


Sandy Town Council

To: Cllrs P N Aldis, J Ali, P Blaine, T Cole, A M Hill, W Jackson, G Leach, C Osborne, M Pettitt, M Scott, D Sharman, P Sharman, J Sparrow and S Sutton

You are hereby summoned to attend a meeting of Sandy Town Council to be held in the Council Chamber at 10 Cambridge Road, Sandy, Bedfordshire on Monday 24 October 2016 commencing at 7.30pm for the purpose of transacting the items of business below


Chris Robson
Town Clerk
10 Cambridge Road
Sandy
SG19 1JE
01767 681491
18 October 2016

MEMBERS OF THE PUBLIC AND PRESS ARE WELCOME TO ATTEND THIS MEETING

A G E N D A

1 Apologies for Absence

To receive any apologies for absence

2 Declarations of interest and requests for dispensations

Under the Localism Act 2011 members of Council are not required to make oral declarations of interest at meetings but may not participate in discussion or voting on any items of business in which they have a Declarable Pecuniary Interest (DPI) and under Sandy Town Council's Standing Orders must leave the room for the duration of all discussion on such items. (All members' register of interests are available on the Sandy Town Council website or on application to the Clerk.)

*This item is included on the agenda to enable members to declare new DPIs and also **those who wish to do so** may draw attention to their stated DPIs and also any non-declarable personal interests which they have declared under Sandy Town Council's adopted Code of Conduct and which may be relevant to items on the agenda.*

- i) Disclosable Pecuniary Interests*
- ii) Non Pecuniary Interests*
- iii) Dispensations*

3 Public Participation Session

To receive questions and representations from members of the public.

Sandy Town Council

4 Minutes of previous Town Council meetings

To consider the Minutes of the meeting of Sandy Town Council held at 7.30pm on Monday 12 September 2016 and to approve them as a correct record of proceedings.

5 Co-option of new Council Member for Pinnacle Ward

To receive and consider applications for the vacant Councillor position in Pinnacle Ward.

Appendix I

6 Minutes of committees and recommendations therein

To receive and note the minutes of the meetings of the following committees and sub-committees and (if applicable) to approve recommendations therein which do not arise elsewhere

- i) Human Resources Committee held on 19 September 2016

RESOLVED to RECOMMEND that the Councillor Training Policy be approved with amendments and that this go to Full Council for all Members' information.

- ii) Development Scrutiny Committees held on 26 September 2016 and 17 October 2016

- iii) Community Services and Environment Committee held on 26 September 2016

RESOLVED to RECOMMEND that the Council holds a dog awareness event in 2017 and considers putting in force a byelaw and that adequate fencing around the park is installed.

RESOLVED to RECOMMEND that the Council moves towards holding themed markets with an initial Continental market, incorporating themed community stalls to be held and the market's success monitored and reported back to Councillors.

RESOLVED to RECOMMEND that a public consultation be held to explore what equipment the public would like in the play parks in Sandy and that the results of the consultation and proposals with projected costs are brought back to Council for consideration.

- iv) Policy, Finance and Resource Committee held on 10 October 2016

RESOLVED to RECOMMEND that a grant of £500 be awarded to the Sandy Carnival out of the 2017/18 financial year budget and that this comes from the proposed new events budget line.

Sandy Town Council

7 Financial Matters

- i) To note a summary statement of income and expenditure against budget for the year to date (previously circulated and scrutinised at a meeting of the Policy, Finance and Resources Committee on 10 October 2016).
- ii) To note a list of payments made since the last Town Council meeting (previously circulated and scrutinised at a meeting of the Policy, Finance and Resources Committee on 10 October 2016).

8 Action List

To receive any updates and note the Action List.

Appendix II

9 Reports from Central Bedfordshire Councillors

To receive reports from Sandy's Central Bedfordshire Councillors.

10 Calendar of Meetings

- i) To receive and agree a proposed calendar of meetings for the next civic year 2017-18.
- ii) To approve moving the Town Council meeting of 5 December 2016 to the 28 November 2016 to avoid a clash with the use of the Chamber by the Council and Friends of Sandy Christmas Lights following the Lights Switch on Event.

Appendix III

11 External Audit Report

To receive and note a copy of the Town Council's 2015/16 External Audit report, previously reviewed by the Policy, Finance and Resources committee on 10 October 2016.

