land to the North of Sunderland Road, Sandy							
Size (ha)	5.61						
Proposal	160 dwellings						
Description	The site, located to the north of Sandy, is used for arable <u>farming</u> . The land is flat and featureless.						
Issue & Options Consultations							
Consultation Responses	Yes	50%	No	42%	Maybe	8%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Poor public transport, Sandy station is at full capacity</li> <li>• Site is isolated and at distance from the town centre</li> <li>• Sustainable development</li> </ul>						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	63						
Rank	<del>109</del> th ranked in settlement out of <del>1413</del>						
Conclusion	<p>The site scored <u>poorly-reasonably well</u> within the settlement. <u>The site is in an unsustainable location; therefore the site has not progressed to Stage 3. A number of key services are located in the south of Sandy. The site is in an unsustainable location and its allocation would result in increased trips by private car. There are other sites within Sandy that have scored higher, which provide sufficient residential development to accord with the Core Strategy, and are considered to be more suitable for residential development. For these reasons the site has not progressed to Stage 3.</u></p>						
Stage 3							
Highways <u>Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Anglian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H276/E13 – Station Road/New Road, Sandy							
Size (ha)	8.63						
Proposal	Mixed use development						
Description	The site, located to the south of sandy, is opposite the train station. The land has two varying uses, derelict employment land and vacant fields which are used for grazing.						
Issue & Options Consultations							
Consultation Responses	Yes	23%	No	65%	Maybe	12%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Site is prone to flooding</li> <li>• Site is home to a variety of wildlife</li> <li>• Increase in road congestion</li> <li>• Good location to train station and town centre</li> <li>• Good use of a brown field site</li> </ul>						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	176						
Rank	2nd ranked in settlement out of 14						
Conclusion	The site scores very highly within the settlement. For this reason the site has progressed to Stage 3.						
Stage 3							
Highways	none						
Conservation	No objection in terms of the historic environment subject to suitable scale/ massing etc of any new housing.						
Contaminated Land	Medium risk						
Internal Drainage Board	No increase in flows to IDB watercourses will be permitted.						
Environmental Health	RAG rating is amber – Traffic and rail noise						
English Heritage	none						
Landscape	none						
Natural England	none						
Anglian Water	RAG rating is red – Waste water treatment capacity						
Conclusion	The Stage 3 assessment has not identified any exceptional issues with the proposal. For these reasons the proposal is acceptable for the Site Allocations DPD.						
Final Decision							
The Council has included the site within the Site Allocations Development Plan Document. There have been no exceptional issues identified within the three stages of assessment.							

H295 - Meller Beauty Premises, Sunderland Road, Sandy							
Size (ha)	2.07						
Proposal	77 dwellings and employment uses						
Description	This site is located to the North of Sandy, between employment, housing and the open space of Sandy Upper School. The site is currently a <u>vacant</u> commercial plot, identified as a Key Employment Site in the Local Plan Saved Policies Policy EMP1.						
Issue & Options Consultations							
Consultation Responses	Yes	80%	No	20%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Good use of a brownfield site</li> <li>• Site is already in employment and not the best sustainable development in Sandy</li> </ul>						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. <u>As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u>						
Stage 2							
Score	178						
Rank	1st ranked in settlement out of 14						
Conclusion	The site <u>is the highest scores very highly scoring</u> -within the settlement. For this reason the site has progressed to Stage 3.						
Stage 3							
Highways Authority	<del>no</del> <u>No comments made</u>						
Highways Agency	<u>Assessment of the safety record at the A1/New Road all-movements priority junction to ascertain whether any safety improvements are required to facilitate development</u>						
Environment Agency	<u>No site specific comments made</u>						
Archaeology	<u>No comments made</u>						
Built Conservation	<del>no</del> <u>No comments made</u>						
Contaminated Land	No known problems						
Internal Drainage Board	No increase in flows to IDB watercourses will be permitted.						
Environmental Health	RAG rating is amber – Industrial and traffic noise						
English Heritage	<del>no</del> <u>No comments made</u>						
Landscape	Need for screening						
Natural England	<del>no</del> <u>No comments made</u>						
Anglian Water	RAG rating is red – Waste water treatment capacity, sewer crossing site						
Conclusion	<del>The Stage 3 assessment has not identified any exceptional</del>						

