

# Sandy Town Council

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

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 25 September 2017 commencing at 7.30pm for the purpose of transacting the items of business below

*Cl Robson*

Chris Robson  
Town Clerk  
10 Cambridge Road  
Sandy  
SG19 1JE  
01767 681491  
19 September 2017

**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

- i) To consider the Minutes of the meeting of Sandy Town Council held at 7.30pm on Monday 14 August 2017 and to approve them as a correct record of proceedings.

## 5 Greensand Country Landscape Partnership

To receive a presentation from Claire Poulton, Programme Manager for the Greensand Country Landscape partnership for the Bedfordshire Rural Communities Charity and the Greensand Trust.

## 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 18 September 2017
- ii) Development Scrutiny Committee held on 14 August 2017 and 4 September 2017
- iii) Community Services and Environment Committee held on 4 September 2017

**RESOLVED to RECOMMEND** that a planning agent is engaged to assist in submitting a planning application to CBC for the installation of a covered community stand as part of the Market Town Match Fund regeneration works. That the Clerk get an exact cost for approval by Council.

*Estimated cost of £580 recommend to come from rolling capital fund budget as part of Market Town Regeneration Fund project.*

**RESOLVED** that the committee does not wish to pursue the sale of part of the Council owned amenity land at The Limes and it is **RECOMMENDED** that the Council decline the proposition to sell part of the land.

- iv) Policy, Finance and Resources Committee held on 11 September 2017

**RESOLVED to RECOMMEND** that the Council purchase a Roberine F3 Triple Flail mower for the maintenance of its grassed areas and that the quote from company A be recommended for acceptance.

# Sandy Town Council

**RESOLVED to RECOMMEND** that the Community Engagement Policy be adopted by Council

**RESOLVED to RECOMMEND** that the Council considers its strategy for implementing and reviewing the policy.

## **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 11 September 2017).
- 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 11 September 2017).

## **8 Reports from Central Bedfordshire Councillors**

To receive reports from Sandy's Central Bedfordshire Councillors. Members have already received Central Bedfordshire Council's briefing notes.

## **9 Action List**

To receive any updates and note the action report.

APPENDIX I

## **10 Sandy Sports and Leisure Association**

To receive a report and recommendation from the Town Clerk and accompanying draft constitution documents from the SSLA for consideration.

APPENDIX II

## **11 Proposed Hospital Merger**

To receive a letter from Central Bedfordshire Council's Chief Executive regarding the proposed merge of Luton and Dunstable Hospital and Bedford Hospital.

APPENDIX III

## **12 Central Bedfordshire Local Plan**

To receive a copy of Central Bedfordshire Council's Community Plan and associated appendix for Sandy, which form part of the evidence base for the draft local plan.

APPENDIX IV

## **13 Crime Figures for Sandy**

To receive the latest crime figures for Sandy.

APPENDIX V

## **14 Reports from Representatives**

To receive reports from Council representatives on outside organisations.

# Sandy Town Council

**15 News Release**

**16 Chairman's Items**

**17 Date of Next Meeting: 6 November 2017**

**Town Council - Action list**

Subject	Action to be taken		Response/ Agenda no.
	Minute	Action	
<b>Meeting 9/11/15</b>			
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.	Work to Shannon Court to has begun in preparation for a move. Hoped to be completed by the start of 2018.  Line marking work part of MTMF project to be completed pre-March 2018.
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.	No further information from East West rail to date.
<b>Meeting 7/3/16</b>			
Road Investment Strategy A1	(130-15/16)	To respond to Cllr M Russell and write to the local Member of Parliament and the Under Secretary for Department of Transport outlining the points made.	No further information to date. Clerk pursuing establishing a meeting between Members and the DoT. No response from A Burt M.P at date of agenda.

**SANDY TOWN COUNCIL****DATE: 25 September 2017****AUTHOR: Town Clerk****SUBJECT: Sandy Sports and Leisure Association****1. Summary**

- 1.1 On the 28 November 2016 the Council received a report on the implications and practicalities of Sandy Town Council becoming sole trustee of the Sandy Sports and Leisure Association (SSLA). At the meeting, the Council resolved to support the process and that the Clerk continues to work with the SSLA to establish if the Charity Commission will grant permission for the Town Council to become sole trustee of the SSLA. The power to act as trustee of a charity is granted by the Local Government Act 1972, s 139 (1).
- 1.2 The secretary of the SSLA has liaised with the Charity Commission over the proposed change in trustees and the Commission has not raised any objections.
- 1.3 Members are asked to consider the draft governing documents for the Charity and confirm that the Town Council will become sole trustee as of 1 December 2017.
- 1.4 The Chairman of the Council will automatically become Chairman of the Charity. Members are asked to appoint two Members of Council to the Management Committee (as detailed in the attached draft constitution)

**2. Information**

- 2.1 To allow the Town Council to become sole trustee of the SSLA the current trustees of the Charity are required to make amendments to the governing document to make clear that they wish to appoint the Town Council as sole trustee. This amendment is administrative and does not require the prior consent of the Commission.
- 2.2 The present trustees (who are a part of the existing Management Committee) are those ultimately responsible for administration of the Charity. Currently however the day to day running and administration of the charities' function (All Weather Pitch) is carried out by a Leisure Management Company, Stevenage Leisure Ltd (SLL). Therefore responsibility for the routine administration on the trustees/management committee is minimal.

- 2.3 The constitution outlines the required representatives of the management committee. It is important to note that these representatives are not trustees but are appointed to deal with administrative matters of the Charity.
- 2.3 Attached to this report is a draft constitution document for Members consideration. The draft constitution incorporates the proposed changes and will need to be agreed by the existing Management Committee including the current trustees at an Extraordinary General Meeting (EGM) of the Charity.
- 2.4 Subject to the Council's approval of the new constitution it is the intention of the SSLA to hold an EGM in October or November to agree the amendments and to adopt the new constitution. The Charity Commission will be notified of the amendment via an online form. The Council will then become sole trustee and a second EGM will need to be held to elect the Management Committee which will serve until the next routine AGM in May 2018.
- 2.5 The Council's accountant has not raised any concerns about the Council becoming trustee of the Charity. The Council will be required to declare this in its Annual Return. The Management Committee for the Charity would need to complete the Charities' annual accounts as it has been doing for the past 25 years and submit its Annual Return online to the Charity Commission.

If the Council are not responsible for maintaining the Charity accounts there should be little impact on the office or the council, other than the need to ensure that the Councillors meet as trustees separately and outside the auspices of a council/committee meeting, although the Trustees meeting could precede or follow on from such meetings but separate from them.

If required it would be possible to set up the Charity accounts on the council's accounts system should the need arise, the council's accountants could include this as part of their contract with little or no impact on current fees.

### **3. Recommendation**

That the Council resolve to approve the proposed amended SSLA constitution and become sole trustee of the Charity from the 1<sup>st</sup> December 2017.

# CONSTITUTION OF SANDY SPORTS AND LEISURE ASSOCIATION (2017)

This Constitution Document succeeds that which was Approved and Adopted at an EGM of Sandy Sports & Leisure Association held on 18 July 1996.

## 1. NAME

The Name of the Association shall be “The Sandy Sports and Leisure Association hereafter termed the Association within this Constitution.

## 2. AIMS AND OBJECTIVES

2.1 **The Aims** of the Association are to provide and assist in the provision of facilities for recreation and other leisure time occupation in the interests of social welfare and in order to improve the quality of life of residents of Sandy and the surrounding area.

2.2 **The Objectives** of the Association are:-

2.2:1 To maximise use of the Facility during term time and the School holidays between 9.00 am. and 10.00 pm. each day.

2.2:2 To give priority use to sport, leisure and coaching during the Community Core Period of 6 p.m. – 10.00 pm. weekdays during term time, 9.00 am. – 10.00 pm. weekdays in holiday time Saturdays and 9.00 am. – 5.00 pm. Sundays.

2.2:3 To give priority use of the synthetic pitch to:-

Sandy Secondary and Primary Schools in the Sandy area.

from 9.00 am. to 5 pm. on weekdays during term time.

2.2:4 To promote and operate a structured programme of sport development by providing opportunities for beginners, for people wishing to improve their sporting skills via programmes of coaching and competition, and training for players, coaches and officials.

2.2:5 To promote and establish a structured programme of community Sports Development Initiatives aimed at attracting new participants to sport and other sports from all sections of the community specifically:-



Young People and Other specified target groups agreed with the Association.

2.2:6 To operate a balanced programme of use which supports school curriculum and extra-curricular sports needs and further provides for a wide range of community sports use (where feasible) including provision for:-

- (i) Sports Development Initiatives
- (ii) Organised Club Sessions
- (iii) Coaching Courses
- (iv) Adult Education Courses
- (v) Casual Use

2.2:7 To provide heat, lighting, water and such other amenities as required for the Facility and its intended use.

2.2:8 To account to the appropriate undertaking in respect of the cost of gas, fuel, oil, Electricity, water, rates and taxes which may be attributable to such use of the Facility.

2.3 In addition the Association will have the powers to raise funds by any legal means to accomplish its basic aims.

2.4 The Association will actively oppose discrimination against women, black and ethnic groups and people with disabilities.

2.5 The Aims and Objectives of the Association are as stated in the Management Agreement of Sandy Sports and Leisure Association Synthetic Pitch Development Project in Sections 6, 7, and 10 and shall remain unaltered in this and any subsequent amendment to the Constitution of the Association.

### **3. TRUSTEESHIP**

*In order to facilitate changes to the Constitution of Sandy Sports and Leisure Association the 2 existing Trustees, namely Mr Michael James Tipper and Mr Philip Wood have signed declarations now appended to this amended Constitution confirming:-*

- (i) That with effect from midnight on 30 November 2017 they will stand down willingly and freely and cease to be Trustees of SSLA and*
- (ii) That they approve and fully support Sandy Town Council becoming Sole Trustee of SSLA with effect from 00.01 hours on Friday 1 December 2017 subject firstly to a full and final resolution of support by elected members of Sandy Town Council*

*and second, approval by members of SSLA at an EGM and adoption of this Revised Constitution.*

**Therefore and subject to the foregoing with effect from 00.01 Hours on Friday 1 December 2017 the Sole Trustee of Sandy Sports & Leisure Association shall be Sandy Town Council.**

- 3.1 The Trustee shall have the authority to enter into legal contracts and leases on behalf of the Association.
- 3.2 The Property of the Association is vested in the Trustee.
- 3.3 The Trustee must deal with the Property as the Committee from time to time directs by resolution (of which an entry in the Minute Book shall serve as evidence).
- 3.4 The Trustee shall be indemnified against risk, liability and expense out of the Association Property.
- 3.5 Where by reason of Resignation or Removal it is necessary for a new Trustee or Trustees to be appointed the Committee must nominate the person or persons to be appointed the new Trustee or Trustees.
- 3.6 To give effect to a nomination of new Trustees the Chairman for the time being of the Committee, or in his absence the Chair elected for the meeting is the person to appoint the new Trustee(s) of the Association within the meaning of the Trustee Act 1925 Section 26 and must by Deed appoint the person or persons nominated by the Committee.

#### **4. MANAGEMENT COMMITTEE**

##### **4.1 FUNCTION OF THE COMMITTEE.**

The Committee shall have full control over the affairs and property of the Association. In particular the Committee shall have the power to decide and act upon any matter which is not specifically provided for in the Constitution, in such manner as it shall deem to be in the interests of the Association.

##### **4.2 MEMBERSHIP OF THE COMMITTEE**

The Committee shall seek representation from all sections of the community it serves. The Committee shall consist of:-

- 4.2:1 The current Town Mayor of Sandy + 2 other elected Members of Sandy Town Council to represent the Trustee.
- 4.2:2 Up to a maximum of 5 others to represent local residents, user groups and other local schools.

- 4.2:3 The Head / Principal of Sandy Upper School or their appointed representative.
- 4.2:4 Those elected shall serve for a term of 1 year but shall be eligible for re-election without limitation.
- 4.2:5 The Trustee is entitled to invite The Town Clerk and / or Officer to be present at any meeting to advise and contribute to discussion but with no voting rights.
- 4.2:6 The Leisure Services Contractor appointed with Management Responsibilities for the All Weather Pitch will be entitled to appoint one or more representatives to attend all meetings but with no voting rights.

### **4.3 Casual Vacancies**

The Committee at its discretion may make an appointment by co-option to fill a vacancy which exists or arises in its membership but not including Secretary or Treasurer. A vacancy that arises in the post of Secretary or Treasurer must be filled from within the existing membership of the Committee. Any new member appointed in this manner must seek reappointment at the next Annual General Meeting in the normal way.

## **5 MEETINGS OF THE COMMITTEE**

- 5.1.1 There will be an Annual General Meeting of the Association held in the month of May each year plus a minimum of one other meeting normally to be held in November. Additional meetings may be convened as the Chairman may consider necessary, except that not fewer than 4 serving voting members may give fourteen days notice in writing to the Secretary requesting that an Extraordinary General Meeting of the Association be convened for the purpose of discussing the matter or matters set out in the Notice whereupon the Secretary shall forthwith call such a meeting.
- 5.1.2 Meetings of the Association shall be Chaired by the Town Mayor or in the absence of the Mayor by another Member of the Town Council representing the Trustee and appointed by other voting members at the beginning of that meeting.
- 5.1.3 Ordinary meetings of the Association shall not be open to the public.
- 5.1.4 Every Annual General and Extraordinary Meeting of the Association shall be open to members of the public, and a public notice of such meetings, giving the date, time and venue of the meeting, shall be posted by the Secretary in a prominent place in the Town, at least seven days prior to the meeting taking place.

- 5.1.5 For the Annual General Meeting to be quorate and to proceed shall require a minimum of 5 voting members to be present including 2 representing the Trustee.
- 5.1.6 To be quorate all other official meetings of the Association shall require 4 voting members to be present including 1 representing the Trustee.
- 5.1.7 The Committee may at any time appoint a Working Group or Sub Committee with or without delegated powers as determined by Committee at the time of appointment.
- 5.1.8 The Secretary shall give at least seven clear days written notice to each member of the Committee of all meetings of the Committee.

**5.2 The business of the AGM shall include the following items:-**

- 5.2:1 Receive and adopt a statement by the Treasurer of the Association's accounts.
- 5.2:2 Receive a report from the Secretary of the general activities of the Association during the preceding year to include monitoring statistics, recording the use of the synthetic pitch and evaluating progress towards achieving the aims and objectives of the Association.
- 5.2:3 To Elect a Secretary and a Treasurer for the ensuing year. No one person shall serve as both Secretary & Treasurer at the same time.
- 5.2:4 Consider and plan for any changes in the Constitution.
- 5.2:5 Appoint Auditors.
- 5.2:6 Consider and deal with any special matters or items which the Committee desire to bring before the meeting.
- 5.2:7 Transact such other business as may be provided for by the Constitution.

**6 FINANCE**

- 6.1 The Association's financial year shall be from 1<sup>st</sup> April each year to 31<sup>st</sup> March of the following year.
- 6.2 For the furtherance of the aims and objectives of the Association, the Committee may authorise expenditure out of the Association's funds, and shall be charged with the duty of making suitable financial arrangements to control the Association's accounts.
- 6.3 The Treasurer shall keep proper books of accounts, shall advise and report to the

Association and the Committee on all financial matters and shall present to each Annual General Meeting an audited statement of accounts.

- 6.4 An Honorary Auditor, not being an Officer of the Association, shall be appointed at each Annual General Meeting.
- 6.5 The funds of the Association shall be under the control of the Committee and shall be lodged by the Treasurer in an account opened in the name of the Association at such bank as the Committee may from time to time select.
- 6.6 No member of the Association Committee shall receive payment either directly or indirectly for his or her services or for other than legitimate and authorised expenses incurred in its work, provided that this shall not debar the Association in general meeting, from authorising the payment of honorarium to any of its Officers, or payment of wages to employees of the Association.
- 6.7 No person shall be authorised to contract debts or otherwise incur financial liability on behalf of the Association except in pursuance of the direction of the Committee, and within the limits decided by the Committee.

## **6. MINUTE BOOK**

The Secretary shall keep and fully maintain a proper record of all meetings, resolutions and business transacted by the Association in a Minute Book or similar which shall be available for inspection by the Trustee and any member of the Committee at any time and with reasonable notice.

## **7. DISSOLUTION**

The Association may be dissolved by a resolution passed by a two thirds majority of those present and voting at a Special General Meeting convened for the purpose of which 21 days notice shall have been given. Such resolution may give instructions for the disposal of any assets held by or in the name of the Association provided that if any property remains after the satisfaction of all debts and liabilities such property shall not be paid to or distributed among the members of the Association but shall be given or transferred to such other charitable institution or institutions having objectives similar to some or all of the objectives of SSLA as it may determine and if in so far as effect cannot be given to this provision then to such other charitable purpose .

## **8. AMENDMENTS TO THE CONSTITUTION**

Amendment of this Constitution shall require the approval of two thirds of the members present and voting at an Annual General Meeting or Special General

meeting. A resolution for the proposed changes to the Constitution must be received by the Secretary of the Association at least 21 days before the meeting at which the resolution is to be moved. At least 14 days notice of such a meeting must be given by the Secretary to the membership and must include notice of the proposed changes. Provided that no alteration be proposed to the Objectives, the Dissolution Clause or this Section 9. without the prior consent of the Charity Commission and no changes shall be made which would have the effect of causing the Association to cease to be a Charity in Law.

## **9. AMENDMENTS TO THE CONSTITUTION**

Future amendments to this Constitution shall require the approval of two thirds of the members present and voting at an Annual General Meeting or Special General Meeting. A resolution for the proposed change or changes to the Constitution must be received by the Secretary of the Association at least 21 days before the meeting at which the resolution is to be moved. At least 14 days notice of such a meeting must be given by the Secretary to the membership and must include notice of the proposed changes. Provided that no alteration be proposed to the Objectives, the Dissolution Clause or to this Section (Section 9) without prior consent of the Charity Commission and no changes shall be made which would have the effect of causing the Association to cease to be a charity in law.

# **SCHEDULE FOR MANAGEMENT AND MAINTENANCE OF THE SANDY ALL WEATHER SPORTS PITCH (2017)**

**Amended Agreement between Sandy Sports & Leisure Association (SSLA) and Leisure Management Contractor, Stevenage Leisure Ltd (SLL) (hereinafter referred to as The Contractor) appointed by Central Bedfordshire Council (CBC) to be implemented with effect from 1<sup>st</sup> December 2017 in succession to the existing agreement.**

**A comment added in red at the end of some sections seeks to clarify what future expenses / costs will be borne respectively by the Contractor and by SSLA.**

## **1. Maintenance of the All Weather Pitch Carpet.**

The surface of the All Weather Pitch must be regularly and properly maintained in order to ensure a good quality and safe playing surface for all users.

It is essential that the pitch and perimeter areas are “walked” daily and at the same time inspected to ensure it is entirely safe for use.

A detailed inspection shall be undertaken weekly noting any developing problems notably with carpet seams which will require immediate attention to prevent further deterioration which would detract from the playing quality of the surface and give rise to health and safety issues.

**A log of Daily and Weekly inspections shall be maintained and made available to the Contractors Officer and the Chairman / Trustee of the Facility upon request at reasonable notice.**

### **Sand Levels.**

It is very important that sand levels in the pitch carpet are monitored to ensure correct even sand levels are being maintained. The sand not only ensures that the pitch performs well but also acts as the wearing course and thus maintaining the correct level will extend the life of the carpet. Regular use (at least weekly subject only to weather conditions) of the Tractor & Drag Brush (referred to below) will serve to correct any imbalance by redistributing sand more evenly across the playing surface. As well as sand becoming unevenly distributed the overall level of sand in the carpet may from time need adjustment; most often by topping up with more sand. Sand can migrate or be lost from the pitch caused in general use and by the wind and rain resulting in low sand levels which if not corrected will cause damage to the carpet pile and accelerate wear.

To achieve the continued optimum performance from the pitch and to help to ensure the maximum life of the carpet and shock pad beneath it the Contractor shall employ a

recognised and reputable firm previously approved by SSLA to submit an Annual Report of the Facility at the SSLA AGM in November and to recommend a Schedule of Maintenance for the ensuing Twelve Months. When considering the future maintenance schedule the Contractor in conjunction with SSLA shall take into account all and any procedures and treatments available including Power Cleaning, Revitalisation and Rejuvenation plus Specialist Treatment to prevent and eradicate growth of moss, algae and other vegetation from the pitch carpet and hard rolled tarmac surround. Probable or even possible benefits need to be considered proportionate and weighed against increased financial outlay. Such work as it is agreed necessary and appropriate shall be carried out in accordance with the schedule as agreed at the SSLA AGM and at the expense of the Contractor

**The cost of the Annual Programme of Active and Preventative Maintenance to be met by the Contractor.**

## **2. Tractor & Drag Brush.**

A Tractor and Drag Brush will be provided by SSLA as an essential tool in weekly maintenance of the All Weather Pitch carpet.

