

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
TW1	Miswell Lane/Icknield Way	Disused windmill site & space across road	Inaccessible site, totally built up by residential units around	0.284	A		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	Built out - tree issues on remaining part of site	TW2
TW3	Buckingham Road	Garage Courts and Green Space	Surrounded by residential. Garage courts in use. Tree issue		R	Retain amenity green space	TW3
TW4	King Street	Vacant site and old sheds	Surrounded by residential, pub & town centre uses	0.112	A	not yet built - H25 allocation	TW4
TW5	Queen Street	Council Yard	Surrounded by residential, pub and town centre uses. Prime location, large site, close to town centre		R	Retention of use ( no other facilities elsewhere)	TW5
TW6	Western Road	Garage	Surrounded by residential and town centre. Average condition	0.099	A	future relocation? Good housing site close to town centre, with good road frontage	TW6
TW7	Western Road	Housing under development	Surrounded by residential and town centre uses.	0.591	A	Under construction (for 21 units)	TW7
TW8	Westen Road/Miswell Lane	Garage Courts, Builders Yard, Rear of commercial uses, Gibbs Engineering	Surrounded by residential and town centre uses.	0.827	A	NLUD identified, good potential for mixed use development	TW8
TW9	Goldfield Road	Garage Courts	Surrounded by residential and school. Some evidence of use, poorly maintained, easy access to town centre		R	good/average condition	TW9
TW10	High Street/Langdon Street	Netco Offices	Surrounded by residential and town centre uses. Covered by conversion from office use source	0	R	But for conversion only	TW10
TW11	Langdon Street/Western Road	Boarded up housing	surrounded by residential, offices, town centre uses	0.091	A	identified by Tring Town Council for re-use	TW11
TW12	High Street (rear of properties)	Derelict land	surrounded by church, garages, parking, town centre uses. Evidence of dumping	0.166	A	Large site, direct access to town centre, good potential, possible parking issue (no parking? In sustainable location)	TW12
TW13	Harrow Yard	Warehouse & offices	surrounded by residential, community and town centre uses	0.127	A	Looks vacant	TW13
TW14	Oaklawn	Wooded area barricaded off	surrounded by residential, telephone exchange and town centre uses		R	Mature trees	TW14

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
TW15	Akeman Street	BT buildings and telephone exchange	surrounded by residential, woodland, offices & town centre		R	activity	TW15
TW16	Akeman Street	Employment/Offices	surrounded by residential & town centre		R	retain for employment use, general employment areas- not much employment land here	TW16
TW17	Akeman Business Park	Warehouses	surrounded by residential & town centre		R	retain for employment use, general employment areas- not much employment land here	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	key tourist attraction	TW18
TW19	High Street	Car Park	surrounded by woodland, town centre and residential	0.282	A	previous pre-application discussions	TW19
TW20	Bromley	Garage Courts	surrounded by residential & open space		R	in average condition	TW20
TW21	Churchview	Small Green Space	surrounded by residential, church & open space		R	Mature trees, open space used.	TW21
TW22	Chapel Lane	Housing already built	surrounded by residential & open space		R	Housing built	TW22
TW23	Redmays, Station Road	Large house and garden with outbuildings	surrounded by residential & local amenities	0.149	A	good quality home & garden - for intensification for 1 unit, reject for ownership next stage.	TW23
TW24	Station Road	Local Hall	surrounded by residential, school, pub and shop		R	community facility	TW24
TW25	Marston Court	greenfield land	surrounded by residential, pub & open space		R	outside settlement boundary	TW25
TW26	Marston Court	garage sheds	surrounded by residential, pub & open space		R	new, and busy parking area	TW26
TW27	Tring Road	Rear gardens	surrounded by residential	0.214	A	inaccessible on site visit. Good potential large site leaving adequate space for gardens with existing properties	TW27
TW28	Tring Road	Large houses/ bungalows	surrounded by residential		R	no development potential	TW28
TW29	Bromley	Rear gardens	surrounded by residential		R	access issues /highway constraint, impact on character.	TW29
TW30	Station Road	gardens of Rose and Crown Cottage	surrounded by residential	0.107	A	subject to access.	TW30
TW31	Tring Road	Housing under development	surrounded by residential and retail	0.658	A	Being built for 16 units	TW31

