

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
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	Retain employment land (subject to final report of that study) - not known to be moving.	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	Garnel Mews, site built out	Surrounded by mill and residential uses. Close to busy roundabout		R	Has already been built	TC3
TC4	Longbridge Close	Garage Courts	Large site, surrounded by residential, poorly maintained, possible parking issues	0.067	A	some in poor condition, potential to reduce numbers	TC4
TC5	Sutton Close	Garage Courts & Back Gardens	Surrounded by residential. Possible space restrictions	0.062	A	possible parking issue and space constraints	TC5
TC6	Sutton Close	Playground	Surrounded by residential. In use		R	In use and quality equipment, playground in use	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	TC7
TC8	New Road/ Icknield Way	Garage Courts	Surrounded by residential and main road. Evidence of use, graffiti obvious	0.062	A	rationalise parking in area	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	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	0.337	A	subject to design - retain some green space	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	In community use.	TC11
TC12	Kingsley Walk	Garage Courts	Surrounded by residential, well maintained		R	in good condition	TC12

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
TC13	Kingsley Walk	Garage Courts	Surrounded by residential. Evidence of use, but badly maintained. Frontage to main road and local centre	0.149	A	rationalisation - only part of site.	TC13
TC14	Kingsley Walk	Garage Courts	Surrounded by residential. 2 sets of courts in average condition, overlooking issues		R	overlooking issue, used, ok condition	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	in use	TC15
TC16	Faversham Close	Red Cross Hall & Car Park	Surrounded by residential, town centre and open land. Large site, close to town centre		R	Community - in use.	TC16
TC17	Eight Acres	Green space surrounded by residential	Surrounded by residential.		R	Overlooking and tree issues/open space	TC17
TC18	Eight Acres	Garage Courts	Surrounded by residential. Poorly maintained, evidence of use		R	Ok condition	TC18
TC19	Bunstrux	New housing built	Surrounded by residential		R	All built out	TC19
TC20	Bunstrux	Garden?	Surrounded by residential	0.098	A	Housing opposite built on similar site	TC20
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	new development/good condition	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 car park - only car park in town centre	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	evidence of use	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	TC26
TC27	Frogmore Road	Frogmore Road East Car Park	Surrounded by residential, town centre and open land.		R	well used town centre car park	TC27

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
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	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 site, in disrepair, in good location for town centre	TC29
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 car park, has already been rationalised	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 connect to residential	TC33

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	0.067	3	2.7	4.6	3.7	small site	TC4
TC5	Sutton Close	0.062	11	2.3	4.5	3.4	small site	TC5
TC6	Sutton Close	0						TC6
TC7	New Road	0						TC7
TC8	New Road/ Icknield Way	0.062	3	2.5	4.3	3.4	small site	TC8
TC9	New Road	0						TC9
TC10	Silk Mill Way	0.337	10	15.2	18.9	17.0		TC10
TC11	Brook Street	0						TC11
TC12	Kingsley Walk	0						TC12
TC13	Kingsley Walk	0.149	5	5.7	9.4	7.5		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	1.0	2.5	1.7	small site	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	2.2	5.0	3.6	small site	TC29
TC30	Frogmore Street	0						TC30
TC31	High Street	0						TC31
TC32	High Street	0						TC32
TC33	High Street/ Christchurch Road	0.058	7	3.7	6.1	4.9	small site	TC33
TOTAL				35.2	55.3	45.2		