~~issues with the proposal. For these reasons the proposal is acceptable for the Site Allocations DPD. Although issues have been raised at Stage 3, it is considered that these can be overcome. For this reason the proposal is acceptable for the Site Allocations DPD.~~

#### Final Decision

~~The Council has included the site within the Site Allocations Development Plan Document. There have been no exceptional issues identified within the three stages of assessment. There have been no issues identified within the three stages of assessment that prevent the allocation of this site. The Employment Land Review Stage 3 concluded that as the site is an existing employment site it cannot be counted towards the total requirement for employment land in Sandy. The Council has therefore allocated this site for residential development only providing a minimum of 60 dwellings. The Key Employment Site designation will be removed, as the site is no longer considered to be fit for purpose.~~

<b>H295 - Meller Beauty Premises, Sunderland Road, Sandy</b>							
Size (ha)	<u>2.07</u>						
Proposal	<u>77 dwellings and employment uses</u>						
Description	<u>This site is located to the North of Sandy, between employment, housing and the open space of Sandy Upper School. The site is currently a vacant commercial plot, identified as a Key Employment Site in the Local Plan Saved Policies Policy EMP1.</u>						
<b>Issue &amp; Options Consultations</b>							
Consultation Responses	Yes	<u>80%</u>	No	<u>20%</u>	Maybe	<u>0%</u>	
Consultation Comments	<ul style="list-style-type: none"> <li><u>Good use of a brownfield site</u></li> <li><u>Site is already in employment and not the most sustainable development in Sandy</u></li> </ul>						
<b>ELR Stage 1</b>							
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m <sup>2</sup> of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes. The housing assessment is included in Appendix 1.</u>						
<b>ELR Stage 2</b>							
PDL	<u>Commercial uses - Green</u>						
Accessibility to Housing	<u>Within Sandy conurbation – Green</u>						
Road Access	<u>0.7km from A603 – Amber</u>						
Availability	<u>No constraints indicated – Green</u>						
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space			<u>N</u>
Other Important Land Uses	<u>No additional land uses identified</u>						
Number of 'Reds'	<u>0</u>			Number of 'Ambers'	<u>1</u>		
Rank	<u>3</u>						
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>						
<b>ELR Stage 3</b>							

Score	<u>25</u>
Rank	<u>2<sup>nd</sup> out of 5 in Sandy</u>
Conclusion	<u>The site is an existing employment site and in accordance with the methodology cannot be counted towards the total requirement for employment land in Sandy. Therefore the employment element of this proposal has not progressed beyond this stage.</u> <u>The Stage 4 assessment below reflects the proposal for a residential development of 77 dwellings only.</u>
<b>Stage 4</b>	
Highways Authority	<u>No comments made</u>
Highways Agency	<u>Assessment of the safety record at the A1/New Road all-movements priority junction to ascertain whether any safety improvements are required to facilitate development</u>
Environment Agency	<u>No site specific comments made</u>
Archaeology	<u>No comments made</u>
Built Conservation	<u>No comments made</u>
Contaminated Land	<u>No known problems</u>
Internal Drainage Board	<u>No increase in flows to IDB watercourses will be permitted.</u>
Environmental Health	<u>RAG rating is amber – Industrial and traffic noise</u>
English Heritage	<u>No comments made</u>
Landscape	<u>Need for screening</u>
Natural England	<u>No comments made</u>
Anglian Water	<u>RAG rating is red – Waste water treatment capacity, sewer crossing site</u>
Conclusion	<u>Although issues have been raised at Stage 4, it is considered that these can be overcome. For this reason the proposal is acceptable for allocation in the Site Allocations DPD.</u>
<b>Final Decision</b>	
<u>There have been no issues identified within the four stages of assessment that prevent the allocation of this site. The Employment Land Review Stage 3 concluded that as the site is an existing employment site it cannot be counted towards the total requirement for employment land in Sandy. The housing assessment identified this site as the highest scoring within Sandy. The Council has therefore allocated this site for residential development only providing a minimum of 60 dwellings. The Key Employment Site designation will be removed, as the site is no longer considered to be fit for purpose.</u>	