This equipment shall be visually inspected before every use to ensure the tyres are adequately inflated and there is no evidence of oil leaks which might lead to contamination of the pitch carpet and surrounds.

There will be regular and routine inspection for evidence of wear and tear to the tyres, the linkages between the tractor and the drag brush and a check made on the level of fuel and, other lubricants.

Steps will be taken to ensure the battery is adequately charged at all times.

The Tractor will be serviced regularly in accordance with advice received from a recognised garage or servicing agent.

The Tractor and Drag Brush will be stored in the garage owned by Sandy Town Council and located at the west end of the All Weather Pitch.

**The cost of routine servicing and maintenance of the Tractor and Drag Brush and provision of spares including repair / replacement of tyres shall be met by the Contractor.**

**The responsibility for eventual replacement of the Tractor and Drag Brush shall rest with SSLA.**

## **3. Floodlights.**

The Contractor shall be responsible for maintaining the All Weather Pitch floodlighting system to ensure the pitch is illuminated to the necessary lux level and compliant with minimum levels set for the playing of Hockey.

When in use the lamps on all 8 Columns shall be visually checked daily for any lamps that have failed.

Should at any time it seem probably that a further increase in the number of failed lamps in a



single column would result in a lower than acceptable level of illumination and might potentially make use of the All Weather Pitch dangerous for players then arrangements shall be made immediately for all failed lamps in the 8 columns to be replaced with the least possible delay.

The pitch floodlights are normally operated from the Sports Centre Reception in the Sandy Upper / Secondary School.

The system can also be operated from within the garage owned by Sandy Town Council and located at the west end of the All Weather Pitch.

The meter which records the electricity used by both the All Weather Pitch floodlights and the Car Park lights is located adjacent to the houses on the Upper / Secondary School site.

The cost of routine maintenance, servicing and cleaning of the floodlights as well as the cost of replacement lamps shall be met by the Contractor.

The responsibility for eventual replacement of the Floodlights and ancillary equipment shall rest with SSLA.

#### **4. Perimeter Fence.**

The Perimeter chain link fence and gates shall be regularly inspected to check for any evidence of damage regardless of the cause. If such damage is noted and there is reasonable cause to suspect it may be as a result of criminal activity; for example attempts to force unauthorised entry to the pitch then the Contractor should consider contacting SSLA with a view to discussing whether additional measures might be appropriate and for the situation to be monitored. Otherwise arrangements should be made for the damage to be repaired as soon as possible.

The wooden pitch rebound boards shall be regularly inspected to check for any signs of damaged, loose, warped or cracked boards and for same to be replaced.

The Contractor shall be responsible for the cost of replacing wooden rebound boards.

In the event of general maintenance The Contractor will meet the cost of incidentals, for example, wire clips, padlocks, keys etc.

The Contractor shall be responsible for each repair to the perimeter fence and gates up to £500.00. over and above which SSLA will meet the additional cost.

The cost of such repairs should be reviewed by the Contractor taking into account the terms and conditions of their Policy of Insurance plus the Sum Insured and such excess as may apply.

Arrangements for such repairs should be made as quickly as possible to deter further damage and the risk of unauthorised access to the pitch.

## **5. Pitch Division Net & Winch Mechanism.**

*There is general agreement that the existing Pitch Division Net infrastructure, notably the supporting posts located outside the perimeter fence on the north and south sides and the winch mechanism have served their purpose since installed in 1995 and are in need of replacement. The Contractor has already obtained a quotation for removal of the existing and replacement and it is the present ambition to have the work done well before this revised Agreement comes into force.*

*The full cost of the replacement will be borne by SSLA.*

*Thereafter the cost of any replacement net and ancillary items including net clips, tension wire etc. will be borne by the Contractor as arising from day to day maintenance.*

*Once the work has been completed this Section 5. Will be suitable amended.*

## **6. Player Shelters.**

There are 2 player shelters set into recesses in the chain link fence on the north side of the pitch one either side of the half way line.

As set out below in Section 7. The Contractor shall as part of their regular routine maintenance remove all items of litter, leaves and other detritus from within and behind the player shelters.

The shelters shall be routinely inspected including the benches for any sign of damage which might render the shelter unsafe to all visitors whether users or spectators. In such event the shelter shall be clearly marked out of use until effective repairs have been carried out.

*The cost of Routine Repairs and Maintenance shall be borne by the Contractors.*

*The eventual cost of replacement of the shelter(s) will be the responsibility of SSLA.*

## **7. Litter Bins.**

As a part of the daily inspection of the facility (including the car park) all litter other detritus and leaves must be swept / picked up and removed. Litter, cans etc. tend to accumulate around and behind the players shelters and be blown by the wind into the corners of the facility and the car park and should be removed as quickly as possible. Chewing gum should also be removed as effectively as possible from all locations and surfaces. The litter bins provided should be routinely emptied and the inside of the bins washed regularly to ensure they are kept clean, fresh and do not attract insects and vermin.

*It is the responsibility of the Contractor to replace or supplement the existing waste bins.*

## **8. Hockey and Football (Inc 5 a Side) Goals.**

The All Weather Pitch is equipped with a minimum of one set of portable Hockey Goals, a set

of full size football goals which should be retractable back against the chain link fence at either end of the pitch to facilitate the Hockey Goals being moved into position for Hockey matches. In addition there should be 2 Pairs of 5 a side football goals fixed but retractable when not in use leaving the football / hockey pitch clear. All goals shall be regularly inspected by the Contractor to identify any faults or developing problems which might give rise to health and safety issues. If practicable, work to complete repairs should be carried out as quickly as possible to ensure the equipment can continue to be used and is completely safe.

The Contractor shall be responsible for the cost of carrying out routine repairs and maintenance to the goals and for the cost of ancillary equipment including new nets and clips.

When it is mutually agreed that any of the existing goals cannot satisfactorily be repaired and returned to safe use SSLA will be responsible for the cost of replacement and if appropriate the on site installation.

#### **9. Car Park.**

The dedicated car park is the subject of a Lease held by SSLA from the former Bedfordshire County Council succeeded by Central Bedfordshire Council.

The Contractors are required to ensure that the lights in the Car Park are switched on when necessary. The lights can be timed to switch on and switch off as required from a combined timer and sensor system located within the garage at the west end of the All Weather Pitch. The Contractor is reminded that this clock may require resetting each March and October to fit in with changes between the beginning and end of British Summer Time.

The Contractor shall be responsible for replacement of lamps as necessary.

SSLA shall remain responsible for long term maintenance of the car park surface and remarking the spaces and hatched areas on the car park surface as necessary.

Also, the cost of replacing lamp posts and associated infrastructure.

The Contractor shall be responsible for the cost of replacement lamps as stated above.

#### **10. Health & Safety.**

The Contractor shall be responsible for all matters relating to Health & Safety. This shall include undertaking all necessary Statutory Risk Assessments pertaining to employees and visitors alike arising out of their presence on site whether as an employee, a user of the facility or a casual visitor. See also at 11. below.

## **11. Accident Reporting.**

The Contractor shall be responsible in the first instance for responding to and dealing with the report of any accident on or arising from use of the All Weather Pitch facility and dedicated car park ensuring that all appropriate accident investigations are conducted and statutory requirements are met in terms of reporting the accident including maintenance of an Accident Book.

The Contractor shall inform the Secretary of SSLA as soon as reasonably practicable of any accident deemed to be of a serious nature and in addition shall routinely provide an updated Health & Safety and Accident Report at SSLA Meetings for Members to consider.

## **12. Signage.**

The Contractor shall be responsible for inspection and maintenance of all existing dedicated signage present both on the perimeter fence of the All Weather Pitch but situated also at the west end of the access road off Medusa Way directing visitors to the facility.

Such signs shall be maintained and cleaned as necessary and from time to time consideration should be given to replacing these signs or supplementing them with additional signs most especially for promotional, marketing or health and safety purposes.

**Work to be carried out at the Contractor's expense.**

## **13. Letting Charges.**

The Contractor shall review pitch letting rates annually and will present a schedule of proposed changes for the ensuing financial year at the Autumn meeting of SSLA Committee to be held in November. At that meeting the proposals will be discussed and agreement reached on the rates of hire to be charged with effect from the following April.

## **14. Insurance.**

**Present practice will continue; that is,**

**Between them the Contractor and CBC will maintain insurance cover at their expense respectively for, (a) material damage and other appropriate risks covering property and equipment comprising of and relating to the All Weather Pitch and (b) for Public and Employers Liability.**

**SSLA will meet the cost of Public Liability Insurance in their name and that of the Trustee.**

## **15. Management Fee.**

The Contractor shall pay an Annual Management Fee to SSLA which for the period 2017 / 2018 is £12.217.00. The Management Fee will change on 1 April each year in line with the published rate of CPI the previous August.

## **16. Marketing & Advertising.**

As a part of their own routine and seasonal marketing and promotional activities the Contractors shall advertise and promote the All Weather Pitch alongside the other sporting, recreational and cultural facilities available on and adjacent to the site.

## **17. Input to SSLA Committee Meetings including Annual General Meeting.**

Under the terms of the Revised SSLA Constitution to take effect on 1 December 2017 the Contractors will be invited to appoint a representative to attend all meetings of SSLA including the Annual General Meeting and Extraordinary General Meetings but without voting rights.

## **18. Long Term Refurbishment.**

While diligent maintenance of the All Weather Pitch will serve to maximise the life of the carpet and the shock pad eventual replacement of both is inevitable.

The original carpet and shock pad of the Sandy All Weather Pitch were laid in 1995 when the facility was built and opened.

The entire carpet and a section of the shock pad mainly in the south west quadrant of the pitch were replaced in 2008 as part of the only major refurbishment to date.

The latest report provided by Technical Surfaces in Spring 2017 would seem to indicate the present carpet is wearing evenly and responding well to the present maintenance regime with no reported seam problems. Similarly reports from users, especially hockey players would suggest the shock pad is basically intact with no signs of major degrading which would cause the playing surface to deteriorate, become somewhat uneven and gradually give rise to health and safety concerns.

However, as stated above the life of both the carpet and shock pad are finite and it is likely they will be ready for replacement in around 5 years from now, say during 2022 or 2023 latest and planning for that next major refurbishment will need to begin a year in advance. Future committees of SSLA will need to monitor the condition of the carpet and shock pad and will rely upon both expert reports and feedback from users especially hockey players and work with the Contractors representatives on site to determine when the refurbishment will take place and to work together during the period leading up to the closure of the facility for the work to take place.

In 2008 the cost of replacing the carpet alone was around £100.000.00. and the facility was

closed for approximately 8 weeks in June and July to permit this and some other remedial works to be carried out.

Had it been necessary in 2008 to replace the entire shock pad then the estimated cost then was £35,000.00.

Based on 2008 estimates professional fees etc. might reasonably add between 5% and 8% to the total cost of the works, all excluding VAT.

When the time does come for the refurbishment to take place the cost will be borne by SSLA from accrued capital reserves.

DRAFT



Dear Members,

This afternoon colleagues from Luton and Dunstable Hospital and Bedford Hospital have announced that they have decided to formally collaborate through a proposed merger. This will bring the two hospitals together to manage specialties as a single set of services, but delivered at both hospital sites.

This important development is in line with the Sustainability and Transformation Partnership (STP) plans that were developed last year and which envisage all hospitals in the region coming together to design and deliver the best possible clinical and support services for local residents. As well as benefitting patients through better clinical models of care, bringing services together is also expected to deliver financial savings.

Hospital staff have been directly briefed about the proposed merger which could possibly take place as early as April 2018. However, this is subject to a formal approval process and there remains a great deal of work to do before any confirmed date can be given.

Milton Keynes University Hospital will continue to operate as an independent NHS Foundation Trust, working closely with the other two hospitals and with health and care partners in Milton Keynes and the wider STP. A further formal collaboration involving all three hospitals is likely to be considered in the future.

Whilst this work progresses, STP partners are continuing to develop new and improved ways of supporting and delivering community, primary and social care to local people.

The closer collaboration between hospitals is a tangible example of how we are seeking to overcome some of the artificial organisational boundaries which inhibit the delivery of the best possible health and care outcomes for residents.

Regards

Richard Carr  
Chief Executive, Central Bedfordshire Council

# Shaping where you live 2035

[www.centralbedfordshire.gov.uk/Communityplan](http://www.centralbedfordshire.gov.uk/Communityplan)

*This Community Says...*



## Community Plan

Covering the parishes of Blunham, Moggerhanger, Sandy, Tempsford

**Community Area 8**

Final: July 2017

**Central Bedfordshire**

**A great place to live and work.**



# Foreword

Central Bedfordshire Council's aim is to maintain and enhance the quality of the area for communities, businesses and visitors to ensure we have a vibrant area that is able to grow sustainably. Community planning is a new approach which will engage local people including residents, Town and Parish Councils and interest groups to build a picture of how everyone lives, works and travels today.

In the future we want to create communities with schools, jobs, health provision and good transport links. That means we need to plan for infrastructure and services to ensure that Central Bedfordshire continues to be a great place to live and work. This is why we are working with the local community to understand what you value about where you live, where the opportunities are and where there might be current issues that need to be addressed.

Community Planning is about identifying all of these elements and giving you the opportunity to help shape the future of your community, while adding valuable local knowledge and information to future development decisions.

**Cllr Nigel Young, Executive Member for Regeneration**



LDĀDESIGN

## Community Planning in Central Bedfordshire

Our vision is to start a proactive, ongoing dialogue with the local community about local needs and opportunities through community planning. By understanding the opinions of local people as to what needs improvement, along with what they love and want to keep, we can produce Community Plans which we can refer to in decisions about development in the future. These Plans will be used in a number of ways, including influencing the Local Plan which deals with the overall approach to sustainable growth for the area. Consultation and engagement are requirements of the process of developing the Local Plan. Community planning goes well beyond those requirements and in addition, we very much see that the "life" and use of community plans will extend beyond the Local Plan.

In order to structure our plans clearly, we have developed six growth themes, Local Character, Environment, Transport, Jobs & Business, Growth & Infrastructure and Homes.

# CONTENTS

<b>Community Planning in Central Bedfordshire</b>	<b>1</b>	Introduction and background to Community Planning and the Community Area itself
<b>Community Area</b>	<b>7</b>	
<b>Local Character</b>	<b>9</b>	
<b>Transport</b>	<b>11</b>	
<b>Jobs &amp; Business</b>	<b>13</b>	Analysis of feedback from the Community Event
<b>Environment</b>	<b>15</b>	
<b>Homes</b>	<b>17</b>	
<b>Growth &amp; Infrastructure</b>	<b>19</b>	
<b>Future Opportunities</b>	<b>21</b>	A summary of potential opportunities for the Community Area
<b>Appendix</b>	<b>23</b>	Supporting information - Feedback form - Data received from the event

A Community Plan will capture what local people believe are the key issues or opportunities under each of the themes and identify where local people want investment to be spent to improve their Community Area. Central Bedfordshire Council believe that Community Planning will build an understanding of local needs and pressures on a particular area and to ensure that existing and new communities benefit from high quality development and targeted improvements.

Community Plans will be used as evidence base for the Local Plan, but will also be used to assist Central Bedfordshire with making future planning decisions. Community Plans can also be used to feed into Neighbourhood, Parish or Town Plans.



# The 6 Growth Themes

## Local character



**What we have we love. Our history, countryside and communities. We need to build, with care to enhance what we have.**

How do we look after what you value about where you live? We need to balance development with protecting our villages, market towns and beautiful countryside. We want to use local character to inform development to ensure that we achieve the best we can.

## Environment

**Our environment is important. It influences how & what we create. We need quality development.**



How do we balance the need for growth with protecting our environment? By having quality developments that are sensitive to the environment, to climate change and to ensure growth is dealt with responsibly for the next generation.



**How do we get around? With more of us on our cycleways, roads, rail. How do we improve & maintain our transport links?**

We need to plan growth that has good connections, not only to jobs and facilities, but also to recreation services and the countryside. We need to look at improving our existing transport networks and make the most of opportunities for new links.

## Jobs and Business

**Where will everyone work? Supporting local businesses to grow & attracting new business. We need to create jobs for all.**

How do we support the economy of your community and proposed growth in your area? We need to invest and attract business. Regenerating areas can help to attract new investment to improve job prospects.

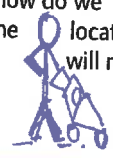


## Growth & Infrastructure



**Where to place homes & services. Supporting market towns, villages & new settlements. We need to plan places to grow communities.**

Where can this growth go and how do we get the best opportunities for you and your community? We need to consider not only the locations for growth, but also what other facilities, services and infrastructure these areas will need for the next generation.



## Homes



**Homes for every stage of life. A house is not a home until it's lived in. We all need a home we're proud of.**

What type of housing does your community need? Looking at the local population, from young to old, we need to ensure that the area can accommodate changes in lifestyle, affluence or choice. Quality homes for all, for now and tomorrow.

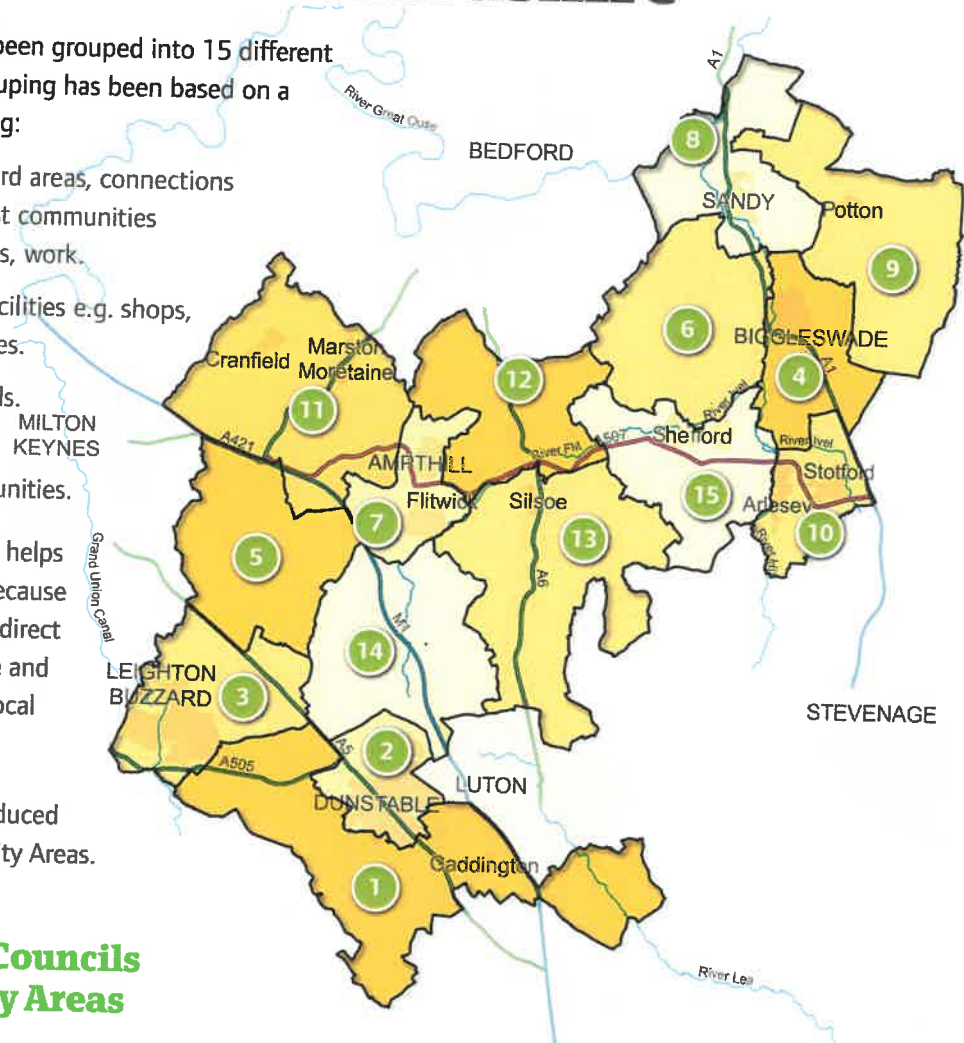
# Community Areas within Central Bedfordshire

Towns and Parishes have been grouped into 15 different community areas. The grouping has been based on a number of factors including:

- Natural catchment or ward areas, connections and associations amongst communities e.g. for shopping, schools, work.
- Access to services and facilities e.g. shops, post office, leisure services.
- Town and rural hinterlands.
- Shared characteristics, similar issues and opportunities.

Grouping the areas like this helps local residents to engage because they will be able to see the direct relevance to where they live and help us consider all of the local issues and opportunities.

One Community Plan is produced for each of the 15 Community Areas.



