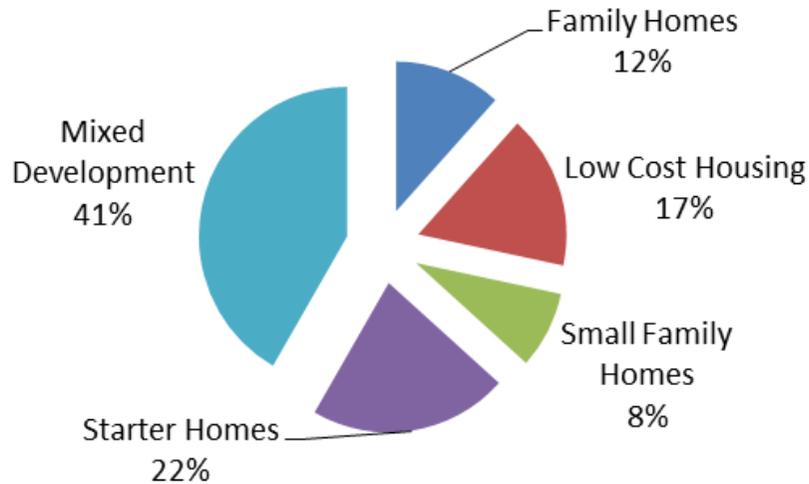


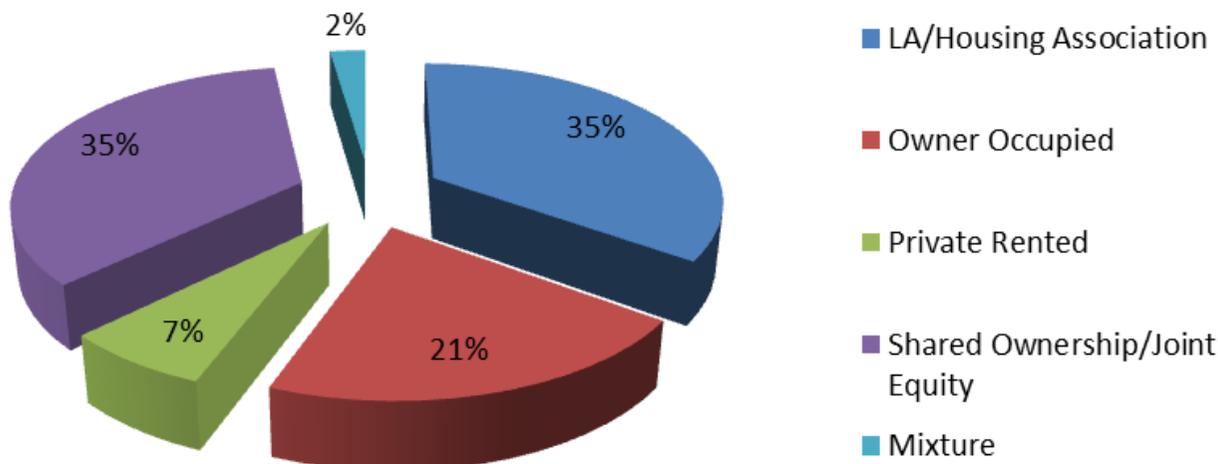
Which type of housing would you prefer to see in Sandy?



31 Respondents answered this question

Home Type	Prefer to see
Family Homes	7
Low Cost Housing	10
Small Family Homes	5
Starter Homes	13
Mixed Development	25

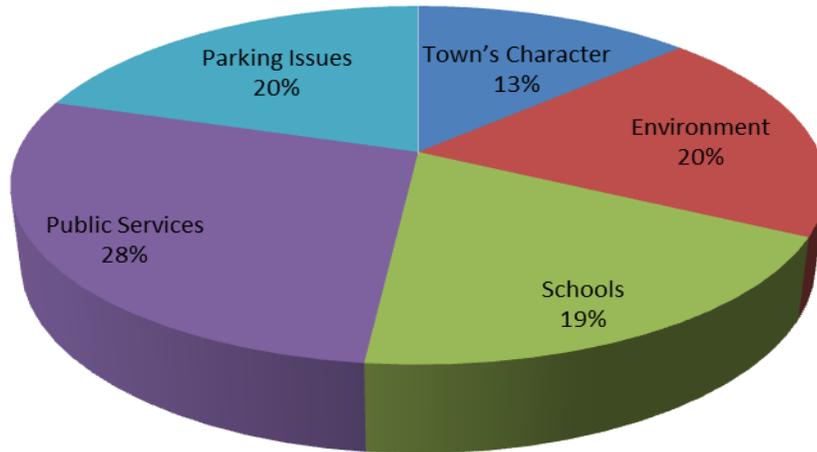
Is there a need for any of these additional housing types in town?



