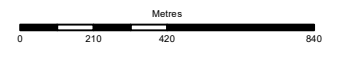


- Preferred Site Allocations
- Borough Boundaries
- Dacorum Green Belt
- Neighbouring Green Belt
- Section of Green Belt boundary considered

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 Coordinate System: British National Grid



D2	20-08-04	JS	KF	CS
Rev	Date	By	Chkd	Appd

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Client
Dacorum Borough Council

Project Title
Stage 3 Green Belt Review

Drawing Title
Figure B7: Tring







Scale at A3
1:16,000

Arup Job No 272944-00	Rev D3
Name	

TR.A



Key:

-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

Green Belt Boundary Assessment

Settlement	Tring	Arup GB Stage 2 Site	TR-A1
Description of boundary and environs	The Green Belt boundary is not demarcated by any physical features; it cuts across residential buildings and gardens along Bulbourne Court and Tringford Road. This is not a recognisable boundary and is not considered to be durable.		
Recommended alteration(s)	It is recommended that the Green Belt boundary is altered to follow the residential curtilages of properties along Bulbourne Court and Tringford Road. No boundary strengthening is required.		
Justification of alteration(s)	It appears that Green Belt boundary has been poorly digitised and the Green Belt boundary should be correctly realigned. No change to the Green Belt boundary is proposed but a correction to the digitisation error.		







TR.B



Green Belt Boundary Assessment

Settlement	Tring	Arup GB Stage 2 Site	TR-A2
Description of boundary and environs	The Green Belt boundary is not demarcated by any physical features; it cuts across residential gardens along Hollyfield Close and Netherby Close. This is not a recognisable boundary and is not considered to be durable.		
Recommended alteration(s)	The residential gardens along Hollyfield Close and Netherby Close should be released from the Green Belt.		
Justification of alteration(s)	Once the proposed allocations (sites 124 and 132) are developed, the residential gardens currently within the Green Belt would be entirely enclosed by built development. The land would therefore no longer serve Green Belt purposes. Boundary revision is proposed to support the allocation of sites 124 and 132 in the Local Plan.		

Key:







-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

TR.C



Green Belt Boundary Assessment			
Settlement	Tring	Arup GB Stage 2 Site	TR-A2
Description of boundary and environs	The Green Belt boundary is demarcated by curtilage fencing of residential gardens along Ridge View, Hollyfield Close and Marshcroft Lane; the gardens are regular and readily recognisable, forming a boundary that is likely to be permanent.		
Recommended alteration(s)	It is recommended that the strip of Marshcroft Lane that separates the two sections of the site is released. No boundary strengthening is required.		
Justification of alteration(s)	Once the proposed allocation (site 124) is developed, Marshcroft Lane would be entirely enclosed by build development. It would not serve Green Belt purposes. This boundary revision is proposed to support the inclusion of site 124 as an allocation in the Local Plan; and to avoid creating a thin strip of Green Belt following the release of site 124.		







Key:

-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

TR.D



Key:

-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt







Green Belt Boundary Assessment

Settlement	Tring	Arup GB Stage 2 Site	TR-A3
Description of boundary and environs	The Green Belt boundary is not demarcated by any physical features; it cuts across residential gardens along Grove Road and Orchard Gardens. This is not a recognisable boundary and is not considered to be durable.		
Recommended alteration(s)	The land between the urban area and the edge of site 124 is recommended for release.		
Justification of alteration(s)	Once the proposed allocation (site 124) is developed, the adjacent south-western area would be enclosed by built development on three sides. The land would therefore no longer serve Green Belt purposes. Boundary revision is proposed to support the allocation of site 124 in the Local Plan.		

TR.E



Key:

-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt







Green Belt Boundary Assessment			
Settlement	Tring	Arup GB Stage 2 Site	TR-A5
Description of boundary and environs	<p>The Green Belt boundary is demarcated by curtilage fencing of residential gardens with one section delineated by tree planting to the east. The curtilage fencing is regular and considered to be a recognisable feature that is likely to be permanent; however the section of tree planting is not considered to be durable.</p> <p>To the north-west, the Green Belt boundary is formed by Station Road and B4635 London Road, which are readily recognisable and likely to be permanent.</p>		
Recommended alteration(s)	<p>The area of Green Belt land lined by Station Road and B4635 London Road should also be released.</p>		
Justification of alteration(s)	<p>Once the proposed allocation (site 122) is developed, the land immediately adjacent to boundary section TR.D would be entirely enclosed by built development. It would therefore no longer serve Green Belt purposes. Boundary revision is proposed to support the allocation of site 122 in the Local Plan.</p>		

TR.F



Green Belt Boundary Assessment			
Settlement	Tring	Arup GB Stage 2 Site	TR-A6
Description of boundary and environs	<p>The Green Belt boundary is formed by dense woodland planting along a Public Right of Way to the east. Due to the dense nature of this feature, it is considered to be readily recognisable and likely to be permanent.</p> <p>To the north, the Green Belt boundary is demarcated by Park Street, which is a readily recognisable feature that is likely to be permanent.</p> <p>Within the Green Belt, adjacent to the settlement of Tring is the Natural History Museum car park.</p>		
Recommended alteration(s)	No change to the Green Belt is recommended.		
Justification of alteration(s)	Although the car park associated with the built development of the Natural History Museum extends into the Green Belt, there are no apparent exceptional circumstances to warrant altering the Green Belt boundary. No change to the Green Belt is therefore proposed.		

Key:







-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt

TR.G



Green Belt Boundary Assessment			
Settlement	Tring	Arup GB Stage 2 Site	TR-A7
Description of boundary and environs	<p>The Green Belt boundary is formed by Park Road to the north, which is considered to be a readily recognisable feature that is likely to be permanent.</p> <p>To the west, the Green Belt boundary is bounded by curtilage fencing of residential gardens along Woodland Close; this forms a readily recognisable boundary that is likely to be permanent.</p> <p>Within the Green Belt, there are clusters of built development, set back from the main urban area of Tring. Abutting the properties on Woodland Close, there are residential dwellings and industrial / agricultural buildings. There are further residential dwellings within the Green Belt, along Park Road. The most significant built development is a cluster of residential buildings to the south, joining Park Road by two private roads.</p>		
Recommended alteration(s)	No change to the Green Belt is recommended.		
Justification of alteration(s)	Although built residential development extends into the Green Belt, there are no apparent exceptional circumstances to warrant altering the Green Belt boundary. No change to the Green Belt is therefore proposed.		

Key:

-  Preferred Site Allocations
-  Borough Boundary
-  Dacorum Green Belt
-  Neighbouring Green Belt
-  Recommendation: add to Green Belt
-  Recommendation: remove from Green Belt