## Town and Parish Councils within Community Areas

Community Area	Town and Parish Councils
1	Billington, Caddington, Eaton Bray, Hyde, Kensworth, Slip End, Stanbridge, Studham, Tilsworth, Totterhoe, Whipsnade
2	Dunstable, Houghton Regis
3	Battlesden, Eggington, Heath & Reach, Hockliffe, Leighton Buzzard
4	Biggleswade, Edworth, Langford
5	Aspley Guise, Aspley Heath, Bryan, Eversholt, Husborne Crawley, Milton Bryan, Potsgrove, Woburn
6	Northill, Old Warden, Southill
7	Flitwick, Ampthill, Steppingley
8	Moggerhanger, Blunham, Tempsford, Sandy
9	Dunton, Everton, Eyeworth, Potton, Sutton, Wrestlingworth & Cockayne Hatley
10	Arlesey, Astwick, Fairfield, Stotfold
11	Marston Moretaine, Cranfield, Ridgmont, Brogborough, Lidlington, Millbrook, Hulcote & Salford
12	Clophill, Haynes, Houghton Conquest, Maulden
13	Barton-Le-Clay, Flitton & Greenfield, Gravenhurst, Pulloxhill, Shillington, Silsoe, Streatley
14	Chalgrave, Chalton, Harlington, Sundon, Tingrith, Toddington, Westoning
15	Clifton, Campton & Chicksands, Henlow, Meppershall, Shefford, Stondon

# Community Planning Events within Central Bedfordshire

The first stage in community planning was to hold an event with residents in their local area to find out what they wanted to raise with us. For each Community Area, a drop-in event was organised at a local venue for the public to attend. The drop-in event consisted of a number of exhibition boards providing general information on community planning and a map table illustrating an Ordnance Survey plan of the Community Area.

Upon arrival, members of the public were greeted, invited to read the available exhibition boards and given a feedback form to be completed at the map table. Each feedback form was given a unique reference number. The feedback form comprised of two questions under each of the six growth themes (twelve questions in total) and included a coloured sticker for each of the themes (feedback form is in the Appendix). These stickers were numbered with the unique reference for each feedback form. For each theme, the member of the public was asked

to select one category that they felt strongly about, then using the appropriate sticker, to locate this on the map and expand on why they chose this location on the feedback form. This meant that the numbered sticker on the map could be linked to the completed feedback form. Optional questions were also posed to help us understand who attended the event. Collected data from the event is in the Appendix.

Council officers were available at every event to talk to people, discuss local issues, answer questions and listen to concerns and opportunities. At many events, local town, parish and ward councillors were also present to talk to the community.

The following pages of the Community Plan introduce this Community Area and the feedback from its community that attended the engagement event. The methodology opposite indicates how this Community Plan has been prepared.



# Our approach

## 1. Analysis

The feedback for each growth theme has been analysed to understand what the community felt about their area in order to fairly represent individual responses within this Plan, as well as determining whether there was a collective voice on particular issues.

## 2. Interpretation

Under each theme, there is an information graphic and a plan. The graphic illustrates the percentage of people that had chosen each category based on the number of people who had responded to that particular theme. The plan shows where the community located their stickers on the map table. These are represented by coloured circles that relate to the category that had been chosen.

## 3. Hot Spots

Where there were multiple issues highlighted in one location on the map or lots of people highlighting the same issue at the same location these were grouped into a 'hot spot'. These are illustrated as a larger circle on the plan and (where relevant) depicted as a pie chart if more than one category was chosen for that particular area.

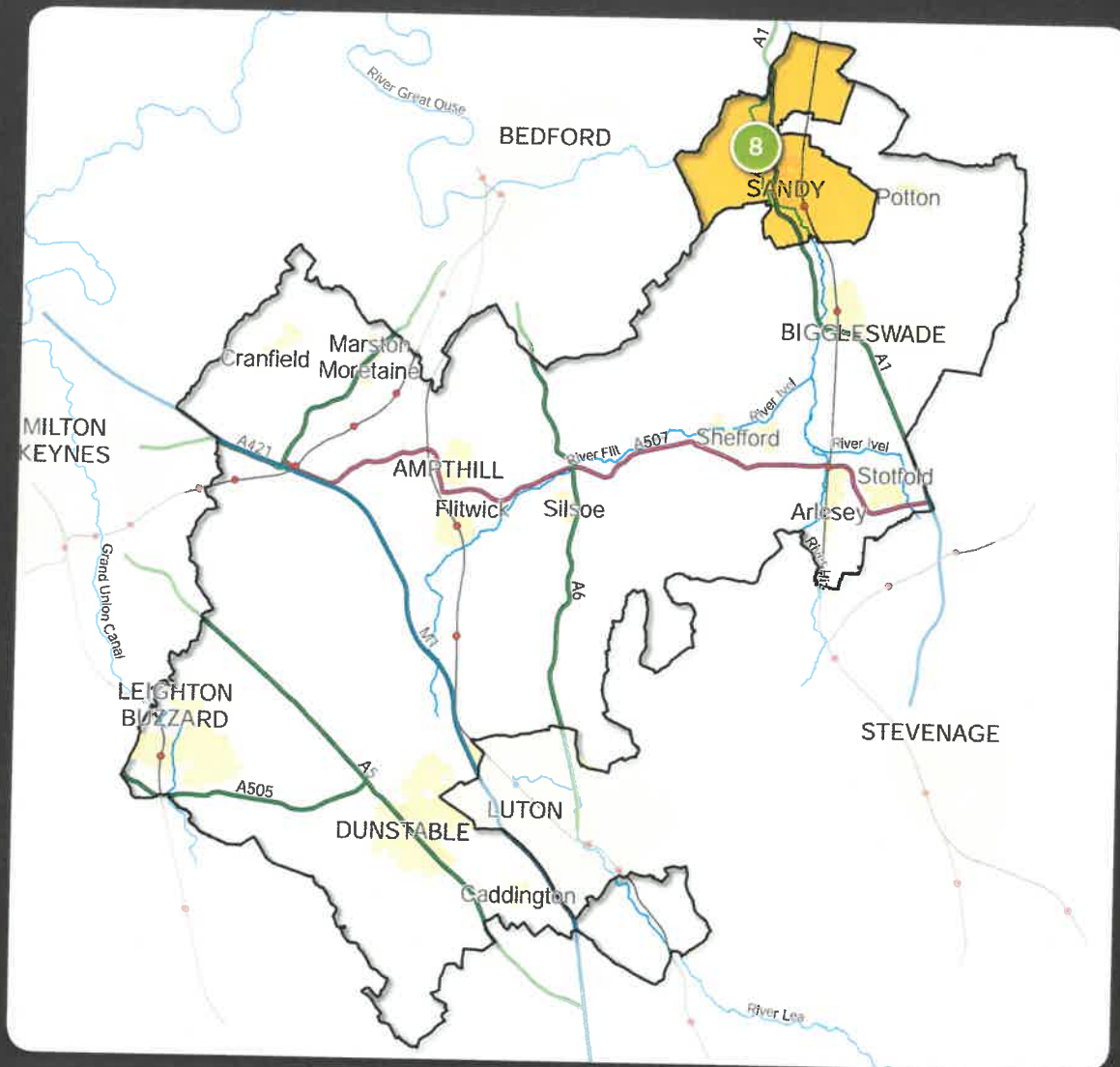
## 4. Trends

Following analysis of the data from the feedback forms and the stickers on the map, pointers regarding the themes are pulled together based on individual and collective voices that have arisen from the community. These trends identify what is important or needs improvement within the Community Area and therefore what the potential future opportunities for the area are.

### Exceptions to this process occurred which were dealt with as follows:

- Placing stickers on the map without ticking a category. Where this occurred, stickers are recorded as 'Location only'.
- Ticking more than one category. Where this occurred, their choices are divided evenly across the categories within the analysis process.
- No category selection or sticker but a written response provided. Where this occurred, comments were considered at the analysis and interpretation stage.
- Sticker to represent the whole of Community Area. Where this occurred, it has been recorded in a statement box next to the map.

## Community Area within Central Bedfordshire



### Community Area

This Community Plan relates to Community Area 8, which includes the parishes of Blunham and Sandy, Tempsford, Moggerhanger. This Community Area is located in the north of Central Bedfordshire being largely rural in character beyond Sandy, containing the villages of Beeston and Church End in addition to the aforementioned parishes. Local roads provide most of the road network in the Area with the main exception being the A1, which cuts through in a north-south direction. The East Coast Main Line railway cuts through the Area, with a station in Sandy. The Area is north of Biggleswade and a short distance east of Bedford.

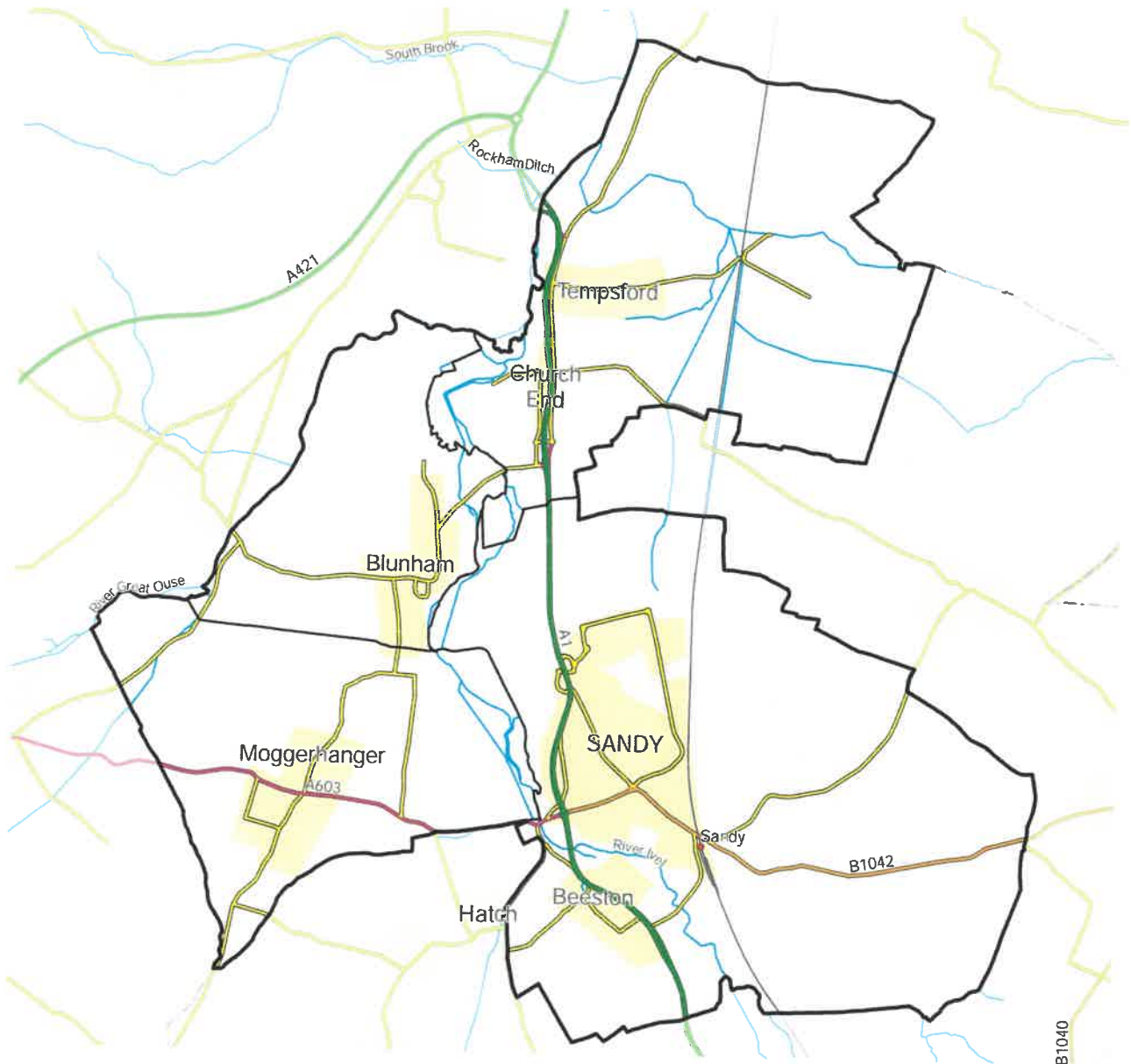
The Area population is approximately 13,820\*. This Area has a significantly higher retired population and a lower working population when compared to the rest

of Central Bedfordshire. In terms of dwelling types, the Area is diverse and largely consistent with the rest of Central Bedfordshire, with the percentage of detached dwellings being slightly higher than average.

Moggerhanger has a Neighbourhood Plan in progress. In 2010, Blunham published a Parish Plan and Sandy published a Town Plan. Tempsford does not currently have a Parish or Neighbourhood Plan published or in development.

In total, 135 people attended the drop-in event on Thursday 3rd November 2016 which was held at Sandy Town Council Community Room from 2.30pm until 7.30pm. People who attended were primarily from Sandy parish. The people who attended largely shop in Sandy and Biggleswade and those who were in employment primarily work in and around the Community Area.

# Plan of Community Area



## Where participants from the area live, work & shop

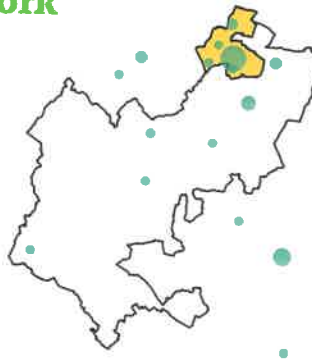
Dot size represent the amount of people, e.g. the larger the spot, more people.

### Live



The people who visited the event lived in the areas shown above.

### Work



The people who visited the event mainly worked in the areas shown above, with 1 person working in Burton Latimer and 3 in London (off the map).

### Shop



The people who visited the event mainly shopped in the areas shown above, with 1 person shopping in Cambridge and 7 in St Neots (off the map).



# Local Character

## Feedback

87% of the people who attended the event answered one or both questions on Local Character. Only one person thought that there are no improvements to be made on Local Character within the area. Four people indicated that they do not consider there are any issues related to Local Character in the Area.

From those who responded, the most popular category of Local Character that people would like to see protected or improved is Natural Open Space such as the countryside (71%) followed by Man-made Open Space such as village greens (14%).

## Analysis

There were two main locations where people felt strongly about Local Character, which were Sand Hills east of Sandy and the setting of Moggerhanger.

Many people answered that the green spaces and natural habitats east of Sandy (Sand Hills including the Pinnacle and Caesar's Camp) need to be preserved and that there should be 'no development'. Comments relating to this area included Sand Hills and its surrounding country paths and bridleways are a 'great natural heritage'; the importance of open spaces for family recreation; the area could be enhanced through the introduction of ponds, information boards and well outlined walking routes and bridleways, possibly to attract people from outside of the local area; preserving the Green Wheel would help to encourage local communities to keep fit; and a vehicle weight limit should be introduced on Sand Lane to protect the area of 'landscape beauty'. Protection of the

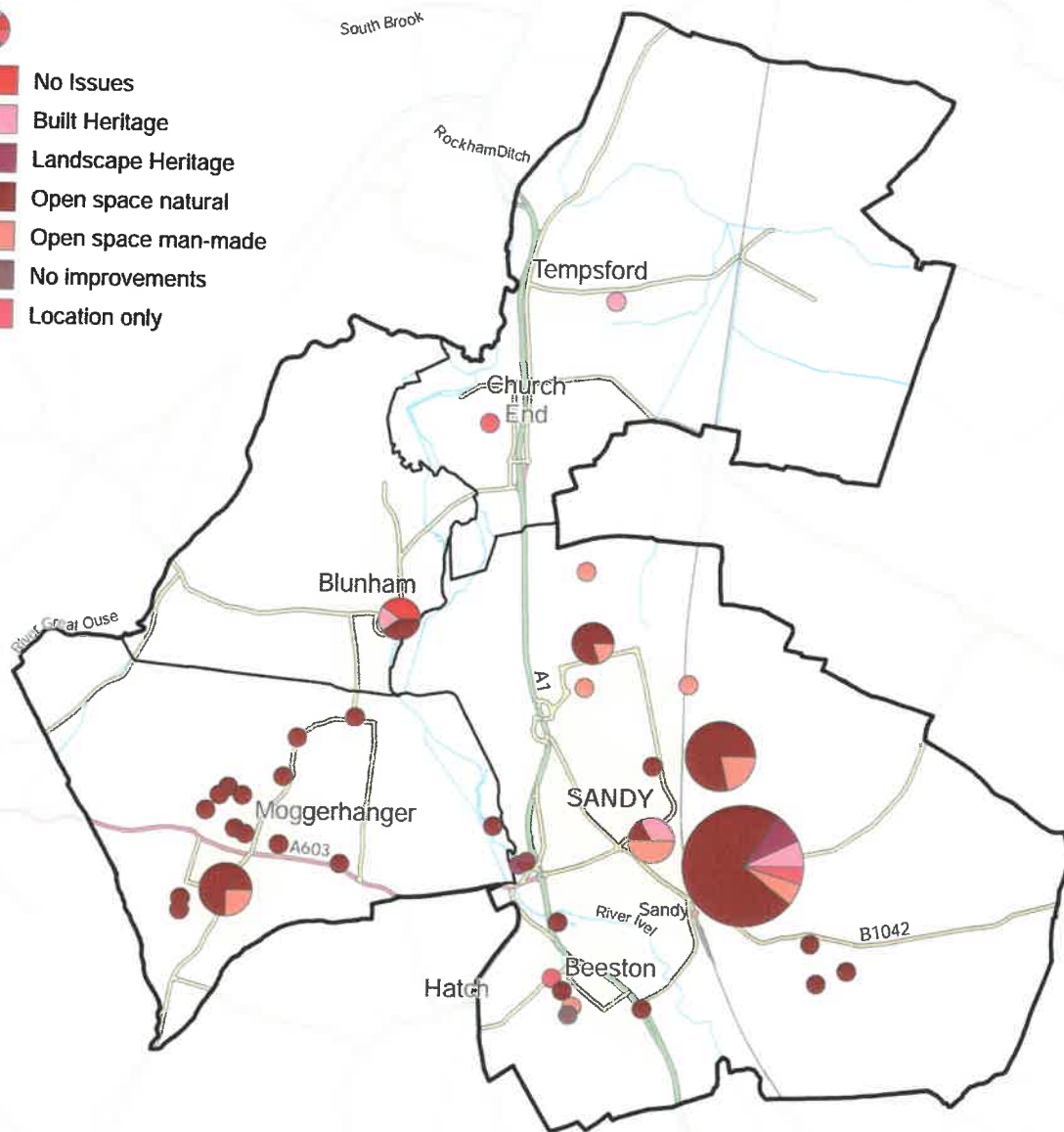
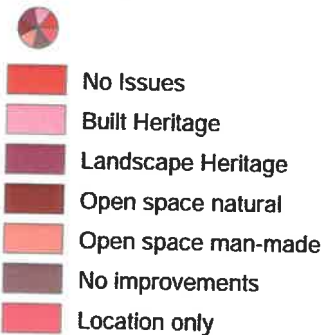
RSPB site was also mentioned and several people requested more allotments for residents, including the suggestion that this would free up Sunderland Road for development.

Several people highlighted the importance of protecting the natural open space around Moggerhanger. Comments indicated that this would 'maintain village ethos', with improvements to the village green and pond also suggested.



## Map showing the places where particular protection of, or improvements to, Local Character should take place

### Local Character



B1040

The River Ivel in Blunham was identified as an area of nature and wildlife opportunity and the importance of protecting the old buildings in Blunham from increased traffic was also highlighted.

Other comments included the area around The Riddy Nature Reserve, west of Sandy, requiring urgent attention; the protection of Tempsford and Church End due to their historical value and estate ownership; prevention of development on and improved management of Beeston Green; protection of existing landscape, particularly to the north of Sandy; improvement of footpath and bridleway routes; urgent attention required to Sandy war memorial; and improvements to the 'poor' park facilities in Sandy.

### Trends

People want to maintain, protect and enhance Sand Hills to the east of Sandy for amenity and recreation.

Generally, people want to maintain and protect the rural character of villages and surrounding countryside within the Area.

# Transport

## Feedback

89% of the people who attended the event answered one or both questions on Transport. Five people indicated that there are currently no transport related issues in the Area.

From those who responded, the most popular category of Transport that people would like to see improvements made to was Vehicular (49%) followed by Buses (20%).

## Analysis

There were three locations where people felt strongly about Transport, which were the A1, Sandy town centre and Moggerhanger.

Many people answered that improvements need to be made to the access points to the A1 from Sandy, emphasising that Sandy becomes 'gridlocked' during peak hours. A few people suggested that a bypass around Sandy could be built to relieve traffic congestion in the area. Others mentioned that access to Sandy from the north is poor and could be improved, with the only access points being the A1 and Sunderland Road. Several people also answered

that congestion in Sandy town centre is a problem and that HGVs are a potential cause.