Appendix IV

12 Central Bedfordshire Council's Local Plan

To receive, review and agree a draft Planning Concept Plan from the Town Clerk following Council's review of Call for Sites land and recent consultation work.

Appendix V

13 High Street Shop Vacancies and Closures

To consider the impact of upcoming retail closures on Sandy's High Street and what role the Town Council can play in addressing closures and vacant units.

14 Appointment of Councillor Representative to Outside Body

To appoint a representative to Sandy Children's Community Centre.

Sandy Town Council

- 15 Reports from representatives on outside bodies**
To receive reports from Council representatives on outside bodies/organisations.
- 16 News Releases**
- 17 Chairman's Items**
- 18 Date of Next Meeting: 28 November 2016**

AGENDA ITEM 8

APPENDIX II

Town Council - Action list

Subject	Action to be taken		Response/ Agenda no.
	Minute	Action	
Meeting 9/11/15			
Bedford Road Recreation Ground – Outdoor Gym Equipment	(86-15/16)	Completion of Sport England park user's survey to support grant application. This is external to the Council.	Consultation/ Surveying to take place at Bedford Road park re need for to establish interest. On-going
Surgery relocation to Shannon Court	(87-15/16)	Council agreed changes to the car park layout in principle. Town Clerk to continue to work with Dr Graffy to identify potential funding.	On going. Dr Graffy informed Clerk that he is still in negotiations with the NHS.
East West Rail Link	(89-15/16)	Town Council strongly support the East West rail link coming through Sandy and to lobby the relevant authorities.	Latest information has been distributed to Members. Awaiting further information on Sandy Corridor.
Meeting 7/3/16			
Road Investment Strategy A1	(130-2015-16)	To respond to Cllr M Russell and write to the local Member for Parliament and the Under Secretary for Department of Transport outlining the points made.	Acknowledgements of receipt letters have been received. A report from the latest A1 Investment Strategy Stakeholder meeting (July '16) has been circulated to Members.

**SANDY TOWN COUNCIL
CALENDAR OF MEETINGS
2017-2018**

2017	
Mon 22.05.17	Town Council (Annual Meeting) (1)
Mon 29.05.17	Spring Bank Holiday
Mon 05.06.17	Development Scrutiny Community Services & Environment (1)
Mon 12.06.17	
Mon 19.06.17	Policy, Finance & Resources (1)
Mon 26.06.17	Development Scrutiny Human Resources
Mon 03.07.17	Town Council (2)
Mon 10.07.17	
Mon 17.07.17	Development Scrutiny Community Services & Environment (2)
Mon 24.07.17	
Mon 31.07.17	Policy, Finance & Resources (2)
Mon 07.08.17	
Mon 14.08.17	Development Scrutiny Town Council (3)
Mon 21.08.17	
Mon 28.08.17	Summer Bank Holiday
Mon 04.09.17	Development Scrutiny Community Services & Environment (3)
Mon 11.09.17	Policy, Finance & Resources (3)
Mon 18.09.17	Human Resources
Mon 25.09.17	Development Scrutiny Town Council (4)
Mon 02.10.17	
Mon 09.10.17	
Mon 16.10.17	Development Scrutiny Community Services & Environment (4)
Mon 23.10.17	Policy, Finance & Resources (4) Budget Code consideration
Mon 30.10.17	
Mon 06.11.17	Development Scrutiny Town Council (5)
Mon 13.11.17	
Mon 20.11.17	Community Services & Environment (5)
Mon 27.11.17	Development Scrutiny Policy, Finance & Resources (5) Budget/Precept Report
Mon 04.12.17	
Mon 11.12.17	Human Resources
Mon 18.12.17	Development Scrutiny Town Council (6)
Mon 25.12.17	Christmas Day
2018	
Mon 01.01.18	New Year's Day
Mon 08.01.18	Development Scrutiny Community Services & Environment (6)
Mon 15.01.18	Policy, Finance & Resources (6) Budget/precept Report Amendments

Mon 22.01.18		
Mon 29.01.18	Development Scrutiny	Town Council (7) Budget/Precept Agreement
Mon 05.02.18		
Mon 12.02.18		
Mon 19.02.18	Development Scrutiny	Community Services & Environment (7)
Mon 26.02.18	Policy, Finance & Resources (7)	
Mon 05.03.18		
Mon 12.03.18	Development Scrutiny	Town Council (8)
Mon 19.03.18	Human Resources	
Mon 26.03.18	Community, Services & Environment (8)	
Mon 02.04.18	Easter Monday	
Mon 09.04.18	Development Scrutiny	Policy, Finance & Resources (8)
Mon 16.04.18		
Mon 23.04.18	Town Council (9)	
Mon 30.04.18	Development Scrutiny	Community Services & Environment (9)
Mon 07.05.18	May Day Holiday	
Mon 14.05.18	Annual Town Meeting	
Mon 21.05.18	Development Scrutiny	Town Council Annual Meeting
Mon 28.05.18	Spring Bank Holiday	