Tring Central Ward - Unconstrained estimates

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Value	Cost	Accept / Discount	Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point					
TC1	Tring Ford Road	0	0	0	0	0					TC1
TC2	Bulbourne Road	0	0	0	0	0					TC2
TC3	Tring Ford Road	0	0	0	0	0					TC3
TC4	Longbridge Close	0.067	3	2.747	4.623	3.685	L	L	Discount	small site estimates	TC4
TC5	Sutton Close	0.062	11	2.294	4.526	3.41	L	L	Discount	small site estimates	TC5
TC6	Sutton Close	0	0	0	0	0					TC6
TC7	New Road	0	0	0	0	0					TC7
TC8	New Road/ Icknield Way	0.062	3	2.542	4.278	3.41	M	L	Discount	small site estimates	TC8
TC9	New Road	0	0	0	0	0					TC9
TC10	Silk Mill Way	0.337	10	15.165	18.872	17.0185	L	M	Accept	Site wraps round corner of Rosebery Way. Community centre. Social housing estate but quite nice low level. 1950s light brick & green space around. Sloping site - may ^ cost.	TC10
TC11	Brook Street	0	0	0	0	0					TC11
TC12	Kingsley Walk	0	0	0	0	0					TC12
TC13	Kingsley Walk	0.149	5	5.662	9.387	7.5245	L	L	Accept	Quite close to school but LA housing	TC13
TC14	Kingsley Walk	0	0	0	0	0					TC14
TC15	Faversham Close	0	0	0	0	0					TC15
TC16	Faversham Close	0	0	0	0	0					TC16
TC17	Eight Acres	0	0	0	0	0					TC17
TC18	Eight Acres	0	0	0	0	0					TC18
TC19	Bunstrux	0	0	0	0	0					TC19
TC20	Bunstrux	0.098	12	0.98	2.45	1.715	M	L	Discount	small site estimates	TC20
TC21	Eggleton Drive	0	0	0	0	0					TC21
TC22	Lakeside	0	0	0	0	0					TC22
TC23	Town Centre Car Park	0	0	0	0	0					TC23
TC24	Town Centre	0	0	0	0	0					TC24
TC25	Wellbrook Mews	0	0	0	0	0					TC25
TC26	Town Centre	0	0	0	0	0					TC26
TC27	Frogmore Road	0	0	0	0	0					TC27
TC28	Frogmore Road	0	0	0	0	0					TC28
TC29	Parsonage Place	0.053	9	2.173	5.035	3.604	M	M	Discount	small site estimates	TC29
TC30	Frogmore Street	0	0	0	0	0					TC30
TC31	High Street	0	0	0	0	0					TC31
TC32	High Street	0	0	0	0	0					TC32
TC33	High Street/ Christchurch Road	0.058	7	3.654	6.09	4.872	M	M	Discount	small site estimates	TC33
TOTAL				35.217	55.261	45.239					

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	To 2006		2006-2011		2011-2016		2016-2021		Comment	Site Ref.
				Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
TC1	Tring Ford Road	0	0										TC1
TC2	Bulbourne Road	0	0										TC2
TC3	Tring Ford Road	0	0										TC3
TC4	Longbridge Close	0.067	3										TC4
TC5	Sutton Close	0.062	11										TC5
TC6	Sutton Close	0	0										TC6
TC7	New Road	0	0										TC7
TC8	New Road/ Icknield Way	0.062	3										TC8
TC9	New Road	0	0										TC9
TC10	Silk Mill Way	0.337	10					15.165	18.872			no ownership issues	TC10
TC11	Brook Street	0	0										TC11
TC12	Kingsley Walk	0	0										TC12
TC13	Kingsley Walk	0.149	5					5.662	9.387				TC13
TC14	Kingsley Walk	0	0										TC14
TC15	Faversham Close	0	0										TC15
TC16	Faversham Close	0	0										TC16
TC17	Eight Acres	0	0										TC17
TC18	Eight Acres	0	0										TC18
TC19	Bunstrux	0	0										TC19
TC20	Bunstrux	0.098	12										TC20
TC21	Eggleton Drive	0	0										TC21
TC22	Lakeside	0	0										TC22
TC23	Town Centre Car Park	0	0										TC23
TC24	Town Centre	0	0										TC24
TC25	Wellbrook Mews	0	0										TC25
TC26	Town Centre	0	0										TC26
TC27	Frogmore Road	0	0										TC27
TC28	Frogmore Road	0	0										TC28
TC29	Parsonage Place	0.053	9										TC29
TC30	Frogmore Street	0	0										TC30
TC31	High Street	0	0										TC31
TC32	High Street	0	0										TC32
TC33	High Street/ Christchurch Road	0.058	7										TC33
TOTAL				0	0	0	0	20.827	28.259	0	0		
Mid point				0		0		24.543		0			

Design Exercise	Scenario A Density
1	41
2	34
3	41
4	5
5	38
6	24
7	63
8	32
9	41
10	45
11	37
12	10
13	106
14	33
15	42
16	52
17	36
18	44
19	45

Design Exercise	Scenario B Density
1	120
2	61
3	69
4	9
5	63
6	44
7	105
8	50
9	95
10	56
11	73
12	25
13	142
14	53
15	83
16	72
17	67
18	85
19	180

NOTE: THESE ARE THE GROSS DENSITIES GENERATED AND SHOULD BE APPLIED IN ORDER TO REFLECT THE DESIGN WORK PRODUCED. ALTHOUGH SOME OF THESE MAY APPEAR LOW, THE NET DENSITIES GENERATED ARE ALL EQUAL TO OR IN EXCESS OF 30 DU/HA