

Site Allocations, Issues and Options Consultation: Sandy

Final Revision – December 12th 2008

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***Please Note:** that the Consultation Report is a collection of all comments received during the consultation process. Comments included within this document are those of individuals and organisations and do not necessarily represent the views of the District Council.*

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Site Allocations, Issues and Options Consultation

4.3.34 Sandy

Round one consultation - 14 sites have been submitted for potential development in Sandy: nine residential sites, two employment sites and three sites for mixed use.

A public exhibition of these sites was held at Sandy Town Council Offices on 8th March 2008, between 9.00am and 3.00pm.

Round two consultation - Six additional sites/proposals have been submitted for consideration for potential development in Sandy: four residential sites and two sites for employment use.

A public exhibition of these sites was held at the Weatherley Centre, Eagle Farm Road, Biggleswade on Wednesday 9th July, between 1:00pm and 8:00pm.

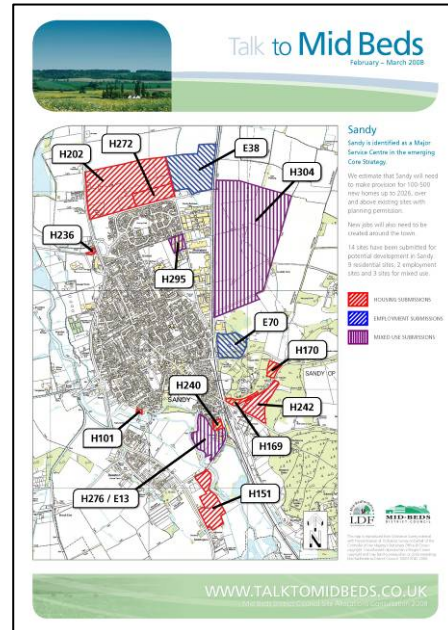


Figure 1 - Round one consultation sites

Public response - From the Talk to Mid Beds website going live in February 2008 there were 1082 visits to the Sandy parish pages (up to end of 22nd September 2008) while 15 postal packs were distributed during the two rounds of consultation.

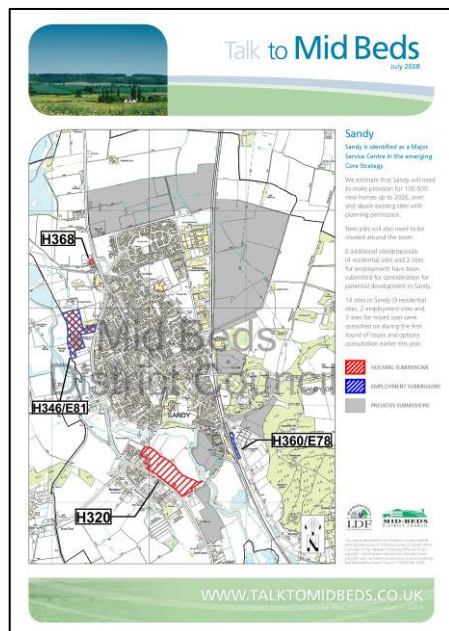


Figure 2 - Round two consultation sites

- That Areas of Great Landscape Value such as Swaden, should be protected

287 surveys and representations were received relating to development in the parish and the submitted sites.

General issues with development in Sandy

A number of respondents made representations highlighting parish wide issues that they think need to be taken into consideration in the site allocations process. These issues also recurred across many of the site specific representations.

These issues were:

- That any future development should be well related to the existing settlement areas and with good access to the town centre and railway station
- That development should be resisted on sites within the floodplain

Site Allocations, Issues and Options Consultation

The Town Council resists any further development in Sandy and considers that the town cannot support further growth. Their representations on individual sites are summarised below.

Potential development sites in Sandy

Ref Number: H101

Submission type: Housing

Site Name/Address: Land adjacent to Chestnut House, Mill Lane, Sandy

Submitted proposal: Development of 7 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 19

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site development suitability

	Count	Percent
Yes	1	5.3%
No	18	94.7%
Maybe	0	0.0%
Total	19	100.0%

Additional Comments

17 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. The key reason respondents do not think this site is appropriate for future housing in Mid-Bedfordshire is that the site is prone to regular flooding.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Sandy Town Council	Do not support	This site is unsuitable for development because it is within flood zone 2 and in fact floods regularly.