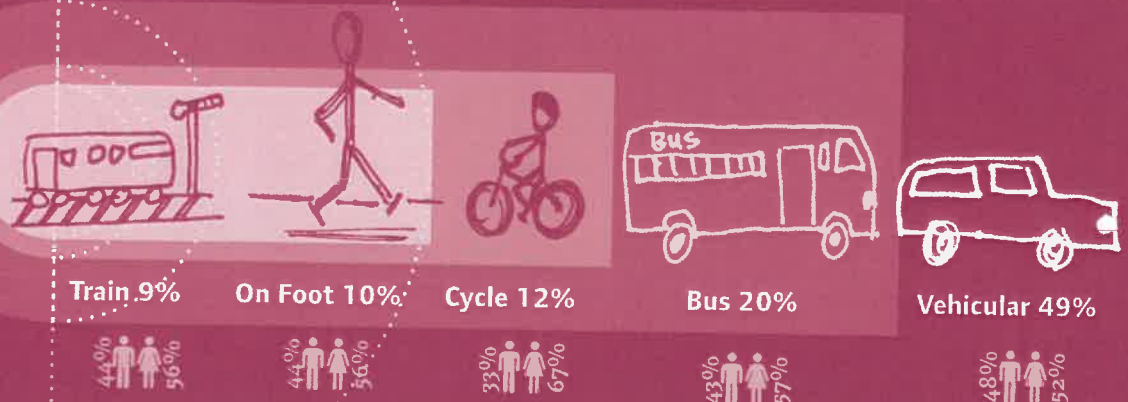
Some people answered that improvements to cycleways in Sandy town centre and the surrounding open spaces need to be made with suggestions to create cycling routes from Sandy to Biggleswade and Tempsford.

Several people answered that connections to surrounding towns and villages needs to be improved, possibly via public transport, with one person stating that this would help the elderly.

A number of people answered that they would like to see the East-West rail link come forward but that the potential effects on the residents of Sandy be determined first.

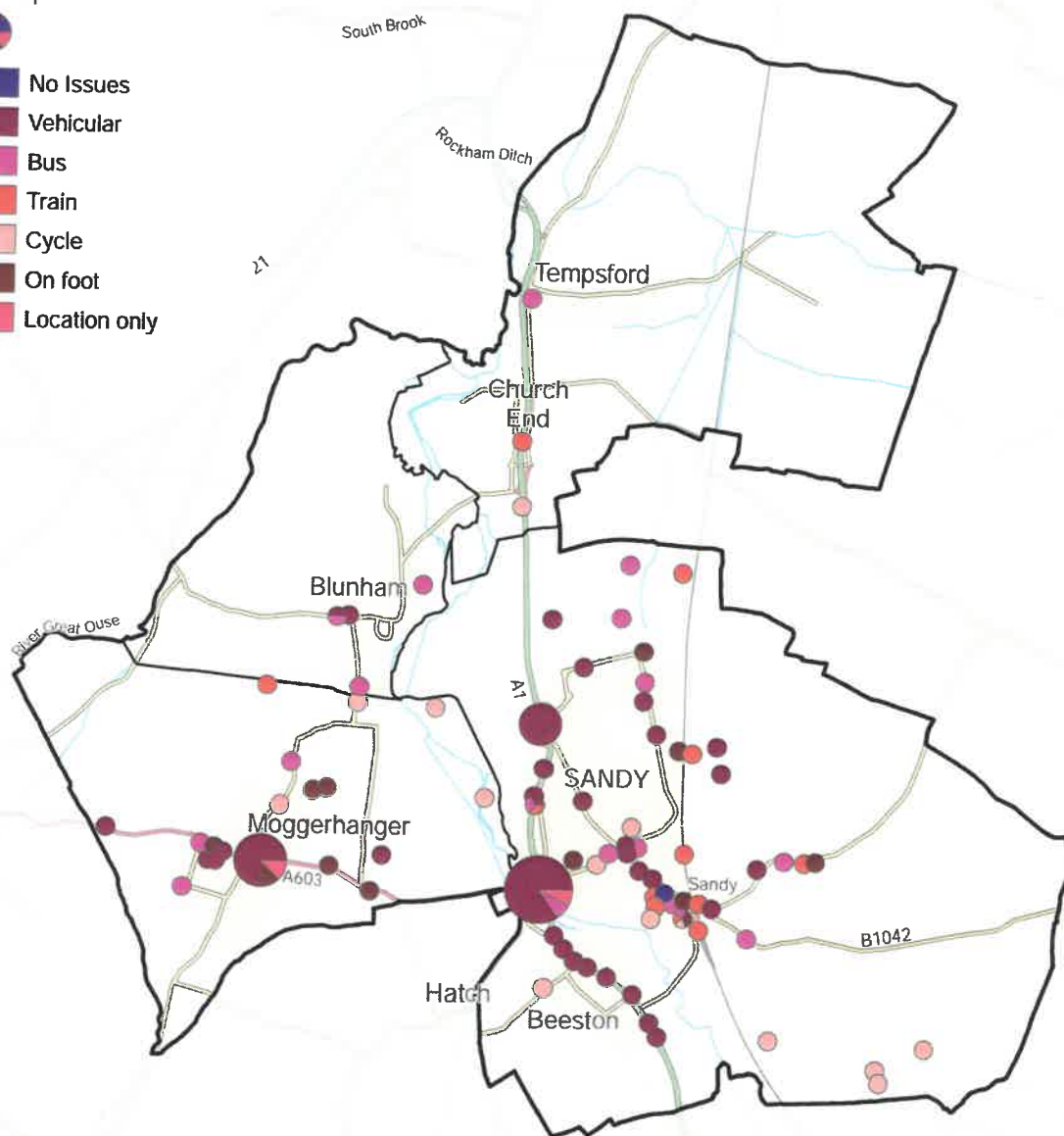
Others answered that there is too much traffic through Moggerhanger village and that the A603 is not equipped to deal with HGVs. A number of people answered that they would like to see improvements to the footpaths in and around Moggerhanger in order to make the 'crossroads safer' and provide links to nearby towns and villages as well as the River Ivel.

## Categories people felt should be improved under Transport



## Map showing the places where particular improvements to Transport should take place

### Transport



B1040

One person mentioned that the footpaths surrounding Moggerhanger are not continuous.

Other comments included a need for improvements in the bus service (e.g. timetables, destinations and punctuality), train service, parking, footpaths and road junctions in Sandy. One person commented on speed bumps causing damage to vehicles with another stating that traffic calming was needed to prevent HGVs from entering Sandy.

### Trends

**Vehicular** - Reduce congestion through Sandy and improve A1 access from/to the town. Improve safety for residents along A603 as it passes through Moggerhanger.

**Buses** - more frequent and a broader range of local destinations.

**Trains** - Delivery of East - West rail link and its potential affect on Sandy.

**Cycleways/Footpaths** - Network of footpath/cycle links between Sandy, Biggleswade and Tempsford.

# Jobs and Business

## Feedback

84% of the people who attended the event answered one or both questions on Jobs and Business. Thirteen people indicated that they do not consider there to be any issues related to Jobs and Business in the Area.

From those who responded, the most popular category of Jobs and Business that people would like to see investment made to improve within their Community Area was for High Street Development (49%), with the four other categories having smaller but similar weightings.

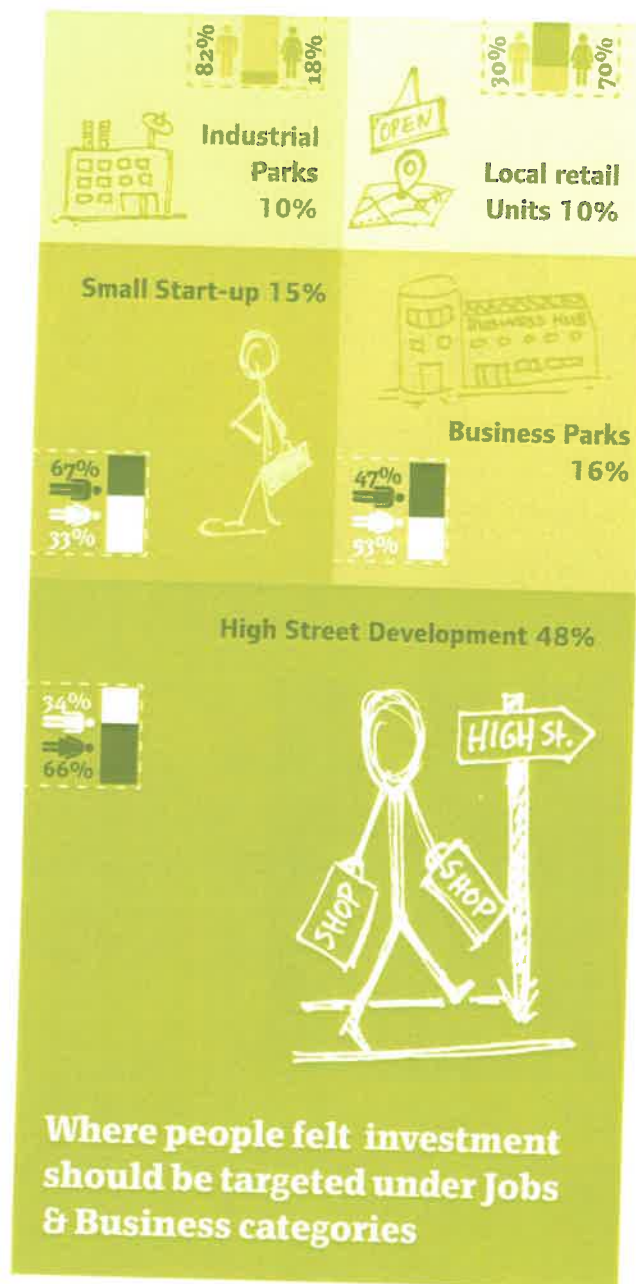
## Analysis

The main areas where people felt strongly about Jobs and Business were related to Sandy High Street and the availability of units and office space in and around Sandy, as well as their location and affordability.

Several people answered that Sandy High Street needs development and that it 'lacks charm'. Others stated that investment was necessary to improve the retail offer in the area and one person answered that local retail needs to be supported as retail parks outside of Sandy are driving people away. People highlighted a need for a greater variety of businesses in the town centre as well as the provision of more local jobs and better shops for the elderly. One person stated that there was a need for more shops in the north of Sandy.

People answered that a greater provision of small, flexible office space with storage is needed and a number of people suggested that shared office facilities or cheaper business rates might help to attract start-ups into the town. In addition to this, people highlighted that new businesses need to be supported and encouraged.

A few people answered that efforts should be made to move industrial development away from the town centre with one person stating that industrial development should be concentrated near existing industry. On top of this, others answered that there is already enough space in the Sunderland Road Industrial Estate and that businesses should be encouraged to use this space with another answering

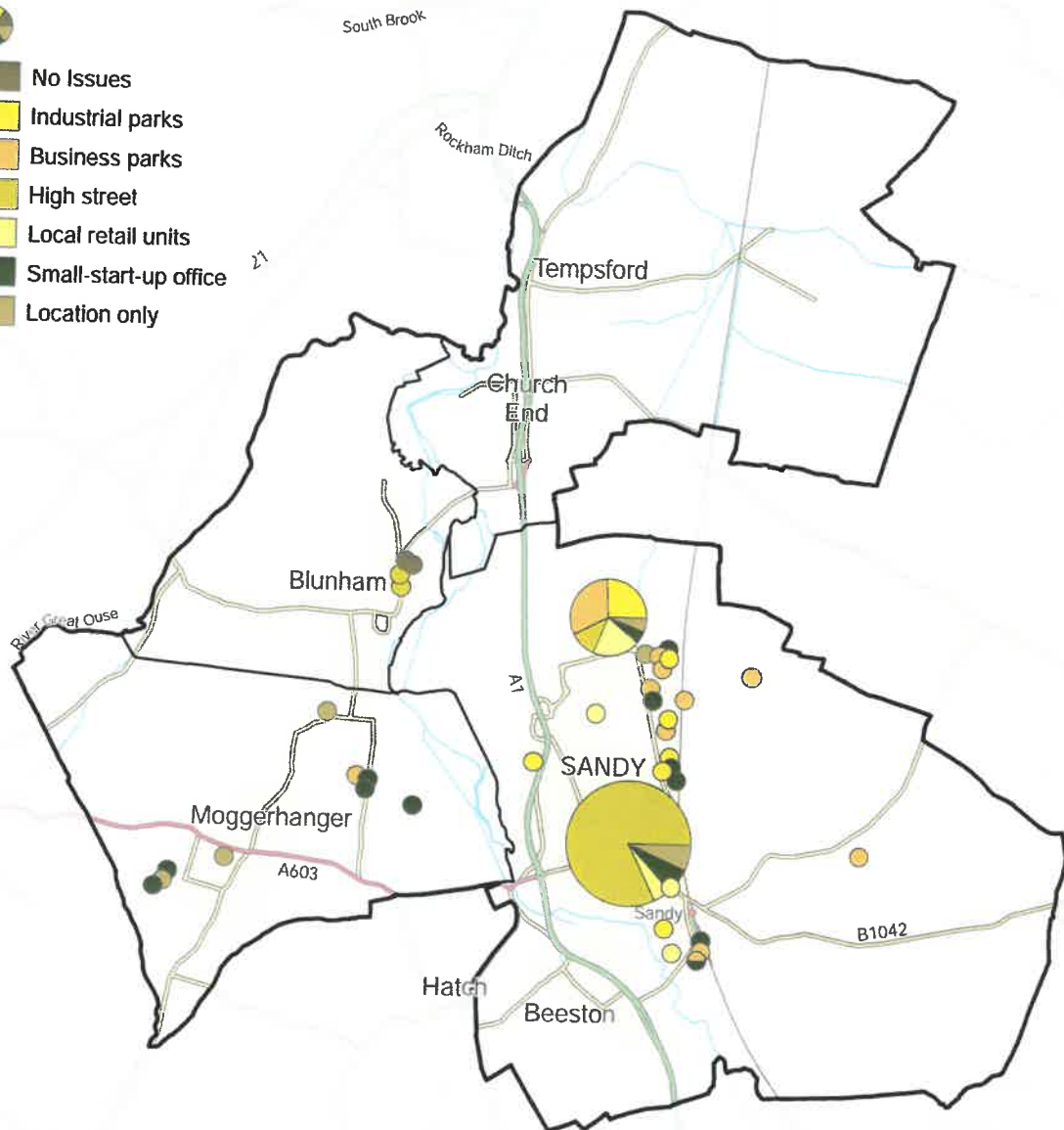


that there could be opportunities for business park development in the same area. One person suggested new business park development to the east of Sandy and another said that no more houses should be built on or near the industrial estate.

A few people answered that Moggerhanger is only suited for small business development and not large businesses that require large vehicles. It was suggested that there might be space for some small units in Moggerhanger Park.

## Map showing the places where particular investment to improve Jobs & Business should take place

### Jobs and Business



B1040

In Blunham, two people answered that there is a need for a pub or restaurant. One person suggested that faster broadband was needed for residents who live in rural areas to promote working from home.

Other comments included a need for a science and innovation centre; a suggestion of industrial provision west of the A1 or east of the River Ivel; a need for local retail if there is to be any new housing development; and a suggestion of making Sunderland Road more attractive for businesses.

### Trends

Investment in Sandy town centre to revitalise the area so that it is more attractive to retail, leisure and business opportunities to ensure its long-term future for the local community.

Small start up offices through the conversion of redundant farm buildings, such as at Moggerhanger Park.

Maximise the potential of Sunderland Industrial Park for large-scale business use.

# Environment

## Feedback

88% of the people who attended the event answered one or both questions on Environment. Three people indicated that they have no issues regarding the Environment in their Area.

From those who responded, the most popular category of Environment that people would like to see improved within their Community Area was for Open Space and Wildlife Habitat (39%) followed by Air Pollution (22%).



## Categories people considered to be the most valuable Environment attribute to look after for the future

### Analysis

A relatively large number of people answered that the open spaces east of the railway line to Sandy are in need of protection. One person said that these areas are used by families and cyclists and a couple of people stated that the open spaces also help preserve air quality. One answer stated that the RSPB site should also be protected.

Many people answered that air and noise pollution are a problem in Sandy, primarily from the A1. Plans to redirect the A1 away from existing and proposed housing developments were supported with one comment particularly concerned for younger children that may live in proximity. Other comments related to this were: people would like more information about pollution levels in Sandy; and noise pollution around

Fallowfield and Sunderland Road is a problem, possibly caused by HGVs.

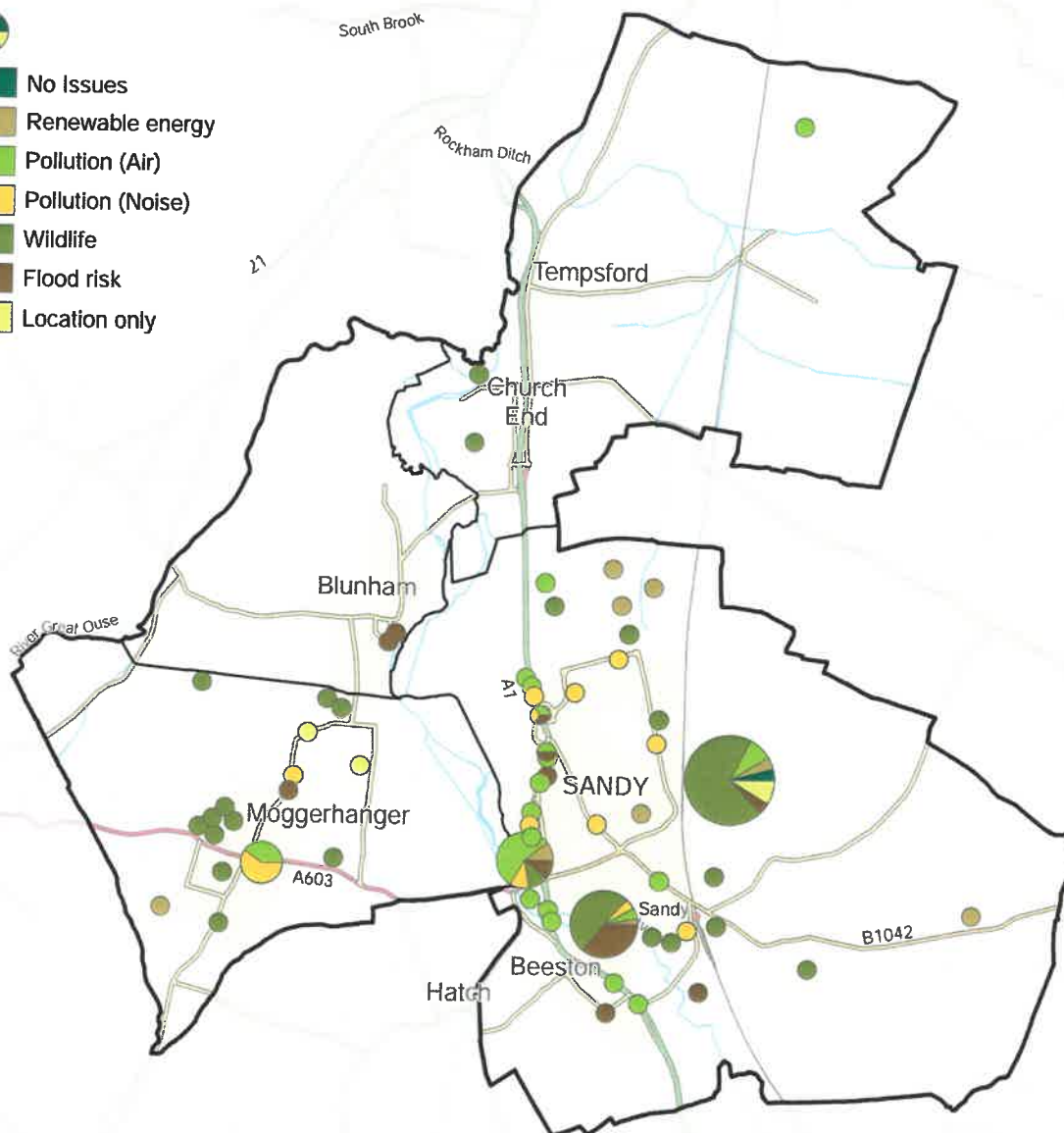
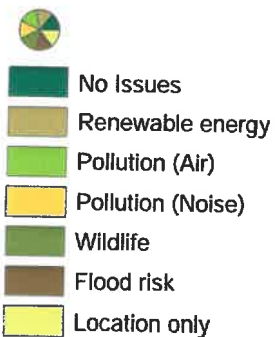
Several people answered that there should be no development on the flood plains surrounding Sandy due to flood risk. Flooding is a problem for Beeston.

A few people outlined a desire for solar and wind power in and around the area, with one person stating that solar panels should be placed on all available roofs. Another person answered that each community should take responsibility for generating its own power.

