

Tring Central 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					
TC1	Tring Ford Road	Corn Mill, outbuildings, storage, car parking	Large site, very active with trucks in/out. Surrounded by residential uses. Very close to main road		R			Employment Study recommends retaining all employment areas in Tring	TC1			
TC2	Bulbourne Road	Vacant Community Hall	Surrounded by mill and residential uses. Close to busy roundabout but large site with good development potential		R			Retain social/community facility.	TC2			
TC3	Tring Ford Road	Gammel Mews, site built out	Surrounded by mill and residential uses. Close to busy roundabout		R			Built out	TC3			
TC4	Longbridge Close	Garage Courts	Large site, surrounded by residential, poorly maintained, possible parking issues		R			Retain active parking use	TC4			
TC5	Sutton Close	Garage Courts & Back Gardens	Surrounded by residential. Possible space restrictions		R			Retain active parking use	TC5			
TC6	Sutton Close	Playground	Surrounded by residential. In use		R			In use and quality equipment, playground in use. There are currently no plans to develop this site.	TC6			
TC7	New Road	Air Training Corps Hall, Garden & Vacant Space	Surrounded by residential, church and allotment gardens. Quiet residential area with easy access to main roads		R			Keep social/ community facility. There are currently no plans to develop this site.	TC7			
TC8	New Road/ Icknield Way	Garage Courts	Surrounded by residential and main road. Evidence of use, graffiti obvious		R			Retain active parking use	TC8			
TC9	New Road	New Mill Baptist Church and Gardens	Surrounded by residential and community uses. Good access to main roads. Overgrown gardens. Possibility for conversion.		R			In community use. There are currently no plans to develop this site.	TC9			
TC10	Silk Mill Way	Garage Courts & Green Space surrounding housing	Surrounded by residential uses. Evidence of use of garage courts, but poorly maintained. Some overlooking issues on green space		R			Retain active parking use. Amenity space issues mean that the site should be rejected.	TC10			
TC11	Brook Street	Tring Community Centre & Parking	Surrounded by retail/town centre and residential uses. New building, but a lot of parking space. Poor layout and space taken up by recycling points		R			Site is in community use.	TC11			
TC12	Kingsley Walk	Garage Courts	Surrounded by residential, well maintained		R			Retain active parking use	TC12			
TC13	Kingsley Walk	Garage Courts	Surrounded by residential. Evidence of use, but badly maintained. Frontage to main road and local centre		R			Retain active parking use	TC13			
TC14	Kingsley Walk	Garage Courts	Surrounded by residential. 2 sets of courts in average condition, overlooking issues		R			Retain active parking use	TC14			
TC15	Faversham Close	Garage Courts & Parking	Surrounded by residential and open land. Poor current use of space, evidence of use of garage courts		R			Retain active parking use	TC15			

