

23. Tring Place Strategy

How have we got to this point?

Your consultation responses have told us that you support our underlying approach to the Tring Place Strategy. Concerns have been expressed about development outside the town which would help deliver local housing and other needs, particularly because of the loss of farms. We are therefore suggesting the Local Allocation in Housing Option 2, that is smaller, self-contained and with less impact on the town.

Context

- 23.1. Tring is a small, compact market town in the northwest of the borough with a population of around 11,500 (2001 Census). The town is surrounded by the Chilterns Area of Outstanding Natural Beauty set within the Tring Gap foothills, between the low-lying Aylesbury Vale and the northwest face of the Chiltern escarpment. The mainline station and the Grand Union Canal run along the north eastern edge of the town, near to the Tring Reservoirs Site of Special Scientific Interest (SSSI).
- 23.2. Tring has a backdrop of architecturally rich buildings typical of the Rothschild style. The town centre has a strong individual character with many shops and small businesses along the High Street and alleyways including a range of banks, restaurants, cafes, pubs, some specialist shops and a market place. The Zoological Museum and Tring Market Auctions are situated close to the town centre. There are also a variety of employment areas, the largest being Icknield Way Industrial Estate.

The Vision

Tring will remain a successful compact market town delivering a high quality of life and prosperity for its residents and business community. Its built and natural heritage will be retained and enhanced. Accessibility to services and facilities will be improved, whilst promoting sustainable forms of travel.

This will be achieved by delivering a greater range of high quality housing to suit long-term local needs that integrates with the character of the town. Small-scale business activity will be encouraged and advantage taken of tourist attractions, such as the Zoological Museum, the town's green hinterland and Tring Reservoirs. Additional social facilities will also be sought for the young and elderly, with improved outdoor leisure facilities.

Local Objectives:

- Provide around 330 (Option 1) or 480 (Option 2) new homes between 2006 and 2031.
- New open space as part of the greenfield site development.
- Extend Tring School by 1- 2 forms of entry and deliver new detached playing fields.
- Safeguard the unique uses, such as the Zoological Museum and the auction rooms.
- Maintain the current level of employment provision.

Delivering the Vision

- 23.3. Tring will deliver around 330 (Option 1) or 480 (Option 2) new homes. Option 2 will include approximately 150 homes through a local allocation on the western edge of the town, together with affordable housing and new open space, including playing fields.
- 23.4. As a result of Hertfordshire County Council's assessment of school places in the borough, Tring Secondary School will be extended by 2 forms of entry and new detached playing fields provided. The location of these playing fields will be identified through the Site Allocations DPD.
- 23.5. New development will maintain the distinctive compact nature of this market town, particularly the historic High Street and 'Tring Triangle'; its countryside setting, and landscape features such as Tring Park and Tring Reservoirs. Views along the High Street and from Icknield Way will be safeguarded.
- 23.6. The town centre and the key local shopping and service functions in the town will be protected. Small-scale extensions or development to increase the amount of retail provision in the town centre will be allowed.
- 23.7. There are three General Employment Areas (GEAs) within the town, Icknield Way, Akeman Street and Brook Street. Akeman Street will be retained for non-residential mixed uses, including social and community facilities, with replacement employment provision made through an extension to the Icknield Way GEA. Any future redevelopment of Heygates Mill will accommodate a wider mix of uses. Detailed requirements for these sites will be set out in the Site Allocations DPD.
- 23.8. Access to existing services and facilities will be improved by introducing new signage in the town centre and by making improvements to highway and footpath provision.
- 23.9. Care facilities for private and socially funded accommodation will be delivered in line with adult care services recommendations.

Local Allocation (included under Housing Option 2 only)

Location reference	Proposal LA6
Site location	Land to the West of Tring, Icknield Way
Proposals	<ul style="list-style-type: none"> • Approximately 150 new homes. • Playing fields and open space. • Extension to the employment area in Icknield Way Industrial Estate. • Potential extension to the cemetery.
Principles	<ul style="list-style-type: none"> • A mix of two storey housing, including around 40% affordable homes. • A contribution must be made towards educational and community facilities. • The layout, design, density and landscaping must create a soft edge with the adjoining Area of Outstanding Natural Beauty and secure a strong long term Green Belt boundary • Impact on the local road network mitigated through the promotion of sustainable travel options, including pedestrian links onto Highfield Road.
Delivery	<ul style="list-style-type: none"> • The proposal will be delivered as an allocation in the Site Allocations DPD where detailed planning requirements will be established.

