

Tring West 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					
TW1	Miswell Lane/Icknield Way	Disused windmill site & space across road	Inaccessible site, totally built up by residential units around		R	Listed building		The site has been developed to provide three detached homes. It is called Millers Park. Construction is nearing completion and the properties are currently being marketed by Cesare & Co - 01442 827 000.	TW1			
TW2	Oxford Close	Housing allocation site, mostly built out	Surrounded by residential. Some vacant land remains. Near to local centre and leisure designated area		R			The site has been developed.	TW2			
TW3	Buckingham Road	Garage Courts and Green Space	Surrounded by residential. Garage courts in use. Tree issue		R			Green space is to be retained for amenity purposes. There are no intentions to develop this site.	TW3			
TW4	King Street	Vacant site and old sheds	Surrounded by residential, pub & town centre uses	0.112	A			Site is allocated as Housing Site H25 in Dacorum Local Plan.	TW4		U	N
TW5	Queen Street	Council Yard	Surrounded by residential, pub and town centre uses. Prime location, large site, close to town centre		R			Facilities are to be retained.	TW5			
TW6	Western Road	Garage	Surrounded by residential and town centre. Average condition	0.099	A			Good housing site close to town centre, with good road frontage	TW6		U	N
TW7	Western Road	Housing under development	Surrounded by residential and town centre uses.		R			21 housing units have been completed on the site.	TW7	21 units completed under 1138/02 in 04/05.		
TW8	Westen Road/Miswell Lane	Garage Courts, Builders Yard, Rear of commercial uses, Gibbs Engineering	Surrounded by residential and town centre uses.	0.67	A			NLUD identified, good potential for mixed use development	TW8		U	N
TW9	Goldfield Road	Garage Courts	Surrounded by residential and school. Some evidence of use, poorly maintained, easy access to town centre		R			Garage courts are in good/average condition. There are no intentions to develop this site.	TW9			
TW10	High Street/Langdon Street	Netco Offices	Surrounded by residential and town centre uses. Covered by conversion from office use source	0.187	A				TW10		U	N
TW11	Langdon Street/Western Road	Boarded up housing	surrounded by residential, offices, town centre uses		R			This site has been built out.	TW11			
TW12	High Street (rear of properties)	Derelict land	surrounded by church, garages, parking, town centre uses. Evidence of dumping		R			Site rejected as the parking facilities looked busy on survey.	TW12			
TW13	Harrow Yard	Warehouse & offices	surrounded by residential, community and town centre uses		R			7 dwellings have been completed on the site.	TW13	7 units completed 06/07 under 1878/05.		

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TW14	Oaklawn	Wooded area barricaded off	surrounded by residential, telephone exchange and town centre uses	0.194	A			Mature trees, TPOs on site.	TW14		G	N
TW15	Akeman Street	BT buildings and telephone exchange	surrounded by residential, woodland, offices & town centre		R	General Employment Area		Site has active use. Rejected in order to keep supply of employment space (recommended by the South West Hertfordshire Employment Space Study).	TW15			
TW16	Akeman Street	Employment/Offices	surrounded by residential & town centre		R	General Employment Area		Site is to be retained for employment use, as there is not much employment land here. Rejected in order to keep supply of employment space (recommended by the ELS)	TW16			
TW17	Akeman Business Park	Warehouses	surrounded by residential & town centre		R	General Employment Area		retain for employment use, general employment areas- not much employment land here. Rejected in order to keep supply of employment space (recommended by the South West Hertfordshire Employment Space Study).	TW17			
TW18	Akeman Street	part of Walter Rothschild Zoological Museum	surrounded by museum, residential, employment and town centre uses. Large site with car parking		R			Rejected to maintain community use.	TW18			
TW19	High Street	Car Park	surrounded by woodland, town centre and residential	0.2567	A			There have been previous pre-application discussions.	TW19		U	N
TW20	Bromley	Garage Courts	surrounded by residential & open space		R			There are no intentions to develop this site.	TW20			
TW21	Churchview	Small Green Space	surrounded by residential, church & open space		R			Mature trees, open space used. Site rejected in order to preserve amenity space. There are currently no intentions to develop this site.	TW21			
TW22	Chapel Lane	Housing already built	surrounded by residential & open space		R			Housing has already built on this site.	TW22			
TW23	Redmays, Station Road	Large house and garden with outbuildings	surrounded by residential & local amenities	0.149	A			Existing residential dwelling, no intention to redevelop, good quality home & garden - for intensification for 1 unit, reject for ownership next stage.	TW23		U	N
TW24	Station Road	Local Hall	surrounded by residential, school, pub and shop		R			Site rejected in order to retain use as a community facility.	TW24			
TW25	Marston Court	greenfield land	surrounded by residential, pub & open space	0.6885	A			Site is outside the settlement boundary. There are currently no intentions to develop this site.	TW25		G	N
TW26	Marston Court	garage sheds	surrounded by residential, pub & open space		R			New, and busy parking area. There are currently no intentions to develop this site.	TW26			