H304 - Land East of Railway Line, Sandy							
Size (ha)	76.24						
Proposal	Mixed use, <u>numbers not specified</u>						
Description	The site, located to the east of Sandy, is made up of arable land. The site is beyond the railway lines and north of an industrial site and a County Wildlife site.						
Issue & Options Consultations							
Consultation Responses	Yes	17%	No	70%	Maybe	13%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Poor access to amenities due to location by railway line</li> <li>• Loss of countryside</li> <li>• Increase in road congestion</li> <li>• Good site for mixed use development</li> </ul>						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. <u>As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u>						
Stage 2							
Score	66						
Rank	<u>76</u> th ranked score in settlement out of <u>4413</u>						
Conclusion	The site scored reasonably well within the <u>rural area settlement</u> . <u>There are far more suitable sites in the area; The site is detached from the settlement, separated by the railway line. There is no current resolution to the fact that the site cannot be accessed from the town. There are other sites within Sandy that have scored higher and are considered to be more suitable for residential development. therefore</u> For these <u>reasons</u> the site has not progressed to Stage 3.						
Stage 3							
Highways Authority	Not applicable						
Highways Agency	<u>Not applicable</u>						
Environment Agency	<u>Not applicable</u>						
Archaeology	<u>Not applicable</u>						
Built Conservation	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						

Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	
<p><u>The site is separated from the town by the railway line and there are difficulties in securing suitable access to the site. There are other sites within Sandy that are considered to be more suitable for residential and employment development. For this reason</u> †the site has not been taken forward as part of the Site Allocations Development Plan Document.</p>	

<b>H304 - Land East of Railway Line, Sandy</b>						
Size (ha)	<u>76.24</u>					
Proposal	<u>Mixed use, numbers not specified</u>					
Description	<u>The site, located to the east of Sandy, is made up of arable land. The site is beyond the railway lines and north of an industrial site and a County Wildlife site.</u>					
<b>Issue &amp; Options Consultations</b>						
Consultation Responses	Yes	<u>17%</u>	No	<u>70%</u>	Maybe	<u>13%</u>
Consultation Comments	<ul style="list-style-type: none"> <li><u>Poor access to amenities due to location by railway line</u></li> <li><u>Loss of countryside</u></li> <li><u>Increase in road congestion</u></li> <li><u>Good site for mixed use development</u></li> </ul>					
<b>ELR Stage 1</b>						
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3
Less than 0.25 ha in size or promoted for less than 500m <sup>2</sup> of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>			
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u>					
<b>ELR Stage 2</b>						
PDL	<u>Farmland – Red</u>					
Accessibility to Housing	<u>Adjacent to Sandy but separated from it by the railway line – Amber</u>					
Road Access	<u>1.3km from A1, but direct access only achievable if a bridge/tunnel is built to traverse the railway line – Red</u>					
Availability	<u>No constraints indicated – Green</u>					
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space		<u>N</u>
Other Important Land Uses	<u>No additional land uses identified</u>					
Number of 'Reds'	<u>3</u>			Number of 'Ambers'	<u>1</u>	
Rank	<u>73</u>					
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>					
<b>ELR Stage 3</b>						
Score	<u>17</u>					

Rank	<a href="#">Joint 64<sup>th</sup> out of 56 in Sandy</a>
Conclusion	<a href="#">The site is the lowest scoring in Sandy. It suffers from securing suitable access, and it is detached from the settlement by the railway line. The highest scoring site, Land East of Middlefield Road and North of Beamish Close (E38), is recommended for allocation. For these reasons the employment element of this proposal has not progressed beyond this stage.</a>
<b>Stage 4</b>	
Highways Authority	<a href="#">Not applicable</a>
Highways Agency	<a href="#">Not applicable</a>
Environment Agency	<a href="#">Not applicable</a>
Archaeology	<a href="#">Not applicable</a>
Built Conservation	<a href="#">Not applicable</a>
Contaminated Land	<a href="#">Not applicable</a>
Internal Drainage Board	<a href="#">Not applicable</a>
Environmental Health	<a href="#">Not applicable</a>
English Heritage	<a href="#">Not applicable</a>
Landscape	<a href="#">Not applicable</a>
Natural England	<a href="#">Not applicable</a>
Anglian Water	<a href="#">Not applicable</a>
Conclusion	<a href="#">Not applicable</a>
<b>Final Decision</b>	
<a href="#">The site is separated from the town by the railway line and there are difficulties in securing suitable access to the site. Both the housing and employment assessment have concluded that there are other sites within Sandy that are considered to be more suitable for residential and employment development. For this reason the site has not been taken forward as part of the Site Allocations Development Plan Document.</a>	