ISSUES ARISING REPORT FOR
Sandy Town Council
Audit for the year ended 31 March 2016



Introduction

The following matters have been raised to draw items to the attention of Sandy Town Council. These matters came to the attention of BDO LLP during the audit of the annual return for the year ended 31 March 2016. This report must be presented to a full meeting of the smaller authority for review.

The audit of the annual return may not disclose all shortcomings of the systems as some matters may not have come to the attention of the auditor. For this reason, the matters raised may not be the only ones that exist.

The matters listed below are explained in further detail on the page(s) that follow;

- Risk Assessment
- Internal Auditor's recommendations
- Minuting approval of the Annual Return

The following issue(s) have resulted in the annual return being qualified. They indicate a weakness in the council's procedures and require the council to take immediate action.

Risk Assessment

What is the issue?

The internal auditor has noted that the smaller authority has not minuted its review of the effectiveness of internal control including arrangements for the management of risks during the year ended 31 March 2016.

Why has this issue been raised?

This is a breach of regulation 4 of the Accounts and Audit Regulations 2015 which requires smaller authorities to review the effectiveness of internal control which includes arrangements for the management of risk.

What do we recommend you do?

The smaller authority must ensure that the risk assessment is reviewed and this review is minuted at least once a year before the end of the financial year. This review is for the smaller authority to evidence as a whole that they are satisfied that all the risks facing the smaller authority have been identified and safeguards have been put in place to protect against those risks.

Further guidance on this matter can be obtained from the following source(s):

Governance and Accountability in Local Councils in England March 2016- A Practitioners Guide,
NALC/SLCC/ADA
Audit Briefing, Winter 2012 - BDO LLP
Accounts and Audit Regulations 2015

The following issue(s) have been raised to assist the council. The council is recommended to take action on the following issue(s) to ensure that the council acts within its statutory and regulatory framework.

Internal Auditor's recommendations

What is the issue?

The internal auditor has made a few recommendations in respect to the financial systems of the smaller authority.

Why has this issue been raised?

The smaller authority is exposed to the risks associated with these weaknesses.

What do we recommend you do?

The smaller authority must implement the recommendations made by the internal auditor to improve the financial systems of the smaller authority as soon as possible or in any event before the end of the current financial year.

If the smaller authority addresses all the issues raised by the internal auditor the smaller authority should improve internal controls which will help to prevent and detect error and fraud and assist the smaller authority to operate in an effective and efficient manner.

Further guidance on this matter can be obtained from the following source(s):

Governance and Accountability in Local Councils in England - A Practitioners' Guide, NALC/SLCC

Minuting approval of the Annual Return

What is the issue?

The minutes supplied did not specifically minute the smaller authority's approval of Section 1 - Annual Governance Statement and the yes/no answers to Section 1.

Why has this issue been raised?

Failure to minute the approval of the Annual Governance Statement has exposed the smaller authority to undue risk of non adoption of the Annual Return.

What do we recommend you do?

The smaller authority must ensure in future years that the minutes clearly state their acceptance of Section 1 - Annual Governance Statement and the minutes record the specific answers to Section 1. The accounts and Audit Regulation 2015 specify that the smaller authority must approve the annual governance statement and then approve the accounting statements.

It is essential that minutes clearly record the decisions of the smaller authority as they are the lawful record of the events of the its meetings.

Further guidance on this matter can be obtained from the following source(s):

Local Council Administration, 8th Edition, Charles Arnold-Baker; Chapter 7

No other matters came to our attention.

For and on behalf of
BDO LLP

Date: 20 September 2016

Section 3 – External auditor certificate and report 2015/16 Certificate

We certify that we have completed our review of the annual return, and discharged our responsibilities under the Local Audit and Accountability Act 2014, for the year ended 31 March 2016 in respect of:

Enter name of
smaller authority here:

SANDY TOWN COUNCIL

Respective responsibilities of the body and the auditor

This smaller authority is responsible for ensuring that its financial management is adequate and effective and that it has a sound system of internal control. The smaller authority prepares an annual return in accordance with proper practices which:

- summarises the accounting records for the year ended 31 March 2016; and
- confirms and provides assurance on those matters that are relevant to our duties and responsibilities as external auditors.