Question 23

Do you consider that Local Allocation LA6 (off Icknield Way, west of Tring) in Section 23 (which is in Housing Option 2) is appropriate to meet the long term needs of Tring?

Yes/No

If **not**, please state the change(s) that should be made:

Please also give your reasons:

Question 24

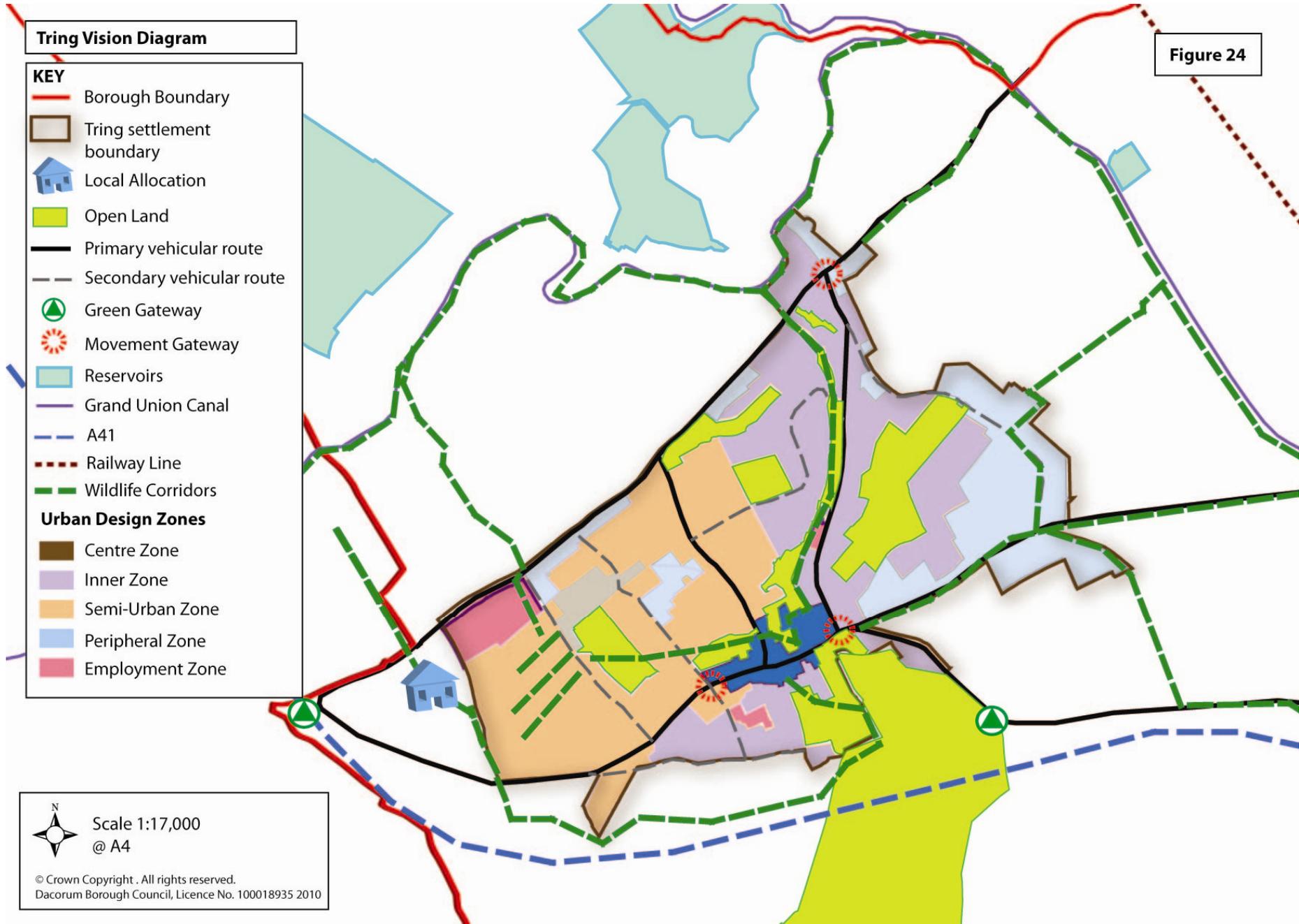
Do you support the approach to 'Tring Place Strategy' set out in Section 23?

Yes/No

If **not**, please state the policy(ies) and/or paragraph(s) you disagree with, giving your reasons:

Please also specify the changes you think should be made:

Figure 24



Scale 1:17,000
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