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						Policy constraints	Physical constraints					
TW27	Tring Road	Rear gardens	surrounded by residential		R			There are no intentions to develop this site.	TW27			
TW28	Tring Road	Large houses/ bungalows	surrounded by residential		R			Retain existing residential dwellings. There are no intentions to develop this site.	TW28			
TW29	Bromley	Rear gardens	surrounded by residential		R			Access issues /highway constraint, impact on character. There are currently no intentions to develop this site.	TW29			
TW30	Station Road	gardens of Rose and Crown Cottage	surrounded by residential		R			subject to access. There are no known intentions to develop this site.	TW30			
TW31	Tring Road	Housing under development	surrounded by residential and retail		R			Housing is being built for 16 units	TW31	2 Completed under 1047/03 in 04/05.		
TW32	Tring Road	Rear Gardens	surrounded by residential & retail		R			The site is inaccessible.	TW32			
TW33	Tring Road	Pub	surrounded by residential & retail		R			Good condition - in use. Site rejected to retain community use.	TW33			
TW34	Tring Road	gardens	surrounded by residential & retail		R			Garage courts in use, and gardens look well used. There are no intentions to develop this site.	TW34			
TW35	Tring Road	gardens	surrounded by residential & retail	0.23	A			Unused land behind housing	TW35		U	N
TW36	Tring Road	Rear Gardens	surrounded by residential & retail		R			The site was inaccessible on site visit. Small space, access issues. There are currently no intentions to develop this site.	TW36			
TW37	Grange Road	Garage Courts	surrounded by residential		R			The courts are well used. There are currently no intentions to develop this site.	TW37			
TW38	Grange Road	Garage Courts	surrounded by residential		R			Garage courts are in good condition but overgrown. There are no known intentions to develop this site.	TW38			
TW39	Grange Road	Garage Courts	surrounded by residential		R			Garage courts are in average condition, in use, space constraints. There are currently no intentions to develop this site.	TW39			
TW40	Tring Road	Rear Gardens	surrounded by residential and school		R			Provides soft edge to open fields on edge of village. There are no intentions to develop this site.	TW40			
TW41	Tring Road	area beside village hall	surrounded by residential		R			Site rejected in order to retain use as a community facility.	TW41			
TW42	Chapel Fields	Paddock Cottage	surrounded by residential	0.28	A			Developer interest in rear of site	TW42			

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						Policy constraints	Physical constraints					
TW43	Tring Road (23-29)	residential under construction			R			6 dwellings have been completed on this site.	TW43	6 dwellings complete 04/05 under 1765/01.		
TW44	Midcroft, Langdon St	residential under construction			R			8 dwellings have been developed upon the site.	TW44	8 units completed 1656/03 in 05/06		
TW45	Icknield Way	Open space	Next to Tring Business Centre, sandwiched between B488 Icknield Way and B4635 Aylesbury Road.		R	AONB		Even with the part of the site within the AONB removed, the site still fails on Dacorum Greenfield Site Suitability Criteria	TW45			
TW46	64 - 68 Akeman Street	Mixed housing and commercial.	Wants site removed from GEA. Small part of T/h7.	0.054	A	General Employment Area		In an General Employment Area. Lamgam Properties are site owners and Consensus Planning are agents/promoters, but phasing of development unclear	TW46		U	N
TW47	Land at Rosebarn Lane	Residential (and open space)	38 dwellings (only part of site to be built on (1.4 Ha))		R			HCC are site owners. Vincent and Gorbing are agents/promoters. Rejected on Dacorum greenfield site suitability criteria.	TW47			
TW48	Land in Wilstone Village - duplicate of TW 47	War memorial			R			Duplicate of TW 47	TW48			
TW49	Land in Wilstone Village	Farmland	HCC referenced TW 49 - 52 as one site		R	AONB.		Site rejected as it is located within an AONB. HCC are site owners and agents/promoters.	TW49			
TW50	Land in Wilstone Village	Farmland	HCC referenced TW 49 - 52 as one site		R	AONB.		Site rejected as it is located within an AONB.. HCC are site owners and agents/promoters.	TW50			
TW51	Land in Wilstone Village	Farmland	HCC referenced TW 49 - 52 as one site		R	AONB.		Site rejected as it is located within an AONB. HCC are site owners and agents/promoters.	TW51			
TW52	Land in Wilstone Village	Farmland	HCC referenced TW 49 - 52 as one site		R	AONB.		Site rejected as it is located within an AONB. HCC are site owners and agents/promoters.	TW52			
TW53	Miswell Farm	Farmland			R			Even with the part of the site within the AONB removed, the site still fails on Dacorum Greenfield Site Suitability Criteria	TW53			
TW54	Egg Packing Station, Lukes Lane	Commercial	Looking to proceed as part of a planning application	0.77	A		Flood Risk	Flood zones 2, 3a and 3b pass through the site. Peter Dean is the owner. W R Davidge Planning Practice are agents/promoter.	TW54		U	N