Our responsibility is to review the annual return in accordance with guidance issued by the National Audit Office (NAO) on behalf of the Comptroller and Auditor General (see note below). Our work does not constitute an audit carried out in accordance with International Standards on Auditing (UK & Ireland) and does not provide the same level of assurance that such an audit would do.

External auditor report

(Except for the matters reported below)* on the basis of our review of the annual return, in our opinion the information in the annual return is in accordance with proper practices and no matters have come to our attention giving cause for concern that relevant legislation and regulatory requirements have not been met. (~~delete as appropriate~~).

The Authority did not undertake and minute a full risk assessment during the year. The authority cannot evidence that it has assessed and taken appropriate steps to manage all the risks it faces. This is contrary to Regulations 3(c), 6(1)(a) & 6(3)(a) of the Accounts and Audit Regulations 2015.

(continue on a separate sheet if required)

Other matters not affecting our opinion which we draw to the attention of the smaller authority:

Please see enclosed report

(continue on a separate sheet if required)

External auditor signature

BDO UK

External auditor name

BDO LLP Southampton
United Kingdom

Date

20/9/16

Note: The NAO issued guidance applicable to external auditors' work on 2015/16 accounts in Auditor Guidance Note AGN/02. The AGN is available from the NAO website (www.nao.org.uk)

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127).

Sandy Town Council Planning Concept Statement

A Response to Central Bedfordshire's Local Plan Consultation

Introduction

This response deals with Central Bedfordshire Council's Call for Sites results, which form part of the its Local Plan development. The response deals only with Sandy specific sites and the Town Council's position on future development.

The response sets out the principles and context for a future vision of Sandy through planned and sustainable growth, which must meet the needs of the community and provide added value to Sandy. Site specific development in line with Central Bedfordshire Council's call for sites is addressed and a preferred areas of growth highlighted.

It must be stressed that considering the town's constraints and pressures the Town Council strongly believes that Sandy is not in a position to develop further and the Council's primary stance is that there should be no additional development, instead focus should be on creating new communities within Central Bedfordshire. The Council accepts that CBC is under pressure to provide 5 year housing land supply in its Local Plan, as such this response details the Council's preference in regards to sites. However, it ultimately believes that sustainable development will be extremely difficult to achieve. With that in mind it is crucial that any growth is sensitively and cohesively planned.

The Case for No Development

The council has reviewed potential sites for development and considered their impact. Later in this document the potential benefits of developing sites are stated, however overall the positives for development in Sandy are limited and it is the Council's position that there should be no housing allocation to the town as it will result in overdevelopment.

Sandy is in a unique position as its growth is limited by physical boundaries. Development is limited by the rail to the east, flood plains to the South and West, and the A1 to the west, while development to the north would create a unbalanced town with little cohesiveness to the existing settlement.

Sandy has been subject to smaller piecemeal developments over the years, which have added to the strain placed upon its services without bringing the required investment. Sandy's health care, road infrastructure, parking and congestion, along with its relationship to the A1 are all currently overburdened which will be compounded by any development and ultimately will not function sufficiently enough to support a well planned community.

The Town Council believes Sandy is unable to support any housing development in the Local Plan and Central Bedfordshire Council should use the creation of new settlements to reach the required housing numbers and relieve existing settlements of the pressure placed upon them.

Sandy is still hampered by the uncertainty around the East West Rail and changes to the A1, which will have a large and important impact on the town. It is impossible to appropriately plan for Sandy's future without clarity on the East West Rail Sandy Corridor and the A1 road structure. A decision must be unrushed and carefully considered.

The Local Plan should not allocate housing to Sandy until the future of the East West Rail and A1 are fully understood.

A unique town with unique considerations

A Portrait of Sandy

Before CBC can make any conclusions on Sandy's future growth and development it must first understand Sandy in its current state, its assets, its weaknesses, and its constraints. Sandy has a lot to offer its community and the Council recognises that these assets could be expanded and enhanced, however the town faces existing pressures which must be addressed if sustainable growth is to be achieved.

