

SANDY APPENDICES

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.

SANDY APPENDIX ONE
Survey Additional Comments

Appendix one lists additional comments submitted using the consultation survey form. Some surveys were submitted by individuals on behalf of a company, agency or organisation. As a point of clarification we list below (where details are held) the names of consultees who submitted these surveys, the bodies they represent and the sites commented on.

Submitted by	Company / agency / organisation	Sites comment on
Mrs Kay Davis on behalf of Mrs Codd	Fisher German	E81, H320, H346, H360, H368

Site Allocations, Issues and Options Consultation

Ref Number: H101

This additional comment was made by a respondent who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Delphine Hawthorne	Good site for housing. Minimal impact to other residents when site built. Small development means easier for developer to get financing/sell. Easier to keep development in character with surrounding area.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Colin E. Baker	<p>This site is a flood plane which floods regularly. The government has said that there should be no more building on flood planes, so why is this site being proposed? In the news just yesterday 23 Mar 08 we were being told of the ten thousand people who are still homeless due to the floods last year, one year after the event. It is crazy to be looking at an area which does flood to build homes on.</p> <p>This site in Mill Lane was flooded last week when we had heavy rain. We took photographs of the flooding which demonstrates this site does flood after heavy rain.</p>
D Sutton	Flood plain!
Dave Prime	The site appears to be in the flood plain. I think it is foolish to build in a flood plain.
Dr Alison Gedge	<ol style="list-style-type: none"> 1. This site has recently flooded - it is on floodplain 2. Mill Lane is too narrow for access to another development
Dr. David R Gedge MRSC	<p>This proposed site is on a flood plain, which has completely flooded within the last ten years.</p> <p>- Mill Lane is too narrow and too highly populated to accommodate further vehicular traffic.</p>
Duncan Huggett	<p>Government policy requires a sequential test to be applied to areas of flood risk. This test requires demonstration that there are no other reasonably available sites in areas with a lower probability of flooding that would be appropriate to the type of development proposed. This is not the case here and to comply with Government policy, new development should therefore be directed to sites with a lower risk of flooding first.</p> <p>This is also in an area of landscape and countryside value, adjacent to a local nature reserve.</p>
Jane Worboys	Surely this is flood plain?! Which has flooded this week!
Mr and Mrs Codd	This site is within the floodplain. As such under PPS25 development on housing in this location is should not be supported. The site should therefore be rejected as it is contrary to national policy.
Mr R Cousins	This site is unsuitable for development because it is within the flood plain.
Mr R. James	This site is a flood plane and green land and will have impact on the local environment
Mr T J Giddings	Building on a flood plain is not acceptable or practical!

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Mrs T Cooper	We disagree with the use of this site for housing development as it is a Greenfield site on the edge of a floodplain and so inappropriate. Extra housing will also cause extra traffic pressure on an already busy congested feeder road i.e. Mill Lane & Swan Lane.
Nigel Aldis	It floods regularly every winter. It also provides an important vista across open countryside. Although in private ownership it is a visually attractive break in the housing blocks.
Ray and Julie Morrissey	This site is park of the local flood defence system and floods regularly in periods of heavy rain. The amount of housing proposed (7) is insufficient in relation to other available sites - i.e. H202 but its impact on the local area and loss of a section of flood plain has a major negative impact.
Shaun & Jenny Endersby	We have only lived here for a few months however we have noticed that the field floods regularly and believe that this is not a good place to be building as any extreme flooding would be sure to affect the new housing. The development would also reduce the area of the flood plain putting other properties at a higher risk. It also affects the open view from several existing properties.

Site Allocations, Issues and Options Consultation

Ref Number: H151

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
D Sutton	This is not even Sandy its either Beeston or Seddington! And its on the floodplain.
Dave Prime	The site appears to be wholly within the flood plain. It seems foolish to me to build on flood plains.
Diana Levy	There is already a lack of facilities for Sandy residents, bus services are poor, station parking is already totally inadequate for the needs for the town and additional housing of any size which is situated on the outskirts of the town and on a flood plain will only result in increased traffic and the associated problems and will increase the potential for flooding.
Mr and Mrs Codd	This site lies within the floodplain and as such PPS25 does not support development in this location. In addition the site is isolated from the main built up area of Sandy. The site should therefore be rejected.
Mr BA Gouldesbrough	Firstly it is on the level flood plain, increased run off of surface water will heighten the risk of flooding in the surrounding area. Also the additional traffic generated would also worsen existing black spots at the junction of New Road and the A1 and also junction of New Road and Potton Road. Already proposals are being canvassed to restrict Sandy High Street to Heavy goods vehicles which can only be re-routed down New Road. None of these developments should take place without major changes to these junctions.
Mr C Dent	As part of the development is close or on a flood plan if this were to go ahead the responsibility should stay with the present owner and the developers for a very long time.
Mr Lee Harrison	This site proposed is crazy - sited on the flood plain of the river, this is asking for trouble. It would also increase the volume of traffic crossing the A1 (Southbound carriageway) to get to New Road from the A1 (northbound) increasing the likelihood of a serious accident here.
Mr R Cousins	This site is unsuitable for the proposed development because it is within the existing flood plain.
Nicholas Hammond	The provision of a storage lake would be inadequate, given the amount of laid infrastructure required. Housing will cause traffic problems and will alter the nature of the landscape.
R M Warn	1. It is in the floodplain. 2. Needs a foot path, & pref street lighting along New Road.
Ray and Julie Morrissey	This site is within the local flood plain and will have a major impact on the possibility of flooding - especially to current marginal properties close to the river. The proposed lake, once filled, will not alleviate the flood problem since it will not provide an "overflow" capability or ground drainage which is the purpose of the floodplain.
Revd P A Tubbs	Surely this is a flood plain.
S Clarke	Information submitted states within a floodplain. Good reason to avoid bearing in mind flooding in recent years. Wildlife would be disturbed by structures, vehicles access to A1 could cause problems as A1 not being changed.