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
TW32	Tring Road	Rear Gardens	surrounded by residential & retail	0.163	A	inaccessible, potential to take space from part of both gardens, potential to develop into rear gardens of opposite properties also. Also see UCS Consultation suggestion to extend along new road being provided with adjacent housing. Officers already agreed in principle? Next to listed building need to consider impact on building, also see TW38	TW32
TW33	Tring Road	Pub	surrounded by residential & retail		R	good condition - in use	TW33
TW34	Tring Road	gardens?	surrounded by residential & retail		R	garage courts in use, and gardens look well used	TW34
TW35	Tring Road	gardens?	surrounded by residential & retail	0.231	A	inaccessible on site visit, large space, access road already present TW35	TW35
TW36	Tring Road	Rear Gardens	surrounded by residential & retail		R	inaccessible on site visit. Small space, access issues	TW36
TW37	Grange Road	Garage Courts	surrounded by residential		R	well used, possible parking issue	TW37
TW38	Grange Road	Garage Courts	surrounded by residential			in good condition but overgrown, good potential with TW35- consider as one site, provides access to rear gardens	TW38
TW39	Grange Road	Garage Courts	surrounded by residential		R	in average condition, in use, space constraints	TW39
TW40	Tring Road	Rear Gardens	surrounded by residential and school	0.244	A	good size area, development already occurring at no. 55. Provides soft edge to open fields on edge of village	TW40
TW41	Tring Road	area beside village hall	surrounded by residential		R	recreation ground already present to the rear - well used community facilities - would affect views of conservation area - affect character of area.	TW41
TW42	Chapel Fields	Paddock Cottage	surrounded by residential	0.275	A	UCS Consultation suggested potential for 2/3 dwellings with the retainment of adequate garden for existing house	TW42

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Reason / Comment	Site Ref.
TW43	Tring Road (23-29)	residential under construction		0.197	A	under construction	TW43
TW44	Midcroft, Langdon St	residential under construction		0.074	A	under constuction	TW44

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	0.284	4	1.4	2.6	2.0	small site: case study 4 applied due to landlocked nature and windmill site adjacent	TW1
TW2	Oxford Close	0						TW2
TW3	Buckingham Road	0						TW3
TW4	King Street	0.112	5	8.0	8.0	8.0		TW4
TW5	Queen Street	0						TW5
TW6	Western Road	0.099	11	3.7	7.2	5.4		TW6
TW7	Western Road	0.591		21.0	21.0	21.0		TW7
TW8	Westen Road/Miswell Lane	0.827	11	30.6	60.4	45.5		TW8
TW9	Goldfield Road	0						TW9
TW10	High Street/Langdon Street	0	4	0.0	0.0	0.0	small site: case study 4 applied due to limitations of converted building	TW10
TW11	Langdon Street/Western Road	0.091	4	0.5	0.8	0.6	small site: case study 4 applied due to limitations of converted building	TW11
TW12	High Street (rear of properties)	0.166	5	6.3	10.5	8.4		TW12
TW13	Harrow Yard	0.127	11	4.7	9.3	7.0		TW13
TW14	Oaklawn	0						TW14
TW15	Akeman Street	0						TW15
TW16	Akeman Street	0						TW16
TW17	Akeman Business Park	0						TW17
TW18	Akeman Street	0						TW18
TW19	High Street	0.282	14	9.3	14.9	12.1		TW19
TW20	Bromley	0						TW20
TW21	Churchview	0						TW21
TW22	Chapel Lane	0						TW22
TW23	Redmays, Station Road	0.149	12	1.5	3.7	2.6		TW23
TW24	Station Road	0						TW24
TW25	Marston Court	0						TW25
TW26	Marston Court	0						TW26