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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					
TW55	Land at Astrope Lane	Farmland			R		Flood Risk	Flood zones 2, 3a and 3b pass through the site. Jane Gregory (Bowen) is site owner and Andrew Stannard is agent/promoter. Also can be rejected on Greenfield Site Suitability Criteria.	TW55			
TW56	Land at Marston Place, Chapel Lane	Farmland			R		Flood Risk	Flood zones 2, 3a and 3b pass through the site. Jane Gregory (Bowen) is site owner and Andrew Stannard is agent/promoter.	TW56			
TW57	Land adj. SW Wilstone	Farmland	Land in two separate parcels		R			Fails on Dacorum greenfield site suitability criteria	TW57			
TW58	Land off Park Road/Hastoe Lane				R	AONB		Site is in an AONB	TW58			
TW59	Site off Park Street	Open land			R	AONB		Site is an AONB	TW59			
TW 60	Site off Miswell Lane, next to Tring Business Centre	Open space			R			Site retained due to recommendations of the South West Hertfordshire Employment Space Study.	TW60			
TW 61	Recreation ground next to Goldfield Infants School	recreation ground			R			Rejected to maintain amenity use.	TW61			
TW 62	Akeman Street employment site (next to 64-68 Akeman Street)	employment site			R			Site retained due to recommendations of South West Hertfordshire Employment Space Study.	TW62			
TW 63	Tring Road, Wilstone	Open land	Site located east of Tring Road, between the northern end of Wilstone and the Grand Union Canal.	0.4036	A				TW63		G	N
TW 64	Tring Road, Wilstone	Open land	Site located west of Tring Road, between the northern end of Wilstone and the Grand Union Canal.		R			Fails on Dacorum greenfield site suitability criteria	TW64			

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
TW1																	
TW2																	
TW3																	
TW4									√						√	In a conservation area.	
TW5																	
TW6									√								Adjacent to conservation area.
TW7																	
TW8				√			Site partially in local centre.		√								Adjacent to conservation area.
TW9																	
TW10									√								In conservation area. Listed building on site.
TW11																	
TW12																	
TW13																	
TW14		√		√			Site partially in local centre. Next to an area of open land and open space.		√		√						Next to historic park/gardens. In conservation area. Adjacent to a area of archeological significance. TPOs on site.
TW15																	
TW16																	
TW17																	
TW18																	
TW19	√	√		√			Site in a local centre. Close to an AONB. Next to an area of open land and open space.		√		√						Adjacent to a area of archeological significance. Part of site affected by TPOs. Next to historic park/gardens. In conservation area.
TW20																	
TW21																	

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
TW22																	
TW23		√					In Tring Reservoirs Characer Area.	√	√	√			√				Site is next to listed buildings. Site is in conservation area. In area of archeological significance. In a wildlife site. Close to flood risk area. Public right of way runs along edge of site.
TW24																	
TW25		√			√		In Tring Reservoirs Characer Area. Next to an area of open space.	√	√								Site is adjacent to a conservation area. In area of archeological significance. In wildlife site. Public right of way passes through site.
TW26																	
TW27																	
TW28																	
TW29																	
TW30																	
TW31																	
TW32																	
TW33																	
TW34																	
TW35		√					In Tring Reservoirs Characer Area.			√			√				In conservation area. In area of archeological significance.
TW36																	
TW37																	
TW38																	
TW39																	
TW40																	
TW41																	