Ref Number: H151

Submission type: Housing

Site Name/Address: Land South of New Road, Sandy

Submitted proposal: Development of 30 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 18

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site development suitability

	Count	Percent
Yes	0	0.0%
No	16	94.1%
Maybe	1	5.9%
Total	17	100.0%

Additional Comments

15 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- The site is located on the floodplain and floods regularly;
- Increased traffic congestion
- The site is not well related to the existing settlement areas in Sandy.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Sandy Town Council	Do not support	This site is unsuitable for development because it lies within flood zones 2 and 3 and it is also isolated from the rest of the town.

Ref Number: H169

Submission type: Housing

Site Name/Address: Swaden Strip, Swaden, Sandy

Submitted proposal: Development of 45 dwellings between 2 sites

Period of consultation: Round one

Total number of surveys/representations submitted: 20

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site development suitability

	Count	Percent
Yes	1	5.6%
No	15	83.3%
Maybe	2	11.1%
Total	18	100.0%

Additional Comments

14 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons Respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Development would have a negative visual impact on the area, particularly as it is an Area of Great Landscape Value
- Concerns regarding increases in the volume of traffic.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Sandy Town Council	Do not support	This area should be preserved undeveloped. The site is part of an area of great landscape value which should not be subject to development.

Site Allocations, Issues and Options Consultation

Ref Number: H170

Submission type: Housing

Site Name/Address: Swaden Fields, Swaden, Sandy

Submitted proposal: Development of 45 dwellings between 2 sites.

Period of consultation: Round one

Total number of surveys/representations submitted: 17

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site development suitability

	Count	Percent
Yes	2	13.3%
No	12	80.0%
Maybe	1	6.7%
Total	15	100.0%

Additional Comments

12 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- The site is situated too far from Sandy town centre
- The site is in area of open countryside and Area of Great Landscape Value.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Sandy Town Council	Do not support	This area should be preserved undeveloped. The site is part of an area of great landscape value which should not be subject to development.

Site Allocations, Issues and Options Consultation

Ref Number: H202

Submission type: Housing

Site Name/Address: North of Sunderland Road/Beamish Close, Sandy

Submitted proposal: Development of 900 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 24

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	6	27.3%
No	13	59.1%
Maybe	3	13.6%
Total	22	100.0%

Additional Comments

22 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Concerns regarding poor public transport links, particularly with regard to trains including access to and the capacity at Sandy railway station
- Concerns about the size of the development, and the pressure it would add to existing facilities and services

- The volume of additional cars on the road a development of this size would entail, especially due to the site's distance from the centre of Sandy.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Sandy Town Council	Do not support	Sandy Town Council has an established position that Sunderland Road should form the northern boundary of the town. It is strongly resistant to any housing development north of Sunderland Road. Any development here would be in danger of being too isolated from the rest of the town and in particular from the services provided by the Town Centre and railway station. In addition the access on to the southbound carriageway of the A1 is already near capacity and a large increase in traffic would be dangerous.

Site Allocations, Issues and Options Consultation

Ref Number: H236

Submission type: Housing

Site Name/Address: Tempsford Road Georgetown, Sandy

Submitted proposal: Residential - number of dwellings not specified

Period of consultation: Round one

Total number of surveys/representations submitted: 6

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	2	40.0%
No	2	40.0%
Maybe	1	20.0%
Total	5	100.0%

Additional Comments

Three people made additional comments about this site. In keeping with the table above, the additional comments reflect a mix of local views. The key reason respondents did not think this site is appropriate for future housing in Mid-Bedfordshire is the isolated nature of the site and its distance from the town centre leading to increased traffic.

Conversely, the comment received in support of development of this site did not feel that the site was isolated and that it did have good access to the town centre via cycle tracks.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Sandy Town Council	Support	Notwithstanding the Town Council's stated position that further housing development in the town was to be resisted, it had no objections to this site being used for development.

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Ref Number: H240

Submission type: Housing

Site Name/Address: REGA Factory, New Road/Station Road, Sandy

Submitted proposal: Development of 65 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 15

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	6	40.0%
No	7	46.7%
Maybe	2	13.3%
Total	15	100.0%

Additional Comments

12 people made additional comments about this site. In keeping with the table above, the additional comments reflect a mixture of local views. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- The impact the development would have on the residents of Willow Rise;
- The site is prone to flooding.