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Submitted by	Comments
Y A Hammond	This area is floodplain and building here will have a knock-on effect along the River Ivel to the A1. It floods regularly and has done since 1966 to my knowledge. The area should be left for walking and recreation as part of Sandys "green lung" in accordance with Government directives.

Site Allocations, Issues and Options Consultation

Ref Number: H169

This additional comment was made by a respondent who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
R M Warn	Good point. Close to station, may need footpaths/street lighting. But: some natural beauty here.

This additional comment was made by a respondent who felt that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Shaun and Jenny Endersby	Area of Great landscape value as noted. Also very difficult junction to the main road to Potton (and Cambridge). Could be sensitively developed for a lot lower concentration of housing.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Ben Seward	This site forms part of one of the most scenic areas in this part of the county. It is designated an Area of Great Landscape Value. Its loss for development would be hugely detrimental to the area. The area should be preserved as an Area of Great Landscape Value.
Diana Levy	This site is located off of a very busy road and will result in increased traffic on the main route into and out of Sandy. It will also result in the loss of open space which, when the other planning options are taken into context, is one of the last untouched natural areas surrounding the town.
Jane Worboys	Surely all these sites are Sandy are unsuitable for housing. They are on flood plains and areas where Sandy is actually quite pretty! I.e. the fields off Potton Road. Sandy has become an appalling town - very few facilities for the locals. An upper schools that is hard pressed to produce decent exam results as it is without bringing in even more children. Sandy is scruffy, shops are closing rapidly and the town suffers vandalism, graffiti etc., The town itself once boasted some wonderful buildings but even within the 20 years I have lived here the town is a shadow of its former self - the town as it is needs help not more housing.
Mark Barker	Would have an impact on Sandy. Loss of trees is important. Would add to traffic problems by station. Would be a shame to lose these trees - contribute to rural feel of area.
Mr and Mrs Codd	This site is in an Area of Great Landscape Value and is physically separate from the main urban area. There are alternative sites to meet housing need that are closer to the built up area with less environmental impact. This site should therefore be rejected as there are sequentially preferable alternatives.
Mr R Cousins	This site is unsuitable for the proposed development, as it would spoil an area of natural beauty.

Submitted by	Comments
Mrs Patricia Rainsford	Apart from being an area of great landscape value, the area covers the site of a Roman road. There will also be quite a lot of archaeological items in this area as there are many across the Potton - Sandy Road by the cemetery. The road along Swaden is busy now most of the day. This development will only cause more traffic and more congestion at the road junction with the Sandy-Potton road.
Nigel Aldis	This is an area of landscape of value. It is outside the settlement envelope and its impact on open countryside would be severe.
Tony Shepherd	Would add to congestion around the station area. This is a beautiful woodland site and housing in this location would be totally inappropriate.

Site Allocations, Issues and Options Consultation

Ref Number: H170

These additional comments were made by respondents who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
D Sutton	This site could not be any more unsuitable - too far from the town. 1.5 miles by existing road - no public transport.
R M Warn	Good point. Close to station, may need footpaths/street lighting. But: some natural beauty here.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Ben Seward	This site forms part of one of the most scenic areas in this part of the county. It is designated an Area of Great Landscape Value. Its loss for development would be hugely detrimental to the area. The area should be preserved as an Area of Great Landscape Value.
Diana Levy	This site, along with the smaller site number H169, is located off of a very busy road and will result in increased traffic on the main route into and out of Sandy. It will also result in the loss of open space which, when the other planning options are taken into context, is one of the last untouched natural areas surrounding the town.
Mr and Mrs Codd	The site is within an Area of Great Landscape Value and is some distance from the built up area. There are sequentially preferable sites that would have less environmental impact, as such this site should be rejected.
Mr R Cousins	Good point. Close to station, may need footpaths/street lighting. But: some natural beauty here.
Mrs Patricia Rainsford	Apart from being an area of great landscape value, the area covers the site of a Roman road. There will also be quite a lot of archaeological items in this area as there are many across the Potton - Sandy Road by the cemetery. The road along Swaden is busy now most of the day. This development will only cause more traffic and more congestion at the road junction with the Sandy-Potton road.
Nigel Aldis	This is open countryside and development should be strongly resisted. The landowner wants to maximise income without consideration for the benefit of the open area for generations to come.
Pam Dawes	Any building in this area would have an extremely detrimental effect on the surrounding countryside and local environment, as it is an area of great natural beauty and being fairly close to the town is an important amenity to the population.