Three people answered that the River Ivel west of Sandy is in need of dredging. Others suggested that The Riddy Nature Reserve be expanded.

## Map showing the places that were considered the most valuable attributes to look after for the future

### Environment



B1040

Several people answered that the setting of Moggerhanger should 'stay as it is' and that its open spaces should be protected. One person said the natural habitats in this area provide homes for Red Kites and deer. Other people mentioned noise and air pollution issues caused by excessive traffic on the A603 through Moggerhanger and one person mentioned noise pollution issues in Chalton.

Other comments included the river system around Church End needing protecting and upgrading; a vehicle weight limit on Sand Lane to stop erosion and preserve beauty; and for tree planting should development take place to screen buildings from view.

### Trends

Wildlife habitat associated with land to the east of Sandy to be protected.

Air and noise pollution arising from A1 and A603 to be resolved where close to settlements.

Renewable energy to be promoted in the Area.

Flood risk needs to be addressed in the Area especially when considering new development.



# Homes



## Feedback

87% of the people who attended the event answered one or both questions on Homes. Eight people did not consider that there is an issue with regards to Homes in their Area.

From those who responded, the most popular category of Homes that people considered were needed within their Community Area was for Affordable Homes (37%) followed by Older Generation Dwellings (33%).

## Analysis

The main locations where people felt strongly that there was a need for Homes in order of popularity were Sandy, Moggerhanger and Blunham.

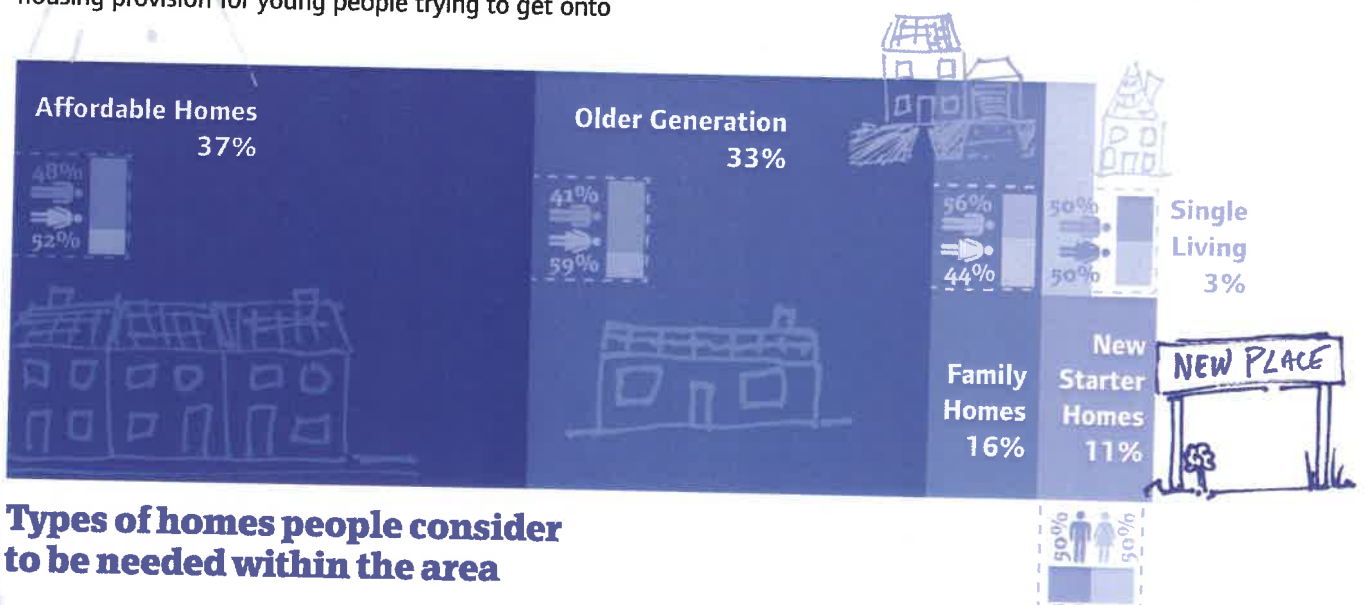
There was a great variety of comments related to Homes in Sandy. Some people answered that there needs to be a greater provision of accommodation for the elderly, including bungalows and care homes. Two people answered that accommodation for the elderly needs to be located close to shops and public transport stops with one person answering that such houses need to be nearer the town centre. Other people commented on the lack of housing variety in Sandy, with one person answering that too many developments fall into a mid-high price range and that housing affordability needs to be addressed. People answered that there was not enough affordable housing provision for young people trying to get onto

the property ladder or for young families. Several people queried whether there was a need for more housing and stated that infrastructure development should take priority.

Several people answered that there is room for housing development north of Sandy and that this might help ease congestion in the town centre due to good potential access to the A1 from the north. One person stated that housing should be developed in the centre and another answered that congestion could be relieved if land east of the railway was developed. It was also suggested that there is room for housing development on the Fallowfield Estate, Sunderland Road and New Road.

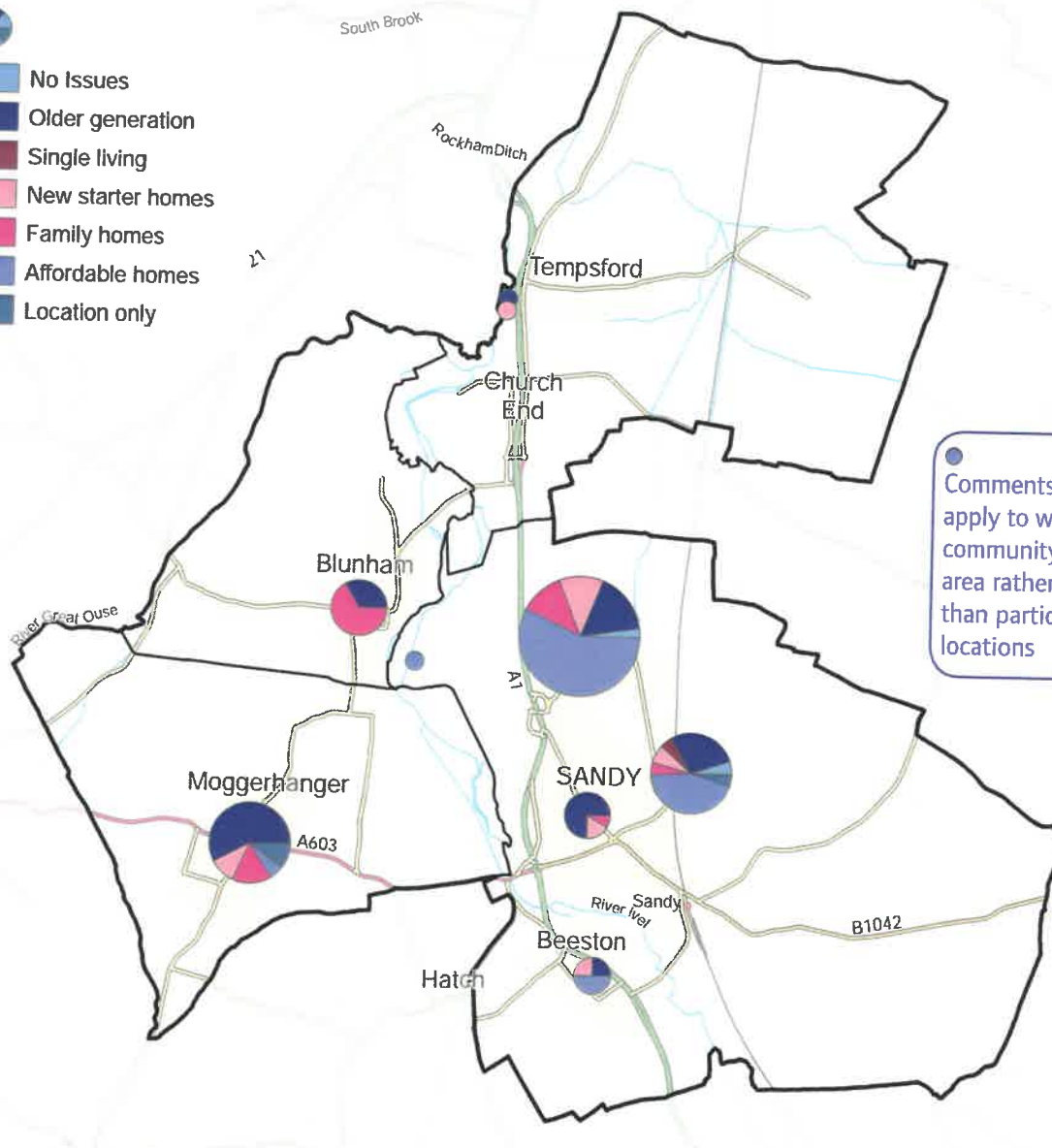
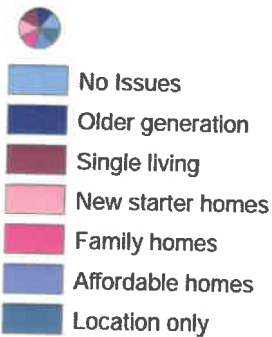
A number of people answered that there was a lack of housing for elderly in Moggerhanger and two people indicated that there is brownfield land in the area that was suitable for development. One person queried why this land had previously been rejected.

People who felt strongly about Homes in Blunham answered that there was a need for housing for elderly people, including bungalows as well as a greater provision of housing for younger people to enable them to stay in the village. One person answered that new homes should not spread out into the countryside and another suggested a need for homes for working families across the community area.



## Map showing the places where there were considered to be opportunities to provide new homes

### Homes



Other comments included a need for more housing association houses in Sandy; that there should be no development on green field land or in Chalton; that Tempsford needs smaller homes for young people; and that housing could be extended on Barford Road. Others answered that apartment blocks might be a solution to a lack of available land, that Biggleswade Common is a potential housing development site and that a scheme that rewards younger people with housing in return for volunteering could be introduced.

### Trends

Provide homes for the elderly in the form of downsizing properties such as bungalows, sheltered accommodation and care homes.

Provide affordable housing (whether rent or part-purchase) so that families and young people can stay in the Area.

# Growth & Infrastructure

## Feedback

88% of the people who attended the event answered one or both questions on Growth and Infrastructure. Six people indicated that they have no issues with Growth and Infrastructure in their Area.

From those that responded, the most popular category of Growth and Infrastructure that people considered was needed within their Community Area was for Healthcare (59%) followed up by Utilities Improvements (14%). Nobody responded that there was a need for schools in the Area.

## Analysis

There were two main locations where people felt strongly that there was a need for Growth and Infrastructure, which in order of popularity were Sandy and Moggerhanger.

A large number of people answered that there was a definite need for improved healthcare facilities and more healthcare availability in the Area. Many people said that there were long waiting times to see doctors and that the current healthcare provision will not cope

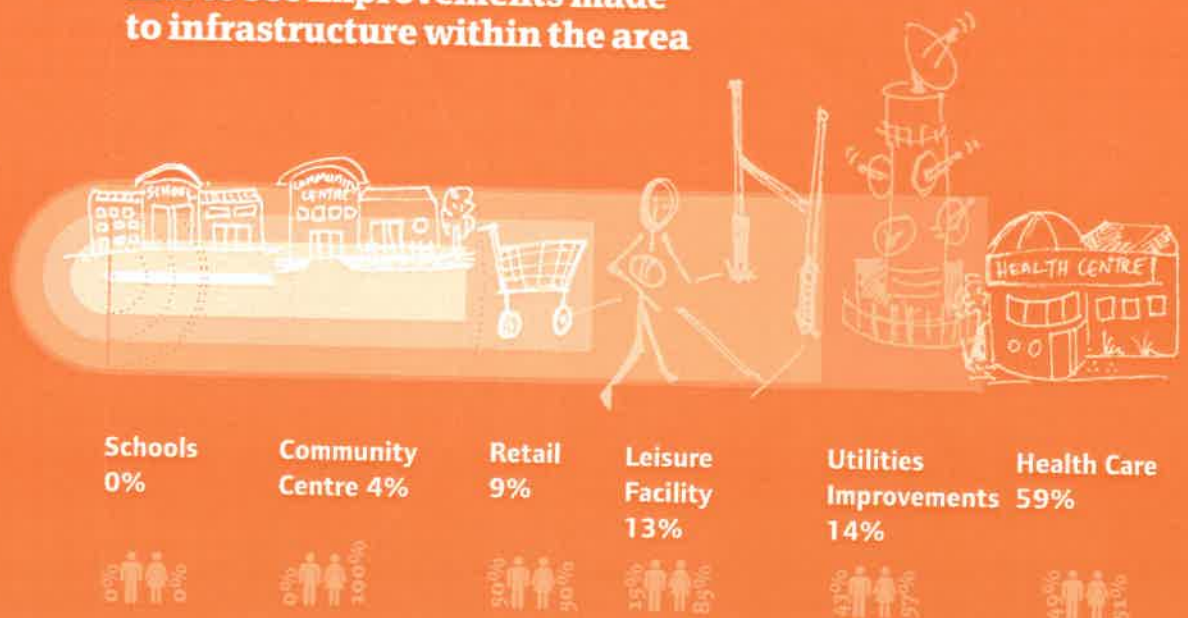
if the town expands. Several people suggested that Sandy would benefit from a surgery that provided similar services to a hospital with one person saying this would be particularly beneficial to the elderly. The majority (59%) of answers were related to healthcare improvements in the Area.

People who located their answers in Blunham stated that there were no healthcare facilities in the village.

A number of people answered that there was a need for improved leisure facilities in the Area. Suggestions included a sports centre, more facilities for young families, a swimming pool and improved sports pitches. Five people answered that they would like more ramps at the skate park. One person requested a place where younger people can go in the evenings that could also be used by the whole community.


A few people stated that retail within Sandy town needs to be improved and one person answered that the retail park requires parking and access improvements. Three people answered there was a need for allotments of various sizes in the Area.

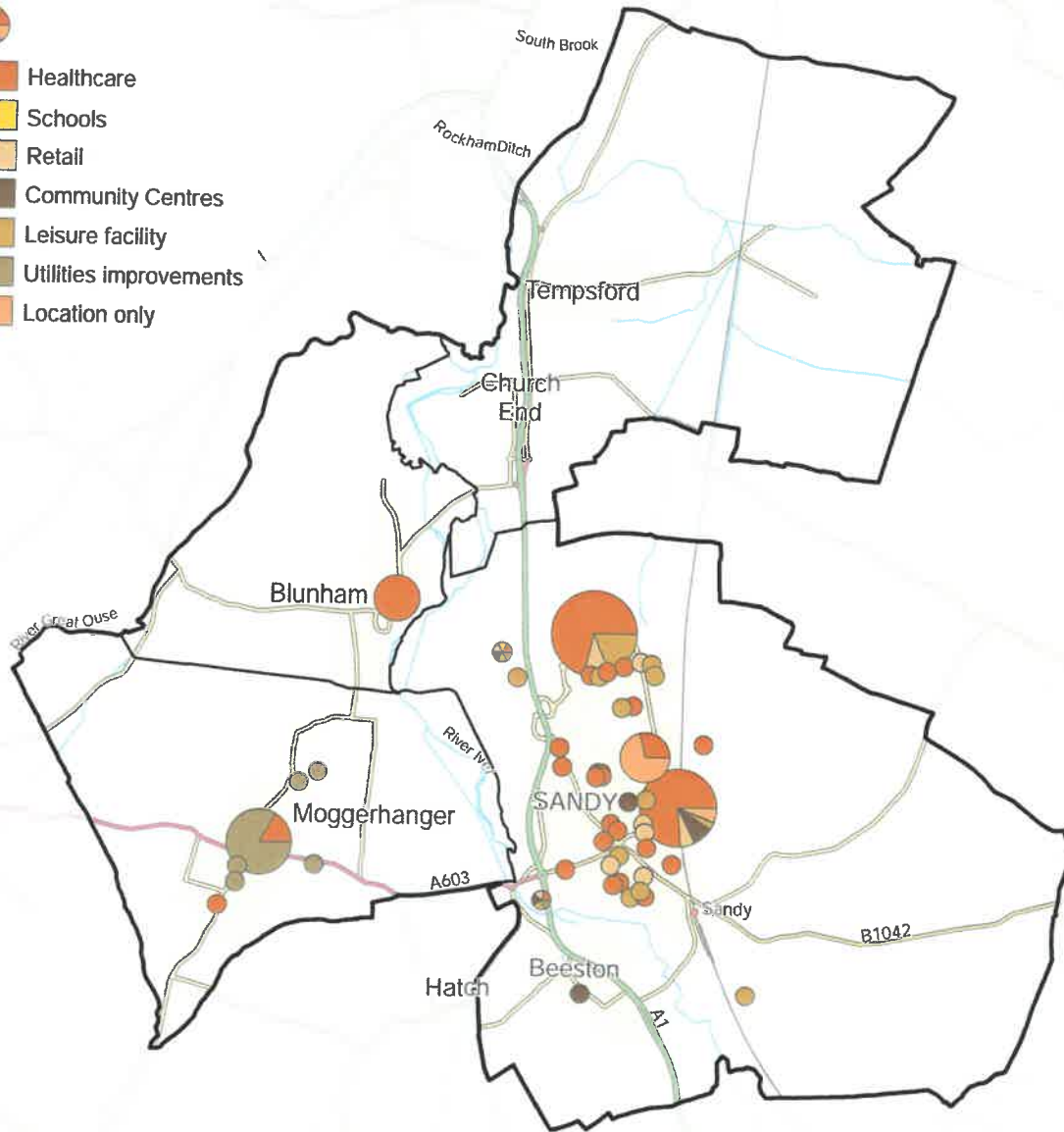
## Categories people would most like to see improvements made to infrastructure within the area



## Map showing the areas where there were considered to be opportunities to provide or improve infrastructure facilities

### Growth & Infrastructure

-  Healthcare
-  Schools
-  Retail
-  Community Centres
-  Leisure facility
-  Utilities improvements
-  Location only



B1040

A large number of people highlighted that there are significant problems with water pressure and sewerage infrastructure in Moggerhanger. Others answered that internet and broadband facilities are poor in the Area and need to be improved to aid people who work from home. One person said this was especially true in Chalton, which also has no mains gas.

Other comments included the suggestion of a more central location for a community centre; reduction of business rates to help viability of high street shops; and a need to assess the requirements of local infrastructure in Sandy if the town is to be expanded.

### Trends

Improve and expand healthcare facilities within Sandy.

Improve leisure facilities within Sandy, particularly for families and younger people.

Resolve water pressure and sewerage infrastructure in Moggerhanger.

Improve broadband speeds across the Area.

# Event: Findings

The people who attended the drop-in event for this Community Area identified the following **Future Opportunities** to protect or improve their locality under the growth themes:

## Local Character

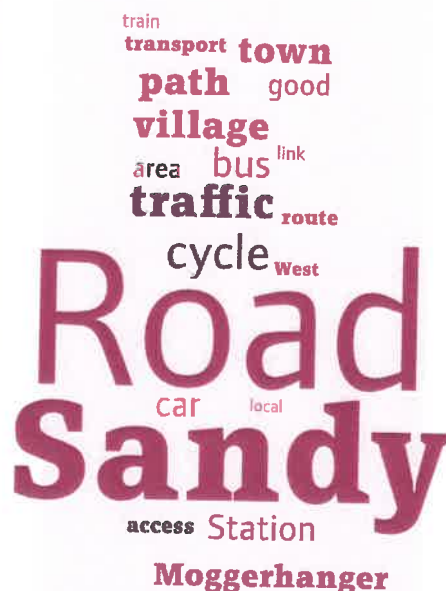
- People want to maintain, protect and enhance Sand Hills to the east of Sandy for amenity and recreation.
- Generally, people want to maintain and protect the rural character of villages and surrounding countryside within the Area.

## Transport

- Vehicular - Reduce congestion through Sandy and improve A1 access from/to the town. Improve safety for residents along A603 as it passes through Moggerhanger.
- Buses - more frequent and a broader range of local destinations.
- Trains - Delivery of East - West rail link and its potential affect on Sandy.
- Cycleways/Footpaths - Network of footpath/cycle links between Sandy, Biggleswade and Tempsford.

## Jobs & Business

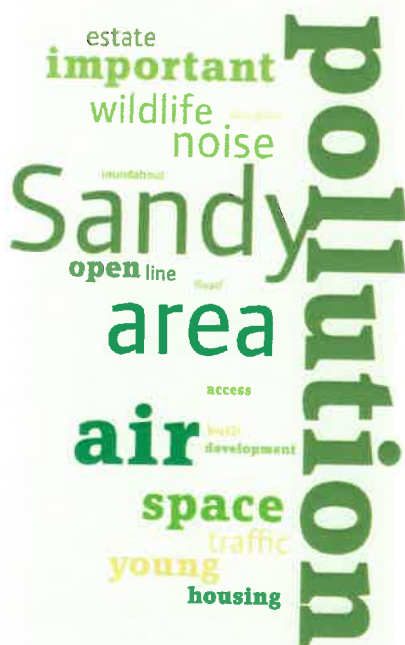
- Investment in Sandy town centre to revitalise the area so that it is more attractive to retail, leisure and business opportunities to ensure its long-term future for the local community.
- Small start up offices through the conversion of redundant farm buildings, such as at Moggerhanger Park.
- Maximise the potential of Sunderland Industrial Park for large-scale business use.