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However, some respondents did feel that this was an ideal site for development as it makes use of an existing brownfield site and is in close proximity to the town centre and the railway station.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Sandy Town Council	Do not support	Sandy Town Council would support the re-development of this brown field site as housing but that consideration should also be given to part of the site being utilised for a large retail outlet.

Ref Number: H242

Submission type: Housing

Site Name/Address: Field at Swaden, off Potton Road, Sandy

Submitted proposal: Development of 135 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 19

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site development suitability

	Count	Percent
Yes	1	5.6%
No	17	94.4%
Maybe	0	0.0%
Total	18	100.0%

Additional Comments

15 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Concerns regarding the negative visual and environmental impact that development would have on an Area of Great Landscape Value such as Swaden
- The fact that there are other more suitable sites for development in Sandy.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Sandy Town Council	Do not support	This area should be preserved undeveloped. The site is part of an area of great landscape value which should not be subject to development.

Ref Number: H272

Submission type: Housing

Site Name/Address: Land to the North of Sunderland Road, Sandy

Submitted proposal: Development of approximately 160 dwellings

Period of consultation: Round one

Total number of surveys/representations submitted: 13

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	6	50.0%
No	5	41.7%
Maybe	1	8.3%
Total	12	100.0%

Additional Comments

11 people made additional comments about this site. In keeping with the table above, the additional comments reflect a mix of local views. Key reasons respondents do not think this site is appropriate for future housing in Mid-Bedfordshire are:

- Concerns regarding poor public transport links, particularly with regard to trains including access to and the capacity at Sandy railway station
- The isolated nature of the site and its distance from the town centre.

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However, the respondents who did support development did feel that this was the most suitable site in Sandy for future housing as the site was of a suitable size and would be sustainable. It was also felt that this development would have a smaller impact on traffic than other sites.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Sandy Town Council	Do not support	Sandy Town Council has an established position that Sunderland Road should form the northern boundary of the town. It is strongly resistant to any housing development north of Sunderland Road. Any development here would be in danger of being too isolated from the rest of the town and in particular from the services provided by the Town Centre and railway station.

Ref Number: H276/E13

Submission type: Mixed Use

Site Name/Address: Station Road/New Road, Sandy

Submitted proposal: Mixed use development with housing, small retail and office units, sports facilities, care home, crèche/nursery, and health centre.

Number of jobs proposed: Unknown

Period of consultation: Round one

Total number of surveys/representations submitted: 29

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing and employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing and employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	6	23.1%
No	17	65.4%
Maybe	3	11.5%
Total	26	100.0%

Additional Comments

26 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing and employment in Mid-Bedfordshire are:

- The site is prone to flooding
- The site is currently home to a variety of wildlife

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- Development would lead to an increase in the volume of traffic.

However, some respondents did feel that this would be a very good site for development due to its proximity to the town centre and railway station and its reuse of an existing brownfield site.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Sandy Town Council	Support with conditions	<p>Development of the majority of this area should be resisted because it is within the flood plain. The town council believes that building on the flood plain would be foolhardy and cause problems, not just for the occupants of the new buildings but also for occupants of adjacent housing estates.</p> <p>However, it might be possible to re-develop the existing brownfield areas of this site, while leaving the majority of the land undeveloped.</p>

Ref Number: H295

Submission type: Mixed Use

Site Name/Address: Meller Beauty Premises, Sunderland Road, Sandy

Submitted proposal: Mixed use development of 77 dwellings and employment use.

Number of jobs proposed: approximately 50

Period of consultation: Round one

Total number of surveys/representations submitted: 6

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing and employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing and employment without significant impact on the countryside or local environment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	4	80.0%
No	1	20.0%
Maybe	0	0.0%
Total	5	100.0%

Additional Comments

Two people made additional comments about this site noting that the site is brownfield on the edge of residential area. However, it was also noted that site is already in employment use and not the most sustainable within the settlement.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Sandy Town Council	Do not support	The Town Council is opposed to the loss of these industrial premises. Further, it does not believe that the site is suitable for housing development because of the proximity of other noisy industry in the area.