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TC16	Faversham Close	Red Cross Hall & Car Park	Surrounded by residential, town centre and open land. Large site, close to town centre		R			Retain community use	TC16			
TC17	Eight Acres	Green space surrounded by residential	Surrounded by residential.		R			Overlooking and tree issues/open space as well as amenity space.	TC17			
TC18	Eight Acres	Garage Courts	Surrounded by residential. Poorly maintained, evidence of use		R			Retain active parking use	TC18			
TC19	Bunstrux	New housing built	Surrounded by residential		R			Built out	TC19			
TC20	Bunstrux	Vacant plot	Surrounded by residential	0.098	A				TC20	U	N	
TC21	Eggleton Drive	Housing allocation site, built	Surrounded by residential		R			H4A all built out	TC21			
TC22	Lakeside	Garage Courts	Surrounded by residential. New and well maintained		R			Retain active parking use	TC22			
TC23	Town Centre Car Park	Car Park	Surrounded by town centre. Large car park, well used, a lot of vacant spaces on site visit		R			Well used town centre car park . There are currently no plans to develop this site.	TC23			
TC24	Town Centre	Cattle Market, vacant office and car park	Surrounded by garage, residential, car park, mobile and sheds		R			Proposal for new antiques/ auction market.	TC24			
TC25	Wellbrook Mews	Garden	Surrounded by residential, retail and town centre. Direct access to town centre		R			Retain private garden	TC25			
TC26	Town Centre	Rear of commercial uses, car parking & unused buildings	Surrounded by retail, leisure and town centre uses		R			Well used town centre car park . There are currently no plans to develop this site.	TC26			
TC27	Frogmore Road	Frogmore Road East Car Park	Surrounded by residential, town centre and open land.		R			Well used town centre car park . There are currently no plans to develop this site.	TC27			
TC28	Frogmore Road	Frogmore Road West Car Park	Surrounded by residential, retail and town centre. Direct access to town centre		R			Well used town centre car park . There are currently no plans to develop this site.	TC28			
TC29	Parsonage Place	Hire Shop	Surrounded by residential, pub and car parking. In bad repair. Good access to town centre	0.053	A			large ex-retail site, in disrepair, in good location for town centre	TC29	U	N	
TC30	Frogmore Street	Car parking and access to properties	Surrounded by residential, leisure and town centre uses. Under-utilised space		R			Potential access and servicing difficulties / overlooking issues.	TC30			
TC31	High Street	Private car parking	Surrounded by residential and town centre uses		R			Potential access and servicing difficulties / overlooking issues.	TC31			
TC32	High Street	car parking	Surrounded by town centre uses		R			Well used town centre car park . There are currently no plans to develop this site.	TC32			
TC33	High Street/ Christchurch Road	Vacant	Surrounded by residential, offices and town centre uses. Large site	0.058	A			sign advertising vacancy for office space. Potential to convert to residential	TC33	U	N	
TC34	Land north of Icknield Way	Farmland	264 dwellings (264 dph) and off navigation moorings with associated leisure facilities.		R			Fails on Dacorum greenfield site suitability criteria	TC34			
TC35	Travellers site opposite Longbridge	Travellers site, currently occupied by a builders yard			R			Susan Andrews is site agent/promoter. Dacorum advise rejection as gypsy site rather than housing site	TC35			

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						Policy constraints	Physical constraints					
TC36	Industrial site off Brook street	Commercial uses			R			Rejected on advice of south West Hertfordshire employment space study	TC36			
TC37	Industrial site off Brook street	Commercial uses			R			Rejected on advice of south West Hertfordshire employment space study	TC37			

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	Additional Comments
TC1																		
TC2																		
TC3																		
TC4																		
TC5																		
TC6																		
TC7																		
TC8																		
TC9																		
TC10																		
TC11																		
TC12																		
TC13																		
TC14																		
TC15																		
TC16																		
TC17																		
TC18																		
TC19																		
TC20								No designations										
TC21																		
TC22																		
TC23																		
TC24																		
TC25																		
TC26																		
TC27																		
TC28																		
TC29								Site is next to open land and open space. Site in a local centre.										Large part of the site is covered by a listed building. Site in a conservation area. Site is adjacent to a area of archeological significance.
TC30		√		√		√					√							

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TC31																	
TC32																	
TC33				√	√		Site in a local centre. Site is next to area of open land and open space.		√								Site in a conservation area.
TC34																	
TC35																	
TC36																	
TC37																	

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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		
TC1	Tring Ford Road	0						TC1
TC2	Bulbourne Road	0						TC2
TC3	Tring Ford Road	0						TC3
TC4	Longbridge Close							TC4
TC5	Sutton Close							TC5
TC6	Sutton Close	0						TC6
TC7	New Road	0						TC7
TC8	New Road/ Icknield Way							TC8
TC9	New Road	0						TC9
TC10	Silk Mill Way							TC10
TC11	Brook Street	0						TC11
TC12	Kingsley Walk	0						TC12
TC13	Kingsley Walk							TC13
TC14	Kingsley Walk	0						TC14
TC15	Faversham Close	0						TC15
TC16	Faversham Close	0						TC16
TC17	Eight Acres	0						TC17
TC18	Eight Acres	0						TC18
TC19	Bunstrux	0						TC19
TC20	Bunstrux	0.098	12	1	2	2		TC20
TC21	Eggleton Drive	0						TC21
TC22	Lakeside	0						TC22
TC23	Town Centre Car Park	0						TC23
TC24	Town Centre	0						TC24
TC25	Wellbrook Mews	0						TC25
TC26	Town Centre	0						TC26
TC27	Frogmore Road	0						TC27
TC28	Frogmore Road	0						TC28
TC29	Parsonage Place	0.053	9	2	5	4		TC29
TC30	Frogmore Street	0						TC30
TC31	High Street	0						TC31
TC32	High Street	0						TC32
TC33	High Street/ Christchurch Road	0.058	7	4	6	5		TC33
TC34	Land north of Icknield Way							TC34
TC35	Travellers site opposite Longbridge							TC35
TC36	Industrial site off Brook street							TC36
TC37	Industrial site off Brook street							TC37