**The WordCloud diagrams illustrates the top twenty words used by the people who attended the drop-in event within their commentary for each growth theme. The size of the words reflect the number of people who wrote them.**

### Environment

- Wildlife habitat associated with land to the east of Sandy to be protected.
- Air and noise pollution arising from A1 and A603 to be resolved where close to settlements.
- Renewable energy to be promoted in the Area.
- Flood risk needs to be addressed in the Area especially when considering new development.



### Homes

- Provide homes for the elderly in the form of downsizing properties such as bungalows, sheltered accommodation and care homes.
- Provide affordable housing (whether rent or part-purchase) so that families and young people can stay in the Area.



### Growth and Infrastructure

- Improve and expand healthcare facilities within Sandy.
- Improve leisure facilities within Sandy, particularly for families and younger people.
- Resolve water pressure and sewerage infrastructure in Moggerhanger.
- Improve broadband speeds across the Area.



# Shaping where you live 2035



## What happens next?

Community Planning is a continuing process and this Community Plan, which collates all the information gathered at the event, is the first time this type of information has been collected. There will be a series of actions arising from the Community Plan which are likely to influence or shape planning policy in the Local Plan, decisions on planning applications, and decisions on where money arising from development should be spent. These actions are identified in total within the 'Overview Statement of Community Planning' which details how they will be dealt with. Central Bedfordshire Council will seek to work in partnership with organisations including Town and Parish Councils, developers and other agencies to deliver on these actions.

## For more info on community planning...

[www.centralbedfordshire.gov.uk/community-planning](http://www.centralbedfordshire.gov.uk/community-planning)

## More information on the Local Plan can be found here...

[www.centralbedfordshire.gov.uk/localplan](http://www.centralbedfordshire.gov.uk/localplan)

**Disclaimer** Central Bedfordshire Council is the statutory Planning Authority for the area and therefore is bound by legislation and must have regard to government guidance on planning matters.

Community Plan produced in consultation with Central Bedfordshire Council supported by [www.lda-design.co.uk](http://www.lda-design.co.uk)

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Central  
Bedfordshire

A great place to live and work.

# Appendix

# Community Plan

Covering the parishes of Blunham,  
Sandy, Tempsford, Moggerhanger

Community Area 8



# This Community Says...



# Appendix -Feedback Form

## Local character

What we have we love. Our history, countryside and communities. We need to build, with care to enhance what we have.

NO ISSUES

Please select **one** type of Local Character from the list below that you would most like to see protected or improvements made within your local area:

- A.  Built Heritage (e.g. ancient monuments, old buildings, memorials)
- B.  Landscape Heritage (e.g. historic parks, protected landscapes)
- C.  Open space natural (e.g. countryside, nature reserves, viewpoints)
- D.  Open space man-made (e.g. parks, common land, village green)
- E.  No improvements

With your chosen type of Local Character, please pin-point **one** specific place on the map table using your **red** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

## Transport

How do we get around? With more of us on our cycleways, roads, rail. How do we improve & maintain our transport links?

NO ISSUES

Please select **one** mode of travel from the list below that you would most like to see improvements made within your local area:

- A.  Vehicular
- B.  Bus
- C.  Train
- D.  Cycle
- E.  On foot

With your chosen type of Transport from above, please pin-point **one** specific place on the map table using your **pink** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

## Jobs and Business

Where will everyone work? Supporting local businesses to grow & attracting new business. We need to create jobs for all.

NO ISSUES

Please select **one** type of Business from the list below that you would most like to see investment in to improve business or jobs in your local area:

- A.  Industrial parks
- B.  Business parks
- C.  High street development
- D.  Local retail units
- E.  Small-start-up office centres (innovation hubs)

With your chosen type of Business from above, please pin-point **one** specific place on the map table using your **lime** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

## Environment

**Our environment is important. It influences how & what we create.  
We need quality development.**

NO ISSUES

Please select **one** of the Environment types from the list below that you consider the most valuable attribute to look after for the future within your local area:

- A.  Renewable energy
- B.  Pollution (Air)
- C.  Pollution (Noise)
- D.  Open Space - wildlife habitats
- E.  Flood risk

With your chosen type of environmental issue from above, please pin-point **one** specific place on the map table using your **green** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

## Homes

**Homes for every stage of life. A house is not a home until it's lived in. We all need a home we're proud of.**

NO ISSUES

Please select **one** of the types of Homes from the list below that you consider are needed within your local area:

- A.  Older generation (downsizing/sheltered)
- B.  Single living (lifestyle/separation)
- C.  New starter homes
- D.  Family homes
- E.  Affordable homes

With your chosen type of Home from above, please pin-point **one** specific place on the map table using your **purple** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

## Growth & Infrastructure

**Where to place homes & services. Supporting market towns, villages & new settlements.  
We need to plan places to grow communities.**

NO ISSUES

Please select **one** Infrastructure facility from the list below that you consider is most needed in your local area:

- A.  Healthcare
- B.  Schools
- C.  Retail
- D.  Community Centres
- E.  Leisure facility (leisure centre, play areas etc.)
- F.  Utilities improvements (telecoms/electricity/gas/foul treatment)

With your chosen type of Infrastructure from above, please pin-point **one** specific place on the map table using your **orange** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

# Appendix - Feedback Form Summary

The following data for Community Area 8 was collected at the event held on Thursday 3rd November 2016 Community Room, Sandy Town Council from 2:30pm until 7:30pm using questions from the feedback form illustrated on the previous page.

Feedback Form Summary						
Response	What would you most like to see protected or improvements made?	Local Character	What would you most like to see improvements made in?	Transport	Would most like to see investment in to improve business or jobs?	Jobs & Business
No Response		4		5		13
A	Built Heritage (e.g. ancient monuments, old buildings, memorials)	7	Vehicular	56	Industrial parks	10.4
B	Landscape Heritage (e.g. historic parks, protected landscapes)	8	Bus	23	Business parks	15.9
C	Open space natural (e.g. countryside, nature reserves, viewpoints)	81.5	Train	10.5	High street development	48.9
D	Open space man-made (e.g. parks, common land, village green)	16.5	Cycle	14.2	Local retail units	10.4
E	No improvements	1	On foot	11.2	Small-start-up office centres (innovation hubs)	15.4
F	No F question on this theme	-	No F question on this theme	-	No F question on this theme	-
Nothing Recorded		17		15		21
<b>Total</b>		<b>135</b>		<b>135</b>		<b>135</b>

What do you consider the most valuable attribute to look after for the future?	Environment	Which you consider are needed the most?	Homes	Which you consider are needed the most?	Growth & Infrastructure
	3		8		6
Renewable energy	12.4	Older generation (downsizing/sheltered)	36	Healthcare	66.4
Pollution (Air)	25.5	Single living (lifestyle/separation)	3.2	Schools	0.2
Pollution (Noise)	16	New starter homes	12.5	Retail	10.4
Open Space - wildlife habitats	45.7	Family homes	17.7	Community Centres	4.9
Flood risk	16.5	Affordable homes	40.5	Leisure facility (leisure centre, play areas etc.)	14.9
No F question on this theme	-	No F question on this theme	-	Utilities improvements (telecoms/electricity/gas/foul treatment)	16.4
	16		17		16
	135		135		135

### Note

The public were instructed to only tick one category for each theme. Where an individual ticked more than one category, their choices are divided evenly across the categories.

## Appendix Unedited comments from completed Feedback Forms under each theme

### Local Character

**Question:** With your chosen type of Local Character, please pin-point **one** specific place on the map table using your **red** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

Ponds could be used as a feature near developed areas and woodland.

To be left as paddocks as it is a beautiful area and would be a shame to build on this area.

I have ticked 2 items I feel important. One choice is not sufficient.

Beeston Green and proposed community orchard alongside. Management plan; agreements with residents on parking, etc.

Beeston Green - common land to be kept that way - maybe to put more play equipment there.

Preserve land east of the railway in Sandy.

Greensands ridge cuts through/across this area and key views, escarpment - linking this and nature reserves, Green Wheel to encourage community to keep fit, out and about. 3 market towns.

It's a rural community and should be retained as such (farmland all around). Green Belt is important.

Seems to be a forest/wood - could there be easier access?

"Natural" for me means natural, ie. paths etc. being left as close to nature as possible, not "prettied up". I suppose H&S means you have to asphalt paths - but I wish we could keep them natural (though I do understand about puddles, etc.!) .

Tidy and develop ponding surrounds for community leisure.

There's an opportunity near the river for an area of nature and wildlife.

An opportunity near the river for an area of peaceful nature.

The Sandhills - Sand Lane area of Sandy could be enhanced to attract locals and tourists.

Every new estate needs a large variety of house and public buildings design. A good example is that of Down in Cornwall by the Prince of Wales.

All these are important. You cannot improve on nature to keep it natural.

We have the RSPB, but the Sand Hills has strong Roman connections. Would be good to see more information posts with details.

It is essential we leave the beautiful bits of Sandy east of the railway beautiful - RSPB/Caesar's Camp/Pinnacle/Sand Hills, etc. - no new developments on roads.

The north of the town is as far as it should be in its current state so the area near Dane Hill Farm should be countryside etc.

Central Blunham has housing dating back to 1700s. These buildings need protection from increased traffic.

No change to present - valuable access to open country.

Protection of existing landscape and footpath routes.

Value open countryside.

Sandy wouldn't be Sandy without the Sand Hills and the Camp Caesar.

Moggerhanger village green too many trees - dark and unattractive. Pond unkempt and fenced off presumably because of danger. Could be filled in or improved.

Along from the fire station to The Ridgy, all needs urgent attention. This area could be a beauty spot for Sandy. Needs structure, seating, paths upgraded, lighting.

Development east of the railway would result in immense environmental damage both to the landscape and also the urban fabric of the town (creating access, additional traffic, etc.). Ditto areas on or near floodplains.

RSPB to be kept protected.

Green Sand Ridge should be protected from further development including wind turbines.

Protection of Sand Lane and surrounding area.

Vehicle weight limit on Sand Lane to protect this area of landscape beauty.

A lack of development on open space.

Allotments are still required for the residents of Sandy.

An allotment site.

Area around Sand Hills.

I would like to see the east opened up for allotments, recreation grounds and community open space. This would free up Sunderland Road playing field for houses. Parking could be provided Sunderland Road side of the railway near the underpass, with an access road for maintenance, etc. from Everton Road.

The whole village or at least most of it needs protecting because of the historical value. The surrounding countryside should be protected. The A1 already ruins everything.

Being an estate owned village most will need to be protected - landscape too.

No building on green belt. Farmland for farming not haulage, businesses or cardboard manufacture.

I would like to see this area remain as a pleasant friendly environment.

Area surrounding RSPB.

Sand Lane - woodland viewpoint, footpaths and bridleways are critical to the wellbeing of the community.

Protection of Sand Hills and development into a more useable asset for the community, e.g. paths, parking, cycle routes.

Keep the fields and countryside as they are to maintain the village ethos.

Opportunity to improve the Pinnacle and Sandy Hills area. Crossover with C and D.

No development.

Open space is very important to Sandy and needs to be kept. It is important to keep open space and countryside.

By having more viewpoints you are inviting more people to come to our town which will increase shops regarding their income. Thus meaning a more developed area.

You might like to approach the Woodland Trust to buy the woods east of Sand Lane.

Farmland to rear of existing Fallowfield houses, due to extra traffic - Sunderland Road.

## However, unacceptable use of language has been omitted.

More options should be available to this question as all of them are important to Sandy. The local woods and surrounding countryside makes Sandy the place it is.

Would hate to lose the Sandhills.

This manmade space must include provision for allotments sufficient for up to 100 residents.

To make this bridleway accessible to all by making the surface smooth for use by small and large wheels, walking without boots.

Protection of existing habitats and enhancement along the Greensand Ridge - connecting hedgerows, retaining/creating grassland. Nightingales breed in this area so scrub is important too.

The parks are rubbish! We need more investment to keep the children entertained!

Open countryside.

The war memorial is in urgent need of attention - this is long overdue!!!

Sand Hills off Sand Lane.

Rural and village areas will cease to be if too much unsympathetic development is allowed. Larger cramped housing development should be discouraged. Bungalows, which help the increasing elderly population, are less obtrusive.

Heritage buildings to be kept. Sand Hills.

Sand Hills, protecting the countryside.

Nothing - leave it protected. Sandhills (Sandy North).

Value the Sandy to Biggleswade walks/bridleways.

Protect the local character of the town. No development in the north/Sandhills as this would drastically impact on Sandy - Green area that families use for walks, exploring, etc.

I would like this location left as it is as an open space which is left for wildlife and as their natural habitat. It should not be developed at all as lots of locals use this area for enjoyment and dog walking, etc. as it is.

More information on walking routes around the Sandhills.

The Sandy hills, sandpit and surrounding country paths and bridleways are very important - a great natural heritage. The roads through the hills (Sand Lane, etc.) should be left as they are without expansion.

## Transport

**Question:** With your chosen type of Transport, please pin-point **one** specific place on the map table using your **pink** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

A1 congestion and its consequences for local roads is serious and getting worse.

Would like to see A1 upgraded and moved to avoid Sandy being at gridlock mornings and evenings.

Sandy is often gridlocked with cars and lorries. The road network is appalling. From the north of Sandy town the only access is by Sunderland Road or the A1. A1 always congested and Sunderland Road always backed up past the recreation ground. The roads cannot cope with any additional cars and needs to be looked at before houses are considered.

No development should take place until the A1 and East West Rail is decided.

There have to be improvements to access points with the A1. Simply allowing more vehicles to egress on to the trunk road and continuing to increase access points will increase headaches and general safety.

Connect the paths from Beeston village to cycle paths to Bedford without touching the A1.

NCN12 - hardly any improvements in last 20 years.

Expand on the local Green Wheel and access in and out of Sandy/Blunham area to surrounding towns villages (and on foot). We already have a good link to Bedford and almost Potton. Linking the 3 market towns and business parks.

Road under pressure. Junction in Moggerhanger downgrade back to B road. Already dangerous - needs investment on Sandy A1. Local traffic only on 603.

Some quicker/less stopping trains to/from London.

A603 is a pain through Moggerhanger. I believe its use is being studied as part of an overall traffic plan for the county. It would be so good to have commercial use at least reduced. It is incredible how many vehicles go through in day.



## Transport cont.



Develop exit from Blunham Road to A603 to improve safety. Downgrade A603 for transport use. Reduce traffic flow on A603.

Haven't put a sticker but more buses in Blunham would be helpful.

A reasonable bus service in and around Blunham would make a big difference to those without cars.

Leaving Sandy in the morning is a nightmare in four years my daughter has to leave 20 mins earlier!

Sandy town centre gets gridlocked by 'school run' motorists. An A1 bypass is urgently needed. The Bedford Road/A1 roundabout causes excessive congestion and is a cause of air pollution.

Relocation of A1 - Sandy/Beeston high pollution.

Sandy has a number of blind/badly designed road junctions, ie. West Road/Queens Road, Sandy Station, Everton Road/Potton Road. If it's not safe for cars it then endangers two wheeled traffic and walkers. The train stations goods yard could become a multi-storey transport huts parks and ride so stopping all the on-street parking.

We need to see the bypass built (from Baldock to Alconbury) to bypass Sandy and Beeston completely. It is disappointing to sense Central Beds Council is not working hard enough to bring this into being.

A1 and local roads. HGV traffic continues to be an issue through the Market Square.

Until there is a new motorway standard A1 west of Sandy - to Bain(?) "our bit" of A1 up to rest of London to Newcastle standard, there should be no significant new development in Sandy.

Access north of the town is poor for the houses situated in this area especially as so many people work in the south. A relief road is required in the east so that people can travel around the edge of the town as A1 and Sunderland Road have bad congestion. A1 needs re-routing as well.

Obviously the A1 corridor through this area.

There is an overwhelming need to resolve the route of an A1-A1(M) Sandy bypass.

Need buses along this road esp to Bedford.

If the outcome is to expand the population significantly then the roads infrastructure must be thought out first.

More cycle paths around Moggerhanger - would also be used by pedestrians. Also pavements are not continuous on residential roads.

Pathways on each side of village roads plus pathways to link village to local/nearest towns and villages.

All development should contribute to delivering the Sandy Green Wheel - encircling the whole settlement.

The roundabout in town - St Neots Road, Bedford Road, Sunderland Road will become gridlocked daily.

The entire A1 road network. The road is over-capacity and any significant development in Sandy is premature in the absence of long term measures to remove congestion. Pollution from the A1 is also an environmental issue.

A bus link between Oxford-Sandy-Cambridge or restore the old rail link!

Sufficient parking spaces to get cars off the paths to allow pedestrians and pushchairs to travel safely without having to walk on the road. A good example of this is Laburnum Road.

Cycle network to adjacent small villages (Potton) is not very good given open spaces between.

Dismantled railway could present an opportunity to provide cycle path provision.

Improve footpath network from Sandy to Moggerhanger so that very young or disabled can visit local tourist site (Moggerhanger House) and pub. Cycle paths to take into account raising popularity of electric bikes. No. 73 bus stops such as at Moggerhanger or Willington can be used as hubs for cyclists with cycle parking. Or at Great Barford for the

X5 bus service from MK to Cambridge to encourage a combination of bike and bus or train and bike when the new East-West railway has been built.

Improve footpaths thru Moggerhanger on A603.

A603 - many long stretches without footway, even on one side of the road.

Punctuality needs addressing. Maintenance needs improvement. The timings are the same whether rush hour or not. Market Square stop gets congested.

1. Re-design of Market Square bus stop to avoid back-up onto High Street. 2. Poor condition of bus fleets.

A1 bypass.

Removal of HGVs from areas frequented by pedestrians.

Speed humps - I can go over them 10 times a day most days due to my jobs. I go over them slowly always, but they are still damaging my car.

Improved cycleway through the High Street.

We need better bus services within the town, similar to the Biggleswade system.

Better links to London/better parking at station.

On Everton Road leading to the heath/bridleways. This area is dangerous to use due to no pathways. Better cycleways needed.

East-West rail needs deciding first.

Road infrastructure needs to be looked at before any development.

Not enough buses.

We have one voluntary bus

The A1 needs to have a protected cycle path to link Tempsford with Sandy.

More frequent local bus service. Speed control on Blunham Road.

A more regular bus service would be helpful to the elderly in our area. However, large buses are not suitable as erode the edges of lanes, as do transport vehicles in our area.

Access to A1 and volume of traffic.



## However, unacceptable use of language has been omitted.

A1 - Sandy roundabout bottleneck.

Improvement of cycle path between A1 mini roundabout and point where it is tarmacked towards Blunham. Could the whole path be tarmacked the full length, not sharp gravel.

All aspects of transport need to be considered in conjunction with each mode and local housing.

The A1 needs upgrading, growing population means more cars, lorries, buses and the A1 can't cope now!

Public transport is vital to older people and villages around this area and must be invested in.

More buses to serve the village in the area - especially useful to older people and young families. It will also help Sandy/Biggleswade/Bedford prosper. Essential to have buses going to the station which will help keep cars off the A603.

East - West rail link in place A.S.A.P.

It is so difficult getting out of Sandy in the mornings due to the A1. If there are any problems on the A1 Sandy becomes gridlocked. It would be much better if there was a way of crossing/bridging the A1 without having to get on it. More housing to the north will only make the existing problem worse.

All of these are important but traffic problems have an affect on most of the others.

Sandy needs a ring road around the A1. If more houses are to be built in the north of the town the A1 will not cope as in rush hour the queues are terrible.

I believe this roundabout gets very congested with all sorts of vehicles. By developing this area it will decrease the visual and air pollution. It will mean roads are more free flowing and convenient.

Retention of pre 2015 bus routes and timetables - essentially ensuring coverage of the northern part of Sandy - St Neots Road/ Engayne Avenue.

More bus routes to surrounding villages.

A1 and Sunderland Road very busy to and from Sandy town morning and evenings.

More bus routes to surrounding villages.

Too many cars trying to get out of Sandy on one exit every morning. The A1 is getting busier you take your life in your hands trying to get over it.

A more clearer vision and information of how the proposed 'East-West' link will impact or affect of residents of Sandy? Should the scheme happen Sandy Station should be moved to the north of the current location.

Regular services to/from Bedford and Biggleswade.

Improvement to surface.

My dot wanted to be closer to the A1 roundabout but too many already there! Crossing the A1 is extremely difficult - only Route 51 Bridge at Beeston can be used but not cycle friendly.