H320 - Land adjacent to the A1 Beeston, Sandy							
Size (ha)	10.95						
Proposal	150 dwellings						
Description	The site is located to the South West of the settlement, close to the gravel quarry. The land is currently vacant.						
Issue & Options Consultations							
Consultation Responses	Yes	22%	No	78%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Site is within the floodplain</li> <li>• Limited access to amenities in Sandy</li> </ul>						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	63						
Rank	98th ranked in settlement out of 1413						
Conclusion	<p>The site scored <u>poorly-reasonably well</u> within the <u>settlement Parish</u>. <u>The site is in an unsustainable location; The site is detached from Sandy, being more related to Beeston. The Core Strategy does not enable allocations to be made beyond those settlements classified as a Large or Small Village. Beeston is categorised as a settlement within the countryside and an allocation in this location would be contrary to the Core Strategy. therefore For these reasons</u> the site has not progressed to Stage 3.</p>						
Stage 3							
Highways Authority	Not applicable						
Highways Agency	Not applicable						
Environment Agency	Not applicable						
Archaeology	Not applicable						
Built Conservation	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Anglian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H346 – Hamlet End House and adjacent land, Girtford, Sandy							
Size (ha)	2.1 ha						
Proposal	40 dwellings						
Description	This site is located to the West of Sandy, close to the junction of the A1. The site is currently used for residential purposes, in addition to some glasshouses and associated buildings.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Site is isolated from amenities in Sandy</li> <li>• Unsuitable location next to the A1</li> </ul>						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	55						
Rank	4110th ranked in settlement out of 4413						
Conclusion	The site scored poorly within the settlement. <u>The site is in an unsustainable location; There are other sites within Sandy that have scored higher, which provide sufficient residential development to accord with the Core Strategy, and are considered to be more suitable for residential development. therefore For these reasons</u> the site has not progressed to Stage 3.						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	Not applicable						
<u>Environment Agency</u>	Not applicable						
<u>Archaeology</u>	Not applicable						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anqlian</u> Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

### H360 – Land at Builders Merchants, Stratford Road/ Potton Road, Sandy

Size (ha)	0.66 ha
Proposal	20 - 25 dwellings
Description	The site is located to the East of Sandy, beyond the railway lines. <del>The site, and is</del> currently used as a builders merchant <del>s,</del> <del>is located in a very awkward position</del>

### Issue & Options Consultations

Consultation Responses	Yes	20%	No	60%	Maybe	20%
Consultation Comments	<ul style="list-style-type: none"> <li>• Good use of a brown-field site</li> <li>• Good location near the train station</li> </ul>					

### Stage 1

Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						

### Stage 2

Score	126
Rank	<del>54</del> th ranked in settlement out of <del>1413</del>
Conclusion	The site scored <del>reasonably</del> well within the settlement. <del>There are far more suitable sites in the area; There are other sites within Sandy that have scored higher and are considered to be more suitable for residential development. therefore</del> For this <del>reason</del> the site has not progressed to Stage 3.

### Stage 3

<u>Access</u> Highways Authority	Not applicable
<u>Highways Agency</u>	<u>Not applicable</u>
<u>Environment Agency</u>	<u>Not applicable</u>
<u>Archaeology</u>	<u>Not applicable</u>
<u>Built</u> Conservation	Not applicable
Contaminated Land	Not applicable
<u>Internal</u> Drainage Board	Not applicable
Environmental Health	Not applicable
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
<u>Anlian</u> Water	Not applicable
Conclusion	Not applicable

### Final Decision

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H368 – Land Adjacent to Pope’s Farm Road, Tempsford Road, Sandy							
Size (ha)	0.12						
Proposal	2 dwellings						
Description	This site is located to the West of Sandy, close to the junction of the A1. The land is reasonably open and unused, containing a small number of agricultural buildings.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Unsuitable location next to the A1</li> <li>• Site is located to far from amenities</li> <li>• The site is within the floodplain</li> </ul>						
Stage 1							
Green Belt	No	Less Than Four Dwellings	Yes	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
<u>Access Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
Contaminated Land	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anqlian Water</u>	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