Ref Number: H304

Submission type: Mixed Use

Site Name/Address: Land East of Railway Line, Sandy

Submitted proposal: Mixed use

Number of jobs proposed: Unknown

Period of consultation: Round one

Total number of surveys/representations submitted: 25

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing and employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing and employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	4	17.4%
No	16	69.6%
Maybe	3	13.0%
Total	23	100.0%

Additional Comments

20 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons respondents do not think this site is appropriate for future housing and employment in Mid-Bedfordshire are:

- Concerns about lack of access to existing infrastructure and utilities due to its location east of the railway line

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- The impact development would have on the countryside as the site is adjacent to an Area of Great Landscape Value
- Concerns about the impact a development of this size would have on traffic.

However, some respondents did feel that this could be a good site for a mixed use development, though problems with access across the railway line would need to be addressed.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Sandy Town Council	Support	<p>The Town Council's position is that it opposes further housing development in Sandy. However, this site could, if planned carefully, bring considerable benefits to the town in the way of additional employment opportunities and provision of needed infrastructure and services.</p> <p>Access to the site is problematic and would require careful planning in order to make sure there was good integration with the existing town.</p> <p>This site, if approved, would meet Sandy's growth needs for many years to come.</p>

Ref Number: H320

Submission type: Housing

Site Name/Address: Land adjacent to the A1 Beeston

Submitted proposal: Residential development of up to 150 homes

Period of consultation: Round two

Total number of surveys/representations submitted: 15

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	2	22.2%
No	7	77.8%
Maybe	0	.0%
Total	9	100.0%

Additional Comments

Eight people made additional comments about this site. In keeping with the table above, the additional comments were largely opposed to development as the site is within the floodplain, has limited access to local services and facilities.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Sandy Town Council	Do not support	Sandy Town Council urges the rejection of this site because it is within the floodplain. There would be great difficulty establishing walking and cycling routes into the town and the access onto the A1 is problematic.

Ref Number: H346

Submission type: Housing

Site Name/Address: Hamlet End House and adjacent land, Girtford, Sandy

Submitted proposal: Residential development of approximately 40 dwellings

Period of consultation: Round two

Total number of surveys/representations submitted: 9

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site development suitability

	Count	Percent
Yes	0	.0%
No	4	100.0%
Maybe	0	.0%
Total	4	100.0%

Additional Comments

Four people made additional comments about this site. In keeping with the table above, the additional comments were largely opposed to development commenting that the site is isolated from services and facilities and in an unsuitable location next to and accessed from the A1.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Sandy Town Council	Do not support	Sandy Town Council urges the rejection of this site because it is within the floodplain. There would be great difficulty establishing walking and cycling routes into the town and the access onto the A1 would be problematic. The Town Council is opposed to further development to the west of the A1 until Sandy and Beeston are by-passed.

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Ref Number: H360

Submission type: Housing

Site Name/Address: Land at Builders Merchants, Stratford Road/ Potton Road, Sandy

Submitted proposal: Residential development of approximately 20-25 dwellings

Period of consultation: Round two

Total number of surveys/representations submitted: 7

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	1	20.0%
No	3	60.0%
Maybe	1	20.0%
Total	5	100.0%

Additional Comments

Five people made additional comments about this site. In keeping with the table above, the additional comments were mixed commenting that the site is brownfield on the edge of the town near to the railway stations. However, this could result in an unacceptable level of noise and development could have a detrimental impact on the landscape.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Sandy Town Council	Do not support	Sandy Town Council urges the rejection of this site because the noise from the nearby railway would have an adverse environmental impact on future residents. It is also outside the settlement envelope and access onto Potton Road would be problematic

Ref Number: H368

Submission type: Housing

Site Name/Address: Land adjacent to Pope's Farm, Tempsford Road, Sandy

Submitted proposal: Residential development of 2 dwellings

Period of consultation: Round two

Total number of surveys/representations submitted: 8

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to provide new infrastructure or support existing social infrastructure (schools, community centres, doctors surgeries)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The potential to be developed for housing without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for housing without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site development suitability

	Count	Percent
Yes	0	.0%
No	4	100.0%
Maybe	0	.0%
Total	4	100.0%

Additional Comments

Four people made additional comments about this site. In keeping with the table above, the additional comments were largely opposed to development commenting that the site is located close to the AI away from local services and facilities. The sites location within the floodplain is also noted.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Sandy Town Council	Do not support	Sandy Town Council is doubtful about the likelihood of this land flooding but if it is the flood zone, the proposal should be rejected

