

Tring East Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
TE1	Mortimer Rise	Garage Courts	Surrounded by residential. Close to town centre, well used but in bad condition		R			Site is in active use. There are no intentions to develop this site.	TE1			
TE2	Damask Close	Yard	Surrounded by residential		R			2 dwellings have been completed on this site.	TE2	2 units completed under 2105/03 in 04/05.	U	N
TE3	Cow Lane	Rear of large garden properties, built out	Surrounded by residential		R			This site has been developed for housing.	TE3			
TE4	Grove Road	Built out for housing	Surrounded by residential		R			This site has been developed for housing.	TE4			
TE5	Chiltern Way	Green space	Surrounded by residential. Potential tree and amenity issue		R			This site is to be retained for amenity space. There are currently no plans to develop this site.	TE5			
TE6	Grove Road	Ridgeway Scout Group Hall	Surrounded by residential and garage uses		R			This site is to be retained as a community facility. There are currently no plans to develop this site.	TE6			
TE7	Brook Street / Masery House	Built out for housing	Surrounded by residential and printing works		R			This site has been developed for housing.	TE7			
TE8	Brook Street	Printing works and car park	Surrounded by residential. Gradient and Tree issues	0.297	A			Site promoters are Firstmove Developments Ltd. Planning permission has been granted for a scheme of 38 flats.	TE8		U	N
TE9	Shugars Green	Rear gardens	Surrounded by residential and printing works		R			There are no intentions to develop this site.	TE9			
TE10	Carrington Place	Garage Courts	Surrounded by residential. Little evidence of use. Overgrown		R			There are no intentions to develop this site.	TE10			
TE11	West Leith	Woodlands	HCC has referenced TE 11- TE 13 as one site		R	AONB, SSSI		Site has been rejected as it is located within an AONB and SSSI.	TE11			
TE12	West Leith	Woodlands	HCC has referenced TE 11- TE 13 as one site		R	AONB, SSSI		Site has been rejected as it is located within an AONB and SSSI.	TE12			
TE13	West Leith	Woodlands	HCC has referenced TE 11- TE 13 as one site		R	AONB, SSSI		Site has been rejected as it is located within an AONB and SSSI.	TE13			
TE14	Dunsley farm	Farmland next to farm buildings	HCC referenced TE 14 & ALD 10 -14 as one site		R			Site fails on Dacorum greenfield suitability criteria	TE14			
TE 15	Dunsley farm	Farm buildings, tennis courts, playground, cricket ground, playing field, open land			R			Rejected in order to maintain community facilities.	TE 15			
TE 16	Grove Road	Open land			R	Green Belt		Site fails on Dacorum greenfield suitability criteria	TE 16			
TE 17	Marshcroft Lane	Open land behind residential dwellings		1.537	A	Green Belt		Site size reduced to remove back gardens	TE 17		G	N
TE 18	Marshcroft Lane	Open land			R	Green Belt		Site fails on Dacorum greenfield suitability criteria	TE 18			
TE 19	Junction of Station Road and Cow Lane	Open land			R	Green Belt, AONB		Site has been rejected as it is located within an AONB.	TE 19			
TE 20	Rugby Club land, Cow Lane	Rugby Club land			R	Green Belt, AONB		Site has been rejected as it is located within an AONB.	TE 20			

Site Ref.	Policy Constraints							Physical Constraints								
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography
TE1																
TE2																
TE3																
TE4																
TE5																
TE6																
TE7																
TE8		√					Site lies next to two areas of open land and open space.	√					√		√	Fronts main road. Steeply sloping, potential contamination issues? (adj gas holder site & evidence of large works around). Site is very close to flood risk area.
TE9																
TE10																
TE11																
TE12																
TE13																
TE14																
TE15																
TE16																
TE17	√						Green belt		√							In an area of archeological significance.

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
TE1	Mortimer Rise	0						TE1
TE2	Damask Close	0						TE2
TE3	Cow Lane	0						TE3
TE4	Grove Road	0						TE4
TE5	Chiltern Way	0						TE5
TE6	Grove Road	0						TE6
TE7	Brook Street / Masery House	0						TE7
TE8	Brook Street	0.297	N/A	38	38	38	Planning permission has been granted for a scheme of 38 flats.	TE8
TE9	Shugars Green	0						TE9
TE10	Carrington Place	0						TE10
TE11	West Leith	0						TE11
TE12	West Leith	0						TE12
TE13	West Leith	0						TE13
TE14	Dunsley farm							TE14
TE 15	Dunsley farm	0						TE 15
TE 16	Grove Road							TE 16
TE 17	Marshcroft Lane	1.537	12	15	38	27		TE 17
TE 18	Marshcroft Lane							TE 18
TE 19	Junction of Station Road and Cow Lane	0						TE 19
TE 20	Rugby Club land, Cow Lane	0						TE 20

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Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability	Overcoming barriers to delivery
	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)		Phasing (0-5, 6-10, 11-15, 15+)	
TE1								
TE2								
TE3								
TE4								
TE5								
TE6								
TE7								
TE8	Single	None		L	H	M	0-5 years	This is a cleared vacant site on the edge of a main road near the Centre of Tring. The site is currently fenced therefore access was not possible. However, the site is vacant and under-used. It is adjacent to a 1990's residential development. The site is flat and cleared. Subject to planning consent being achieved, the site is highly deliverable and is likely to come forward in the short-term for residential redevelopment.
TE9								
TE10								
TE11								
TE12								
TE13								
TE14								
TE 15								
TE 16								
TE 17		Unknown		M-L	M	M-H	0-5 years	This is small area of greenfield land located to the south of Marshcroft Lane and behind existing residential dwellings. It would be a reasonable sustainable development site, being located quite close to Tring Rail Station. Access to the site is quite narrow and restricted and could be improved if the adjoining site TE 18 is developed.
TE 18								
TE 19								
TE 20								

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
TE1	Mortimer Rise																TE1
TE2	Damask Close																TE2
TE3	Cow Lane																TE3
TE4	Grove Road																TE4
TE5	Chiltern Way																TE5
TE6	Grove Road																TE6
TE7	Brook Street / Masery House																TE7
TE8	Brook Street	0.297	N/A	U	N	38	38										TE8
TE9	Shugars Green																TE9
TE10	Carrington Place																TE10
TE11	West Leith																TE11
TE12	West Leith																TE12
TE13	West Leith																TE13
TE14	Dunsley farm																TE14
TE 15	Dunsley farm																TE 15
TE 16	Grove Road																TE 16
TE 17	Marshcroft Lane	1.537	12	G	N	15	38										TE 17
TE 18	Marshcroft Lane																TE 18
TE 19	Junction of Station Road and Cow Lane																TE 19
TE 20	Rugby Club land, Cow Lane																TE 20
					Total Urban	38	38	0	0	0	0	0	0	0	0		
					Total Greenfield	15	38	0	0	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	53	76	0	0	0	0	0	0	0	0		