Site Allocations, Issues and Options Consultation

Ref Number: H202

These additional comments were made by respondents who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Dave Prime	If a further development of this size were to go ahead, I believe significant new facilities would also need to be provided as well as improved public transport options around Sandy. Perhaps a regular circular bus could be provided to allow people to get to the train station and town centre without having to resort to their cars.
Mr and Mrs Codd	Clearly this is a substantial site that, if identified for development, would need to be phased. There is some question over access to the site and whether there would be a link from the A1 and indeed if this is something supported by the Highways Agency/Highway Authority. The development of the whole site would also warrant significant community facilities, possibly a new primary school, local shops and recreation facilities.
Mr R Cousins	Although not an ideal site, density of housing is very important. We do not want the new development to have the same density as Fallowfield. Also, there should be some affordable housing as well as social housing.
Neal Jillings	Larger urban extensions should complement the existing functions of centres like Biggleswade and Sandy. This site to the north of Sunderland Road at Sandy has sufficient critical mass to enable the necessary improvements to infrastructure to be made to ensure that Sandy is a sustainable community
T D & Mrs J M Simkins	If this site is developed, transport to the railway station would be a problem as there is not a bus service. The station car park is not big enough and is too expensive. Transport would also be a problem for shopping in Sandy Town unless more facilities were provided to the north of Sandy. The same applies for schools, doctors, dentists etc. If in addition other sites in the town were developed then these problems would be exacerbated.

These additional comments were made by respondents who feel that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
D Sutton	This site is too far away from the existing town and would create a dormitory development.
David Bonham	If this proposal is only housing, an increase in infrastructure needs (IE schools, bus links, doctors, dentist, Hospital with A&E, shops etc etc) will be required. Also, these homes will be further out from the centre of the town of Sandy, and thus will force the public to use their cars to travel to and from the town centre (when do people walk now-adays) and therefore an increase in pollution. As it is, the industrial estate contributes to the pollution of the surrounding area, as well as traffic from the A1.

Submitted by	Comments
Shaun and Jenny Endersby	The Fallowfield development struggles to integrate with the rest of Sandy and I know people have not wanted to buy houses there because they are too far out of town. This development will basically split Sandy into 2 - old town and new town. Not sure that this is good for the community.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Delphine Hawthorne	A really poor site for housing. Very far from transport links and town centre. Site would be better is developed as mixed use.
Diana Levy	This site looks to be the same size as the nearby Fallowfield development. The increase in housing, most of which are likely to be 2-car households and have paved driveways, would have a serious negative impact on the town, resulting in a significant increase in traffic and the potential for flooding due to loss of natural drainage. Sandy is already lacking suitable facilities and this type of housing would be likely to attract families and professionals who need these very facilities. To reach shops and other facilities would entail car journeys, as local bus services are poor. In addition, housing of this nature would attract commuters. Station parking is already totally inadequate for the needs for the town and additional housing of this size which is situated on the outskirts of the town will only result in increased traffic across all areas of Sandy and additional parking problems.
Mark Barker	Existing public transport is non existent for the existing Fallowfield Estate which is the furthest residential development from the station. This proposed development will be even further away. Will have an impact on train - more passengers commuting. Inadequate parking at station.
Mr C Dent	Sir. I do think that most of the proposed development within Sandy seems not to address the major problem of the motor car. They all seem to say how close to the amenities and railway station and how "people" would be able to cycle or walk. I hope that you as the planers do live in the real world where people seem to have to park as close to the point they need to access as possible. You only have to walk around Sandy a short while to prove this. Sandy has a major traffic problem both for parking in the town, railway station and accessing the A1. Until Sandy is bypassed any large development is not advisable as it will not be in the best interest to the people who already live in the Town.
Nigel Aldis	Developing north of Sunderland Road would further increase the likelihood that residents will travel by car to other locations for shopping and not use the centre of Sandy that will be distant. All the main services will be a considerable distance from this site.

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Submitted by	Comments
Paul Read	<p>There are major transport implications of growth north of Sandy. The highway access onto the A1 is dangerous as it is and should not have additional traffic on it. There is limited public transport to north Sandy. The development of Fallowfield and Ivel Park had a great opportunity for sustainable transport. Why did it take so long to put in a bus service- by then the residents were all car captive. Why did it take so long to complete footpaths? How can be assured based on previous experiences that there will be delivery of promises made by the council and developers.</p> <p>Sandy should not have additional development. Can the schools cope? No- can the health services cope? No.</p>
R M Warn	Too far away from town centre. Inhabitants will use cars, and join congestion on A1.
Revd P A Tubbs	Far too far north out of Sandy.
Sharon Irvine	Sunderland road is not a good place for new housing. its noisy, busy and not appropriate for schooling.
Tony Shepherd	This proposal would add to traffic along Sunderland Road and increase congestion. No local amenities, no bus route, no easy access to station on public transport. Station cannot support a large number of extra commuters. Insufficient parking in town centre.
Wendy Cousins	Traffic congestion is bad enough in Sandy at present without another 900 houses. This development is too far out of town for people to walk so they would use cars to go to the station and to take children to school which means more problems with commuters and parents parking in residential streets.

Site Allocations, Issues and Options Consultation**Ref Number: H236**

This additional comment was made by a respondent who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Shaun and Jenny Endersby	Don't agree that this site has significant separation from the main built up area of Sandy. Access under the underpass to the Fallowfield development is easy as you are on the cycle track to St Neots Road or into town.

This additional comment was made by a respondent who felt that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
R M Warn	Too far away from town centre. Inhabitants will use cars, and join congestion on A1.