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
TW42	√				√		In Tring Reservoirs Characer Area. Next to an area of open space.		√							Listed building on site. Around half of the site is in conservation area. In area of archeological significance. Site affected by TPOs.
TW43																
TW44																
TW45																
TW46			√				Site is in a General Employment Area.		√							In an area of archeological significance. Site is in conservation area.
TW 47																
TW48																
TW49																
TW50																
TW51																
TW52																
TW53																
TW54								√								Flood zones 2, 3a and 3b pass through the site.
TW55																
TW56																
TW57																
TW58																
TW59																
TW60																
TW61																
TW62																
TW63	√						In Tring Reservoirs Characer Area.		√	√						Next to a listed building. Site is partially in a wildlife site.
TW64																

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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		
TW1	Miswell Lane/Icknield Way							TW1
TW2	Oxford Close							TW2
TW3	Buckingham Road							TW3
TW4	King Street	0.112	9	5	11	8		TW4
TW5	Queen Street							TW5
TW6	Western Road	0.099	5	4	6	5		TW6
TW7	Western Road							TW7
TW8	Westen Road/Miswell Lane	0.67	11	25	49	37		TW8
TW9	Goldfield Road							TW9
TW10	High Street/Langdon Street	0.187	19	8	34	21		TW10
TW11	Langdon Street/Western Road							TW11
TW12	High Street (rear of properties)							TW12
TW13	Harrow Yard							TW13
TW14	Oaklawn	0.194	9	8	18	13		TW14
TW15	Akeman Street							TW15
TW16	Akeman Street							TW16
TW17	Akeman Business Park							TW17
TW18	Akeman Street							TW18
TW19	High Street	0.2567	9	11	24	17		TW19
TW20	Bromley							TW20
TW21	Churchview							TW21
TW22	Chapel Lane							TW22
TW23	Redmays, Station Road	0.149	12	1	4	3		TW23
TW24	Station Road							TW24
TW25	Marston Court	0.6885	12	7	17	12		TW25
TW26	Marston Court							TW26
TW27	Tring Road							TW27
TW28	Tring Road							TW28
TW29	Bromley							TW29
TW30	Station Road							TW30
TW31	Tring Road							TW31
TW32	Tring Road							TW32
TW33	Tring Road							TW33
TW34	Tring Road							TW34
TW35	Tring Road	0.23	12	2	6	4		TW35
TW36	Tring Road							TW36
TW37	Grange Road							TW37
TW38	Grange Road							TW38
TW39	Grange Road							TW39
TW40	Tring Road							TW40
TW41	Tring Road							TW41
TW42	Chapel Fields	0.28	12	3	7	5		TW42
TW43	Tring Road (23-29)							TW43
TW44	Midcroft, Langdon St							TW44
TW45	Icknield Way							TW45
TW46	64 - 68 Akeman Street	0.054	9	2	5	4		TW46
TW47	Land at Rosebarn Lane							TW47
TW48	Land in Wilstone Village - duplicate of TW 47							TW48
TW49	Land in Wilstone Village							TW49
TW50	Land in Wilstone Village							TW50

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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		
TW51	Land in Wilstone Village							TW51
TW52	Land in Wilstone Village							TW52
TW53	Miswell Farm							TW53
TW54	Egg Packing Station, Lukes Lane	0.77	14	25	41	33		TW54
TW55	Land at Astrope Lane							TW55
TW56	Land at Marston Place, Chapel Lane							TW56
TW57	Land adj. SW Wilstone							TW57
TW58	Land off Park Road/Hastoe Lane							TW58
TW59	Site off Park Street							TW59
TW 60	Site off Miswell Lane, next to Tring Business Centre							TW 60
TW 61	Recreation ground next to Goldfield Infants School							TW 61
TW 62	Akeman Street employment site (next to 64-68 Akeman Street)							TW 62
TW 63	Tring Road, Wilstone	0.4036	12	4	10	7		TW 63
TW 64	Tring Road, Wilstone							TW 64