Town Assets

Social/Cultural



- People who live and / or work in Sandy, adding to its varied community, are one of its greatest assets and the wide range of community groups and other organisations must be consulted with and listened to if we are to achieve a shared vision for the future of Sandy.
- Health and social care facilities are suffering in Sandy and must be protected, expanded and enhanced if Sandy is to continue to offer its community the facilities it requires.

Physical/Environmental



- The town includes a central market place and high street.
- Green spaces, particularly The Riddy nature reserve and The Pinnacle.
- Sandy is well placed for transport connections, with the A1 and rail line, both of which could be enhanced or changed for the benefit of the town and future growth.

Economic



- The town has a mix of employment but this could be enhanced if properly planned and linked with East West Rail development. Enhancing growth in local employment skills and physical premises through extension/relocation is important.
- There is a variety of eating and drinking establishments, as well as independent retailers in the town, the core of the town centre should be protected and enhanced.
- Tourism is a recognised asset for any town and Sandy's link with the RSPB and proximity to walking and cycling routes must be encouraged and supported.

Sandy in Numbers

In 2013 the estimated population of Sandy was 13,100	2 Chemists
In 2015 the number of dwellings was 5,620	3 Supermarkets
4 Lower Schools	2 Nursing Homes
1 Middle School	4 Public Houses
1 Upper School	2 Chinese Restaurant
Two Doctors surgeries	3 Indian Restaurants
Two Dental Surgeries	1 Italian Restaurant
1 Bank	1 Diner
3 Sheltered Accommodation units	1 Library
1 Sports Centre	6 Play areas/recreation areas
1 Petrol Station	1 Free Town Centre Car Park
4 Churches	1 Hotel



Do the numbers add up? Can Sandy's existing facilities and infrastructure support an increased population?

The pressure on Sandy's infrastructure can not be underestimated, both in terms of facilities and road infrastructure. Until issues such as the level of health care available and access to and from the town are addressed Sandy is not in a position to develop sustainably.

Development Principles

The size, scale and pace of any development must be carefully managed through Central Bedfordshire Local Plan. Central Bedfordshire Council has acknowledged Sandy is a special case and the Council now has an opportunity to protect and enhance the community through careful long term planning, as opposed to detrimental significant increases over a short period of time.

The Council would like to see Central Bedfordshire Council consider creating new communities and avoiding overdevelopment of Sandy. However, the Council does recognise the pressure on Central Bedfordshire Council to find housing land and any development coming forward as a result of this must follow well established development principles to ensure any benefits to the community.

What are Sandy Town Council's desired development principles?

- Growth must compliment the town, reinforcing the strong local identity of Sandy.
- Development must benefit and add value to physical, social and cultural assets and strengthen the town's economy.
- Development must be sustainable and integrate with existing infrastructure, providing amenities, jobs and housing for local people.
- Sandy needs to maintain its historic centre and development north risks detracting from this. The north could take development in the form of commercial and industrial, provided improvements were made to the road infrastructure and access to the A1.
- Development to the east of Sandy would encourage growth around its existing centre and for easy pedestrian and cycle links to the station and central shops.



Development Design and Life in Sandy

- New housing must meet local needs relating to age, family, social connection and affordability.
- Health services and education are fundamental to the future sustainability of the town and development must support the protection and enhancement of these facilities.
- Developers should engage with stakeholders on design principles to ensure a complimentary mix of styles.
- The scale of future development is to be in keeping with the character and sense of place of an historic market town.
- Developments must enhance the town's cultural offering and meet the needs of all age groups.
- Developments must connect informal and recreational spaces with reference to the Sandy Green Wheel.



Links and Accessibility

- Accessibility into and out of Sandy must be improved by addressing the access to and from the A1 and recognising access principles relating to cycle and pedestrian routes.
- Develop and improve cycle and pedestrian links across the town, including to the town centre, station and recreational areas.
- Future developments should address the infrastructure network and improve accessibility to surrounding areas, to and from local amenities, and enhancing roads and walking/cycling facilities.
- If a development is to have a detrimental effect on parking mitigation measures should be identified and funded.



Development in response to Central Bedfordshire's Call for Sites Results

The Council has reviewed the sites which have come forwarded and its conclusions are detailed below. The Council's position is that Sandy should not be further developed because of the unique constraints it faces. The comments below are secondary to that position, but address areas for potential development if Sandy is allocated housing in the Local Plan.

Site Assessments

The Council has assessed and scored each of the sites which came forward under CBC's request for development land. The results of that scoring can be found at the end of this document.

