

22. Tring Place Strategy

Context

- 22.1. 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).
- 22.2. 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 remains a successful compact market town surrounded by farmland and delivering a high quality of life and prosperity for its residents and business community. Its built and natural heritage has been retained and enhanced. Accessibility to services and facilities has been improved, whilst promoting sustainable forms of travel.

This has been 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 is encouraged and advantage taken of tourist attractions, such as the Zoological Museum, the town's green hinterland and Tring Reservoirs. Additional social facilities have also been sought for the young and elderly, with improved outdoor leisure facilities.

Local Objectives:

- Provide around 480 new homes between 2006 and 2031.
- Provide new open space.
- Accommodate the expansion of Tring School.
- Safeguard unique uses, such as the Zoological Museum and the auction rooms.
- Maintain the current level of employment provision.

Delivering the Vision

- 22.3. Tring will deliver around 480 new homes. This includes approximately 150 homes through a local allocation on the western edge of the town, together with affordable housing and new open space.
- 22.4. Facilities for Tring Secondary School will need to be extended and additional, detached playing fields provided. The location of these new playing fields will be identified through the Site Allocations DPD: dual use will be sought.
- 22.5. There is an active sporting community at Tring. The well-supported clubs wish to improve and extend the indoor and outdoor provision. Investment, which helps to maintain facilities, provides appropriate new space and benefits the town, will be supported.
- 22.6. New development will maintain the distinctive compact nature of this market town, particularly the historic High Street and 'Tring Triangle', and its countryside setting, supporting the maintenance of viable farmland and protecting landscape features, such as Tring Park, the Wendover Arm of the Grand Union Canal and Tring Reservoirs. Views along the High Street and from Icknield Way will be safeguarded.
- 22.7. 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.
- 22.8. The three General Employment Areas (GEAs) within the town, Icknield Way, Akeman Street and Brook Street will be retained. Akeman Street will provide for a range of 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.
- 22.9. 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.
- 22.10. Care facilities for private and socially funded accommodation will be delivered in line with Health and Community Services recommendations.

Local Allocation

Location reference	Proposal LA5
Site location	Icknield Way, west of Tring
Proposals	<ul style="list-style-type: none"> • Around 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

	<p>community facilities (i.e. both buildings and space).</p> <ul style="list-style-type: none"> • The layout, design, density and landscaping must create a soft edge and transition with the Area of Outstanding Natural Beauty and secure a defensible 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.
<i>Delivery</i>	<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.

Figure 24

Tring Vision Diagram

- KEY**
-  Borough Boundary
 -  Tring Settlement Boundary
 -  Local Allocation
 -  Open Land
 -  Primary Vehicular Route
 -  Secondary Vehicular Route
 -  Green Gateway
 -  Movement Gateway
 -  Reservoirs
 -  Grand Union Canal
 -  A41
 -  Railway Line
 -  Urban Wildlife Corridor
 -  Tring Park
 -  Strategic Wildlife Corridor
- Urban Design Zones**
-  Centre Zone
 -  Inner Zone
 -  Semi-Urban Zone
 -  Peripheral Zone
 -  Employment Zone




 Scale 1:17,000
 @ A4
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