24 Respondents answered this question

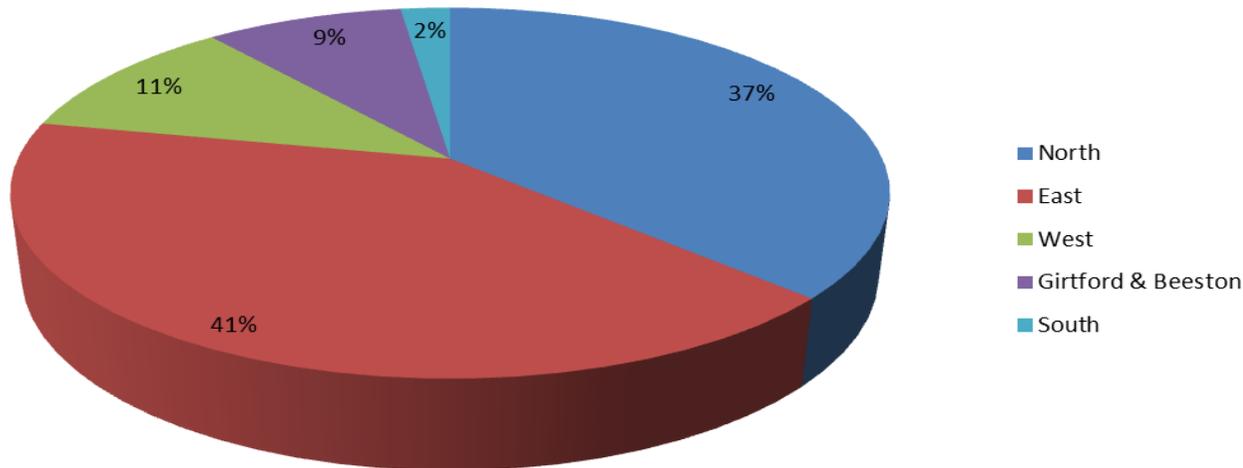
Housing Type	'Yes needed'
LA/Housing Association	15
Owner Occupied	9
Private Rented	3
Shared Ownership/Joint Equity	15
Mixture	1

Which of the following development impacts concern you the most?



36 Respondents answered this question	
Impact	
Town's Character	15
Environment	22
Schools	22
Public Services	32
Parking Issues	23
<i>The following concern was added in by a respondent</i>	
Community	1

If CBC's local plan allocates housing development in Sandy, where would you prefer to see it?



31 Respondents answered this question	
North	17
East	19
West	5
Girtford & Beeston	4
South	1

Developing North of Sandy

Below is a table of comments made in the responses about developing to the North of the town. The positive/negative status refers to whether the comment is in support of HOUSING development to the north or not.

Negative	Further growth north of Sandy will result in a dormitory and will not integrate with the town as a whole
Positive	Only possible option for growth
Negative	Industrial/Science park to go to the north rather than housing
Positive	Creates a long, narrow town with no proper centre
Positive	Not ideal but north would be the easiest area to develop, the negative is that it is too far removed from the present town centre
Positive	Prefer an expansion north with additional services included as part of the development
Positive	Development to the north, but on the east side only
Negative	The North of Sandy has better access to the A1 so is better suited for industrial and would ease traffic pressure through town
Negative	Housing development to the north would have little traffic impact on the town
Negative	Growth North is not welcome due to inadequate facilities and pressure on existing roads
Negative	Development North of the Town will be more car captive. Walking distance from town centre is increased meaning residents would rely on cars, putting pressure on the A1
Negative	Where would the facilities be if expand to north, if not local yet more car movement would develop
Negative	Fallowfield access appear substandard, slip lanes are short and traffic levels using them are increasing
Negative	New housing needs to be near the town centre and Tesco to allow young mothers without transport to walk to shops and doctors
Positive	Potential for growth to the north of the town if the East West rail is located there with a substation
Negative	Housing would be out on a limb and would not gain from the station being the heart of the community
Negative	Further development to the North would not give much benefit to the town itself due to its detachment
Negative	The north has plenty of properties already and many of those commuting might already drive to the station, more properties built at that end will bring more traffic through the town
Positive	Development to the North would stop Sandy becoming joined with Biggleswade
Negative	North unacceptable. Lacks shops, leisure, doctors. Sunderland Road is already busy, fact and congested, with only one road for the whole area.
Negative	North development not welcome, inadequate facilities and pressure of existing roads
Positive	Prefer North of Sandy ALP320/319 with extra services at that end of town and new roads from A1

Developing East of Sandy

Below is a table of comments made in the responses about developing to the East of the town. The positive/negative status refers to whether the comment is in support of HOUSING development to the East or not.