(To be completed)

A Preferred Direction of Development

The Council has reviewed the sites put forward by developers/landowners, gathered public opinion and considered the most sustainable ways in which Sandy could develop if the Local Plan allocated housing sites to the town.

West

The west of Sandy is unsuitable for housing growth due to its position within the flood plain and the negative impact any development would have on the already congested A1. Development would impact on the ecology and environment of the river Ivel and nature reserve. Developing west of the A1 would create a disjointed town with no interaction with the settlement.

Housing development to the west of Sandy should be discounted.

North

Housing development to the north of Sandy would expand the town away from its centre, creating a disjointed and uncoordinated community. Housing development to the north will create a dormitory town with poor connectivity and relationship to the existing settlement.

The road network to the north of the town and the A1 can not handle the increased vehicle movement and congestion that would be created as a result of commuter traffic flow.

The land to the north of the town is an attractive area for commercial and industrial development. While the Council would not want this to detract from the town centre some limited development could provide a shop for the north of Sandy and commercial/industrial units to encourage job growth. In the long term the current industrial estate may migrate to a new northern site, freeing up more land for central housing development and reducing the impact HGV movement currently places on the town, keeping it away from the main housing sites. Any development that occurs north will need to address access issues to the A1 by road improvement schemes.

East

Housing development to the east is considered preferable as it would create a balanced town and still offer significant housing numbers to generate the contributions needed for improved infrastructure. Development of the site would open up additional green spaces to the community and provide easy access to the train station and town centre, encouraging the town's economy rather than detracting from it. Pedestrian and cycle connectivity to the town would be easy to establish.

However, there would be increased congestion and access issues which any developer would need to address. This must include the junction at the Swaden/Potton road, which would not be able to handle the increased traffic a housing development would place on the road. There is scope for improvement of this junction if site NLP365 were to be incorporated into a development or treated as a stand alone project for much needed safety improvement work.

Swaden

This an area of historical importance and Roman archaeology. The site has massive landscape value and acts as a buffer for further development south. Due to its historical and landscape value the town Council do not wish to see this area developed at all.

Working with Central Bedfordshire Council and Developers for a Sustainable Future

The Town Council recognises that development can result in benefits for the town from investment into infrastructure. Regardless of what development may or may not come Sandy is in need of investment and the Local Plan should clearly identify required investment.

Although the Town Council has stated its preference that no development should take place in Sandy in light of the difficulties in achieving sustainability in growth, the Council is aware that the Local Plan may identify areas of the town for development and as such the Council will always communicate and work with CBC and potential developers to ensure Sandy gets the investment and benefit it needs.

What a Developer Could Add to Enhance Sandy

Sandy Town Council has carried out consultation with the public over the last few months and as a result it has catalogued assets which residents identified as lacking in Sandy, which any new development should address through planning obligations.

- New Medical Centre
- Allotment Site/s
- Swimming Pool
- Separate Leisure Centre
- Shops
- Family Pub (Part of Development)
- Indoor Skate park
- Museum
- Improved Car Parking
- Care Home
- Community Hub
- Enhanced Children's Play Areas
- Cultural Performance Space
- Improved Road Network
- Green Wheel Development
- Improved Access to A1
- Improved Transport Links

In Summary.....

- Sandy's physical and geographical constraints make sustainable development extremely difficult to achieve and as such the Council would like the Local Plan to acknowledge this and Sandy's unique position within Central Bedfordshire, allocating no housing development to the town.
- That new communities within Central Bedfordshire the Council's preferred solution to housing supply, taking the pressure away from existing settlements and avoiding overdevelopment.
- Any decision on housing development in Sandy should be delayed until there is clarity on the route of the East West Rail link and changes to the A1.
- Sandy's current infrastructure is struggling and can not incorporate additional growth without significant investment and careful planning, much of which will need to be agreed and in place prior to occupation of dwellings if sustainability is to be achieved.
- If the Local Plan does identify areas for development the Council believes this should be on the east of Sandy, creating a more balanced extension to the town around its centre and opening up more green space for the community.
- The Council has identified the north of Sandy as an area for some commercial and industrial growth. This could potentially fit in with the development of the East West Rail link and keep HGV traffic away from the main housing areas. This can also open up the potential for employment growth.
- Any development will need to address access and the pressure additional vehicle movement will place on the road network and the A1 junctions.
- Swaden should not be developed due to its historical and landscape value.