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+)	
TC1								
TC2								
TC3								
TC4								
TC5								
TC6								
TC7								
TC8								
TC9								
TC10								
TC11								
TC12								
TC13								
TC14								
TC15								
TC16								
TC17								
TC18								
TC19								
TC20	Single	None		L	M-H	M	No phasing period	This is a strip of garden next to some housing. Subject to this site being brought forward by the existing owners for redevelopment, it would be an attractive small development site capable of providing two or three houses. There may be some issues with overlooking from adjacent properties. Likely to be planning policy objection to the loss of open space. However, these are likely to be capable of being overcome and this site could come forward in the short-term for redevelopment. Developer intention unknown.
TC21								
TC22								
TC23								
TC24								
TC25								
TC26								
TC27								
TC28								
TC29	Single, however, there may be leasehold interests associated with the current commercial use.	None		M-H	M	M-H	No phasing period	This is a small site behind the retail frontage of the High Street in the centre of Tring. There may be significant remediation costs associated with its existing use as a car workshop. There may be local and planning policy objections to redevelopment due to overlooking from adjacent residential properties. Subject to these issues being resolved this would constitute an attractive development site capable of providing a relatively high density development. Developer intention unknown.

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TC30								
TC31								
TC32								
TC33	Single, however, there may be leasehold interest in relation to the existing business.	None		M-L	M-L	M-H	No Phasing Period	This is a small corner site on a road junction. Currently occupied by a day nursery in a converted house. The site is currently in active use as a children's' day nursery. There may be planning policy objections to the loss of this use. Redevelopment of this site may require the conversion or demolition of the existing building which may have cost implications. There may be objections on policy terms in relation to overlooking from adjacent properties. The site is small and poorly accessed and therefore would be incapable of supporting a high density development. There is likely to be significant costs associated with the relocation of the current business use. Developer intention unknown.
TC34								
TC35								
TC36								
TC37								

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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		
TC1	Tring Ford Road																TC1
TC2	Bulbourne Road																TC2
TC3	Tring Ford Road																TC3
TC4	Longbridge Close																TC4
TC5	Sutton Close																TC5
TC6	Sutton Close																TC6
TC7	New Road																TC7
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TC11	Brook Street																TC11
TC12	Kingsley Walk																TC12
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TC16	Faversham Close																TC16
TC17	Eight Acres																TC17
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TC21	Eggleton Drive																TC21
TC22	Lakeside																TC22
TC23	Town Centre Car Park																TC23
TC24	Town Centre																TC24
TC25	Wellbrook Mews																TC25
TC26	Town Centre																TC26
TC27	Frogmore Road																TC27
TC28	Frogmore Road																TC28
TC29	Parsonage Place	0.053	9	U	N									2	5		TC29
TC30	Frogmore Street																TC30
TC31	High Street																TC31
TC32	High Street																TC32
TC33	High Street/ Christchurch Road	0.058	7	U	N									4	6		TC33
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TC35	Travellers site opposite Longbridge																TC35
TC36	Industrial site off Brook street																TC36
TC37	Industrial site off Brook street																TC37
						Total Urban	0	0	0	0	0	0	0	7	13		
						Total Greenfield	0	0	0	0	0	0	0	0	0		
						Total >5ha	0	0	0	0	0	0	0	0	0		
						Total	0	0	0	0	0	0	0	7	13		