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+)	
TW1								
TW2								
TW3								
TW4	Single, however, there may be some leasehold interests in the site.	None		L	H	M-H	6-10 years	This is a long-standing allocation. Historic permission on site for 12 units but only part implemented. No activity on site for a number of years. On area of open ground incorporating derelict buildings and some derelict garages. It is currently used as parking, although this looks to be under-used. Subject to the ownership situation being conducive to development, this site would be an attractive development site. There are few issues in relation to redevelopment. Developer intention unknown.
TW5								
TW6	Single, however, there may be a leasehold interest in the site.	None		M	M-H	M	6-10	This is a single storey industrial unit in the centre of Tring. The property is currently vacant, having been previously used as a car servicing and MOT centre. The building looks to have been recently refurbished. However, there are no marketing boards in evidence. There may be cost associated with site remediation as a result of its previous use. There will also be costs associated with demolition of the existing building. There may be planning policy objections to loss of employment and possible overlooking from adjacent sites. Subject to this coming forward for development and planning policy issues being resolved, this site would be capable of providing a high density development in a sustainable town centre location that would be of interest to both regional and national housebuilders.
TW7								
TW8	Multi and likely to be significant leasehold interests in the site.	None		M-H	L	M	No Phasing	This is a site used currently for employment uses in the centre of Tring. Any redevelopment would require the relocation of the existing businesses. The site could be brought forward for a mixed use development but costs exist due to the cost associated with site clearance.
TW9								
TW10	Single	None		M-H	M-H	M	No Phasing	This site is in the centre of Tring, currently occupied by an office building and gardens. There may be high costs associated with redevelopment of the existing building. This site may be suitable for a regional housebuilder.
TW11								
TW12								
TW13								
TW14	Single	None		M-L	M	M-H	No Phasing	This is a walled area of wooded wasteland to the rear of existing residential properties near the town centre of Tring. Redevelopment of this site would need to be in conjunction with the redevelopment of site TW19 as this is the only point at which a vehicular access could be provided to the site. There are likely to be environmental considerations with redevelopment due to the existing mature woodland. Possible local objection to the loss of trees and woodland. Developer intention unknown.
TW15								
TW16								
TW17								
TW18								

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TW19	Single	None		M-L	M	M-H	No phasing	This site would need to be redeveloped in conjunction with TW14. Access to the site would need to be improved for redevelopment. There may be planning policy objections to redevelopment due to loss of trees on site and possible overlooking. However, this site would constitute a sustainable development site being close to town centre facilities and shops. Subject to the site coming forward for development and access issues being resolved, this site would be an attractive development site. Developer intention unknown.
TW20								
TW21								
TW22								
TW23	Single	None		M	L	H	No Phasing	This is a detached house with large garden in the centre of the village of Long Marston. Redevelopment of this site would be subject to it being brought forward by the existing owners and the relocation of existing residents. The existing house on site is likely to have significant value. It is well kept and occupied. There is likely to be some local opposition to development of this site due to overlooking and loss of garden space. This site is unlikely to come forward in the short term.
TW24								
TW25	Single	None		M-H	L	M	No Phasing	This is a greenfield site on the edge of Long Marston. This site may be attractive to a regional housebuilder. The site could constitute a sustainable development site, close to the shops and facilities of Tring road.
TW26								
TW27								
TW28								
TW29								
TW30								
TW31								
TW32								
TW33								
TW34								
TW35	Single	None		M	M	H	0-5 years	Site Allocation site O/h4. Owned by DBC and actively being pursued for affordable housing.
TW36								
TW37								
TW38								
TW39								
TW40								
TW41								
TW42	Single	None		L	H	H	0-5 years	This is a triangular site in the middle of the village of Wilstone. This site appears to be the large garden of a large, detached house in the centre of the village. Access was not possible for this reason, however, it is previously undeveloped and likely to be in single ownership. It will constitute an infill development in the centre of the village close to local services and would be a sustainable development site. There may be planning policy objections to loss of garden and also local objections. However, subject to these being resolved, this site would be a very attractive development site to both regional and national housebuilders. Developer interest exists in rear of site.
TW43								
TW44								
TW45								
TW46	Single, however, there may be leasehold interests in the site.	None		M-H	M-L	M-H	No Phasing	The site is occupied by a 1980's commercial office building. The building is currently vacant and is being marketed by Robert John Associates on 01296 663 793. There is approximately 15,500 sq ft of commercial space to let on flexible terms and flexible unit sizes. Redevelopment of this site would require the demolition of the existing building which would have a relatively high cost associated with it. The existing building is likely to have significant value attached to it which will affect the vibrancy of redevelopment for residential use. This site is only likely to come forward for residential development if a commercial tenant cannot be found.
TW47								
TW48								
TW49								