A bypass around Sandy and the removal of the black cat roundabout. It creates terrible congestion and is unnecessary.

A1 improvement of

Better access to A1.

Traffic calming needs to be increased to stop HGVs entering the Fallowfield estate.

Footpaths which make walking around the village safer especially at the crossroads!

Sandy station connection between E/W route and N/S route.

Too many lorries coming through town.

Roads need to be improved, especially if more houses are to be built. Sandy is gridlocked at rush hours.

I cycle quite a lot, use bus, drive my car. As I get older I will not use my cycle as much.

The A603 is in need of traffic reduction, speed control in villages and possibly a separate cycle way. The crossroads at Moggerhanger is especially dangerous due to poor visibility and heavy traffic. Traffic

lights might be helpful for redirection of HGV via the A421 (for which it was built) would be good. Black Cat must be sorted.

A603 see far too much heavy goods traffic. We are a small village in Moggerhanger.

A603 junction in Moggerhanger at the Guinea.

A train that goes to Cambridge from Sandy.

If building more housing, the main routes need careful planning.

Brickhill Road/Cambridge Road - improved pavements/footpaths.

Cycle track from Sandy to Biggleswade. You can get to Milton Keynes from Sandy.

East-West link a must.

Cycle route in town is poor Sandy to Moggerhanger!

Vehicle access to and from the village needs to be better as we currently have bottlenecks on Bedford Road, New Road and London Road with access to the A1 difficult. Cycle paths and footpaths are currently good around the area.

There are not enough trains at peak commuting times.

A new path linking Moggerhanger to the River Ivel.

A proper cycle path from Sandy to Biggleswade should be built like the one to Willington. The existing cycle paths put on existing roads do not work and can hardly be considered a cycle path.



## Appendix Unedited comments from completed Feedback Forms under each theme

### Jobs & Businesses

**Question:** With your chosen type of Business, please pin-point **one** specific place on the map table using your **lime sticker** where you think there is an opportunity. Please expand below on what you would like to see at this location:

Further industrial development needs to be away from the town centre and have good access to the national road system. Efforts should be made to gradually move industry away from the town's geographical centre.

Sandy town centre is dying due to the lack of different types of shops.

I would like to see the industrial area moved to the north of Sandy and any housing development centred closer to the town to form a better community not a disjointed one.

Again 2 boxes needed - this form slants the requirements.

Town centre regeneration essential for Sandy. We need to try and attract at least one 'big name' retailer and rethink the concept of Sandy as a market town.

Main store clothing shop supplying children's/mens and ladies clothes.

Regeneration of the Middlefield Estate.

Encouraging more businesses to the business park, improving the business park to be a centre of excellence in whatever comes to the park.

Not relevant

Enough space/units for new businesses.

As a small village, it would change the character of Moggerhanger to have any of this development. The village isn't suited to it.

Blunham needs a pub with a restaurant!

Central Blunham needs enterprising and dynamic shops, restaurant, etc.

Sandy High Street lacks charm and the vacancy rates are increasing. Is excessive traffic a cause?

What Sandy needs is a science and innovation centre. We are only 20 miles from Stevenage GSK and 20 miles from Cambridge Science Park, this would help reduce road congestion. Sandy should have workspace for 75% of working population.

Differentiation between A & B is unclear and office start ups are best facilitated from within business parks.

Shared premises to help assist start-up businesses share the cost of business rates.

Unless Sandy town centre is redeveloped as a Sandy town centre, no-one from new housing will ever be encouraged to use our town.

Industrial area should be moved further north near railway line if east/west rail route goes near this area. Then old industrial area can be used for housing which is closer to the town centre.

Much needed investment to improve the retail offer within Sandy town centre.

I would support/advocate some "industrial provision" to the west of the A1 and east of the Ivel River and north of the existing residential area.

It is important to encourage businesses in the centre of town - there is nothing so off-putting as empty shops.

Encouragement for small businesses within the town centre.

Need shops closer to us in the north.

More people need more jobs, more local jobs means less outward travel benefitting both the environment and local retailers.

More independent shops - less takeaway places, less charity shops.

All of the above, in proportion.

Regeneration of existing town centre to ensure it remains hub of town. Transformational support to local businesses that already exist.

Working from home needs a fast broadband service to all residents - not just those in certain villages and towns. 49% population live in countryside - why discriminate?

To be concentrated near existing industry.

Sandy - Sunderland Road.

Lack of choice in Sandy town centre. Businesses need encouragement to trade.

Stop building houses on industrial estate. Encourage new business instead of homes where residents complain of industrial noise.

Nothing creates jobs like retail, there are already many empty industrial units, maybe they be released for a wider variety of uses.

Better shops to suit local elderly. Too many charity shops.

There is no room for improvement. Mellor beauty was knocked down for housing.

A lot of people commute into London which is why the railway and rail link is important. Business rates need to be reduced for start up companies until they are established, especially for shops as town centres are in decline.

No businesses in Chalton, Moggerhanger.

None

Town centre.

Flexible office space that has space for product storage to encourage start ups - at affordable prices.

Any new housing provision must have local retail nearby to ease town centre congestion.

Encouragement needed to retain existing businesses in the high street and welcome new ones.

Local shops need help, due to large retail parks are drawing people away from local shops and when they are gone people, i.e. older citizens with no transport, will have nothing.

Sandy and Biggleswade high streets must be developed to ensure all new residents bring income into these 2 market towns before they die.

None of the above. Moggerhanger is too small for any major business concerns.

We need to attract better shops to the town centre. There are too many bookmakers, charity shops and takeaways.

I chose High Street because Sandy is over-developed now anyway so any of the others would have to be out of town.

## However, unacceptable use of language has been omitted.

The High Street needs to be the heart of the town. If this fails the whole town will suffer.

By including a business park it will develop the income in the area increasing wealth in the local and surrounding communities.

Somewhere that small business can start up in - diverse businesses accountants, crafts, online gifts.

Sunderland Road and New Road have opportunities for development of business parks, housing, start up hubs. Fallowfields also has space for growth.

If Sandy is to grow it really needs a better town centre. Houses built too far from High Street owners will just get in the car and travel elsewhere to shop.

Encourage smaller businesses to move to Sandy.

To boost employment.

Make Sunderland Road more attractive/vibrant.

There's no need for empty shops. Make business in Sandy an attractive prospect!!

Move industrial area to north of Sunderland Road and replace with residential.

Expansion of houses in north of Sandy cannot progress without retail development.

So sad when the high street shops close, a part of the town dies.

All types of business is important.

Moggerhanger cannot support large businesses or industry. A small office/start up centre might be appropriate.

We have some industry in the village. It would be inappropriate for any more. Opportunity for small units at Moggerhanger Park.

Small units with no large vehicles to bring some start up employment to the area.

More useful shops.

More varied businesses and retail outlets/shops other than hairdressers/nail bars!

Maintaining retail use in Sandy town centre.

Cheaper rates for shops to improve the town centre. Too many empty shops.

I would like to see a varied range of services in the high street, with lower rents to encourage new business to open and survive in the high street. Currently Sandy is dead on Saturday afternoon when it should be a thriving town centre. No more charity shops, hairdressers or curry houses.

Live work units would be a good idea as transport links are excellent and there is a good range of facilities very close by.

Sandy has grown while at the same time jobs in Sandy have reduced and existing plants (Mellor Beauty) have been knocked down and housing built on the land.



## Appendix Unedited comments from completed Feedback Forms under each theme

### Environment

**Question:** With your chosen type of environmental issue, please pin-point **one** specific place on the map table using your **green** sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:

Exhaust gasses from A1 vehicles are currently a significant health hazard, particularly to the neighbouring houses.

Sandy becomes gridlocked twice daily and when the A1 becomes blocked the A1 has constant pollution around the roundabout area.

Better access to the Fallowfield or a new access to accommodate the industrial estate on Sunderland Road. High pollution between just past FF and Sandy roundabout and congested traffic needs to be addressed. The A1 needs attention!!

Pollution from the A1 exceeds European limits. Sandy floods - development won't help this situation.

Sandy's most valuable resource is the RSPB. Protecting our few valuable wildlife habitats will complement the town's reputation and status for ecological richness.

Flooding and future building therefore drainage is a real problem for Beeston.

Sandy roundabout at the A1. 2nd most polluted area in east region.

Our air pollution is very poor and one that needs improving by moving/realigning the A1. A huge consideration when deciding where more houses, etc. can go etc.

Please consult Anglian Engineers.

Wildlife spaces contribute towards reduction of air/noise pollution.

For Moggerhanger, you can't separate these 2 - vehicles produce noise and air pollution and we get far too many a day going through.

Along the A603 but especially close to the crossroads due to heavy transport slowing and regaining speed because of the bend in the road.

The fields by the railway line should be preserved for agriculture and wildlife.

It is important to preserve the very large field beyond the old railway line for agriculture and wildlife.

More traffic, more pollution.

Caused by A1 traffic.

Until the A1 has been replaced and the varsity line is in place you could well position dwellings close to either thus inflicting both noise and air pollution on new housing with young children. We always need open spaces within estates where young people can play safely. In recent years Sandy has flooded due to lack of work by Environment Agency.

"ir" is all around us. If we cannot breathe, the rest becomes irrelevant. However all the others are of equal importance. This Q will not collect any meaningful answers.

A1 is the huge \_\_\_\_\_ for Sandy.

It is essential we do not build on the floodplain and that we are very cautious about river management changes. Anglian Water are addressing the matter backwards - from the sea instead of from the springs.

A1 is heavily congested so no new houses should be built unless A1 route is changed.

West of A1 on existing floodplain and along the Ivel River an important wetland habitat needs protection.

Inclusion of this area into the Riddy Nature Reserve.

If even more homes are built next to the A1 (probably with young children) air should be monitored and action to move A1 if necessary.

Reduction of any further encroachment upon the countryside surrounding Sandy.

Solar panels should be put on all suitable roofs of buildings.

Simply leave it as it is, natural, beautiful, peaceful, magical and stop the motorcyclists.

Generally - no overdevelopment while there are problems with water and busy B603.

Increased input by The Riddy.

Again, ALL of the above, flood risk directly affects homes and agriculture. The A1 creates pollution (air and noise).

Open spaces/woodland help preserve the air quality.

An increase in renewable energy is important in all future development proposals given increasing demand.

Use brownfield sites for housing.

Too many big lorries going through Moggerhanger.

A608 - heavy traffic (noise).

Vehicle weight limit in Sand Lane to preserve the natural beauty of the area and stop erosion of habitat boundaries.

No building on floodplains unless using elevated houses e.g. car port on ground, house starts on first floor.

All of these are important but air pollution in the vicinity of the A1 is hazardous to health.

Too much traffic on A1 causing air pollution. A1 needs to be re-routed or problems of stopped traffic resolved.

No solar panels unless on a roof.

A lot of the area surrounding Sandy is in the floodplain which shouldn't be built on as with increasing environmental issues flooding is happening more.

Air pollution is an obvious concern.

Sandy has some lovely green spaces that need to be preserved and enhanced.

Is the way forward.

People don't want noisy businesses/infrastructure.

Whole river area needs to be protected (upgraded?).

I think all 5 points are important but we must maintain the natural habitat or there will be no future. Without bees we starve.

A-D are important in the area - hard to make one choice. We do have noise pollution in Chalton, also dust pollution in the summer from large vehicles. No flood risk we're told at present.

Ex\_\_\_\_\_ A1.

Each community needs to take responsibility for generating power - reducing dependency on a crumbling national grid and fossil fuels.

## However, unacceptable use of language has been omitted.

Poor air quality around Sandy roundabout. Desperate need to properly dual the A1 and bypass Sandy/Beeston.

Building should not be permitted in floodplain.

Solar and wind power.

Solar panels while we still have the space.

There is a variety of wildlife in the area - and many old trees.

Noise pollution from the A1 affects many areas. No sound fencing is present in areas where there could be some.

Every single one of these options is vital to quality of life but open space is at a premium.

Air pollution on the A1 can be very bad and steps need to be taken.

Windmills will decrease pollution, make our community more sustainable and more attractive to be in.

Protect the woods around the Sand Hills - look to see if Woodland Trust would buy them and protect the Hawksbury Meadow walk - the woods are Sandy's lungs and are full of wildlife.

(Sunderland Road) noise for homes already in this area, with speeding noisy motorbikes several times a day and lorries revving up already.

The Sand Hills and surround areas (Hawksbury Meadow) should be protected from development.

This is an area of diverse wildlife and makes Sandy what it is - green, clean and beautiful.

Any development that impacts on more traffic in the town must be avoided at all costs.

Preservation of area for natural flora and fauna.

More info re: pollution levels.

The whole area between the railway line and the Greensand Ridge is an extremely important landscape buffer and habitat wildlife corridor - must be protected from development and retained/enhanced.

Stop lorries travelling through Fallowfield - ne need!!!

No new housing built to east of Brickhill Road.

If housing is built screening of trees should be compulsory. Tree screening of industrial estate is a priority.

I would like it to stay as it is.

The 603 is nearly as busy as the A1. Sat nav/GPS takes people the quickest route.

Overdue dredging needed!!

The river is in dire need of dredging. It as not been done this year and was poorly done last year. The bindweed will not get killed off by the frost. If we get a high rainfall this winter, there will be flooding.

It is important not to build on floodplain. This puts property at risk.

Keep small villages small with open space around them.

Wildlife in Moggerhanger very important. Red kites and deer.

Everybody needs a green area to go.

Nothing! Leave it protected for all to enjoy. Sandhills (North Sandy).

Value Sandy to Biggleswade walks/bridleways.

Sand Hills and North Sandy keep this area protected. Important countryside for family walks, cycling, exploring, etc.

I would like open spaces left as they are with natural wildlife and habitats left untouched. These are what attract people to live in a small rural community and not in a built up area.

This location should remain as green field. A straggly development along the A603 will be hideous. Moggerhanger should not be sacrificed to the A1.

The great thing about Sandy is its 'country' feel. This is helped by the large 'green' areas we have. This should be protected.



## Appendix Unedited comments from completed Feedback Forms under each theme

### Homes

**Question:** With your chosen type of Home, please pin-point **one** specific place on the map table using your **purple sticker** where you think there is an opportunity. Please expand below on what you would like to see at this location:



People are frequently unable to find suitable older people's accommodation, such as bungalows in Sandy and have to move elsewhere, away from their community in their later years.

I feel "if" we get the road, growth and infrastructure to go with it, that we need to provide more housing for the younger generation, to enable them to get on the ladder and keep them local to their families. I feel new houses should centre around the town NOT north of the town!

No development before infrastructure.

To try and develop Sandy in the future as a 'town for all ages' rather than a commuting hot-spot.

In Beeston there are no facilities for the older generation - sheltered/wardened properties are needed near the shops, doctors, etc.

Ground floor flats with maisonettes above, or low rise flats 4 storeys max or flats with parking at ground level.

We have the east west rail/A1 realignment/Oxford-Cambridge Road so many people will be looking to this area to live for work be it commuting or local work - a mix of homes is essential to include local people too. Moving older people to downsize will also help make available homes for others.

Brownfield sites - priority for development. BUNGALOWS!!

If we can't get more younger people onto the housing ladder we run the risk of the property market stagnating.

More bungalows for older people not yet ready to go into sheltered housing.

New homes should be built as sensitive infill within the village boundary, not sprawling at the edges out into the agricultural land surrounding the village. Small developments only.

New homes should be built as sensitive infill in the village, not sprawling out into the valuable countryside surrounding it. Small developments only.

All of the above are needed - impossible to really prioritise but I'll try!

Not all elderly people want to downsize and go in smaller houses or sheltered accommodation. Many would like to downsize to a bungalow. There should be larger sheltered housing covering all needs of sheltered mobility dementia. (Also added a box for bungalows)

Bungalows are needed - nowhere to build them. Downsizing will free up other home types. Starter and affordable homes are as important. This Q will not collect any meaningful answers.

Development is needed, north of Sandy is the best suited area, particularly for infrastructure.

Infill

Unless housing is built on Biggleswade Common (actually most sensible use of an otherwise useless area) the only viable area for new housing (other than infill) is north of Sandy between A1 and railway.

More smaller homes for older people to enable them to stay in village. Also new starter homes for our children to enable them to stay in the village.

Houses east of the railway line with a road that goes towards the Potton Road junction at Swaden Bridge built at Sunderland Road so cars can go east from existing housing developments in the north of the town. Easing congestion on the south A1 road and Sunderland Road.

For a downsizing older generation suitable accommodation is advisable within an existing community.

A development of warden controlled flats, apartments and bungalows with some on site provision of retail, personal care, hairdressing, etc. and community involvement.

As there is a decided lack of ground area on which to build perhaps we need to build upwards.

I know older people who would like to move into smaller/bungalow accommodation which would free up family homes.

With an ageing population more bungalows needed.

Connectivity is better (to the A1) and the landscape is less valuable here than in other possible development locations.

Before ANY more new homes are built the roads and infrastructure needs to be developed first.

All of the above, in proportion.

Need for older generation to downsize and stay in village. Need for our children to be able to afford to move into village where they were born.

Land available, ideal but previously rejected - why?!

Family homes with similar size bedrooms, safe parking, garden space, safe access to public areas, schools and parks.

Selection of houses - no ghetto of one type of building - French system of very low rent for youngster in return of say 15 hour volunteering per month for more elderly residents. If hours worked insufficient will result in rise in rent to full market. A new housing estate would be an ideal opportunity to try out a system of subsidising housing in return for volunteering other (elderly/disabled, etc.) residents as in the French system. Now that computer systems are getting more inexpensive, a digital diary can be kept, visible to all residents, to ensure volunteers carry out their social duties and that residents are aware which "volunteer" is available. Rental charges could rise for those on subsidised housing if they do not fulfil their commitments. The type of volunteering would be simple DIY (changing light bulbs at high level), accompanying and driving to doctors, picking up prescription, gardening or even cleaning.

Small new development with connecting path to Moggerhanger.

Extend housing on Barford Road, Blunham.

Older generation need easy access to shops/transport. Families need access to major routes that already exist north of Sandy for work/schools.

## However, unacceptable use of language has been omitted.



Older person provision needs to be close to bus stops and shops. Family housing to the NORTH of town where infrastructure exists and the pond is of poor agricultural value.

Too many developments are mid to high range prices.

Prefabricated units for the older people could free up larger family accommodation and enable them to release some of their capital. More sheltered housing needed for physically or mentally frail.

These should be for first time buyers only and not for private landlords to then rent out.

Nearer the town centre required.

No homes without better infrastructure.

There is very little housing on the market in Sandy which will need to be addressed before the East-West rail link as more people will look to buy here.

There are plenty of sheltered accommodation, but few bungalows. Allison House Nursing Home needs modernising and could be expanded easily.

Smaller homes for young people in the village.

No more building in Chalton. It is not a suburb of Sandy. It should be left as it is.

Again, not able to pick one choice. Would only want infilling if some have to be built. Chalton is a historic hamlet and it would be good to keep it that way with perhaps some more positive references to it.

Needs to increase the housing stock for all types of housing to draw a diverse range of people to the area and keep community alive.

North of Sandy could support more family homes as long as infrastructure is provided.

If new houses are deemed to be necessary then the local infrastructure/schools/doctor need to be looked at in conjunction not separately.

Any development should be thought about more deeply, ie. roads, schools, doctors - this should be prior concern before planning permission given.

There need to be more bungalows and sheltered accommodation as people are living longer. Easier access for disabled.

Care homes are needed as many elderly residents are moved to homes out of the area.

Another combination of equal importance but there is no room for more building.

Basic infrastructure needs to improve before any more housing is submitted as roads, healthcare and schools are over subscribed.

More developed houses will increase the price of homes in all nearby communities meaning all towns and villages will be more attractive.

Expansion of Fallowfields - which is a very popular place for a diverse group of individuals, but affordable housing for older people need to be included in building schemes (bungalows).

Expansion of Fallowfield, Sunderland Road and New Road. No building or development should be allowed in green belt, countryside or green areas of Sandy. (These named areas already have development and infrastructure in place - gas, electric, water, foul waste, telecoms, etc.).

I can't afford to buy a house in Sandy.

Steps should be taken to discourage buy to rent in the area. Thus encouraging more new buyers to move to Sandy.

Whilst a selection of housing is much needed, it must be affordable.

Any new/significant development needs to incorporate affordable homes at a higher level than the current recommendations. We could not afford to get on the property ladder now. North of Sandy is the only logical location for any significant development.

A good mix. What is an affordable home??

There is a lack of housing for older people who wish to stay in the community of Moggerhanger. They have lived there most of their lives and to move them into towns is not right.

People want to remain in the locality they have lived, downsizing means

moving to a nearby town rather than remain in a village.

Do we really need more?

We need more Housing Association houses and affordable.

Bungalows in a village location such as Moggerhanger/Chalton would provide much needed housing for the elderly whilst hopefully not obstructing views.