Site Allocations, Issues and Options Consultation

Ref Number: H240

These additional comments were made by respondents who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Delphine Hawthorne	Good site for housing. Existing brownfield site close to Sandy town centre and amenities. I think a developer would be keen on this site. Note: money will need to be spent improving infrastructure in Sandy - lots of houses.
Giles Keen	Redevelopment of a brownfield site that is currently something of an eye-sore would benefit the community
R M Warn	Good point. Close to station, may need footpaths/street lighting. But: some natural beauty here.

This additional comment was made by a respondent who felt that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Nigel Aldis	Some of the area is flood plain.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Alison Taylor	Will Sandy be able to sustain this growth? If houses are built on the site as the disused factories in New Road residents of Willow Rise will need to be consulted as a covenant will need to be in place for the new properties to keep the trees in a well maintained state so the residents of Willow Rise are not over looked and kept to a certain height.
D Sutton	This is already an employment site and should stay that way.
Joan Roberts	The land is flood plain and would affect all housing in area.
Mr BA Goulesbrough	The additional traffic generated would also worsen existing black spots at the junction of New Road and the A1 and also junction of New Road/Station Road and Potton Road. Already proposals are being canvassed to restrict Sandy High Street to Heavy goods vehicles which can only be re-routed down New Road. This development should not take place without major changes to these junctions.
Mr F W Argent	This site is a flood plain. I am enclosing photos taken last year when there was little rain so with heavy and excessive rain this has the potential to come over on to the road therefore endangering our properties.

Submitted by	Comments
Sarah Cox, Stephen Evans	Although the proposed site is well served for amenities we feel it is inappropriate for development as the site is a flood plain. It would also increase the current traffic problem in Willow Rise by the use of the street as an unofficial car park for commuters using the station, also increasing the danger risk of our children who play in the street. We also feel local amenities will be stretched (school, rail links) to accommodate new families and so affect their efficiency for those of us who have paid inflated house prices specifically for that reason. Development would also depreciate the sell on value of our property.
Yvonne Galpin	This site would be in too close proximity to the back gardens of Willow Rise.

Site Allocations, Issues and Options Consultation

Ref Number: H242

This additional comment was made by a respondent who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
R M Warn	Good point. Close to station, may need footpaths/street lighting. But: some natural beauty here.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Ben Seward	This site forms part of one of the most scenic areas in this part of the county. It is designated an Area of Great Landscape Value. Its loss for development would be hugely detrimental to the area. The area should be preserved as an Area of Great Landscape Value.
D Sutton	This site is outside of the town boundary. It is unsuitable not being on transport links.
Delphine Hawthorne	Sandy must maintain greenbelt and south east section is ideal. Over next century areas to the north and east of Sunderland Road will be developed. Developing this site would be a very poor choice.
Diana Levy	Like sites H169 and H170, this site is located off of a very busy road and will result in increased traffic on the main route into and out of Sandy. It would not be within easy reach of facilities by foot and local transport links are poor. Residents would need to use cars to reach facilities. The location of this site would also result in the irrevocable loss of open space which, when the other planning options are taken into context, is one of the last untouched natural areas surrounding the town.
Giles Keen	Development here would detract from a very pleasant part of Sandys rural surroundings. The pleasant aspect of the town on the approach to the RSPB HQ surely benefits the local community in terms of quality of life and helps to strengthen its tourist attraction potential (some public footpaths pass near here and caravan facilities lie opposite). The proposed location is near several dangerous road features: poor visibility in/out of Sandy, junction of Swaden with Potton Road, fast but sharp bend on Potton road near this development.
Mr R Cousins	This site is unsuitable for the proposed development, as it would spoil an area of natural beauty.
Mrs Patricia Rainsford	Apart from being an area of great landscape value, the area covers the site of a Roman road. There will also be quite a lot of archaeological items in this area as there are many across the Potton - Sandy Road by the cemetery. The road along Swaden is busy now most of the day. This development will only cause more traffic and more congestion at the road junction with the Sandy-Potton road.
Nigel Aldis	There is no direct vehicular access to the Town centre.
Nigel Middleton	Should be left as Greenfield for the horses grazing as it is used at the moment. Plenty of disused areas in Sandy to regenerate, rather than remove existing green areas.
P Kettleborough	Would be detriment to a remaining site of "natural beauty".

Submitted by	Comments
Pam Dawes	This is the worst possible site for development from any point of view. The one area near Sandy which may be considered to have exceptional amenity value is the Greensand Ridge and associated woodland, and Swaden is the most easily visible part. Building here, no matter how "green" in concept could have nothing but a detrimental impact.
Shaun and Jenny Endersby	Too many houses and traffic congestion at the junction which is not good and the road is the main one to Potton/Cambridge. These comments also apply to H170 and H169 which are also areas of Great landscape value.