Site Allocations, Issues and Options Consultation

Ref Number: E38

Submission type: Employment

Site Name/Address: Land East of Middlefield Road & North of Beamish Close, Sandy

Submitted proposal: B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution)

Number of jobs proposed: Approximately 2,300

Period of consultation: Round one

Total number of surveys/representations submitted: 8

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	3	42.9%
No	3	42.9%
Maybe	1	14.3%
Total	7	100.0%

Additional Comments

Six people made additional comments about this site. Contrary to the table above the additional comments are largely opposed to development. Key reasons respondents do not think this site is appropriate for future employment in Mid-Bedfordshire are:

- Development is on the periphery of the town and therefore has limited access to services and amenities
- An increase in traffic, particularly with regard to HGVs.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Sandy Town Council	Support	Town Council has a previously resolved position on this piece of land: That the Town Council welcomes and supports the application for industrial development of the piece of land east of Middlefield Road and north of Beamish Close, Sandy.

Site Allocations, Issues and Options Consultation

Ref Number: E70

Submission type: Employment

Site Name/Address: Cox's Hill, off Sand Lane, Sandy

Submitted proposal: B1 (Business) preferred, but B8 (Storage and Distribution) and non B1-B8 also proposed.

Number of jobs proposed: Unknown

Period of consultation: Round one

Total number of surveys/representations submitted: 14

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site development suitability

	Count	Percent
Yes	1	7.7%
No	11	84.6%
Maybe	1	7.7%
Total	13	100.0%

Additional Comments

10 people made additional comments about this site. In keeping with the table above, the additional comments are largely opposed to development. Key reasons respondents do not think this site is appropriate for future employment in Mid-Bedfordshire are:

- Concerns about lack of access to existing infrastructure and utilities due to its location east of the railway line
- The impact development would have on the countryside as the site is adjacent to an Area of Great Landscape Value.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Sandy town Council	Do not support	The town council is opposed to the development of this piece of land which is in an area of great landscape value.

Ref Number: E78

Submission type: Employment

Site Name/Address: Land at Builders Merchants, Stratford Road/ Potton Road, Sandy

Submitted proposal: Small manufacturing units providing 40 jobs

Number of jobs proposed: 40

Period of consultation: Round two

Total number of surveys/representations submitted: 6

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	3	75.0%
No	1	25.0%
Maybe	0	.0%
Total	4	100.0%

Additional Comments

Three people made additional comments about this site. In keeping with the table above, the additional comments were largely in favour of development because of its brownfield nature on the edge of town, close to the railway station. However it was also noted that access is limited and development may impact on the landscape.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Sandy Town Council	Support	Sandy Town Council supports this proposition for employment development

Ref Number: E81

Submission type: Employment

Site Name/Address: Hamlet End House & Adjacent Land, Sandy

Submitted proposal: Development of B1-B8 commercial uses to provide approximately 100 jobs

Number of jobs proposed: c 100

Period of consultation: Round two

Total number of surveys/representations submitted: 9

Site assessment criteria

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly Disagree
The potential to support local services (shops, hostels, post office, cafes, restaurants etc)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Existing facilities within easy travelling distance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good public transport links	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without creating traffic congestion problems in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The potential to be developed for employment without significant impact on the countryside or local environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site development suitability

	Count	Percent
Yes	1	25.0%
No	3	75.0%
Maybe	0	.0%
Total	4	100.0%

Additional Comments

Three people made additional comments about this site. In keeping with the table above, the additional comments were largely opposed to development as the site is within the floodplain, has limited access and is removed from the main settlement.

Views of town/parish council and civic organisations

Organisation/ council	Support/do not support allocation	Comments
Sandy Town Council	Do not support	Sandy Town Council urges the rejection of this site because it is within the floodplain. The access onto the A1 would be problematic. The Town Council is opposed to further development to the west of the A1 until Sandy and Beeston are by-passed

Site Allocations, Issues and Options Consultation

A full list of survey additional comments to sites in Sandy can be found in Appendix One. Representations made by email are shown in Appendix Two. Full written responses (letters and reports) are displayed in Appendix Three while a list of respondents' postcodes (where available) who completed surveys about sites in Sandy can be found in Appendix Four.