Tring West Ward - Unconstrained estimates

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
TW27	Tring Road	0.214	11	7.9	15.6	11.8		TW27
TW28	Tring Road	0						TW28
TW29	Bromley	0						TW29
TW30	Station Road	0.107	10	4.8	6.0	5.4		TW30
TW31	Tring Road	0.658		16.0	16.0	16.0	site under construction for 16 units	TW31
TW32	Tring Road	0.163	11	6.0	11.9	9.0		TW32
TW33	Tring Road	0						TW33
TW34	Tring Road	0						TW34
TW35	Tring Road	0.231	11	8.5	16.9	12.7		TW35
TW36	Tring Road	0						TW36
TW37	Grange Road	0						TW37
TW38	Grange Road	0						TW38
TW39	Grange Road	0						TW39
TW40	Tring Road	0.244	5	9.3	15.4	12.3		TW40
TW41	Tring Road	0						TW41
TW42	Chapel Fields	0.275	5	10.5	17.3	13.9		TW42
TW43	Tring Road (23-29)	0.197		6.0	6.0	6.0	under construction	TW43
TW44	Midcroft, Langdon St	0.074		8.0	8.0	8.0	under construction	TW44
TOTAL				164.0	251.4	207.7		

Tring West 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					
TW1	Miswell Lane/Icknield Way	0.284	4	1.42	2.556	1.988	M	M	Discount	small site estimates	TW1
TW2	Oxford Close	0	0	0	0	0					TW2
TW3	Buckingham Road	0	0	0	0	0					TW3
TW4	King Street	0.112	5	8	8	8	M	M	Accept	M development cost - sloping slightly, historic adjacencies, conservation area (?) - restricted sites for construction vehicles - historic streets. Poss increase to H val - check Mansard Close values - similar new build adjacent.	TW4
TW5	Queen Street	0	0	0	0	0					TW5
TW6	Western Road	0.099	11	3.663	7.227	5.445	M	M	Accept		TW6
TW7	Western Road	0.591	0	21	21	21	M	L	Accept		TW7
TW8	Westen Road/Miswell Lane	0.827	11	30.599	60.371	45.485	M	H	Accept		TW8
TW9	Goldfield Road	0	0	0	0	0					TW9
TW10	High Street/Langdon Street	0	4	0	0	0	M	M	Discount	small site estimates	TW10
TW11	Langdon Street/Western Road	0.091	4	0.455	0.819	0.637	M	M	Discount	small site estimates	TW11
TW12	High Street (rear of properties)	0.166	5	6.308	10.458	8.383	M	M	Accept		TW12
TW13	Harrow Yard	0.127	11	4.699	9.271	6.985	M	M	Accept		TW13
TW14	Oaklawn	0	0	0	0	0					TW14
TW15	Akeman Street	0	0	0	0	0					TW15
TW16	Akeman Street	0	0	0	0	0					TW16
TW17	Akeman Business Park	0	0	0	0	0					TW17
TW18	Akeman Street	0	0	0	0	0					TW18
TW19	High Street	0.282	14	9.306	14.946	12.126	M	L	Accept		TW19
TW20	Bromley	0	0	0	0	0					TW20
TW21	Churchview	0	0	0	0	0					TW21
TW22	Chapel Lane	0	0	0	0	0					TW22
TW23	Redmays, Station Road	0.149	12	1.49	3.725	2.6075	M	L	Discount	small site estimates	TW23
TW24	Station Road	0	0	0	0	0					TW24
TW25	Marston Court	0	0	0	0	0					TW25
TW26	Marston Court	0	0	0	0	0					TW26
TW27	Tring Road	0.214	11	7.918	15.622	11.77	M	L	Accept	Long Marston - attractive and quiet village. Rear of LA (?) housing. Land acquisition seems few holdings. Adjacent to strip of bungalows. New development on opposite side of road "Ravens Court" - 3/4 bed new homes, developer = The Beechwood Partnership	TW27
TW28	Tring Road	0	0	0	0	0					TW28
TW29	Bromley	0	0	0	0	0					TW29