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TW50								
TW51								
TW52								
TW53								There may be planning policy objections in relation to development in the Green Belt and also local opposition in relation to loss of farmland. The site is of a size that would create its own market and therefore the value of any development may be increased. Any redevelopment would need to be sensitively designed. Given all of the issues in relation to this site, there is likely to be a long timescale for bringing it forward, however, if all of the issues can be resolved then this would be an attractive development site. There are developer intentions for this site.
TW54	Single	None		M-H	M	M	0-5 years	This is a small distribution centre on the edge of the village. The site is currently in active use as an egg distribution depot. There are possible leasehold interests in the site in connection with the existing business. There may be planning policy objections to redevelopment of this site due to loss of employment. Subject to the relocation of the existing business and the obtaining of planning consent for redevelopment, this site would be very deliverable. A developer intention currently exists for the site.
TW55								
TW56								
TW57								
TW58								
TW59								
TW 60								
TW 61								
TW 62								
TW 63				M	L	M	No Phasing	This is an area of open agricultural land between the northern end of Wilstone and the Grand Union Canal. This would be a highly desirable site for a regional house builder.
TW 64								

Tring West Ward

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		
TW1	Miswell Lane/Icknield Way																TW1
TW2	Oxford Close																TW2
TW3	Buckingham Road																TW3
TW4	King Street	0.112	9	U	N			5	11								TW4
TW5	Queen Street																TW5
TW6	Western Road	0.099	5	U	N									4	6		TW6
TW7	Western Road																TW7
TW8	Westen Road/Miswell Lane	0.67	11	U	N									25	49		TW8
TW9	Goldfield Road																TW9
TW10	High Street/Langdon Street	0.187	19	U	N									8	34		TW10
TW11	Langdon Street/Western Road																TW11
TW12	High Street (rear of properties)																TW12
TW13	Harrow Yard																TW13
TW14	Oaklawn	0.194	9	G	N									8	18		TW14
TW15	Akeman Street																TW15
TW16	Akeman Street																TW16
TW17	Akeman Business Park																TW17
TW18	Akeman Street																TW18
TW19	High Street	0.2567	9	U	N									11	24		TW19
TW20	Bromley																TW20
TW21	Churchview																TW21
TW22	Chapel Lane																TW22
TW23	Redmays, Station Road	0.149	12	U	N									1	4		TW23
TW24	Station Road																TW24
TW25	Marston Court	0.6885	12	G	N									7	17		TW25
TW26	Marston Court																TW26
TW27	Tring Road																TW27
TW28	Tring Road																TW28
TW29	Bromley																TW29
TW30	Station Road																TW30
TW31	Tring Road																TW31
TW32	Tring Road																TW32
TW33	Tring Road																TW33
TW34	Tring Road																TW34
TW35	Tring Road	0.23	12	U	N	2	6										TW35
TW36	Tring Road																TW36
TW37	Grange Road																TW37
TW38	Grange Road																TW38
TW39	Grange Road																TW39
TW40	Tring Road																TW40
TW41	Tring Road																TW41
TW42	Chapel Fields	0.28	N/A	U	N	3	7										TW42
TW43	Tring Road (23-29)																TW43
TW44	Midcroft, Langdon St																TW44
TW45	Icknield Way																TW45
TW46	64 - 68 Akeman Street	0.054	9	U	N									2	5		TW46
TW47	Land at Rosebarn Lane																TW47
TW48	Land in Wilstone Village - duplicate of TW 47																TW48
TW49	Land in Wilstone Village																TW49
TW50	Land in Wilstone Village																TW50

Tring West Ward

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		
TW51	Land in Wilstone Village																TW51
TW52	Land in Wilstone Village																TW52
TW53	Miswell Farm																TW53
TW54	Egg Packing Station, Lukes Lane	0.77	14	U	N	25	41										TW54
TW55	Land at Astrope Lane																TW55
TW56	Land at Marston Place, Chapel Lane																TW56
TW57	Land adj. SW Wilstone																TW57
TW58	Land off Park Road/Hastoe Lane																TW58
TW59	Site off Park Street																TW59
TW 60	Site off Miswell Lane, next to Tring Business Centre																TW 60
TW 61	Recreation ground next to Goldfield Infants School																TW 61
TW 62	Akeman Street employment site (next to 64-68 Akeman Street)																TW 62
TW 63	Tring Road, Wilstone	0.4036	12	G	N									4	10		TW 63
TW 64	Tring Road, Wilstone																TW 64
					Total Urban	30	54	5	11	0	0	0	0	51	122		
					Total Greenfield	0	0	0	0	0	0	0	0	19	46		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	30	54	5	11	0	0	0	0	70	168		