Site Allocations, Issues and Options Consultation

Ref Number: H272

These additional comments were made by respondents who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Diana Levy	This site is much more appropriate in size for this area and the increase in traffic would be much less detrimental to that created by site H202. The existing infrastructure of the town could accommodate a site of this size. However, local transport links are poor and commuters would probably use cars to reach the station, which would only increase the problems already faced when parking at the station or in the town centre.
Mr and Mrs Codd	This site presents the only substantial and sustainable option for new homes in Sandy. The site is not constrained by any ecological, landscape, flooding or other known environmental factor. The land is owned by one person and deliverable short term. The site is within walking distance of schools, employment local shops, recreation areas and Sandy Town Centre. There are cycling and public transport options enabling speedier connections to local destinations as well as those further a field. The development of this site could accommodate aRound one60 dwellings and enable mixed styles and tenure including much needed affordable housing. Furthermore, the development would contribute to local education, health, community and recreational facilities as identified through community consultation.
Mr R Cousins	Although not an ideal site, density of housing is very important. We do not want the new development to have the same density as Fallowfield. Also, there should be some affordable housing as well as social housing.
Neal Jillings	Sandy should continue to act as a focus for growth in Mid Beds. This site is the most appropriate direction for growth to occur.
T D & Mrs J M Simkins	If this site is developed, transport to the railway station would be a problem as there is not a bus service. The station car park is not big enough and is too expensive. Transport would also be a problem for shopping in Sandy Town unless more facilities were provided to the north of Sandy. The same applies for schools, doctors, dentists etc. If in addition other sites in the town were developed then these problems would be exacerbated.

This additional comment was made by a respondent who felt that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
D Sutton	This may create a dormitory to the north of the town. It's insufficient in size to add more services to the town.

Site Allocations, Issues and Options Consultation

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Mark Barker	Existing public transport is non existent for the existing Fallowfield Estate which is the furthest residential development from the station. This proposed development will be even further away. Will have an impact on train - more passengers commuting. Inadequate parking at station.
Mr C Dent	Sir. I do think that most of the proposed development within Sandy seems not to address the major problem of the motor car. They all seem to say how close to the amenities and railway station and how "people" would be able to cycle or walk. I hope that you as the planers do live in the real world where people seem to have to park as close to the point they need to access as possible. You only have to walk around Sandy a short while to prove this. Sandy has a major traffic problem both for parking in the town, railway station and accessing the A1. Until Sandy is bypassed any large development is not advisable as it will not be in the best interest to the people who already live in the Town.
R M Warn	Too far away from town centre. Inhabitants will use cars, and join congestion on A1.
Revd P A Tubbs	Far too far north out of Sandy.

Site Allocations, Issues and Options Consultation

Ref Number: H276/E13

These additional comments were made by respondents who did feel that this site is appropriate to provide future housing or employment in Mid-Beds:

Submitted by	Comments
Delphine Hawthorne	Another good potential site. Close to A1/mainline train.
Giles Keen	This is good reuse of a brownfield site, but careful consideration should be given to effects on the flood-plain nearby, especially with possibly increased run-off from this site.
Mark Barker	Close to town centre/station. Would utilise current sites with empty warehouses. Could support housing and other facilities. This area currently looks shabby.
Sophie Adams	This site does need regeneration!
Tony Shepherd	This is an excellent site for development which would provide local facilities that are much needed. Would "improve the look" of the area around the station. Easy access to town - no requirement to use cars etc no additional parking in town.

These additional comments were made by respondents who feel that this site may be appropriate to provide future housing or employment in Mid-Beds:

Submitted by	Comments
Diana Levy	The location of this site would increase traffic on a road that is already busy and used as a rat-run into town. Transport links are poor and residents and workers would most likely need to rely on cars, increasing the traffic problems in the town. This site would be better used as additional parking for the station, which is needed to accommodate the increasing number of cars that will inevitable arise from building any further residential estates within Sandy and the local area.
Nigel Aldis	Some of the facilities being proposed are needed but is this the right place? OK if you have a car but remote from the nearest bus route.
Shaun and Jenny Endersby	The site is recommended as being poor quality office and industrial buildings but this is actually only about a fifth of the area marked, the rest is pasture and possibly subject to regular flooding in part. Otherwise the development sounds good.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing or employment in Mid-Beds:

Submitted by	Comments
B Burtenshaw	To build on this site would have a massive impact on the local wildlife and affect the environment hugely. Also this site is a flood plain so to build on it would be a uneconomical idea.
D Sutton	Whilst some of this site is an existing commercial site the majority is within the floodplain of the river.

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Submitted by	Comments
Duncan Huggett	<p>Government policy requires a sequential test to be applied to areas of flood risk. This test requires demonstration that there are no other reasonably available sites in areas with a lower probability of flooding that would be appropriate to the type of development proposed. This is not the case here and to comply with Government policy, new development should therefore be directed to sites with a lower risk of flooding first.</p> <p>This is also in an area of landscape and countryside value, adjacent to a local nature reserve.</p>
Mr F W Argent	<p>We already have Sandy Railway station within 500 yards of our homes so any extra development will increase pollution and noise and more traffic movement. We have 40 ft conifers at the bottom of our gardens if these were left it would cushion any extra noise.</p>
Mr R Cousins	<p>This site is unsuitable for the proposed development as it is situated within the flood plain.</p>
Mr T J Giddings	<p>Building on a flood plain is not acceptable or practical!</p>
Mrs Prue Canham and Mr Peter Wullems	<p>The current site of old industrial buildings off Station Road is very small, and is not large enough for the proposed development. The overspill is clearly destined for the remainder of the river meadow, which is flood plain, and has regularly flooded heavily over the last 100 years. This land is totally unsuitable for the proposed development, and if the ground is covered in concrete and buildings preventing normal run-off and soak-away, will threaten other residential areas close by when there is flooding. Including, and especially, the oldest house in Sandy, built circa 1510 (where we live) a Grade II Listed building under protection.</p> <p>In addition, the meadow itself is a semi-wet wildlife habitat, and provides a breeding ground for voles (a rare and endangered species) and other creatures and birds. This area should be preserved as a Nature reserve.</p> <p>Finally, the only access points are either off Ivel Road (already narrow and highly congested), or from Station Road, which will heavily impact on the only free-flowing access to the A1, since the Sandy roundabout is a trouble spot.</p> <p>We most strongly disapprove of this site being used for the proposed development, and will have no hesitation in lobbying at the highest possible level to prevent this happening.</p>
N. Hammond	<p>Most of this site is in the flood plain and has been flooded at least on a ten-year average over the last 40 years. Development on the lower part of the site will cause traffic levels to increase in area where there is already congestion. The water meadows are also the habitat of barn owls, water voles and great crested newts.</p>
R M Warn	<p>Is this one in the flood plain?</p>
Ray Morrissey	<p>This site is in the local River Ivel flood plain. Development of this site will eliminate significant ground drainage and river over flow capability. This will significantly increase the risk of flooding, especially for current marginal properties that are close to the river.</p>