Negative	East of the town is scenically attractive so we shouldn't build there
Positive	Ideal if NLP365 and NLP077 could be developed as commuters could walk straight to the train station rather than clogg up car park. It would also prevent parking in streets closer to station
Positive	Developing on the other side of the railway towards Biggleswade would bring it into the heart of the community and avoid increase the level of travel problems
Positive	It may produce opportunities for recreational facilities to be included, such as cinema's and sporting grounds
Negative	Transport links would remain a problem, with possible increased traffic through the town if a bridge is built
Negative	To trigger the investment in crossing the rail line would require a potentially massive development. Where would access practically cross the rail line?
Positive	Going East would be more appropriate given the size of the town and desire to provide accessible facilities
Positive	Given Sandy's potential position on the rail network, particularly with East West Rail, some form of sustainable development to the east might be possible
Positive	The East of Sandy would balance the town by placing new houses close to the town centre with easy access to A1 via New Road
Positive	East would be acceptable, as 2 nd choice after development of the North East of Sandy
Positive	Relieve traffic in the town by developing NLP248 and ALP133 for housing
Positive	ALP133 but with consideration of access to Sand Lane and pedestrian access over railway
Positive	Sites ALP133 & NLP248 could compliment the town without overwhelming infrastructure
Positive	East of railway line would be acceptable but would probably prove too expensive
Positive	Building to the East would perhaps round the town makeup, instead of making it longer and narrower
Positive	Considering Tesco and the possibility of the Oxford-Cambridge rail line, the south and east should be prioritised for development
Positive	ALP133 would suit a bigger development, but not preferred first choice of areas
Negative	ALP133 would be better used for industrial purposes
Positive	Something radical needs to be done. I would like to see the land east of the railway used for leisure and the land north & West used for industrial use. Sunderland Road recreation ground could be moved east of the railway, freeing that land for housing

Infrastructure in Sandy

Below is a table with a selection of comments made in regards infrastructure linked to development.

Would welcome growth if we had the infrastructure to cope with it
Before any houses are built provision must be made for parking and 'Park & Ride' introduced
Services including a leisure centre, schools and doctors must be in place prior to any development of houses
More GP provision and a swimming pool
A desperate need for more leisure facilities from any development, such as a swimming pool. There is nothing for young people
North is only possible option but without more doctors surgeries we can no cope with it
Sandy can not take more housing without increased services
New Green Spaces should be spread throughout new developments
There is a need for allotment site
NHS to provide a central health care and drop-in centre
Growth is okay if more schools, dentists and doctors are provided
Car parking in any new residential areas must be carefully thought out
Traffic, schools and surgeries can not currently cope, so further growth is no welcome
Insufficient parking and poor choice of shops in the town centre. New development needs to address this where it can
Looking at the map shows Sandy 'could' take more housing. Concerns around the supporting infrastructure and town's character rather than where the houses go.
A large estate would need its own doctors and shopping centre
Better public transport will be needed to link new developments to the town. More publicity for the Ivel Sprinter is needed.
Churches and places of worship to form part of new developments
The A1 is already under stress, new junctions are needed at New Road and at George Town
Multi story car park due to pressure on town centre parking
The town centre needs investment as a result of development, as well as any housing sites themselves
Herringbone parking in the town centre and increased parking at the railway station should be considered
An ambulance station should be introduced and the town centre should get a general facelift
Drainage and sewage is stretched and additional housing would put yet more pressure on this

General Comments

The below table includes a selection of general comments made in the responses for Members information.

A limit should be put in place for expansion and then kept to
Do not develop anywhere on a flood plain - this would jeopardise other properties where water levels are high
The town needs a more central hub with doctors, schools and shops. The current centre does not provide this.
The A1 through Sandy needs a bypass to help with any expansion
The amount of sites for commercial/industrial is too small. A mix of more industrial is needed
In filling around town in vacant sports rather than any large scale housing development. Development should concentrate on industrial and science site.
There is a need for more bungalows as older people look to downsize but stay in the town
Industrial/Science site should go to the North and then to the west
Dedicated science park in conjunction with East West Railway link
Better shopping and town centre amenities such as restaurants, independent shops and B&Bs
If the A1 is closed at any point it causes much disruption in Sandy. Greater thought must be given to road infrastructure
The East West Rail Link route needs to be established prior to any development
The services in the centre of town will become increasingly redundant if the town continues to spread north
Development should not go in Sandy. CBC should look to concentrate development in 'New Towns'
There is more need for affordable housing in Sandy
Sandy is heavily balanced towards social housing and the balance needs restoring
Sandy has become a commuter town with street parking all day causing problems
Development should help regenerate the town centre rather than destroy it
If development does not bring increased industrial and commercial opportunities the town will permanently be a commuter town
Sandy needs to be separate from the A1. The A1 should be moved West.
Road infrastructure is not sufficient for industrial related vehicles . There should be a ban on HGV's in the town