Bungalows for the elderly. Build on brownfield or sympathetic infill. No building on green or farmland.

Bungalows are required for the elderly downsizing.

Homes that young people can afford.

Would like to see affordable, rather than houses brought for investment, ie. private pension plan.

Affordable for all.

Homes for working families.

Not in an area which will impact on traffic in town or spoil the countryside surrounding Sandy.

Fallowfields is the ideal place for more housing for young families but they need to build more surgeries, dentists and also amenities for young children.

This is a brown field site and an excellent location for houses. Transport links are excellent and there is a good range of facilities close by including a school.

Most people who work locally are priced out of housing in our home town.

## Appendix Unedited comments from completed Feedback Forms under each theme

### Growth & Infrastructure

**Question:** With your chosen type of Infrastructure, please pin-point **one** specific place on the map table using your **orange sticker** where you think there is an opportunity. Please expand below on what you would like to see at this location:

In a way for healthcare, the need for it is more important than where it goes. But, in general, I believe that development should be east of the railway, so avoiding the lack of social coherence which would result from extending the town northwards.

Healthcare is at breaking point with long delays to get appointments for all healthcare.

Sandy is in serious need of better healthcare facilities. It takes 3 weeks to get a normal appointment in this town and this is not acceptable. Sandy has lost one surgery not replaced and is struggling.

No doctors. No leisure facility. Retail dying.

A community centre (a la European model) would be a real boon to the town but we must also have improved healthcare facilities and retail.

Healthcare on land in the north adequately staffed by GPs.

With a potential growth to this area due to infrastructure - we need to pull this community together at the beginning of any expansion.

Much improved broadband.

Nearly impossible to get a doctor's appt - particularly if you work in London.

Moggerhanger urgently needs major work on this. The system is already overloaded and building more houses just makes it worse. Sewerage is worse I believe down Blunham Road, water pressure around Park Road.

1. Water pressure in Park Road area often too low. 2. Sewerage flooding near village hall and elsewhere. 3. See transport.

Blunham currently has no healthcare facilities so it would be helpful if a health centre could be built when or if there are any new housing developments.

Blunham currently has no healthcare facilities at all.

A GP surgery is required at the North end of Sandy. The 2 GP surgeries are stretched to the limit. With increased housing this will put them under more pressure.

A surgery for Fallowfields is needed.

As a town expands all infrastructures - need to expand both before the expansion and during. This will also include sewerage plants.

Properly staffing existing GP surgeries would be a good start. Another health centre (perhaps including an existing one to expand). We must keep Bedford hospital, especially emergency and maternity.

Healthcare would be the greatest need when considering infrastructure.

Sandy needs at least 90 Council allotments. These need to be accessible, have access to services, and have good quality soil.

New healthcare facilities required due to size of current population of the town too many houses built with lack of infrastructure put in place.

Both within Sandy, Blunham and Beeston access to easy GP practice appointments is difficult.

Modern, state of the art, multi-discipline health facility with local diagnostic equipment eliminating a proportion of longer trips to hospitals especially to assist the elderly.

Leisure facilities in general would be welcome, but for large new housing areas probably more so.

Within the town centre.

Allotments - choice of sizes.

We have a decided shortage of healthcare especially in the north/north east of the town. However, before developing new facilities we need to consider how the existing facilities could be improved if fully staffed and where the staff to man new facilities would come from?

Urgent attention needed to waste water and rainwater disposal. Sewage coming up through drains after rain.

Utilities need improving in village locations as they are poor at present - water pressure low - sewage coming up through drains, etc.

More for all the young families, young people of Sandy, whether this is youth clubs, skate park, swimming pool, etc. A safe place for them to be.

Location depends upon scale and location of any new development. Existing facilities are over-subscribed and under pressure.

The two doctors surgeries in Sandy are already overloaded due to extra housing that has already been built. If a major housing development was made in Sandy then it would be important for new surgery to be built and County Council would need to ensure that is set up and running early.

Focus on retail offer in town centre which at present seems to be struggling. However, there is a need to ensure futureproofing to accommodate fast changing environments and technologies to ensure sustainable town centre.

Healthcare with additional parking.

With more new homes new doctors surgery.

Sports (indoor), pool (swimming) if possible, without travelling to Biggleswade.

Retail park needs space with parking and easy access routes which already exist in Sunderland Road, Fallowfield area.

Use business rate reductions to help viability of shops.

Present provision in Sandy is inadequate, especially the number of GPs as evidenced by waiting times for appointments and lack of allocated doctors to individuals.

More surgeries for the growing population.

Relocated Kings Road surgery, to stop congestion on residential road.

Additional surgery to accommodate new and existing developments.

With retail in the town plan, not in the town centre as it cannot cope now, but on the outskirts, healthcare would be more important were the town to grow significantly.

Healthcare needs to be expanded for the elderly keeping it near to centre.

All above need improvement.



## However, unacceptable use of language has been omitted.

There are not enough doctors for Sandy.

The town centre could do with more variety of shops.

Road infrastructure needs improving before more houses are built.

Sandy should have a swimming pool as Biggleswade's is too small for all who use it.

Somewhere to hire for a reasonable price for meetings and events.

In a small community such as Tempsford any such facility would be unsustainable.

We need much better broadband speed. BT Infinity has not scheduled Chalton at all.

Speaking re: Chalton - probably nothing more needed - combined with Moggerhanger A - healthcare.

Doctors surgery.

Skate park - more ramps.

All medical provision in Sandy is over prescribed with long waits to see doctors.

More for younger children to do around the Fallowfield area of Sandy - particularly if it grows.

Extra houses extra strain on all resources.

Increased development will put huge pressure on existing doctors, schools as above.

More GP surgeries. Sandy is struggling now if population increases we will sink!

A drastic shortage of GPs in Sandy. This needs addressing urgently.

The water and internet service need to be invested in for those living in these rural communities.

The water supply and sewage need a major upgrade before any new homes are built. This is a matter of priority for Moggerhanger. Central Beds Planning Committee are aware of these issues.

We need better sport pitch facilities like the football centre in Flitwick. Sandy Piece is currently used for many matches but it does not compare to the quality of the facilities of other towns.

With growth of population in Sandy, the existing GP services are over stretched. We must keep Bedford Hospital, especially emergency and maternity.

We need at least one more doctors clinic in Sandy. Healthcare is important and seeing a doctor for a standard appointment can take 3 weeks which is far too long.

With the usage of a hospital it will be a quicker location to attend increasing the chances for survival. Moreover with the increase of population, by having a hospital, more people can be employed.

Something where the younger generation can go in the evening or weekend which can host multi-interest and can also be used for the whole community.

Gym, swimming pool. The current facilities are very small. A sports, swimming centre similar to the Saxon Centre would benefit all age groups in the local area and promote wellbeing.

Doctors surgery.

With more homes being planned provision must be provided for more surgeries and social healthcare in Sandy.

A new health centre is needed wherever the new housing is located because current health facilities in Sandy are under increasing pressure.

A central healthcare adjacent to parking and buses that can carry out minor ops, x-ray, etc.

Facilities will be needed regardless of whether there is further development to the north of the town. Existing surgeries are over-stretched. Plus people from northern part of Sandy all drive to the surgeries etc. causing congestion, air pollution, etc.

You cannot build more without the appropriate infrastructure in place. The place is bursting at the seams and the network is creaking!

This should be in place before building large numbers of homes and if part of planning approval it should be informed.

Healthcare is creaking. Health centre required in north of Sandy as distance to town centre is too much.

Drainage and water pressure.

With more and more encouraged to work from home the internet becomes more important.

If more houses are to be built where are these people going to go for dr's and dentist, etc.?

Sandy needs leisure facilities as Biggleswade appears to get most. Healthcare as not sufficient Dr surgeries.

Water supply and drainage are poor in Moggerhanger. Broadband/superfast STILL not available in Chalton. Mains gas STILL Not available in Chalton.

Water pressure in Moggerhanger is very low. Foul water overflows into our village hall car park during periods of heavy rain.

Moggerhanger has very low water pressure and needs improving before any extra housing. This includes water disposal.

More Dr's in local surgery.

A decent all in one sports centre. We are in need of an allotment site.

Swimming pool for school and locals.

A more central location needed.

I would like more retail in the town centre area and different business.

It takes too long to get a doctor's appointment now. A couple of years ago it was fine.

Improve the water pressure within the centre of Moggerhanger and improve the sewers.

Getting an appointment with a doctor which involves re-dialling 50-100 times before finding all too often there are no more appointments left. 'Can the nurse help?' Not for mental health!

# Appendix - Supplementary Questions on Feedback Form

## Thank you for responding to this consultation.

Your views will help us to shape the Community Plan that will inform the Local Plan, influence development decisions and help direct investment where it is needed. There will also be other opportunities to comment on the Local Plan as it is developed. There will be an opportunity to express your views in more detail at the next stage.

### Please answer the following questions:

Gender:  Male  Female Age range:  Under 18  18-25  26-35  36-45  46-64  65+

What postcode do you live at? \_\_\_\_\_

Which town/village do you shop at most often? \_\_\_\_\_

I am a local resident  I am a Town or Parish Councillor for \_\_\_\_\_

I am an organisation representative please state \_\_\_\_\_

Which town/village do you work in (if applicable)? \_\_\_\_\_

Do you consider yourself to be disabled?  Yes  No

To which of these groups do you consider you belong?  White British  Black or Black British  
 Asian or Asian British  Mixed  Chinese  Other Ethnic group (please write in) \_\_\_\_\_

### Would you like to be informed of the arrival of the Consultation Draft of the Community Plan for your area? We can notify you of its publication.

Be assured that your personal details will not be published in any report or passed to a third party.

By  post or  email

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Email: \_\_\_\_\_

Please tick if you would like to be kept informed of Local Plan Updates.

After completing this feedback form please place in box at front door.

Or post back to us at Local Plans, Priory House, Monks Walk, Chicksands, Shefford, Bedfordshire SG17 5TQ

**Data Protection Act 1998** Please note that your personal details supplied on this form will be held and/or computerised by Central Bedfordshire Council for the purpose of the Local Plan. The information collected may be disclosed to officers and members of the Council and its' partners involved in this consultation. Summarised information from the forms may be published, but no individual details will be disclosed under these circumstances. **Your personal details will be safeguarded and will not be divulged to any other individuals or organisations for any other purposes.**

Sign up for email updates ...

 [www.centralbedfordshire.gov.uk/localplanupdates](http://www.centralbedfordshire.gov.uk/localplanupdates)

More information on the Local Plan can be found here...

 [www.centralbedfordshire.gov.uk/localplan](http://www.centralbedfordshire.gov.uk/localplan)

# Appendix - Supplementary Questions Summary

## Public Consultation Sandy Attendees Record

	Gender	Age	Res/Cllr/Org	Disabled?	Ethnic Group
Response	Male: 32 (44.4%)	Under18: 0 (0.0%)	Resident: 56 (80.0%)	Disabled-Y: 8 (11.0%)	White British: 72 (100.0%)
	Female: 40 (55.6%)	18-25: 0 (0.0%)	Councillor: 4 (5.7%)	Disabled-N: 64 (87.7%)	Black or Black British: 0 (0.0%)
	Unknown: 0 (0.0%)	26-95: 0 (0.0%)	Organisation: 0 (0.0%)		Asian or Asian British: 0 (0.0%)
		36-45: 3 (4.1%)			Mixed: 0 (0.0%)
		46-64: 19 (26.0%)			Chinese: 0 (0.0%)
		65+: 46 (62.2%)			Other Ethnic Group: 0 (0.0%)
Nothing Recorded	16	10	15	11	13
<b>Total</b>	135	135	135	135	135

# Shaping where you live 2035



## What happens next?

Community Planning is a continuing process and this Community Plan, which collates all the information gathered at the event, is the first time this type of information has been collected. There will be a series of actions arising from the Community Plan which are likely to influence or shape planning policy in the Local Plan, decisions on planning applications, and decisions on where money arising from development should be spent. These actions are identified in total within the 'Overview Statement of Community Planning' which details how they will be dealt with. Central Bedfordshire Council will seek to work in partnership with organisations including Town and Parish Councils, developers and other agencies to deliver on these actions.

## For more info on community planning ...

[www.centralbedfordshire.gov.uk/community-planning](http://www.centralbedfordshire.gov.uk/community-planning)

## More information on the Local Plan can be found here...

[www.centralbedfordshire.gov.uk/localplan](http://www.centralbedfordshire.gov.uk/localplan)

**Disclaimer** Central Bedfordshire Council is the statutory Planning Authority for the area and therefore is bound by legislation and must have regard to government guidance on planning matters.

Community Plan produced in consultation with Central Bedfordshire Council supported by [www.lida-design.co.uk](http://www.lida-design.co.uk)

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Central  
Bedfordshire

A great place to live and work.

## SANDY TOWN COUNCIL

DATE: 25 September 2017

AUTHOR: Administrator

SUBJECT: Sandy Crime Statistics for August 2017

## Summary

The following statistics are for Members information. The information is received from Central Bedfordshire Council and can be viewed online at <https://www.police.uk/bedfordshire/68/crime/>. Anti-social behaviour is not included in the data provided. Any data for 30<sup>th</sup> and 31<sup>st</sup> August will be included in the September data.

August 2017	OFFENCE CLASS DESCRIPTION	COMMITTED	ADDRESS
	BURGLARY - BUSINESS AND COMMUNITY	01/8/2017 03:55	LONDON ROAD SANDY
	SEXUAL	01/08/2017 07:35	UNDISCLOSED
	OTHER MI+A4:A45CELLANEOUS THEFTS NOT CLASSIFIED ELSEWHERE	01/8/2017 09:00	POTTON ROAD SANDY
	DOMESTIC DISPUTE/INCIDENT	01/8/2017 13:00	UNDISCLOSED
	COMMON ASSAULT	01/8/2017 19:35	WINCHESTER ROAD SANDY
	DOMESTIC DISPUTE/INCIDENT	01/8/2017 21:11	UNDISCLOSED
	SEXUAL	03/8/2017 19:00	UNDISCLOSED
	BURGLARY - BUSINESS AND COMMUNITY	04/8/2017 00:49	NEW ROAD SANDY
	THEFT FROM MOTOR VEHICLE	04/8/2017 06:00	THE KNOLLS BEESTON SANDY
	BURGLARY RESIDENTIAL - DWELLING	04/8/2017 08:00	ST. NEOTS ROAD SANDY
	BURGLARY RESIDENTIAL - (GARAGE/SHED/VACANT PROPERTY)	04/8/2017 08:17	ST. NEOTS ROAD SANDY
	HARASSMENT	04/8/2017 18:00	UNDISCLOSED
	HATE INCIDENT	05/8/2017 11:00	UNDISCLOSED
	DOMESTIC DISPUTE/INCIDENT	05/8/2017 15:00	UNDISCLOSED
	ASSAULT OCCASIONING ACTUAL BODILY HARM (OAPA SECTION 47)	06/8/2017 01:15	GREAT NORTH ROAD SEDDINGTON SANDY

**AGENDA NO: 13**

**APPENDIX V**

OTHER MISCELLANEOUS THEFTS NOT CLASSIFIED ELSEWHERE	06/8/2017 10:15	TEMPSFORD ROAD SANDY
HARASSMENT	06/8/2017 17:17	UNDISCLOSED
SENDING LETTERS ETC WITH INTENT TO CAUSE DISTRESS OR ANXIETY	07/8/2017 20:15	UNDISCLOSED
COMMON ASSAULT	07/8/2017 23:00	MARKET SQUARE SANDY
CRIMINAL DAMAGE - TO DWELLINGS	08/8/2017 00:00	ST. NEOTS ROAD SANDY
DOMESTIC DISPUTE/INCIDENT	08/8/2017 11:27	UNDISCLOSED
ASSAULT OCCASIONING ACTUAL BODILY HARM (OAPA SECTION 47)	08/8/2017 13:45	WEST ROAD SANDY
COMMON ASSAULT	08/8/2017 23:59	ST. SWITHUNS WAY SANDY
CRIMINAL DAMAGE - OTHER PROPERTY (NOT BUILDINGS)	10/8/2017 20:30	ST. NEOTS ROAD SANDY
CRIMINAL DAMAGE - OTHER PROPERTY (NOT BUILDINGS)	11/8/2017 01:00	PYMS WAY SANDY
CRIMINAL DAMAGE - OTHER PROPERTY (NOT BUILDINGS)	11/8/2017 02:30	GLEBE ROAD SANDY
CRIMINAL DAMAGE - TO VEHICLES	11/8/2017 06:00	WAVERLEY AVENUE SANDY
COMMON ASSAULT	13/8/2017 10:13	COTTAGE ROAD SANDY
ASSAULT OCCASIONING ACTUAL BODILY HARM (OAPA SECTION 47)	13/8/2017 16:30	ST. NEOTS ROAD SANDY
CRIMINAL DAMAGE - TO VEHICLES	14/8/2017 04:50	MIDLAND ROAD SANDY
OTHER MISCELLANEOUS THEFTS NOT CLASSIFIED ELSEWHERE	14/8/2017 06:00	THE HEATH GAMLINGAY SANDY
CRIMINAL DAMAGE - TO DWELLINGS	14/8/2017 21:00	PYMS WAY SANDY
CRIMINAL DAMAGE - TO VEHICLES	14/8/2017 23:10	COLLEGE ROAD SANDY
OTHER MISCELLANEOUS THEFTS NOT CLASSIFIED ELSEWHERE	15/8/2017 12:00	BLAYDON ROAD SANDY
SEXUAL	16/8/2017 10:29	UNDISCLOSED
PUBLIC ORDER - CAUSE INTENTIONAL HARASSMENT, ALARM OR DISTRESS (POA 1986 S. 4A)	16/8/2017 13:50	NEW ROAD SANDY
HARASSMENT	16/8/2017 16:00	UNDISCLOSED
CRIMINAL DAMAGE - TO VEHICLES	17/8/2017 00:50	WINDSOR WAY SANDY
ASSAULT OCCASIONING ACTUAL BODILY HARM (OAPA SECTION 47)	19/8/2017 12:30	ROBERT HUNT GARDENS SANDY
COMMON ASSAULT	19/8/2017 12:30	ROBERT HUNT GARDENS SANDY
COMMON ASSAULT	19/8/2017 21:55	MAYFIELD COURT SANDY
HARASSMENT	20/8/2017 20:20	UNDISCLOSED

**AGENDA NO: 13****APPENDIX V**

CRIMINAL DAMAGE - TO VEHICLES	21/8/2017 04:35	WINCHESTER ROAD SANDY
CRIMINAL DAMAGE - OTHER PROPERTY (NOT BUILDINGS)	22/8/2017 07:00	POTTON ROAD SANDY
CRIMINAL DAMAGE - TO DWELLINGS	22/8/2017 23:00	ROBIN CLOSE SANDY
BURGLARY - BUSINESS AND COMMUNITY	23/8/2017 02:20	ST. NEOTS ROAD SANDY
CRIMINAL DAMAGE - OTHER PROPERTY (NOT BUILDINGS)	23/8/2017 16:45	ST. NEOTS ROAD SANDY
COMMON ASSAULT	23/8/2017 21:46	CAULDWELL COURT SANDY
COMMON ASSAULT	23/8/2017 21:46	CAULDWELL COURT SANDY
THEFT FROM SHOPS AND STALLS	25/8/2017 09:29	MARKET SQUARE SANDY
THEFT FROM MOTOR VEHICLE	25/8/2017 22:10	DAPIFER DRIVE SANDY
INTERFERENCE WITH MOTOR VEHICLE	25/8/2017 22:30	JUBILEE CLOSE SANDY
INTERFERENCE WITH MOTOR VEHICLE	25/8/2017 22:30	JUBILEE CLOSE SANDY
NON CRIME RECORDABLE	25/8/2017 22:30	UNDISCLOSED
ASSAULT OCCASIONING ACTUAL BODILY HARM (OAPA SECTION 47)	26/8/2017 21:45	THE AVENUE SANDY
THEFT FROM MOTOR VEHICLE	27/8/2017 23:40	CAULDWELL COURT SANDY
SENDING LETTERS ETC WITH INTENT TO CAUSE DISTRESS OR ANXIETY	28/8/2017 00:00	UNDISCLOSED
THEFT FROM MOTOR VEHICLE	28/8/2017 09:15	SOUTH ROAD SANDY
CRIMINAL DAMAGE - TO VEHICLES	28/8/2017 19:10	LINDISFARNE CLOSE SANDY
RACIALLY OR RELIGIOUS	28/8/2017 23:04	UNDISCLOSED
BURGLARY - BUSINESS AND COMMUNITY	29/8/2017 01:02	NEW ROAD SANDY
THEFT FROM MOTOR VEHICLE	29/8/2017 14:00	ABBAY GROVE SANDY
CRIMINAL DAMAGE - TO OTHER BUILDINGS	29/8/2017 16:40	EVERTON ROAD SANDY