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Submitted by	Comments
Sarah Cox, Stephen Evans	Although the proposed site is well served for amenities we feel it is inappropriate for development as the site is a flood plain. It would also increase the current traffic problem we have by the use of Willow Rise as unofficial parking for commuters using the station, also increasing the danger risk of our children who play in the street. We also feel local amenities would be stretched (school, rail links) to accommodate new families, and so affect their efficiency for those of us who have paid inflated house prices specifically for that reason - development would also depreciate the sell-on value of our property
Y A Hammond	This area is in a severe flood plain. To my knowledge it has flooded regularly since 1966 when I moved into the area and could monitor the effects of 2 days plus rainfall either in Bedfordshire or Hertfordshire. Grazing animals have been frequently moved out. Building here will mean flooding in Willow Rise, Spencer Way, Ivel Road and a knock-on effect at Mill Lane and right down to the roundabout on the A1/A603. In addition vehicle access will be highly dangerous. This area should be part of Saullys (?) "green lung" in accordance with government directives.
Yvonne Galpin	No no this is a flood plain!!! I have lived in Willow Rise for 30 years. I have seen the field opposite me flood many times it looks like a lake (with swans on)!! I have many photos to prove this and have opposed planning permission many times in the past. It would be a disaster to build on this field.

This additional comment was made by a respondent who did not answer the site suitability question on the survey:

Submitted by	Comments
Joan Roberts	Flood Plain.

Ref Number: H295

This additional comment was made by a respondent who did feel that this site is appropriate to provide future housing or employment in Mid-Beds:

Submitted by	Comments
Diana Levy	As an existing brownfield site situated at the edge of an existing residential area, this site would have little impact on the surrounding area.

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Ref Number: H304

These additional comments were made by respondents who did feel that this site is appropriate to provide future housing or employment in Mid-Beds:

Submitted by	Comments
Mark Barker	It does not move the boundary of Sandy further north and even further away from the town centre and station.
T D & Mrs J M Simkins	If this site is developed, transport to the railway station would be a problem as there is not a bus service. The station car park is not big enough and is too expensive. Transport would also be a problem for shopping in Sandy Town unless more facilities were provided to the north of Sandy. The same applies for schools, doctors, dentists etc. If in addition other sites in the town were developed then these problems would be exacerbated.
Tony Shepherd	An excellent site for mixed use with little disruption to existing property. Would add to much needed local amenities.

These additional comments were made by respondents who feel that this site may be appropriate to provide future housing or employment in Mid-Beds:

Submitted by	Comments
Nigel Aldis	Existing access routes are totally unsuitable. At least one major crossing of the railway would be needed. This site has the potential to meet all Sandys needs well beyond 2026 without elongating the Town. But crossing the railway line to ensure the settlement is integrated into the rest of Sandy is very important.
R M Warn	Access! Access! Access! A new bridge over railway leading to Sunderland Road, hence causing congestion at town roundabout.
Shaun and Jenny Endersby	This area would appear to increase the size of Sandy significantly and would need a lot of infrastructure as it is cut off from the main town by the Railway which would tend it to be self sufficient and not supporting the existing facilities. Access is also a question and would need to be considered very carefully to make sure it worked - would need 2 bridges over the railway.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing or employment in Mid-Beds:

Submitted by	Comments
D Sutton	Growing bio fuel means a power station. This site is already an area of employment, it is unsuitable to build residential housing within an existing industrial area.
Delphine Hawthorne	This is a local site for development in Sandy. Could be OK if done properly. Big issue is no access to site over railway, will destroy countryside, current economic environment will kill development of this site anyway (as no developer will want to take huge cost/significant risk for this development).