**E38 - Land East of Middlefield Road & North of Beamish Close, Sandy**

Size (ha)	<u>17.4</u>
Proposal	<u>B1 Business, B2 General Industrial and B8 Storage or Distribution; 2,300 jobs</u>
Description	<u>Located to the north of Sandy and to the west of the railway line. The site is used for agriculture</u>

**Issue & Options Consultations**

Consultation Responses	Yes	<u>43%</u>	No	<u>43%</u>	Maybe	<u>14%</u>
Consultation Comments	<ul style="list-style-type: none"> <li><u>Limited access to facilities and services</u></li> <li><u>Increase in road congestion</u></li> </ul>					

**ELR Stage 1**

Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m <sup>2</sup> of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				<u>No</u>
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u>						

**ELR Stage 2**

PDL	<u>Farmland - Red</u>						
Accessibility to Housing	<u>0.1km from outskirts of Sandy - Amber</u>						
Road Access	<u>0.9km from A1 - Red</u>						
Availability	<u>No constraints indicated - Green</u>						
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space			<u>N</u>
Other Important Land Uses	<u>No additional land uses identified</u>						
Number of 'Reds'	<u>2</u>			Number of 'Ambers'	<u>1</u>		
Rank	<u>51<sup>st</sup></u>						
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>						

**ELR Stage 3**

Score	<u>26</u>
Rank	<u>1<sup>st</sup> ranked out of 5 in Sandy</u>
Conclusion	<u>The site is the highest scoring in the area. The site would represent a natural extension to the existing Middlefield Industrial Estate with its good road access and reasonable attractiveness to the market. For these reasons the site has</u>

	<u>progressed to Stage 4.</u>
<b>Stage 4</b>	
Highways Authority	<u>Unlikely to cause any local highway concerns. A1/Sunderland Road junction may be a concern to Highways Agency.</u>
Highways Agency	<u>No comment made</u>
Environment Agency	<u>No site specific comments made</u>
Archaeology	<u>No comment made</u>
Built Conservation	<u>No comment made</u>
Contaminated Land	<u>Former municipal landfill - 1970s - low/mid risks, problems unknown</u>
Internal Drainage Board	<u>Flood Risk Assessment required. No increase in flows to Internal Drainage Board watercourses will be permitted.</u>
Environmental Health	<u>RAG rating is green</u>
English Heritage	<u>No comment made</u>
Landscape	<u>Great concern about extension of development into very open countryside. Would be intrusive in views from A1 and Greensand Ridge at Everton. Concern re blocking long distance views to the Ridge. Would need substantial mitigation. Scope to enhance image through rail corridor enhancement.</u>
Natural England	<u>No comment made</u>
Anglian Water	<u>RAG rating is red – Major concerns regarding Waste Water Treatment Works capacity. The Foul Sewerage Network capacity and the water supply networks would require infrastructure upgrades. There is a sewer crossing the site.</u>
Conclusion	<u>The Stage 4 assessment has highlighted some important issues. It is considered that these can be overcome through careful site layout, design and landscaping.</u>
<b>Final Decision</b>	
<u>The Council has included this site within the Site Allocations Development Plan Document for 10 hectares of B1, B2 and B8 uses.</u>	

**E70 - Cox's Hill, off Sand Lane, Sandy**

Size (ha)	<u>2.1</u>
Proposal	<u>B1 Business preferred, but B8 Storage or Distribution and noon B1-B8 also proposed; number of jobs unknown</u>
Description	<u>Located to the east of Sandy and east of the railway line. The site is vacant brown field site</u>

**Issue & Options Consultations**

Consultation Responses	Yes	<u>8%</u>	No	<u>84%</u>	Maybe	<u>8%</u>
Consultation Comments	<ul style="list-style-type: none"> <li><u>Limited access to services and facilities due to location</u></li> <li><u>Development will affect the adjacent Area of Great Landscape Value</u></li> </ul>					

**ELR Stage 1**

Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m <sup>2</sup> of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u>						