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					
TW30	Station Road	0.107	10	4.815	5.992	5.4035	H	M	Accept	Long Marston - attractive and quiet villlage. M cost because constrained site	TW30
TW31	Tring Road	0.658	0	16	16	16	M	L	Accept	Wilstone - attractive village. Shop/pub/facilities appear well-kept - med/high val. L cost as already being developed - "The Mill" - 16 architect designed 2.3.4 & 5 bed houses, developer = EJ Waterhouse & Sons Ltd 01923 267444 (www.ejwaterhouse.co.uk)	TW31
TW32	Tring Road	0.163	11	6.031	11.899	8.965	M	L	Accept		TW32
TW33	Tring Road	0	0	0	0	0					TW33
TW34	Tring Road	0	0	0	0	0					TW34
TW35	Tring Road	0.231	11	8.547	16.863	12.705	M	L	Accept	Wilstone - attractive village. Shop/pub/facilities appear well-kept - med/high val. Site seems single ownership and has access rd	TW35
TW36	Tring Road	0	0	0	0	0					TW36
TW37	Grange Road	0	0	0	0	0					TW37
TW38	Grange Road	0	0	0	0	0					TW38
TW39	Grange Road	0	0	0	0	0					TW39
TW40	Tring Road	0.244	5	9.272	15.372	12.322	M	L	Accept	Wilstone - attractive village. Shop/pub/facilities appear well-kept - med/high val. Site edge of village - looks out to Grand Union Canal, although vegetation screens.	TW40
TW41	Tring Road	0	0	0	0	0					TW41
TW42	Chapel Fields	0.275	5	10.45	17.325	13.8875	M	L	Accept	Wilstone - attractive village. Shop/pub/facilities appear well-kept - med/high val.	TW42
TW43	Tring Road (23-29)	0.197	0	6	6	6	M	L	Accept	under construction	TW43
TW44	Midcroft, Langdon St	0.074	0	8	8	8				under construction	TW44
TOTAL				163.973	251.446	207.7095					



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		
TW1	Miswell Lane/Icknield Way	0.284	4										TW1
TW2	Oxford Close	0	0										TW2
TW3	Buckingham Road	0	0										TW3
TW4	King Street	0.112	5			8	8					local plan allocated site	TW4
TW5	Queen Street	0	0										TW5
TW6	Western Road	0.099	11					3.663	7.227				TW6
TW7	Western Road	0.591	0	21	21							under construction	TW7
TW8	Westen Road/Miswell Lane	0.827	11							30.599	60.371	multiple ownerships	TW8
TW9	Goldfield Road	0	0										TW9
TW10	High Street/Langdon Street	0	4										TW10
TW11	Langdon Street/Western Road	0.091	4										TW11
TW12	High Street (rear of properties)	0.166	5							6.308	10.458	ownership issues and problems with site size/layout	TW12
TW13	Harrow Yard	0.127	11			4.699	9.271					application for 8 units on site withdrawn. Application for 2 further units withdrawn	TW13
TW14	Oaklawn	0	0										TW14
TW15	Akeman Street	0	0										TW15
TW16	Akeman Street	0	0										TW16
TW17	Akeman Business Park	0	0										TW17
TW18	Akeman Street	0	0										TW18
TW19	High Street	0.282	14			9.306	14.946					subject to pre- application discussions	TW19
TW20	Bromley	0	0										TW20
TW21	Churchview	0	0										TW21
TW22	Chapel Lane	0	0										TW22
TW23	Redmays, Station Road	0.149	12										TW23
TW24	Station Road	0	0										TW24
TW25	Marston Court	0	0										TW25
TW26	Marston Court	0	0										TW26
TW27	Tring Road	0.214	11			7.918	15.622						TW27
TW28	Tring Road	0	0										TW28
TW29	Bromley	0	0										TW29
TW30	Station Road	0.107	10			4.815	5.992						TW30
TW31	Tring Road	0.658	0	16	16								TW31
TW32	Tring Road	0.163	11							6.031	11.899	subject to ownership issues	TW32
TW33	Tring Road	0	0										TW33
TW34	Tring Road	0	0										TW34
TW35	Tring Road	0.231	11					8.547	16.863			subject to access issues	TW35
TW36	Tring Road	0	0										TW36
TW37	Grange Road	0	0										TW37

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		
TW38	Grange Road	0	0										TW38
TW39	Grange Road	0	0										TW39
TW40	Tring Road	0.244	5					9.272	15.372			subject to ownership and private extensions issue	TW40
TW41	Tring Road	0	0										TW41
TW42	Chapel Fields	0.275	5							10.45	17.325	subject to open space study and area character analysis	TW42
TW43	Tring Road (23-29)	0.197	0	6	6							under construction	TW43
TW44	Midcroft, Langdon St	0.074	0	8	8							under construction	TW44
TOTAL				51	51	34.738	53.831	21.482	39.462	53.388	100.053		
Mid point				51		44.2845		30.472		76.7205			

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