Site Allocations, Issues and Options Consultation

Submitted by	Comments
Diana Levy	The development of a site of this size and location would create an insupportable level of traffic, require the building of new roads, schools, shops and other facilities and would result in a loss of a significant area of open countryside. The loss of natural drainage in such a large area would increase the risk of local flooding. The site is outside of the existing town boundary and residents and those working on this site would need to use cars to reach the area. This would seriously increase the traffic on an already busy route and lead to increased congestion around the town.
Mr and Mrs Codd	This is a substantial site that is physically separate from the existing settlement by the railway line. The land is in exposed open countryside adjacent to an area of Great Landscape Value. With most sustainable and less environmentally sensitive alternatives, this site should be rejected on the basis of the sequential approach to development.
Mr C Dent	Sir. I do think that most of the proposed development within Sandy seems not to address the major problem of the motor car. They all seem to say how close to the amenities and railway station and how "people" would be able to cycle or walk. I hope that you as the planers do live in the real world where people seem to have to park as close to the point they need to access as possible. ACCESS TO THIS SITE HAS BEEN A MAJOR PROBLEM FOR MAY YEARS AND i DO NOT THINK IT CAN BE OVERCOME
Mr R Cousins	<p>This site is unsuitable for the proposed development because it is isolated with no obvious access to existing infrastructure and essential utilities.</p> <p>This site is unsuitable for the proposed development because it is isolated with no obvious access to existing infrastructure and essential utilities.</p>
Nicholas Garthwaite	I am strongly opposed to any development east of the railway line. It would wreck the largely rural nature of that area. It would inevitably lead to pressure for further, and also undesirable, encroachment on the remaining area between the railway line and Hazells Hall.
P Kettleborough	Surely not feasible!!!
Samantha Kellow	Developing land east of the railway line at Sandy will have a significant and damaging impact on wildlife and the countryside. In particular, buzzards can be seen hunting over this land from the hills to the east. Encroaching east towards these hills will spoil this area of natural beauty.

Site Allocations, Issues and Options Consultation

Ref Number: H320

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Dr David Gedge & Dr Alison Gedge	1. Site is in the floodplain of the River Ivel - strongly disagree with building on it. 2. Hard to access from the A1.
Dr Duncan Huggett	I object to the development of H320 for housing because it is within Flood zone 3a (greater than 1:100 chance of flooding). Housing is considered more vulnerable category of development in PPS25 and must pass the exception test. There must be no other reasonable alternatives and not increase flood risk. The construction of 150 houses does not in my opinion pass this exception test at this location.
Mr Nicholas Hammond	You've noted that this in the flood plain. The effect of more building and concrete on Beeston and on the land to the west will be increased flood risk. To build here will have environmental effects and be further ribbon development along the A1.
Mr Robert Cousins	I do not think this development should be considered because: a) Within the flood plain. b) Not within easy reach of any amenities') Increased impervious would cause increase in surface water run off, leading to local flooding.
Mrs Kay Davies	The site is within the flood plain where development should be restrained. Furthermore the site is physically separated from the town, being in an unsustainable location.
Mrs Prue Canham	This site is part of the Flood Plain It is home to Barn owl It is a major nature area for Sandy residents The site should be retained in its natural state as part of Sandy wetlands, consistent with the council policy to protect the river valleys and flood plain sites, and to provide natural linkages with local Nature conservation areas.

This additional comment was made by a respondent who did not answer the site suitability question on the survey:

Submitted by	Comments
Mr David Sutton	The quality of life living next to a dual carriage truck route would not be good, very little public transport, no amenities.

Site Allocations, Issues and Options Consultation**Ref Number: H346**

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Mr David Sutton	The access to this site is from a dual carriage truck route, the inevitable increase in traffic is unacceptable, it is completely separate from the existing town/ public transport.
Mr Robert Cousins	I do not think this development should be considered because: a) It is within the flood plain. b) Not within easy reach of shops, GP surgery etc. c) Very close to existing sewage treatment works and A1.d) Limited access to and from the site.
Mrs Kay Davies	The site is within the flood plain where development should be resisted, particularly in the light of climate change. The site is also severed from the main settlement by the A1, which would isolate any development and prove unsustainable.

Site Allocations, Issues and Options Consultation**Ref Number: H360**

These additional comments were made by respondents who did feel that this site is appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Mr Peter Sayer	The site is truly brown field located on the edge of town, adjacent to the main line railway station and could be perfect for low cost housing.

These additional comments were made by respondents who feel that this site may be appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Mrs Kay Davies	The site is somewhat isolated from the main urban area and could be subject to high noise levels from the adjacent railway line.

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Mr David Sutton	This is not a site for housing but for employment. It would not provide quality housing and is too far from the town.
Mr Robert Cousins	I do not think this development should be considered because:-a) Limited access to and from the site. b) Noise could be a major issue, due to the proximity to the mainline railway. c) Not within easy reach of the shops, GP surgery etc d) Impact on the landscape.

Ref Number: H368

These additional comments were made by respondents who feel that this site is not appropriate to provide future housing in Mid-Beds:

Submitted by	Comments
Mr David Sutton	Outside of the town limits. Away from public transport links and town services.
Mr Robert Cousins	I do not think this development should be considered because:-a) It is within a flood plain. b) Not within easy reach of shops, GP surgery etc. c) Limited access to and from the site. d) Proximity to the A1- air pollution could become a health problem.
Mrs Kay Davies	The site is within the flood plain, where development should be resisted, particularly in the light of climate change. The site is also severed from the main settlement by the A1, which should isolate any development and prove unsustainable.

Site Allocations, Issues and Options Consultation

Ref Number: E38

This additional comment was made by a respondent who did feel that this site is appropriate to provide future employment in Mid-Beds:

Submitted by	Comments
Diana Levy	As this site is located on the edge of an existing industrial area and access is easily available from the A1, this site would be the best option proposed by this survey for future commercial development.