**ELR Stage 2**

PDL	<u>Woodland - Red</u>						
Accessibility to Housing	<u>Adjacent to Sandy, access via bridge over railway - Green</u>						
Road Access	<u>1.2km from A1 - Red</u>						
Availability	<u>No constraints indicated - Green</u>						
AGLV/Gap	<u>Y/N</u>	Flood Zone	<u>1</u>	Important Open Space			<u>N</u>
Other Important Land Uses	<u>No additional land uses identified</u>						
Number of 'Reds'	<u>3</u>			Number of 'Ambers'	<u>0</u>		
Rank	<u>67<sup>th</sup></u>						
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>						

**ELR Stage 3**

Score	<u>17</u>
Rank	<u>Joint 5<sup>th</sup> ranked out of 5 in Sandy</u>

Conclusion	<u>The site is the joint lowest scoring in the area. The site has been identified as having very poor access. It is considered that there are more suitable alternatives in the area and the site has therefore not progressed beyond this stage.</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document</u>	

**E78 - Land at Builders Merchants, Stratford Road/ Potton Road, Sandy**

Size (ha)	<u>0.7</u>
Proposal	<u>Small manufacturing units; 40 jobs</u>
Description	<u>Located to the south east of Sandy and east of the railway line. The site is a builders merchants</u>

**Issue & Options Consultations**

Consultation Responses	Yes	<u>75%</u>	No	<u>25%</u>	Maybe	<u>0%</u>
Consultation Comments	<ul style="list-style-type: none"> <li><u>Good reuse of a brownfield site</u></li> <li><u>Good location to the train station</u></li> <li><u>Poor access</u></li> </ul>					

**ELR Stage 1**

Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m <sup>2</sup> of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u>						

**ELR Stage 2**

PDL	<u>Previously Developed Land - appears to be used for employment purposes - Green</u>						
Accessibility to Housing	<u>0.2km from Sandy - Amber</u>						
Road Access	<u>Adjacent to B1042, 1.3km from A1 - Amber</u>						
Availability	<u>No constraints indicated - Green</u>						
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space			<u>N</u>
Other Important Land Uses	<u>No additional land uses identified</u>						
Number of 'Reds'	<u>0</u>			Number of 'Ambers'	<u>2</u>		
Rank	<u>5<sup>th</sup></u>						
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>						

**ELR Stage 3**

Score	<u>20</u>
Rank	<u>4<sup>th</sup> ranked out of 5 in Sandy</u>
Conclusion	<u>The site scored reasonably well in Sandy. The site has been identified as being very small and having poor access. It is considered that there are more suitable alternatives in the area</u>

	<u>and the site has therefore not progressed beyond this stage.</u>
<b>Stage 4</b>	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
<b>Final Decision</b>	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	

<b>E81 - Hamlet End House &amp; Adjacent Land, Sandy</b>							
Size (ha)	<u>7.59</u>						
Proposal	<u>B1/B8 Commercial units; 100 jobs</u>						
Description	<u>Located to the west of Sandy and west of the A1. The site consists of a mix of residential and agriculture</u>						
<b>Issue &amp; Options Consultations</b>							
Consultation Responses	Yes	<u>25%</u>	No	<u>75%</u>	Maybe	<u>0%</u>	
Consultation Comments	<ul style="list-style-type: none"> <li><u>The site is in the floodplain</u></li> </ul>						
<b>ELR Stage 1</b>							
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>Yes</u>
Less than 0.25 ha in size or promoted for less than 500m <sup>2</sup> of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion	<u>The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.</u>						
<b>ELR Stage 2</b>							
PDL	<u>Not applicable</u>						
Accessibility to Housing	<u>Not applicable</u>						
Road Access	<u>Not applicable</u>						
Availability	<u>Not applicable</u>						
AGLV/Gap	<u>Not applicable</u>	Flood Zone	<u>Not applicable</u>	Important Open Space		<u>Not applicable</u>	
Other Important Land Uses	<u>Not applicable</u>						
Number of 'Reds'	<u>Not applicable</u>			Number of 'Ambers'		<u>Not applicable</u>	
Rank	<u>Not applicable</u>						
Conclusion	<u>Not applicable</u>						
<b>ELR Stage 3</b>							
Score	<u>Not applicable</u>						
Rank	<u>Not applicable</u>						
Conclusion	<u>Not applicable</u>						

Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	