This additional comment was made by a respondent who felt that this site may be appropriate to provide future employment in Mid-Beds:

Submitted by	Comments
D Sutton	This site is larger than the existing industrial estate, and would possibly take existing employment from elsewhere in the area.

This additional comment was made by a respondent who felt that this site is not appropriate to provide future employment in Mid-Beds:

Submitted by	Comments
Mr R Cousins	This site is unsuitable for the proposed development because it is fairly isolated with limited access and no amenities.

Site Allocations, Issues and Options Consultation

Ref Number: E70

This additional comment was made by a respondent who felt that this site may be appropriate to provide future employment in Mid-Beds:

Submitted by	Comments
Howe	Cambridge road already congested with parked cars, and access to site by foot/bicycle alone is unrealistic. Proper parking facilities would need to be provided east of railway, further eroding natural beauty of site. Access through trees from Everton Road is always going to be problematical for HGVs and should be discouraged.

These additional comments were made by respondents who feel that this site is not appropriate to provide future employment in Mid-Beds:

Submitted by	Comments
Ben Seward	This site forms part of one of the most scenic areas in this part of the county. It is designated an Area of Great Landscape Value. Its loss for development would be hugely detrimental to the area. The area should be preserved as an Area of Great Landscape Value.
D Sutton	A ridiculous site. Inappropriate access no direct link from the town.
Delphine Hawthorne	How will this site be accessed? No access road could handle the trucks necessary to develop site. This area should be maintained as greenbelt.
Giles Hawthorne	Key issue is how do you access this site. Cambridge Road could not handle large trucks or an increased volume of traffic. The existing bridge over the railway definitely could not. In my opinion the only way to access the site is to create some kind of access road and bridge somewhere along Sunderland Road which has better access to the A1. Proposed site would also impact on the greenbelt surrounding Sandy. I do not believe the proposed development would have a very positive impact on Sandy, unless development was B1. It seems unlikely to me that people working here could be bothered to walk into town (probably a good 15 to 20 minute walk each way) and use other services. I believe that if development needs to occur it would be better placed on Sunderland Road or on the east side of railway line opposite Sunderland Road.
Mr C Dent	Access to this site is well known to be very poor!!!
Ray Morrissey	This is a rural site close to the centre of Sandy. It has high amenity value being heavily wooded and used extensively by local residents for dog walking and general leisure activities. Developing this site will be a major loss of amenity to the area.

Site Allocations, Issues and Options Consultation

Ref Number: E78

These additional comments were made by respondents who feel that this site may be appropriate to provide future employment in Mid-Beds:

Submitted by	Comments
Mr Peter Sayer	The site is truly brown field, located on the edge of town, adjacent to the main line railway station and could generate many jobs.

These additional comments were made by respondents who feel that this site is not appropriate to provide future employment in Mid-Beds:

Submitted by	Comments
Mr Robert Cousins	I do not think this development should be considered because: a) limited access to and from the site, sandy/Potton road has a considerable amount of fast moving traffic. b) Impact on the landscape.

Ref Number: E81

These additional comments were made by respondents who feel that this site is not appropriate to provide future employment in Mid-Beds:

Submitted by	Comments
Mr Robert Cousins	I do not think this development should be considered because: a)It is within the flood plain .b) limited access to and from the site.
Mrs Kay Davies	The site is within the flood plain where development should be resisted, particularly in the light of climate change. The site is also isolated from the main settlement, being unsustainable.

SANDY APPENDIX TWO
Email Representations

Name	Subject	Comment
<p>Roger Chick On behalf of Bedfordshire Area, Ramblers' Association</p>	<p>H320 Land adjacent to the A1 Beeston Sandy</p>	<p>Bridleway No 8 runs along the NW boundary of proposed site. The site is 50% within the Flood Zones 2 & 3 and unsuitable for proposed development.</p>
<p>Roger Chick On behalf of Bedfordshire Area, Ramblers' Association</p>	<p>H346 & E81 Hamlet End House and adjacent land, Girtford - Moggerhanger</p>	<p>Strong Objection - FP3 and FP4 run along the east and west sides of the River Ivel to the west of the proposed site. Views from these popular and much used routes would be adversely affected by either proposal for development of this site. Moggerhanger FP10 and Sandy FP38 are to the southwest south of the site. The site is entirely within Flood Zones 2 & 3 and is unsuitable for either proposed development. We strongly object to this site and request that it is rejected and excluded from further consideration.</p>
<p>Roger Chick On behalf of Bedfordshire Area, Ramblers' Association</p>	<p>H368 Land adjacent to Pope's Farm, Temsford Road Sandy</p>	<p>Footpath No 1A runs along the south boundary of the proposed site. No objection provided RoW remains intact.</p>
<p>Dan & Pauline Clark</p>	<p>Sandy, sites H202 and E38</p>	<p>Am extremely concerned at the relentless developments being built and proposed between Sandy and Tempsford. The proposals H202 and E38 further encroach on the green buffer between the Major Service Centre (as identified in the Core Strategy) of Sandy and the Small Village (as identified in the Core Strategy) of Tempsford. They also threaten potential routes for an Oxford-Cambridge railway which have recently (Feb 2008) been given a boost by the government providing £1 million to fund a study into route options (report: New Civil Engineer, Feb 25 2008).</p>